

METROQUEST COMMUNITY SURVEY

Summary | May 2020

The City of Thousand Oaks conducted an online community survey for the General Plan Update, *T02045*, from February 28, 2020 – May 4, 2020. The purpose of this survey was to confirm and prioritize feedback from the community on their values, issues facing the City, and vision for the future initially collected through a diverse engagement program held in Fall 2019.

In this survey, which was created with Metroquest, an online platform, community members were asked to prioritize top strengths and challenges in Thousand Oaks and map where future growth and change (e.g., housing, entertainment, open space) should be located in the city. The survey collected 461 responses. The following is a description of the survey questions and summary of responses collected.

The survey consisted of 5 pages or screens:

- Welcome
- Strengths & Values
- Issues & Challenges
- Map Exercise
- Wrap Up



Community Strengths & Values



The strengths and values screen included a list of eight community reported strengths and values. Participants were asked to rank their **top four** out of eight community strengths and values from the list. Results below indicate that *parks and open space* was the highest prioritized community strength/value, followed by *safe and welcoming community, quality education, and suburban character*. The Updated Score column considers both the number of votes and average ranking.

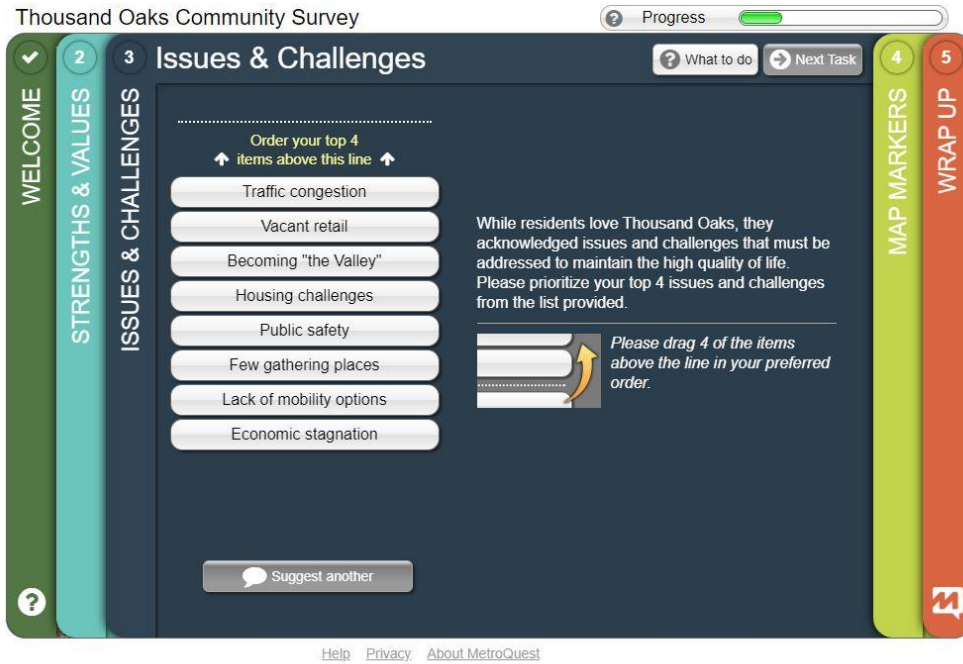
Table 1 Community Strengths & Values Prioritization Results

Strengths & Values	Ranking Average	Votes	Updated Score (inverse rank position x number of votes)
1. Parks & open space	2.21	307	2,464
2. Safe & welcoming	2.26	278	1,953
3. Quality education	2.41	229	1,380
4. Suburban character	2.47	145	730
5. Economic vitality	2.51	202	808
6. Facilities & services	2.86	166	498
7. Engaged community	2.89	119	238
8. Arts & culture	2.93	97	97

Note: Lower average ranking indicates a higher prioritized theme. (1-4 with 1 being the highest rank and 4 being the lowest)

In addition to the list of eight Strengths and Values, participants were able to “suggest another” community strength and value. These results are in Appendix Table 5.

Issues & Challenges



The issues and challenges screen listed eight community reported issues and challenges facing Thousand Oaks. This screen prompted participants to rank their top four out of eight issues and challenges from the list provided. Results below indicate that *becoming “the Valley”* was the top prioritized concern, followed by *housing challenges*, *traffic congestion*, *public safety*, and *lack of mobility options*. The Updated Score column in Table 2 considers both the number of votes and average ranking.

Table 2 Issues & Challenges Prioritization Results

Issues & Challenges	Ranking Average	Votes	Updated Score (inverse rank position x number of votes)
1. Becoming "the Valley"	1.98	214	1712
2. Housing challenges	2.09	226	1582
3. Traffic congestion	2.31	202	1212
4. Public safety	2.46	193	965
5. Lack of mobility options	2.67	117	468
6. Vacant retail	2.80	206	618
7. Economic stagnation	2.86	172	344
8. Few gathering places	2.89	146	146

Note: Lower average ranking indicates a higher prioritized theme. (1-4 with 1 being the highest rank and 4 being the lowest)

In addition to the list provided, participants were able to “suggest another” issues and challenge. These results are listed in Appendix Table 6.

Where Should Growth Go?



The mapping exercise consisted of an interactive aerial map of Thousand Oaks with some of the community’s most valued areas in color: single family residential homes (shown in yellow), and parks and open space (shown in green). Through the first phase of community engagement, feedback indicated a strong desire for no targeted or significant change to these areas. The areas of Thousand Oaks that remain visible on this map could be considered for moderate change over the next 20–30 years to evolve and meet the changing priorities, new State regulations and market and economic forces within the City.

On this screen participants were invited to place icons on the map to show where they want to see future growth in Thousand Oaks. Options included *mixed use, townhomes, multifamily housing, parks and open space, entertainment, and office/R&D*. Participants could place as many icons on the map as they like and anywhere within the interactive screen.

Table 3 Map Marker Results

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

Table 3 shows that *mixed use* was the most popular icon with 561 markers and *multifamily* was the second most popular with 402 markers. Analysis of the mapping responses indicate that respondents wanted to see mixed use throughout the City, but most notably around The Oaks and Janss Malls, Thousand Oaks Boulevard, and the Rancho Conejo industrial area. Respondents also wanted to see multifamily paralleling the 101 Freeway corridor to the north and south, most notably on or near Thousand Oaks Boulevard.

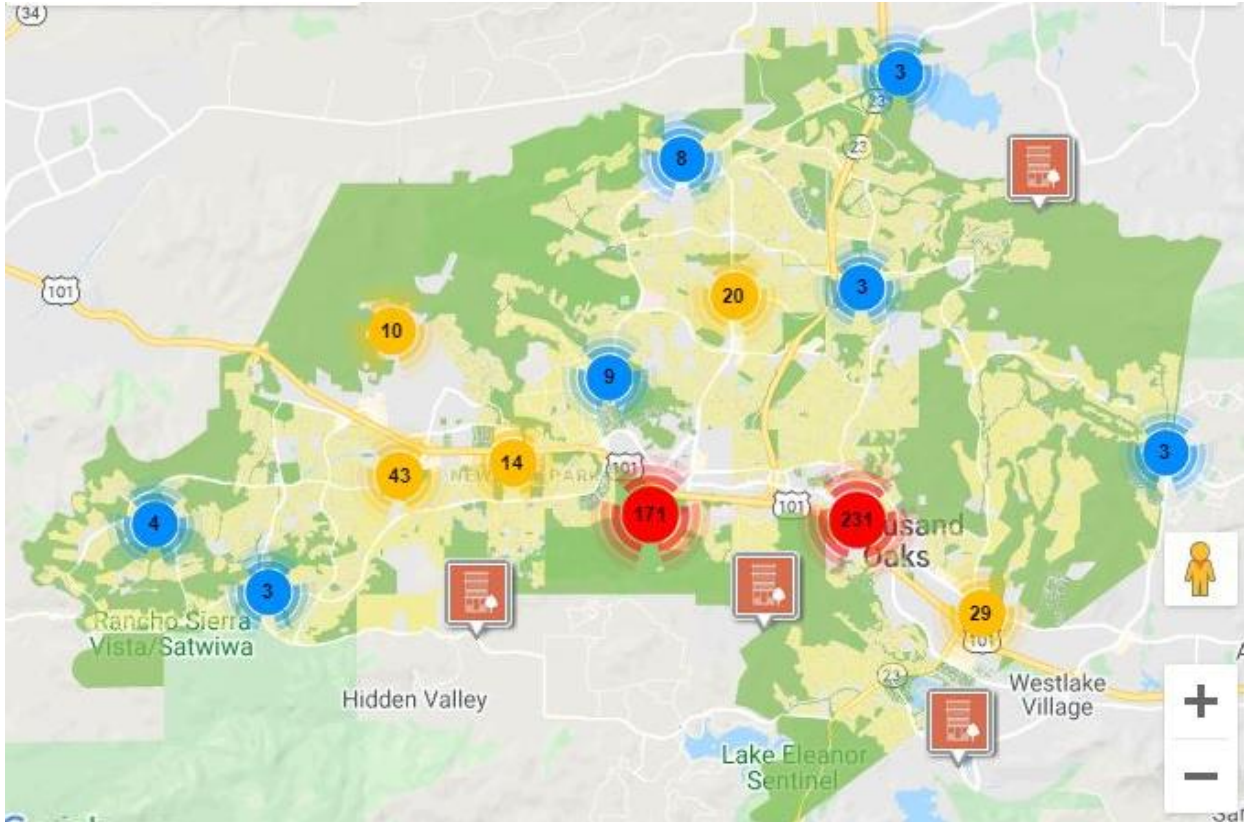
Participants were able to provide additional comments on the mapping experience, these results are in Appendix Table 7.

Density Map Results

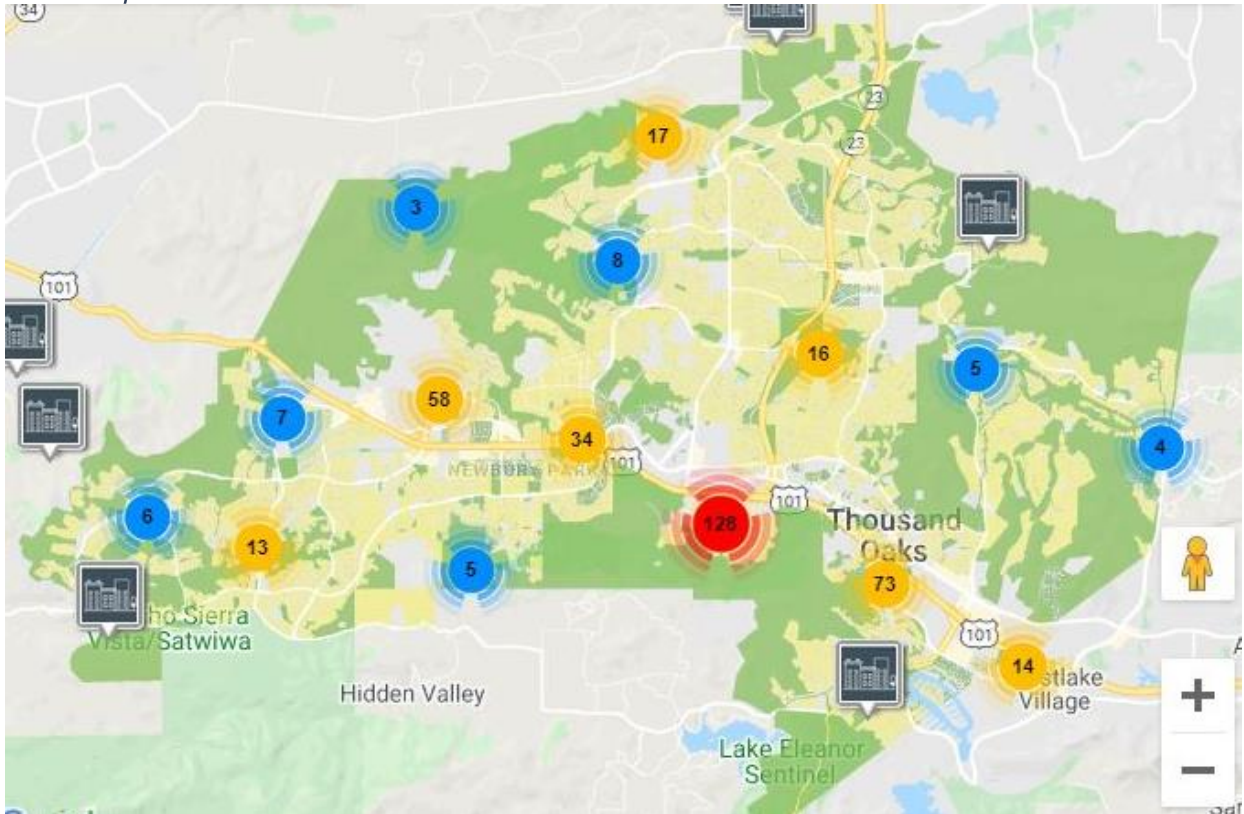
The graphics below illustrate the *Where Does Growth Go?* exercise results through density maps that report the number of icons placed in an area. Colored circles displayed with a number indicate the count of that icon within the immediate area. Across all maps, red circles represent the highest concentration of icons (100+ icons), yellow circles represent a moderate concentration (10–99 icons) and blue circles represent a low concentration of icons (3–9 icons).

Overall, these maps indicate a general desire for future changes – growth or redevelopment – to be channeled along the 101 corridor, Thousand Oaks Boulevard, near the Rancho Conejo industrial area, and other major existing centers of activity like the Oaks and Janss Malls, and neighborhood shopping centers.

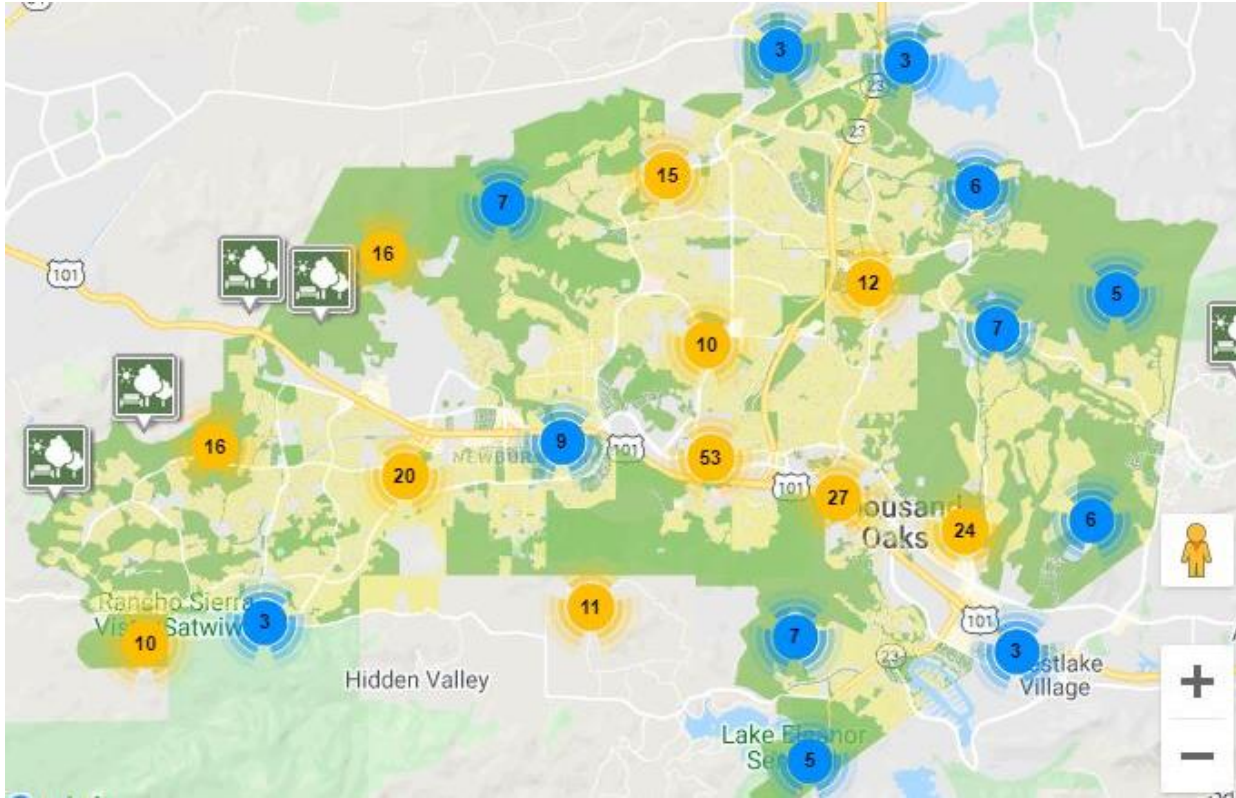
Mixed Use



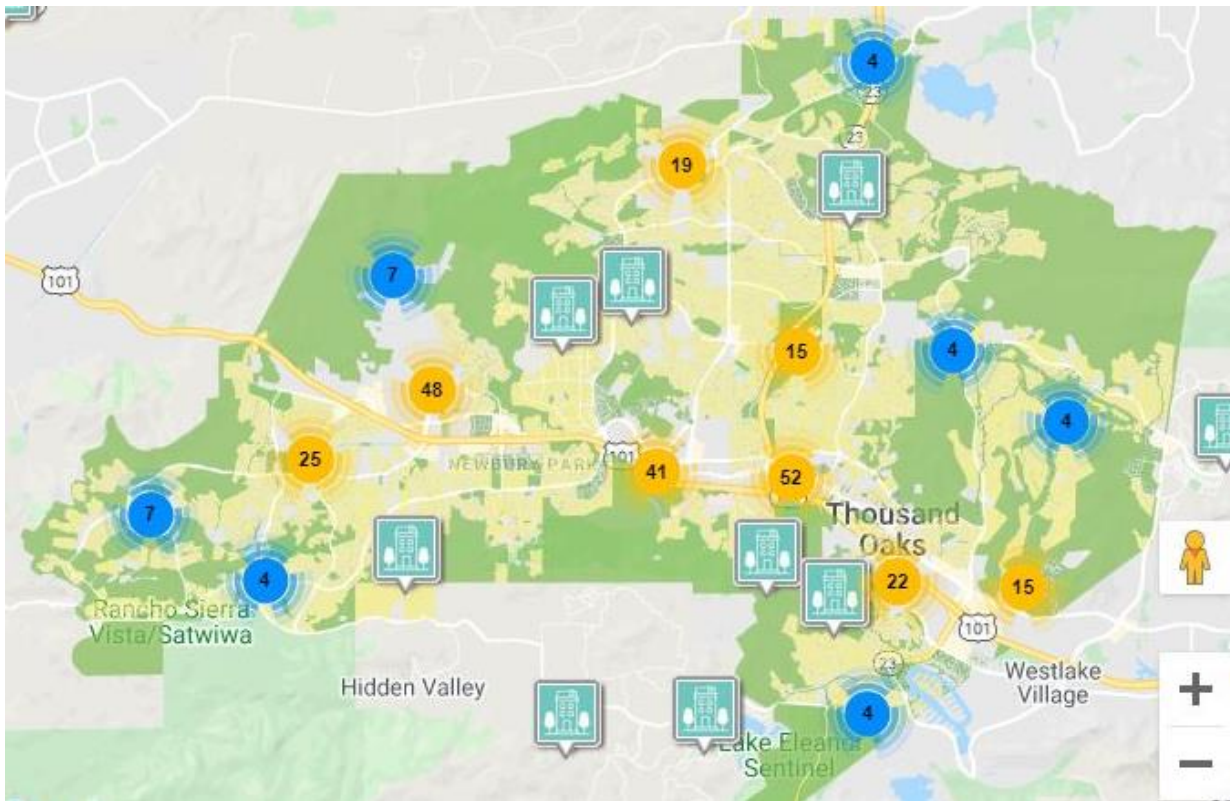
Multifamily



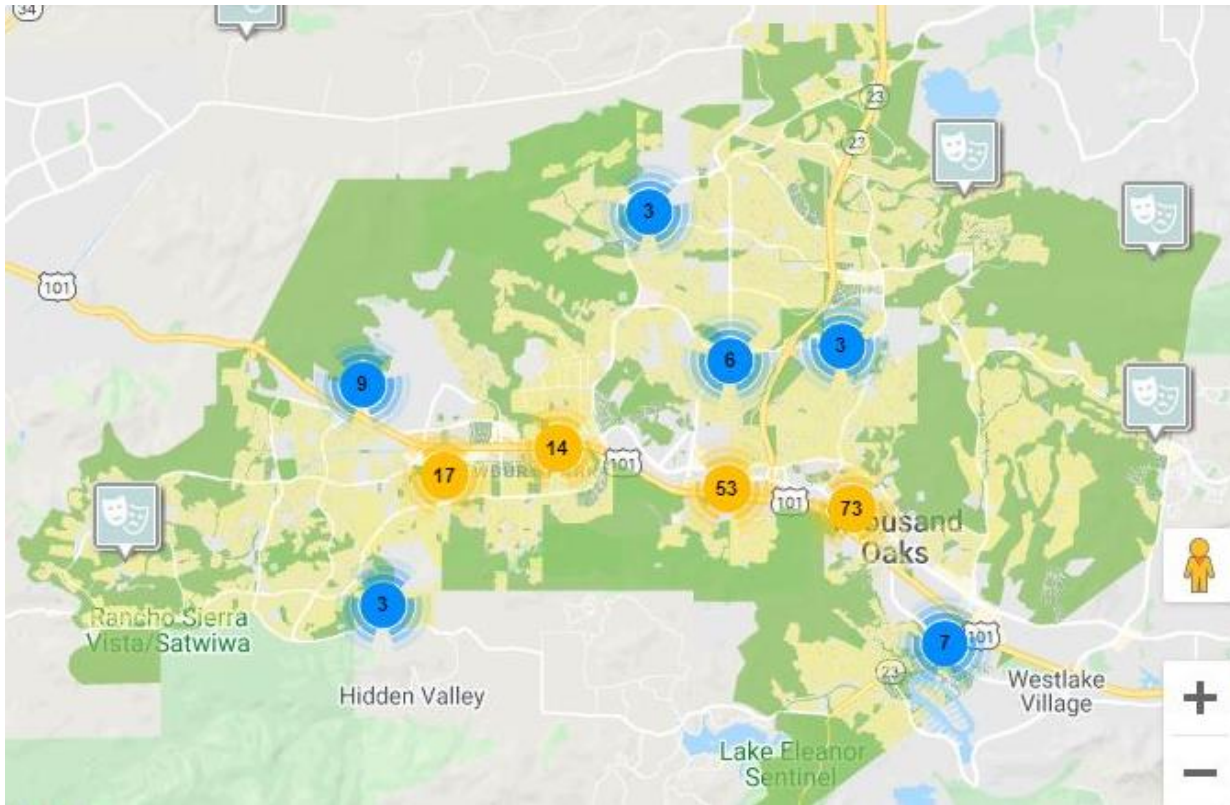
Parks and Open Space



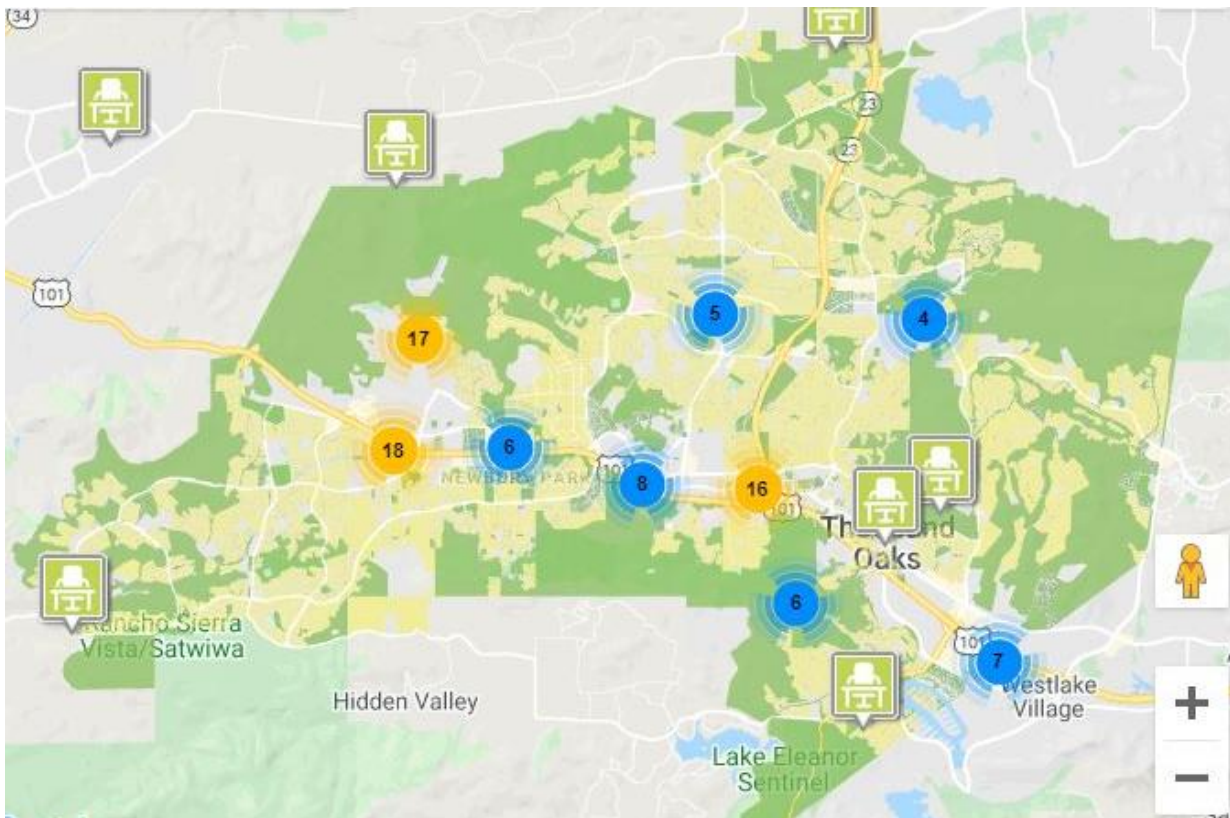
Townhomes



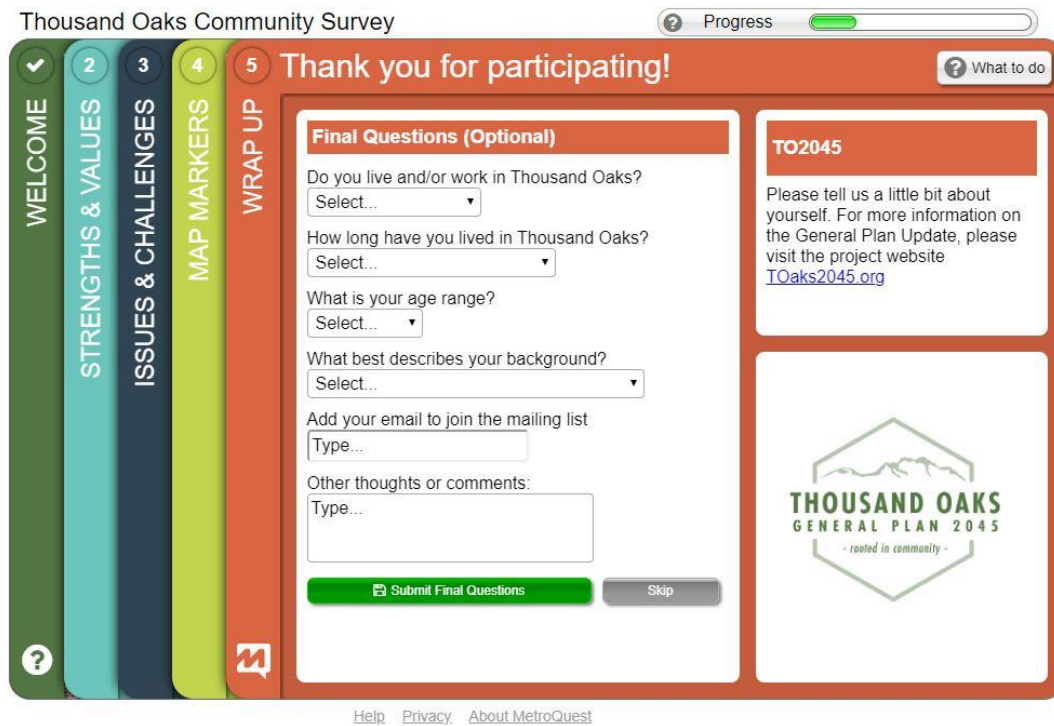
Entertainment



Office and R&D



Wrap Up



The final screen asked participants a series of optional demographics questions and offered a forum for other thoughts or comments. Results are summarized below. Results to *other thoughts or comments* are in Appendix Table 8.

Final Questions (Optional)

Table 4 Responses to Options Demographics Questions

Do you live and/or work in Thousand Oaks?	Results	Percentage of Respondents
Both live and work	182	48%
Live	178	47%
Work	15	4%
Neither	1	0%
<i>Total</i>	376	100%
How long have you lived in Thousand Oaks?	Results	Percentage of Respondents
30+ years	124	33%
21-30 years	87	23%
11-20 years	78	21%

2-5 years	34	9%
6-10 years	28	8%
1 year or less	12	3%
Don't live in Thousand Oaks	9	2%
<i>Total</i>	372	100%
What is your age range?	Results	Percentage of Respondents
45-64 years	157	42%
65 or older	93	25%
35-44	49	13%
25-34	43	12%
Under 18	15	4%
18-24	13	4%
<i>Total</i>	370	100%
What best describes your background?	Results	Percentage of Respondents
White (not Hispanic)	280	77%
Multiracial/Two or more Ethnicities	27	7%
Hispanic Latino or Spanish Origin	22	6%
Asian	20	6%
Middle Eastern or North African	8	2%
Black/African American	5	1%
Native American or Alaska Native	1	0%
<i>Total</i>	363	100%

APPENDIX: OPEN ENDED COMMENTS

Open-ended comments from the survey are listed below. In some instances, Personal Identifiable Information (PII) or inappropriate language has been redacted.

Community Strengths & Values

Table 5 “Suggest Another” Responses

<i>Participant Comments</i>
Keep the mountain tops woody. Do not allow building on the mountains.
So, where are my suggestions? Cancelled?
With all of the crazy busy schedules that people have they NEED the open space to visit so that they can get REVITALIZED.
In such a crazy busy world people NEED open space to visit to get REVITALIZED.
We have beautiful hiking everywhere and lovely parks for kids and gatherings. We really need a dedicated bike trail in our city. It's not safe for families to ride with children in bike lanes on busy streets. We need to encourage walking and rising bikes to city events and concerts in the park, etc. Simi Valley make a bike path, why can't we?
We have the best trail system and parks hands down. Let's grow it. Work more on other trail systems to get the wildwood people out of their yards complaining about parking. Maybe develop the lang ranch trails to make them easier to navigate. For inexperienced hikers they can be confusing. We need more wildwoods. I love our playgrounds! Plant more Trees in the existing and new parks for shade.
There is growing need in our community for more permanent Pickleball courts. Please work together with CRPD and CVUSD to meet this need.
Our parks are something to proud of. Thankfully the city clarified where homeless can sleep and kept our parks clean and safe for residents.
Most importantly less density and less traffic, it's getting bad now....Also view of our mountains and green spaces. Concern that this will disappear like what the present building at former Lupe's site is doing. I do not want to see more building such as this along TO Blvd!
A jewel in the Conejo Valley's crown. Maintain for beauty, enjoyment and recreation.
We do not need more parks, simply maintain existing parks. Privately created parks would be preferable to public parks.
incorporate non-incorporated acreage to stimulatr balance between housing and open space. We have waisted resources by excluding controlled resourses from areas of influence still outside city boundrrys.
Incorporate non-incorporated acreage to stimulate balance between housing and open space. We have waisted resources by excluding county controlled resourses from areas of influence still outside city boundrrys.
Safe Bike and Walking paths to decrease use of automobiles.
I love our arks and open space. It is why we live here
I love our parks and open space. It is why we live here Please don't change anything

I do not want any open space developed at all, this is why we have lived here for so long, no new developments!

Maintain trails well and keep parks in good condition.

Sustainability

Affordable Housing

A dynamic Downtown with small town feel through the Thousand Oaks Blvd corridor. Also public transportation up and down TO BLVD.

Environmental protection

Sustainability - environmentally, financially and health related.

Sustainable energy

Food Sovereignty as a resilient community permaculture artwork

Resilience

Environmentally Conscious

Trees, protection for mature trees and more tree planting

Green Community Leadership, helmed by PII REDACTED, T.O. Senior Environmental Analyst & PII REDACTED T.O. Sustainability Division Manager

Affordable Housing

please make the boulevard a lively inviting area for business, young people and area workforce!

NO MORE 4G or 5G

More services for Seniors

What is your source! Where does love T.O. come from?

Responsible leadership

Less traffic congestion

No buildings above 3 stories on Thousand Oaks Blvd

Housing availability & Affordability

increased density

Semi rural character

Semi rural character

Flowing streets with little traffic

Semi rural character

Save all remaining oak trees

Protect semi rural character

Maintain equestrian zoning, neighborhoods, trails and rights to ride through neighborhoods

Ridge line protection

Scenic roads with ridge line views

Low profile architecture

Setbacks from streets larger than building height

Green space and native plants, including oak trees in all zoning areas

Flowing uncontested streets

Minimum growth

Semi rural character

Semi rural character

Protecting oaks

Traffic flow is pleasant
Semi-rural Care for trees - protection of trees 2 and 3 story buildings keep Los Robles as a golf course Limit new housing units, let people vote.
Semi-rural
Semi-rural Care for trees - protection of trees 2 and 3 story buildings
Sports and recreation
High Quality Infrastructure
Protect our schools, parks, public areas and residential areas from small cell radiation.
Building soccer volley courts - like the paddle ball courts at Rancho. Contact me. We can b first city in world to start a new firm of soccer for ALL ages!! Do this before i die as only i can make this happen. PII REDACTED
Have enjoyed going to shows at Civic Arts Plaza over the years.
Food Sovereignty as Art
Continue to improve arts and culture including Library services - amazing.
Regardless of one's age, easy access and close proximity to a variety of educational opportunities through local schools, colleges universities, and the Conejo Recreation & Parks District, as well as to arts and cultural events at our Civic Arts Auditorium is much appreciated and greatly enriches life for all of our community members in Thousand Oaks.
We have an abundance of art and culture here. It is really sufficient
Please DO NOT spend millions (or even hundreds) on changing what we have now. No need for another road and the other items in the "Plan" that you already spent too much money on.
Parks and Open Space are part of our culture - it's not only live music.
Especially in support of our high-quality Library services.
The residents of T.O. should be allowed to vote on any changes to the CAP. Changes should not be mandated by a small minority of special interests.
There is more to making a community that is arts friendly than the CAP. That's a paid concert and event venue. We need to expand parks and recreation. Their free concert in the park series draws so many people. We need more events like that one. We need more music and art.
Why is everything about the CAP. Yes, people attend concerts and events there but it costs money that many people can't afford. Why don't we expand what you consider the arts beyond that building? I know there is a plan to reimagine the CAP and make it the town center, but the arts should be more diversified. We don't even have an arts and culture section on our city website last time I checked. Not everything is about the CAP.
I do not agree with "especially the Civic Arts Plaza"
not especially the CAP
Employers who offer Living Wages
We have allowed the county to control the property taxes of our non-incorporated areas within the influence of the city of Thousand Oaks with the result of the loss of revenue due. This is because the county refuses to pursue delinquencies. The need to provide efficient traffic flow has depressed the City's opportunity to the detriment of financial growth

Needs to appreciate the limits of retirement income for many.
We have allowed the county to control the property taxes of our non-incorporated areas within the influence of the city of Thousand Oaks with the result of the loss of revenue due. This is because the county refuses to pursue delinquencies
City government must save and not spend. Rainy days come and must be prepared for.
I am currently looking for cities that are as small as TO was 30 years ago. TO will attract a younger more urban demographic as the city grows larger.
I like it the way it is. I do not approve of a "downtown" or high rise buildings along T.O. Blvd. or the proposed change in front of the Arts Plaza. That is not what we moved here for. Honor the plan previously voted on and stop adding new or changing old residential building codes
Limit the growth of new housing, which crowds all our streets and infrastructure.
I like it the way it is. I do not approve of a "downtown" or high rise buildings along T.O. Blvd. or the proposed change in front of the Arts Plaza. That is not what we moved here for
doesn't have to be single family
We like it in Thousand Oaks with a maximum building height of 2 stories. If it isn't enough, though. Anyone who cannot find housing, looks somewhere else. Do NOT OVERBUILD TO ACCOMMODATE builders.
Thousand Oaks is such a great community and it should be protected from becoming a San Fernando Valley.
Our city founders did such a good job on our original General Plan and I believe we need to be VERY CAREFUL in making ANY CHANGES and avoiding becoming the San Fernando Valley.
I know we desperately need affordable housing but our general plan has been modified so many times, there's nowhere else to build. The only solution is higher density housing. The proposed KMart plan would be horrific at that already crowded intersection. I don't know the answer but we all moved here with young kids for a reason.
No mixed use residential and commercial, please.
T.O. is a bedroom community and that is one of the major factors that attract residents that don't want a lot of commercial development.
The number one issue for me is traffic and over crowding
Creating more buildings allocations by taking from my 1/2 acre lot. That is not what we voted for.
We have grown too populous in my opinion.
would like to add at least one or 2 more options. Well all of them really
Facilities and services dovetail with engaged community.
Local government should be committed to keeping government out of the lives of residents.
Serving the needs of all -economic status -residents
But what are you doing to keep seniors engaged?
It should be more welcoming to the substantial population of senior citizens
We appreciate and encourage continued publication of the Acorn.
I feel very safe here but am concerned about the proposed higher density residential buildings under consideration. More people, more potential policing problems which would require a larger investment in security
Thousand Oaks General Plan Update must preserve and strengthen the following qualities: *Semi-rural, small-town, family-friendly atmosphere, where we frequently run into friends and neighbors while out in town.

*A feeling of always being among friends because the scale of our community is already big enough to provide for our needs while remaining small enough that everyone knows everyone.

It is the semi-rural, small-town, family-friendly atmosphere, where one routinely encounters friends and neighbors while out and about ... at small-scale gatherings ... that gives Thousand Oaks its tight-knit intimacy and welcoming demeanor. One always feels like one is among friends here because there are few places/activities where large, overwhelming, impersonal crowds of strangers congregate together.

Emphasis on safety over welcoming

City government seems to say a "walking downtown" is what people want. Actually, people want their own homes with great schools in a safe community. We want to raise families and enjoy friends. We need to avoid big projects at trying to "make community". This only results in expensive projects that benefit the few at the expense of all.

Please don't make it so easy for homeless people to live in our parks.

We need to build our city and focus on a town center. That includes more dining and walking and shops. Make rents affordable for small businesses to thrive.

We need a town center with music and farmers markets. Maybe close the street to allow for pedestrian and bike traffic for specific events. We are all stuck in our cars. It would be nice to have a connected community.

We need a town center with music and farmers markets. Maybe close the street to allow for pedestrian and bike traffic for specific events. We are all stuck in our cars. It would be nice to have a connected community.

I'm not sure why "welcoming" is paired with the idea of "safety." Take it off.

Police and Sheriff protection is paramount. Undercover policing of drug dealers (I know the parent of a drug dealer) will be expedient. *PII REDACTED*

Keep education, teachers, students in a high priority. We cannot maintain Democracy with out an educated electorate. Don't allow the drug dealers (with no education, no skills to make a living) to continue to infiltrate Thousand Oaks. Deport drug dealers.

I am concerned about the city's effort to promote CLU and this colleges influence on city officials.

I think the education our city offers could use some improvement.

Promote public schools that support the values of all parents. When something is controversial, recognize the basic values everyone can live with. Defend the values of our parents.

City can only support effort for quality education with certain expectations.

The need to take the economic strain off the backs of our educators by community events to support their efforts is one of the many ways to enhance an already model of teacher dedication.

Needs to help preserve facilities to allow seniors to age in place, and keep the promises made for low income housing and senior mobile home parks

Not over building. Not spending money recklessly. Such as hiring an outside company to see if we can get better waste prices. Give all the residents that money to pay for waste management. What happened to keep it local when my water bill goes to an LA firm.

we are so fortunate to have the Goebel Center and our wonderful libraries. Great job there

Recycling facilities and auto charging stations.

It is time for TO to evolve from it's suburban-only roots and embrace density. We need more than just 2,500 new units per SCAG. We need to embrace density, particularly within two miles of the civic center area. Let's create a real downtown with housing at 6 to 8 stories.

What are we doing to prevent overpopulation?

The entire list compelling which made it hard to select 4 items. Fordgive me but I would add "education and art & culture: given the opportunity. TO embodies all the qualities listed here

I'm surprised that sustainability is not on the list

the dedication to open space in Thousand Oaks is so important and what sets T.O. apart!

Issues & Challenges

Table 6 "Suggest Another" Response

Participant Comments
Senior isolation
Sustainability
Sustainability and fire protection emergency preparation
Environmental sustainability
too expensive
Excessive development
Religious influence in local government affairs
Lack of funding for public schools
Mixed-use housing
Homeless
Over development
Corruption and greed driving city officials
Over development
Corruption, greed, suspicious relationships with property owners and developers driving city officials
Over development
Corruption, greed, suspicious relationships with property owners and developers driving city officials
Loosing the unique character of TO and just becoming part of a packed mega city that stretches to Tijuana
Rigged surveys that have people rank developers values
No More 4G or 5G towers
Cellphone Towers are making us Sick!
Homeless and drug users gathering nightly at Starbucks on Rancho Rd & TO Blvd.
Homeless and drug users now sleeping in the parks during the day. Using the library & park bathrooms to bath, etc. It smells like a stinky port-a-potty inside these restrooms.
Drug users scouting out homes to break into to steal items to get their next "fix".
Public Transportation
How do we get the T.O. Police department to check with radar equipment in NP Borchard Rd driving from Dos Vientos. Cars cross intersections over 60MPH. Please notify the Chief of TO.
More shade trees for walking T.O. blvd
More shade trees for walking T.O. blvd
Keep building heights low

<p>Stop building on steep slopes Run a cable car, or some sort of transport along T.O. Blvd</p>
<p>Loss and downgrading of building codes that define our special character and make the City lovely to live in.</p>
<p>Addressing homeless situation in a humane manner!!!!</p>
<p>Progressive Political Agendas</p>
<p>Shorten repaving maintenance cycle on at least the main boulevards and roads. TO Blvd looks terrible, Lynn Rd looks great!</p>
<p>300+ Homeless people need services</p>
<p>City is unattractive to post graduates</p>
<p>I hope our community is more prepared to house seniors with pets during wildfire evacuations. Too many seniors sleeping in their cars with their pets last time. Water shortage is another natural disaster we are going to confront if we don't start banning fracking and saving our precious H2O, using more graywater in new housing projects for landscaping and preparing for the water shortages to come. Are we ready?</p>
<p>A definite Safety Issue!! My home is at PII REDACTED Avenida de Las Flores and the sidewalk to the EAST of my home, is in NEED of REPAIR. It has needed a good sidewalk replacement, not just a BAND-AID. I am 86 Years young, and have lived here for 46 years. I have seen members of the T.O. gym classes, on their runs, trip over the approximately 4" high separation of the SLABS. PLEASE, HAVE THAT SECTION REPLACED. Thank You, PII REDACTED</p>
<p>I know too many seniors who slept in their vehicles with their pets during wild fires. we need to remedy that and make sure there are pet friendly evacuation centers next fire season.</p>
<p>What are we doing to prevent environmental crisis?</p>
<p>The Homeless pose a safety hazard to our community.</p>
<p>Ventura County's average annual temperature INCREASED by 2.6 degrees Celsius from 1895 to 2018 ... representing the LARGEST temperature increase for any county in the entire United States, according to an analysis of NOAA temperature data published in the Washington Post in a report on extreme Climate Change. The associated risks of temperature rise, drought, water scarcity, Climate Change, wildfires, and air pollution from land development, traffic, and fossil fuel use and proliferation are urgent concerns that have the very real potential to make Thousand Oaks an undesirable and even perilous place to live. It is essential that the General Plan include comprehensive and effective strategies to protect our natural environment, build resilience, and minimize the above-noted adverse impacts. The General Plan is our best opportunity to secure our city's long-term prospects, health, safety and future economic vitality by implementing a Circular Economic Plan NOW that incorporates aggressive strategies requiring clean, fossil-free, renewable-energy-powered electricity, transportation, and homes/buildings, along with measures to lower our city's temperature (including stringent protection of existing heritage oaks, native trees and natural spaces, together with a mass planting of additional native trees); to preserve, protect and enhance our clean water resources, our safety, and our quality of life.</p>
<p>Fires and evacuation is a real problem. When asked, I have heard PII REDACTED say that evacuation is the fire departments problem. His response is extremely disturbing. Planning has everything to do with evacuation and natural disasters. If TO is over crowded our streets will not flow. We only have the 101, TO Blvd and Hillcrest to pass through town. People will be trapped, worse than they were last fire season.</p>
<p>Too many homeless people.</p>

Homelessness, which primarily includes addicts and mentally ill individuals is a serious safety problem. This is not a housing problem. It's a substance abuse and treatment problem.
The T.O.P.D. is to be commended for their commitment to keeping our public areas safe for residents to enjoy.
Crime is at an all time high in our area. More population will bring more crime. Instead of putting money into your grand scheme for a downtown, perhaps funding our police department so we can have more officers on the streets would help to reduce the crime.
No scooters and see comment on the Valley re homelessness
TO is relatively safe and I want it to stay that way.
This is the result of reactive planning. First rule of any project is expect the worse and be prepared. The options for this issue are unlimited. Just do it!
Given the high turnover in restaurants and other retail store, clearly more have been built than can be sustained. We need a plan to encourage diverse businesses to support the employment and retail needs of Thousand Oaks and avoid pockets that look like a collage of chaos.
Tax incentives will help small business storefronts
Yet you are planning to build more???
What can you expect when greedy developers put up unwanted commercial space that generate un-ending rents instead of homes that could help families buy a place to live.
We're in good shape on most of items.
Too expensive
Why do you think building more retail "multi use" is going to solve this problem? Blvd property owners are raising their rents to a point in which small businesses cannot afford to carry on. It's as if they are holding the city hostage with their empty store fronts. I'd rather have empty store fronts than more TO Blvd multi use massage parlors.
The KMart vacancy is an eyesore but the proposed apts are worse. What happened to height restrictions?
Scrap the "Plan" or idea to make TO boulevard into something it will never benefit from.
The KMart vacancy is an eyesore ut the proposed apts are worse
too many expty offices and retail while we keep building
Vacant retail is an example of malinvestment. When times are good, there is too much development which is only exposed after the artificial growth corrects. If interest rates rise to normal levels, a ghost town emerges.
These present opportunities for affordable housing
Thousand Oaks has become home to a glut of vacant commercial space and over-priced retail stores. STOP over-developing and over-building our town to create more of the latter, and instead renovate and repurpose the former.
Thousand Oaks has become home to a glut of vacant commercial space and over-priced retail stores. STOP over-developing and over-building our town to create more of the latter, and instead renovate and repurpose the former.
Fix the residents roads. Get rid of the big empty buses! Stop pretending that we are a big important city.
I am strongly opposed to the proposed buildout of our Civic Arts Center, to the narrowing of Thousand Oaks Blvd (our town's main street), and to all of the other over-development which is currently and relentlessly being approved on Thousand Oaks Blvd. and other major arteries throughout our community.

An accelerating pattern of over-building has resulted in growing traffic and congestion on all of our major streets and freeways. This unwanted, unnecessary development is not simply a source of commuter frustration; it is also creating significant health and safety issues as it contributes to additional toxic emissions, harmful air quality, and an increasingly dangerous situation during ever-more frequent wildfire disaster evacuation events.
T.O. Boulevard is already congested at peak periods. Likely to only get worse.
The more building that is allowed, the higher our population density. This needs to stop! Otherwise, the appeal of our city is diminished and potentially eliminated
Lynn Rd. is full when the 23 is slow. Lower Speed on Lynn Rd.
We are becoming th valley
A huge daily challenge only to be made worse by the impending new housing proposed for T.O. Blvd. __Plus cutting out a ltraffic lane to improve the Lakes area is a crazy idea which would only make it worse. Please reconsider this plan
If I think traffic is a problem I'm hesitant to say because then the politicians will put us on a "road diet". There's too many office buildings in westlake that add to the traffic congestion. Don't add more buses or bus lanes like the Valley and LA!
I adamantly oppose the proposed buildout of our Civic Arts Center, and the over-development which is steadily being approved on Thousand Oaks Blvd. (I also oppose the narrowing of that main artery.) and other main thoroughfares throughout our community. All of our major streets and freeways are experiencing a tremendous growth in traffic (and in the case of the former, parking) congestion. This pattern of unwanted overbuilding is not simply a source of commuter frustration; it is also creating significant health and safety issues as it contributes to additional toxic emissions, harmful air quality, and an increasingly dangerous situation during increasingly frequent wildfire disaster evacuation events.
With single family use zoning and huge parking minimums, traffic is inevitable. We built our cities such that we rely on our cars too much, so obvioulsy there's going to be traffic! The city needs to look at ways to reduce traffic without compromising growth especially in housing. We need to look at areas that can be rezoned to denser mixed use development with lowered parking minimums. Especially in areas ripe for redevelopment like the T.O. Blvd corridor and in "sprawling" commercial/retial areas like the T.O. & Janns Mall. In these areas, options for walking and biking needs to be proposed. On the whole, the city needs to look towards old streetcar suburbs for inspiration. Maybe in the long long term, far flung single family neighborhoods can be connected with streetcars along Lynn, Borchard, Moorpark, and Erbs to T.O.'s new denser downtown areas!
With single family use zoning and huge parking minimums comes traffic. The city needs to look at areas that can be rezoned to denser mixed use development epecially along the T.O. Blvd corridor, and in "sprawling" commercial/retail areas like the T.O. & Janns Mall. And in these areas, promote pedestrianism and biking. Maybe look at old streetcar suburbs for inspiration.
More of the traffic lights in the City need to be timed or made "smart". At too many of them, you sit and wait even though no traffic is coming from the opposite direction. On the main streets, boulevards, need to be timed so if you do the speed limit, you will not hit red lights. Also, the new left turn on flashing yellow arrow lights are great - need to be installed on more interections
Traffic signals should be synchronized where possible.
Traffic signals should be synchronized where possible. The flashing yellow turn signal is an improvement that needs to be expanded.

<p>Traffic signals should be synchronized where possible. The flashing yellow turn signal is an improvement that needs to be expanded. The plan to narrow T.O. blvd. from Carlson's to the CAP is dangerous and ill-conceived.</p>
<p>I've watched traffic gradually increasing for decades. Too many people in a confined "no growth" area. Encouraging more people to move into the Conejo Valley is not an answer.</p>
<p>Thousand Oaks traffic has grown exponentially in the past 21 years that I have lived here. Narrowing T.O. Blvd. so you can have "your" downtown and adding huge apartment complexes will create even more problems. Most apartment buildings allow for one car. Most families have 2 or more. Do the math! We do not have the infrastructure to support these projects. Narrowing areas of T.O. Blvd. will only serve to move the traffic into residential areas. Building more apartments will add to the congestion.</p>
<p>Thousand Oaks traffic has grown exponentially in the past 21 years that I have lived here. Narrowing T.O. Blvd. so you can have "your" downtown and adding huge apartment complexes will create even more problems. Most apartment buildings allow for one car. Most families have 2 or more. Do the math! We do not have the infrastructure to support these projects. Narrowing areas of T.O. Blvd. will only serve to move the traffic into residential areas. Building more apartments will add to the congestion. Residents of Thousand Oaks moved here because we want suburban life. Young people I have talked with say they will leave T.O. regardless so that they can experience life. They plan to come back to suburbia later on to raise their children.</p>
<p>Thousand Oaks traffic has grown exponentially in the past 21 years that I have lived here. Narrowing T.O. Blvd. so you can have "your" downtown and huge apartment complexes will create even more problems. Most apartment buildings allow for one car. Most families have 2 or more. Do the math!</p>
<p>It comes with growth, but can be managed by timed lights and better planned entrances and exits</p>
<p>The roads and freeways are too congested too often during the day. More roads is not the answer. Rather, plan for only a given population limit match by the same number of jobs. Develop this city for a set size. Slow growth is a slow failure. Be a wonderful place to live now and in the future.</p>
<p>This excuse has prevented economic growth long enough. If we allow the penny wise dollar stupid philosophy to continue limiting our need for a prosperous but controlled growth, we will continue down the path of see, hear and do nothing.</p>
<p>T.O. is notorious for being hard on businesses, unless of course the project is being built by one of the top members of the Adhoc committee for specific Thousand Oaks Blvd. plans. Indeed they were able to build a brewery without parking and then use funds from the city to build a cross to support their project. Interesting?</p> <p>It seems that this committee and the city council are working hard to implement their plans before the TO2045 general plan is put in place.</p>
<p>Look around you. Amgen is downsizing at a huge rate. They have moved their manufacturing to other business friendly states. So has Dole. Biotech is has moved to other areas and there is no assurance that Westlake Biopartners will be able to create a biotech "hub" in Thousand Oaks. If they want it so badly, let them build it in Westlake!</p>
<p>Look around you. Amgen is downsizing at a huge rate. They have moved their manufacturing to other business friendly states. So has Dole. Other biotech like Baxter has also moved. There is no assurance that Westlake Biopartners will be able to create a biotech "hub" in Thousand Oaks. Spending City money on your grand plan for a downtown taking away money that supports our public services!</p>

We do not have economic stagnation. This is a myth. Many wealthy people have moved here but everyone shouldn't expect to be rich. The city employees benefits should be questioned and fees (quimby and other) should not longer be waived for developers. If blvd property owners kept their rents affordable they wouldn't have so many empty units.
Amgen may not stay if there is no housing appealing to younger adults.
We must provide town home development not just apartments.
need more low cost
More help like HUD/CDBG to help seniors age in place.
We've got lots of land. All we need is an economy to support its development. Shall we stimulate production of products for the coming age to meet this challenge?
We do lack affordable housing, but that's not the reason for homelessness. Drug and alcohol addiction and mental illness are the prime reason for people deciding to live in their cars or tents.
Changing density and total construction restrictions previously voted on should not be disregarded. When we vote we think that will be the rule. It appears to not be the case here
Affordable housing is the only housing the City Council needs to approve; the City has exceeded the # of high end homes and failed to provide affordable housing in comparable numbers. The City is obligated to build the 250 affordable housing units with the money received from Dos Vientos developers -as approved.
Changing density and total construction restrictions previously voted on should not be disregarded. When we vote we think that will be the rule
No suburban spread.
Than stop spending money on businesses and building expensive housing! Get as city council that cares for the people and not businesses that will help them out.
Make all new housing sustainable
Housing is a global challenge right now especially in cities. The issue will not be solved by Thousand Oaks. It has more to do with growing economic disparities than city planning. It's sad to see city officials talk about low income housing while what they approve (and waive fees and rules for) are all expensive housing. I'd would like to see some low income housing. Look at what the city approves as opposed to what they claim.
Rentals are out of control. Even new apartment pricing is out of control. Young kids and working people can't afford to live here. So we build new apartments and charge \$1700 for a one bedroom? Who can afford that. Condos behind a strip mall start at \$590K? A condo. Housing is expensive and exclusive here now. It wasn't like that before. It's all about making money and who cares if the people that work here can afford to live here. That's a bad way to think.
There's no place left to build. So now we are looking at high density housing. A one bedroom apartment averages around \$1700 here. Housing costs are sky high. Our college grads can't afford to live here.
There is no where to put new single family housing. We must look at rezoning and densification along T.O. blvd corridor and large retail/commercial areas (T.O. Mall & Janns Mall) to expand the city's housing stock. Look at New Urbanist solutions for infill housing.
The high cost of housing in T.O. is simply due to the fact that it is nice to live here. Building a bunch of apartments will only degrade the quality of life for residents and line the pockets of developers.
There is nowhere to put new single family housing. The Conejo Valley was built out with Dos Vientos being the last place to put single family housing. We must look at rezoning and

densification along the T.O. blvd corridor and large retail/commercial areas (T.O. Mall and Janss Mall) to expand the city's housing stock. Look at New Urbanist solutions for infill housing.
Way to expensive.
This is a poor option that will not bring homelessness to an end. It will only more put money in the hands of developers and landlords. It will not create more affordable housing options. It will bring a denser population to our community and along with it more crime and traffic. We do not want to be a City. We want Thousand Oaks to maintain it's suburban lifestyle. I find it interesting that the folks that live on the Westlake side of our community are so eager to build in Thousand Oaks. To PII REDACTED and other members of the city council, why not in your neighborhood?
There is no "housing shortage." 40,000 people are leaving California every year. The biggest housing challenge is price. Creative financing alternatives should be explored to make expensive homes more accessible to new buyers.
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The real estate market will correct. Any development now when real estate is overvalued will be exposed as malinvestment in the future.
This is a poor option that will not bring homelessness to an end. It will only more put money in the hands of developers and landlords. It will not create more affordable housing options. It will bring a denser population to our community and along with it more crime and traffic. We do not want to be a City. We want Thousand Oaks to maintain it's suburban lifestyle. Young people I have talked with say they will leave T.O. regardless so that they can experience life. They plan to come back to suburbia later on to raise their children. I also find it interesting that the city is so eager to build in Thousand Oaks and leave the Westlake area of T.O. alone. To PII REDACTED and other members of the city council, why not in your neighborhood?
More bars and breweries are not the answer. Perhaps hosting affordable events that feature concerts and other things young people enjoy would help.
More bars and breweries are not the answer. You only need to look at Ventura Main Street to see what happens. Crime and homeless people everywhere. Restaurants, shops, cafes and pubs have to hire their own security to maintain safety. How will a Thousand Oaks "downtown" be different?
Need more Pickleball courts at our parks.
The lack of a clear downtown is a problem. Places like the Collection in Oxnard area a start but they are very artificial in nature. What we need is a place like downtown Ventura or downtown Pasadena. Both are places where you not only can shop and eat and hangout, but ALSO live and work! Consolidate retail, commercial, and residential in walkable developments and create a downtown!
The lack of a clear downtown is a problem. Places like the Collection in Oxnard are a start but they are artificial in nature. What we need is a place like downtown Ventura or downtown Pasadena. Both are places where you not only can shop and eat, BUT ALSO live and work! Consolidate retail, commercial, and residential in walkable developments and create a downtown!
With real density comes vitality and placemaking. OMG...too much traffic on TO Boulevard? Nonsense. Let's plan for something great and think of public transit beyond just the bus.

We need to support more local business like Oak and Iron, Tarantula Hill, Five07. Gathering places for college kids and young people. We want to draw community out into the city to meet each other. We want a vibrant small town feel. We need to treasure the small town vibe and enhance it with small town places to service every citizen.
We need to incentivize growth with more local business like Tarantula Hill, Five07, Oak and Iron, Etc. We need places to gather and meet each other.
This is completely ridiculous. Our city is full of gathering places! People gather constantly at their chosen places, schools, trails, malls, churches, parks, clubs. We do not need a "designated gathering place."
I'd like more gathering places for people to socialize, but not bars or wine tasting venues.
Bring back options for gathering in the spaces we have (i.e. mall) with bowling, etc.
Bring back skating rinks, bowling alleys, and more pickleball courts
Places like Stonehouse and the Brewery are dream spaces. Need more.
Forget our empty buses. We need trolleys 50c from the Oaks Mall to Westlake and from Janss Mall to CLU and back.
Not at all worried about gathering places or vacant retail.
People can walk, take the bus and ride bikes if they like. My family does. It's a choice. Spending millions to get people to walk is crazy. Residents drive their high school kids a quarter mile to school, sit in line for 15 min to give them front door service, they drive through Starbucks and into their garage. Your sidewalks are not going to change their mindset.
If Simi Valley can Make a dedicated bike path so can we. It's not safe to ride on our streets. Especially for families. It would be nice to have a weekend shuttle, better bike paths and ways to get around town.
We need to encourage biking. We need to encourage walking. We need a city shuttle to get people out of their cars. We need to build the Blvd to include outdoor cafes and small local retail stores. Think State Street. I know our city isn't set up like SB with more connected streets and traffic flow, but we could offer so many more opportunities to engage our communities by having other ways to get them Out of their cars and into the heart of our town. We need to build the BLVD.
Bicycle safety needs to be incorporated into any future road changes. The Norwegian grade is a prime example where the opportunity to make safety improvements was wasted.
Bikes and sidewalks are not the issue here! This city does not support a reduction in automobiles because you want to narrow streets to reduce traffic in certain areas. If you narrow the street in front of The Lakes and Civics Arts Center, traffic will move to other areas and bring more congestion to residential streets. Build a public transportation system that is affordable, clean and safe.
It is already becoming "the Valley". Look around you. We came here because we like our quiet suburban life. We do not want slum apartments and more failing retail shops and bars.
I do not want to include the last two on my list of 4 items that you chose. Lack of views due to high buildings and loss of oak trees are my third and fourth!!!
It is already becoming "the Valley". Look around you. We came here because we like our quiet suburban life. We do not want slum apartments and more failing retail shops and bars. Safety is also a part of this. The more dense the population, the more crime you will have!
Build a few shelters so we can keep the homeless off the streets for the safety of all; have them ready at all times so we can enforce anti street camping laws and never let encampments start. Homelessness is a mental health, addiction, and broken windows crisis, not a housing crisis.

Measures were passed to limit the buildup of Thousand Oaks. The city government reinterpreted the common understanding and bypassed the voters. Please, return to the common understanding of the growth limits the people passed. Develop Thousand Oaks within these limits. Stop high density growth, keep Thousand Oaks the place that drew us here in the first place.
Improvements can be made without physical growth.
So Far So good. Minimizing developments used to be the hallmark of our City ... too its downfall. Planning for the worst is always better than trying to fix it after the worse has occured;
Don't let our beautiful area become another Valley
Under the current suburban planning and zoning model, becoming sprawled out like "the Valley" is inevitable. Look at New Urbanist policies to expand and promote denser walkable neighborhoods to combat this. Aksi, look at the city of Pasadena. A wealthy city smaller in population AND area than T.O., but with a dense vibrant and beautiful downtown. Some of the buildings in downtown Pasadena are also 10-12 stories tall! Not bad for a city smaller than T.O.! Pasadena is a city that exemplifies that density isn't scary or something to be vilified. Lets be like Pasadena, not like Van Nuys, because we're more like Van Nuys than you think!
This is and always has been a racist dogwhistle.
Under the current suburban planning and zoning model, becoming sprawled out like "the Valley" is inevitable. Look at New Urbanist policies to expand housing and promote pedestrianism to combat this. Also, look at the city of Pasadena. A wealthy city smaller in population and area than T.O., but with a dense vibrant and beautiful downtown. Some of the buildings in downtown Pasadena are also 10-12 stories tall! Pasadena is a city that exemplifies that density isn't scary or something to be vilified.
We moved here to get away from the valley. No more strip malls. No more yogurt places and massage parlors. It's ridiculous.
There are many different "looks" in the valley. The point is we don't want a lot of development, tall buildings that block the views and more traffic.
How many yogurt shops and massage parlors will we allow? The valley has become a mess. It's a slow progression and I dont think we should go that direction. We need to support locally owned business and restaurants and places to go up and down the boulevard. It's a family town and even though my kids are grown, young families need places to shop and dine and bike and play. The more people and franchises we have, the closer we get to the mess to the south of us. We need art and music and events. Not more people and strip malls.
With the new rules re high rise buildings T.O Blvd. will look like the Valley. Not what we voted for previously
It concerns me when I see new building proposals like the one for the empty Kmart sight that are much denser and larger than our city plan had allowed for. The idea for low income housing in that space in commendable but it doesn't have to be outside of our "plan" for the city.
I do not want new development inching into our non developed areas of greenery or open spaces, we need to keep without any high rises
Stop catering to business and support the residents.
We shouldn't sacrifice the character of the area with high-rise apartments or the "housing/shopping" combinations seen in the valley or Oxnard.

Where Should Growth Go?

Table 7 Other Map Comments

Participants Responses
Would proposed that the area this golfcourse occupies can be converted to a large public park for sport and recreation facilities for all ages. Connecting it with pedestrian bridges to the office/residential/retail/mixed use development across the freeway would allow for excellent connectivity.
Work/live
Work with property owners here to provide MU and Entertainment options. It's completely wasted space.
With a little open space within this mall area, some place to sit down and relax outside might be a good idea.
Where is there space? Increases housing with limited services.
Where is there space is WL? NP would be desireable for townhomes.
What's proposed is too dense. 30 DU/Ac max, not more.
west on TO Blvd/NP industrial
We need to keep and expand our open spaces, so we do not become like the valley, where land is bought for development.
We need to focus on keeping our open space as well as not putting buildings in every small open plot of land to keep the TO Naturefeeling!
We need more affordable places to live and not taking up our open space
We need affordable housing, I'd prefer if most of the development happened around Thousand Oaks Blvd and Hillcrest
We don't need more mansions
We can add this entertainment area by the neighborhood so it's accessible.
Unneeded parking is here. Add housing. Close to retail - might improvemall use; close to freeway - impacts traffic minimally.
Townhouses/condos for younger professionals wanting to purchase a home
Townhomes, but preserve Carlson's!
Townhomes on edge of hill to replace parking lot on new Lowe's development, lined with fire resistant plants
Townhomes and shops
townhomes
townhomes
Townhome development
town homes, retail, entertainment
TO Blvd is becoming too much business and looking ugly, it should be updated to look nice and clean or turned into a park
This space behind Albertson's is small from what housing it could contain, and the Maurice/Reino intersection already has traffic issues with the lack of a light and the current residents in the area. Make this a park.
This open mall space isn't being used properly, it needs some catch to draw people in

This neighborhood needs more housing that can accommodate average workers who may have jobs in the area. This could help lower traffic congestion by reducing the number of people driving into the neighborhood to work.
This neighborhood is wastefully low density. Tiny units, with far too much roadway in it. It should be turned into high density housing. It's right next to 3 grocery stores (Vons, Sprouts and Gelsons) and many restaurants, and quite close to the freeway. The high density housing here wouldn't take away from the character of the single family neighborhoods further south on Westlake Blvd, and the city would see higher tax revenue as a result of increasing density here.
This map is too small
This is close to freeway to support mix-use housing.
This entire area next to the hotel is not conducive to its current commercial zoning and could be used for housing.
This area is large enough that, if redeveloped correctly, can act as a downtown of sorts and ergo, a hub of arts and entertainment.
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i.e. bars, clubs, restaurants, theater/performance venues, ballroom & convention facilities. Art and entertainment at all scales!
This area is large enough that, if redeveloped correctly, can act as a downtown of sorts and ergo, a hub of arts and entertainment.
i.e. bars, clubs, restaurants, theater/performance venues, ballroom & convention facilities. Art and entertainment at all scales!
This area has limited access. Maybe R-E.
these parcels need density in order to pay for undergrounding of overhead power systems
these parcels need density in order to pay for undergrounding of overhead power systems
There used to be a drive-in theatre where Kohls is -- great spot for an entertainment complex -- or a bowling alley.....or something for families & young adults....
There should be mixed use zoning all along Thousand Oaks Blvd. The whole street.
There should be mixed use zoning all along Thousand Oaks Blvd. The whole street.
There is a lot of empty lots near rancho conejo and the businesses nearby. These lots just sit there with nothing to do
There are several vacant lots across TO -- build townhomes on those lots.....
Theater
The rock and dirt space is such an eyesore for the Thousand Oaks boulevard. This space can be utilized for entertainment.
The retail/commerical area between T.O. blvd corridor across the freeway to the Agoura Rd. corridor, starting from the Hampshire exit down south to the county line, is also a perfect area for denser development without disturbing the surrounding residential neighborhoods. This area is perfect for creating a downtown similar in size density, scope and building height, to Downtown Ventura or Downtown Pasadena
NOTICE HOW MUCH SURFACE AREA IS WASTED ON EMPTY PARKING! THIS IS INEFFICIENT AND UNACCEPTABLE!!!! REDUCE PARKING MINIMUMS!!!

Consider connecting this area to surrounding neighborhoods with bike paths and a streetcar to the T.O./Janss Mall Moorpark Corridor areas.
The Oaks Mall and open unused store fronts need to have creative uses before more is built.
The large area encompassing the T.O. Mall, Janss Mall, and the Moorpark retail/commercial corridor (also extending down Hillcrest and T.O. blvd to the 23 freeway) are perfect for denser development without disturbing the surrounding residential neighborhoods. This area is perfect for creating a downtown similar in size density, scope and building height, to Downtown Ventura or Downtown Pasadena.
NOTICE HOW MUCH SURFACE AREA IS WASTED ON EMPTY PARKING! THIS IS INEFFICIENT AND UNACCEPTABLE!!!! REDUCE PARKING MINIMUMS!!!
Consider connecting this area to surrounding neighborhoods with bike paths and a streetcar to the T.O. Automall, Townsend Corridor areas.
The entire valley benefits from parks. Nice job of it so far.
The entire corridor of T.O. blvd from the 23 freeway to Hampshire Rd. is perfect for redevelopment
TCAC affordable
TCAC affordable
TCAC affordable
TCAC Affordable
TCAC Affordable
TCAC affordable
Supportive student housing.
Student housing
Sports Park
Some store, lots of apartments.
Small units above retail
Small market for students
Restaurant for faculty and students to go.
Small entertainment district with upscale restaurants and retail shopping, similar to Downtown Ventura
Skyway for human powered vehicles to transit grade
Single story dwellings with guest houses
Shopping center as well as shopping center across the street has many turnover. Mix-use housing might support this area.
Several 4-story office buildings near Target centered around a few restaurants
revitalize failed restaurants district by adding housing above
revitalize failed restaurants district by adding housing above
revitalize failed restaurants district by adding housing above
Retail/commercial + TCAC affordable
Retail/ commercial + TCAC affordable
Retail, professional and high-density residential along TO Blvd.
Retail, apartments

Retail and dining with open spaces for community members to gather and meet. Many other communities in SoCal have these already and I *thought* TO was considering something similar....our community needs a place to congregate, eat and shop with shade and open spaces. The dated storefronts on TO Blvd are embarrassing eyesores.
Retail + TCAC affordable
resturant
Restaurants, etc.
Restaurant, live music, walkable dinning and entertainment option s central parking and then trolley or other public trans up and down TO BLVD
RESIDENTIAL, SINGLE FAMILY HOMES, TOWN HOMES
residential over retail-things of interest to 25-45 year old work force
residential and commercial
residential and commercial here would be GREAT!
residential and commercial
residential and commercial
Resident/commercial. Moderate density
Replace the long vacant retail
Replace homes with townhomes that front onto Moorpark Road.
Replace homes with townhomes that front onto Moorpark Road.
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Replace homes with townhomes that front onto Moorpark Road.
Protect the oak trees.
Protect and fence the oaks.
professional office
Preserve any oak trees in this area!
Please, please keep our open space and trails well kept and safe for everyone.
places for teens
Perfect place for a park.
passive
park!
park
park
park
park
park
park
park
Park
Park
Park
Park
Park
Park

Park
Park
Park
Outdoor market area/designated and welcoming farmers market area. We have great produce in the area plus a population that wants to buy locally grown fresh products but the atmosphere for the farmers market is horrible.
Outdoor gym
Outdoor gym
Opportunities for a true town center at the corner of TO Blvd and Moorpark Rd, and the Oaks Mall
Open space near the mall
Open Space
open space
Open Space
Open Space
Open Space
Open Space
Open Space
Open Space
Open space
Open space
Open areas surrounding Rancho Conejo for general housing and townhomes.
Office or medical
office only
Office / Residential
Office / Residential
Oak and Sycamore groves
Nothing can survive economically here. So convert it into office space.
NO MORE GROWTH! THIS CITY IS TOO CROWDED AS IT IS! Can't we just be TO, and not the valley???
No more development. Protect the remaining oak trees. Surround the trees with fencing.
No greater height limit than 2 stories.
nice park for the many apts on Conejo School Rd
Newbury Park Town Center, complete with a mixed-use shopping district that draws people into the street from any apartments nearby
Newbury Park industrial complex
New downtown and all along TO Blvd from Hampshire to Moorpark Rds
new "downtown"
Need to preserve our open space. Please stop over building!
need multi-family in NP also
need more multi-family on major roads/close to transit options
Need more housing to support university staff and students.
Need more housing to support university staff and students.
Need more housing to support university staff and students.
Need more housing to support university staff and students.
Need green space near freeway to not turn into Valley.
Near TO Blvd/1010 corridor

Near the freeway
Nature trails
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
native landscape open space
Multi-family apartments on current parking lots near Target
Movie theaters & Restaurants
Movie theater in downtown TO
More walkable retail on the Blvd
more trails
More social places for young adults
More places for people to live
More mixed-use on East Thousand Oaks Blvd
More mixed use to activate the street, enhance the streetscape and bring vitality to T.O. Blvd. is needed.
Mom and pop stores with apartment above
Mixed-use buildings to replace current office park along Teller Rd, old offices and businesses go into denser office park by Target
mixed-use
Mixed use projects along TO Blvd to help TO make a "downtown" with affordable options for first time homebuyers.
mixed use
mixed use
medical/commercial office
Maybe more sport areas nearby? Tennis courts are almost always full at Borchard
Manufacturing or repair shops
Malls are outdated. Use these for mixed-use housing.
Mall is losing businesses. Rebuild as Mixed Use--apartments, condos, and retail.
Make Kmart property something beautiful without creating mass congestion and misery.
Make it a park!
Make better use of existing retail space.
maintiain hiking and biking trails
Maintain Wildwood Park
Maintain open space and provide acreage needed to keep the RAMS in TO/NBP
lots of mixed-use on TOB

Los Angeles Quality Live Theatre, Concerts and museums
Left wild - no more growth in Newbury Park. Enough is enough
Leave this floodplain undeveloped as it floods regularly
Leave open space between T O and all surrounding towns. T O too dense already
Large malls are outdated. Try mixed use housing here.
Large apartments
Kmart lot as a park
Keep mountains as mountains. NO development on the mountains.
Keep undeveloped
Keep the pumpkin patch/Christmas tree lot as a park
keep the play fields
Keep the hills native
keep the hills native
Keep mountains from any development
Keep grassy field instead of plowing it over and turning it into retail
keep golf course or open space
K Mart site/TO Blvd
Janss marketplace is underutilized. A horizontal mixed use land use plan could be an opportunity for housing close to jobs.
Janss mall would be a great place to have multiple types of entertainment. Comedy club, bowling, escape room, wine tasting, another brewery.
Janns Mall should be redeveloped into a walkable mixed use complex with retail, small offices/work studios, and homes.
Inexpensive. Not huge. No more businesses
IMT rendering looks good, but need designated subsidized units
Important to make it attractive for new businesses to come to TO. Patronize our local restaurants; no more chain, fast food places, it ruins our city landscape.
I'm not sure where it should go but I would like to see open space and parks preserved.
I'm not sure exactly where this should be placed, but I think Thousand Oaks needs more industrial / R&D space. I own a business in town that will need a 5,000-6,000 SQFT industrial space in the next two years. At this point, it seems very unlikely that I will be able to buy such a facility in town due to a lack of supply, forcing the company to move to a neighboring community like Camarillo, which isn't optimal.
If we need more housing and apartments, please place them by the freeways similar to the Avalon Oak Creek in Agoura Hills, or repurpose vacant retail spaces. Trying to fit them into spaces surrounded by single-family homes impacts the suburban character already built in to the single-family area and also adds substantial traffic.
If we add a bunch of office/R&D buildings by a residential area it will be easier for people to get to work. They might even be able to walk.
I would like the trail going up the hill at the end of Lone Oak to remain open space, and be cleared to keep it passable. I live on Lone Oak.
I want to see mixed-use buildings on TO Blvd.
I want to see entertainment options on TO Blvd. And I want it to be walkable.
I know the K mart site is being considered for mixed use. Please keep it limited to 3 stories with a 35 ft setback. The new mixed use being put in at the old Lupe's site is a visual disaster.

I just like the ideas of affordable living nearby Thousand Oaks Blvd, there are a lot of cute places to eat and shop their, I would spend more time walking around if I lived closer
Housing support for CLU EXPANSION and housing for students and support.
housing and retail/restaurants
Hotel, town-square, community gathering place, etc
hotel / commercial
Homes that can be purchased by families instead of rented.
homes
HOMES
HOMES
HOMES
Home retail entertainment
High Density Student Housing.
heritage oak tree-focused park
Height limit no greater than 2 stories.
Hampshire Rd should go all the way through to Hillcrest.
Green belts and a small park in the middle of a new development
Good for the old KMart site
Full support for mix of housing, entertainment, food & beverage, retail.
Fresh healthy take-out restaurant, coffee shop, cafes -- the kinds of places where high school kids could hang out, local residents could get fresh food, CLU students could study... we need more of this kind of thing near CLU, and the retail/vacant lot spaces on the east side of Moorpark at Flores could be a nice option, possibly including nice apartments above the cafe spaces. Or else further north on Moorpark
for children and teen sporting practices
food, beverage, retail, housing
Fence and protect the oak trees.
farm worker housing
farm worker housing
Fab lab maker space enterprise incubator
Extend Willow Lane through to Rancho Road.
Everything east of Thousand Oaks Blvd leading up to the city limits should be dense townhomes
Equestrian facility
Entertainment options nearby (movie theater, arcade)
Entertainment District for NP area and Western TO
Enhance the employment opportunities for high tech/high education supported by housing duplexes
Downtown core AND Newbury Park. NP is getting to be a suburb of a suburb. Is that okay?
Downtown area
downtown
donate this land to the Elks lodge so we can help more people in our community with a beautiful lodge
Does it have to be sooo big. The concept is great, but everyone wants \$\$\$ to be first consideration.

develop youth and adult sports complex with supporting commercial and hotel use at the east side of the parcel. Add single family homes in the west end of the parcel to complete low density residential neighborhood. Invest with VCWPD to resolve channel capacity issues and eliminate stormwater overflow problem.
DEVELOP IT NOW
creek connection
Create a park.
Create a linear creek park like what they have in Downtown San Luis Obispo.
Create a linear creek park like what they have in Downtown San Luis Obispo.
Create a linear creek park like what they have in Downtown San Luis Obispo.
Convert this block into high density student housing .
Convert this block into high density student housing .
Convert this block into high density student housing .
Convert the golf course into a new neighborhood that contains a mix of residential types. Extend Greenmeadow Dr through to Moorpark Road.
Convert the golf course into a new neighborhood that contains a mix of residential types. Extend Greenmeadow Dr through to Moorpark Road.
Convert Sinclair Building into a mixed use and then add Multi-Family behind it on top of the parking area.
Continue to develop MU properties here as well as redesign the street. Should be more narrow, yes - more narrow, to encourage a downtown/walkable feel. Many cities have successfully done this without it becoming over developed like the valley.
Continue to add mixed-use projects on Thousand Oaks Blvd.
Continue open space and park development
Consider extending Mixed Use/Townhome area around the hill along McCloud Ave. and St Charles Dr.
Conejo school should become a food hall with multiple vendors (think Oxbow market in Napa) with ample bike parking. This is a great hub for cyclists and hikers: they use our trails, so why not coax them to spend money within the city
Conejo Grade property for office and R&D.
Condos, apts, duplexes
Condos and apartments, at the end of Rancho Conejo Rd
Complete ring of open space
complete ring of open space
commercial/medical office
commercial and residential
commercial and residential
commercial and residential
commercial and residential
Commercial and high density residential all along the boulevard
Commercial / Residential
Commercial / Office / Residential
Commercial / Office / Residential
Com'l and hi-density res along blvd
Com'l and hi density res along blvd

cluster of 5-10 story office buildings on Hillcrest before 23
Clean up this long vacant eyesore.
center pedestrian walkway
Casual restaurant/coffee shop
Carpool car lot was supposed to be in Newbury Park. You now use the NP land (Rancho Rd) as a place to sell RVs on the weekends. Wasted space.
Carden has been a great neighbor. Do not turn this into housing. It was also meant to be a school site. I'm sad that it's not a public school but, a private school is better than a continuation high school or day care. This is a neighborhood.
can accomodate ordinary people like teachers and cops and firemen. Individual homes are way too pricey for average incomes
Business below with residential above, within the 35' height limit.
Bowling alley, laser tag,
Bowling alley for all ages
Both Multi-Family & Mixed-Use development is suitable for this location
Both malls should expand to mixed use affordable one bedroom units similar to the newly approved project in simi.
Better layout for restaurants
Area surrounding Rancho Conejo for general housing and townhomes.
Apartments/townhouses
Apartments/Condominiums with large setback-distance from the 101 Freeway
Apartments, studios and 1-2 bedrooms.
Apartments, Condominiums, Retail
Apartments, Condominiums
Apartments, condominiums
Apartments for students
Apartments for students
Apartments affordable
Apartments above commercial
Apartments
Apartments
Apartments
apartments
Apartments
Apartment
anything
Another option for dining, retail and office space.....it's nicely places away from TO, so traffic is less of a concern
Another museum, perhaps for kids.
An area this large (As proposed in the adjacent mixed use tag) can accommodate medium sized 10 to 12 story office buildings without imposing shadows or impacting sightlines. See Pasadena as an example!
An area this large (As proposed in the adjacent mixed use tag) can accommodate medium sized 10 to 12 story office buildings without imposing shadows or impacting sightlines. See Pasadena as an example!

An area this large (As proposed in the adjacent mixed use tag) can accommodate medium sized 10 to 12 story condo/apartment buildings without imposing shadows or impacting sightlines. See Pasadena as an example!
An area this large (As proposed in the adjacent mixed use tag) can accommodate medium sized 10 to 12 story condo/apartment buildings without imposing shadows or impacting sightlines. See Pasadena as an example!
Amgen has so much wasted space, but we do not want more houses, eye sores, no tall building, & most importantly want to protect our wildlife that we've already moved too far into & they have died b/c of our building & killed when crossing roads- no more building, ppl can live in Fillmore, Camarillo & all the surrounding communities, just like Beverly Hills & belaire do not add addition footage for "new affordable housing" we should not either... our taxes are too much for you to take the only thing away from us that we like. Ppl are too spoiled to demand us build for them
Already setup for this type of occupancies. Need to improve high speed WiFi and infrastructure to support startups and entrepreneurial incubator.
along T.O. Blvd
Along and close to the main "downtown" area and along TO Blvd corridor
After the fire ststion is relocated turn this into a neighborhood park.
affordable: mobile homes. senior complexes, condos
Affordable starter homes for small families!!
Affordable income housing.
Affordable Housing units by the Civic Arts Center, so all the service workers can live near where they work
Affordable housing is more important than a golf course. The infrastructure for homes was put in the ground below this site.
affordable housing for young professionals
Affordable housing and mixed use, shops, apartments and condos.
Affordable housing and mixed use, shops, apartments and condos.
Affordable housing - Pincrest was a missed opportunity to address issue.
Affordable Housing
Affordable Housing
Affordable housing
Affordable Housing
Affordable Housing
affordable Housing
affordable apartments
affordable apartments
affordable apartments
affordable apartments
affordable
add residential to enliven retail and food services
add parking structures in place of surface parking
add parking structures and office in place of surface parking
Add more. It's okay.
Add mixed use housing at the Janss Marketplace area. It's walkable and there's vacant space that could be converted to housing.

add lower density townhomes and add commercial next to Kohls to finish retail center
Ad some Mixed-Use near city council member's homes.
A new park in this open area
A movie theater.
A city of our size would benefit from entertainment for adults and children that is affordable.
7-11 with reduced hours and no alcohol or tobacco sales.
6 to 8 stories (same building mass as city hall
4 to 6 stories
2-3 story apartments along thousand oaks blvd on top of a thin but long commercial shopping district
2 & 3 bedrooms
Multi-family affordable housing

Wrap Up

The comments below are reported verbatim and loosely categorized.

Table 8 Other Thoughts or Comments

<i>Development/Economy</i>
City fees and development hurdles are too aggressive in TO
Redevelopment is the future of housing and retail in Thousand Oaks.
Do not overbuild. We could use modernization, but no super tall buildings, especially along TO Blvd and the like. Freeway congestion needs help.
Minimize fees for ADU permits to provide affordable living space.
Give our sleepy community a walkable and liveable downtown :)
excessive high residential and commercial rents causing an exodus of quality people and businesses to leave
Do not grow.
I am glad the City is doing something to make Thousand Oaks and the neighbor cities grow. Our community is changing and we need to so same.
We don't need more development. Keep T O as it is. Don't let it become Encino or Santa Ana!
Don't let T O become the Valley! Keep it as is! No more development of open space. No increase in density, please,
Don't let T O become the Valley! Keep it as is! No more development of open space. No increase in density, please!
My husband and I are homeowners in Thousand Oaks and would like a walkable downtown with more mixed use developments. Northern Thousand Oaks near CLU could use some development as well.
Thousand Oaks is beautiful community. Although I understand the need for more affordable housing, it needs to be very thoughtful and with traffic problems in mind. Buildings need to be limited in height and with ample open space. Oak trees need complete protection from destruction and encroachment.
Build a better Thousand Oaks not a bigger Thousand Oaks.

The Lupe's buildings are so, so ugly. It breaks my heart to remember how many great times we had there and to see the huge structures that replaced it.
The huge Lupe's buildings are very ugly.
When oh when will mixed use buildings be built around the Downtown Core? It's been 9 years since the Specific Plan was voted on and still nothing has been done to get more density into TO to provide more customers to the retail on the boulevard.
Please look to New Urbanism or Strongtowns as a guide for Post-Suburban redevelopment.
In order to continue to thrive into the latter half of the 21st Century, Thousand Oaks must prioritize smart growth, affordability, and a thriving job core.
Stop cramming more people into such a small place. There are other communities that can handle the growth. TO should not.
This is my home town, and I think sensible density + a sense of place is required. TCAC designated affordable density at town center, keep the hills native and restore the streams, design projects that look like they belong here. PROTECT ALL QUERCUS LOBATA. No design that takes out these irreplaceable trees should even be considered.
Please don't over build and develop in Thousand Oaks. I came here because it felt like country and I want it to stay that way.
I am very concerned with the approval of high rise multiuse buildings. These provide for more commercial stores, however we have many empty commercial stores. Why do we need more. Tall buildings along TO blvd looks like the SF Valley! Not good!!
Stop investing so much in the auto mall. Let the dealers shoulder the costs. Don't allow the Governor to pressure TO into steering off course. We're doing fine. Encourage the Sheriff's to enforce local laws more strictly, especially regarding homeless "activities" like drinking, urinating, camping, etc... Stop hiring expensive consultants to tell you things, which our own talented city employees can tell you...
Items in the current master plan that should not be changed: building height, sidehill/ridgeline development, zoning changes by vote of the people (increase housing density). Utilize the traffic lane(s) on US Hiway 101 as through lanes, not just for exit/entrance. If planned widening of Hiway 101, should be traffic lanes, not HOV.
The map for drag and drop is difficult to understand. No buildings more than 3 stories high.
We just moved back to TO after being away for 13 years. Feels very different, SF Valley (ish), several main roads like TO Blvd, Gainsborough, others, look cosmetically terrible. Even a coat of something like HA5 to darken and even out the look of these roads would help A Lot if there is no interest in actual repaving.
Side 4 asks where to put growth. This valley is growing beyond its natural capacity. Renew existing areas is fine but growth is not. The goal should be to improve life without adding more people. Growth should happen in other less dense areas.
We need a major market midtown. Mixed use and affordable housing within walking distance of food, services, and social gathering areas
One of the concerns we have is the abundance of fast food places here. Enough. Let's attract good quality, family run restaurants to come here and help them stay by patronizing them.
Mixed Use building will aid senior citizens, who can live adjacent to the services they need.
We DO NOT need more growth or housing. Time for the city to sue the state for forcing this on us. FOIA the towns of Newsom, Pelosi, Feinstein, Waters and find out how many low income housing

units they are going to build. If none, that should be the norm for the rest of the state. Also, NO special exemptions for building more than 3 stories high.
PLEASE, let's NOT become the valley!!!
Please limit development. It will cause a lot of crime. Thousand oaks is great the way it is.
Moorpark Ave between Janss and Thousand Oaks Blvd could definitely use some curb appeal as it is a street frequently used by many for shopping.
No buildings higher than 2 stories on TO Blvd. Lupe building is way to massive and tall.
Downtown is the Janss market place to my way of thi. king
The proposal to have low-income housing on the old K-Mart lot and low-income housing where the Timber School is would be great, but the Timber School should be declared an historical landmark.
We have lots of vacant spaces that can be converted to meet the needs with more housing and more entertainment. The City should ensure developers fit the feel of Thousand Oaks rather than turn us into the Valley or Oxnard with their high-rises just so they make a profit.
I always hated the chain restaurants and live interesting places to eat and drink, sorry some of the places are shutting down. Always wished we could have had a more cohesive center of town . Not a fan of Thousand Oaks Blvd mishmash. Love Thousand Oaks
We don't want to become Temecula, but our schools and our economy will suffer if we become an old, dilapidated community that refuses to modernize. We can grow and welcome younger families with a community master plan that welcomes thoughtful growth.
Too much development. Listen to the people NOT the developers.
Housing
More affordable townhomes in the \$300-450K range near downtown TO would help bring students and new families back to TO.
I think housing on TO Blvd is a bad idea! Traffic congestion on the Boulevard is so bad, I try my hardest never to drive there. Housing will only make it worse! It will never be a "Pedestrian" street, because for the most part, the businesses are too far apart.
We need to increase housing desperately!
There are too many people in Thousand Oaks now. We do not need additional housing.
Need to plan for both short term and long term housing issues. Business community, Bio Tech community needs to be part of the solution to housing and invest directly into developing housing. Everyone needs to invest into the solution. Government and affordable housing developers need the support of investors to develop all types of housing. Thank you for giving us the opportunity to give our input.
Honestly it seems like the city just wants to cater to the "upper income" residents. The city needs to make sure that it's policies allow ALL residents to live in the city and participate in the local economy.
City Council is going in the right direction of starting to move forward on development in opportunity areas. Mixed use will be key in solving the housing crisis and affording people who work here a place to live. Turn that Home Depot lot into HOUSING TODAY!
I grew up in Thousand Oaks and still work here but I can no longer afford to live here. Control of rental rates would be awesome.
Affordable housing is the greatest need for teachers, first responders, retail salespersons, retail workers, hospitality workers, fast food workers, etc.

Hoping for thoughtful consideration of our increasing senior population. Mixed-age/income house important as would be building in a system such as neighborhood councils for more cohesion among those living in single-family housing.
I believe TO is about the optimum size. I would like to see more affordable housing so that younger families could settle here
I realize the City needs additional housing. I'm concerned the new housing will not adhere to the standards we've used in the past, and lead to the City looking like the Valley. We need to keep the 3 story height limit, adequate setbacks, and mitigate traffic issues.
We need additional new homes to be built that are not reasonably priced / not townhomes.
New Multi-family and Mixed use land uses should be near public transportation. But not too close to freeways for health reasons.
Keep the open space Low income housing is NOT welcome here; if I can't live in Lake Sherwood then why are you imposing low income housing in an area where we DON'T want it? Everyone has to do their time to save to get what they want.
The wrong people are making design decisions the rest of us have to look at. The new housing project next to the fwy at Wendy looks like it belongs in Canoga Park. Seems conforming has no lost all value building of the civic center as it conforms to nothing anywhere. The new projects approved recently really cheapen the look and feel of our neighborhoods. I think it tragic and it concerns me about the new projects being proposed for neighborhoods.
If we don't build more affordable housing I don't know when I'll ever be able to live here after I graduate college.
Please stop building apartment complexes!! I don't want Thousand Oaks to become like the San Fernando Valley or Los Angeles. More people packed into our communities will resume in higher crime and traffic.
I know the city has a gun to its head with regards to building more low income housing, but we are max build out to our original General plan. This is ridiculous to think we have to overbuild our community to supplement low cost housing. I know it's a slippery slope as to having enough low income housing for our workers, but maybe we can find a way to buy out all of the older apartments throughout the Conejo Valley and turn them over to Many Mansions to supervise them.
We could use more mixed use housing
Increase granny flats to provide more Sr./youth housing opportunities
I know you will see a lot of NIMBY responses - and I understand the fear of development. However, it will be the city's demise if we don't start making this town more affordable for the people who work here. Moreso, the people who grow up here very rarely can come back because it's out of their price range. More than anyone we should be welcoming back people who grew up to love Thousand Oaks. This will ensure our future.
Affordable housing!!! Or at least renovated buildings that are worth what we pay!!
Community character
I think we should think about keeping the character of our community. We don't want unbearable traffic or crowded spaces. It's so sad that every vacant lot is being plowed over. Please read "Last Child in the Woods" by Richard Louv. Parks, vacant lots, and space for nature in the midst of our city (not just designated open Space) is so important. It makes me sad that money and greed are driving decisions about our city.

Don't turn Thousand Oaks into the SF Valley. We moved here for the wide open spaces and small community atmosphere
Continue to resist the packaging of people onto each other with high rise structures and housing. We don't want to be like LA or San Francisco or the Valley. That is why many of us move here and support this community.
We moved here to get away from Hollywood and LA, not to bring it with us. Growth is necessary, but TO seems to have done a good job of managing it. Scooters are now a scourge elsewhere, they are not an auto substitute and do not mitigate traffic, so they must be prevented. And homelessness is a mental health, addiction, and broken windows crisis, NOT a housing crisis; there is plenty of help for the temporarily unhoused and they are not the problem, the chronically homeless who find community in encampments are the problem, both for health and safety. Have some temporary nighttime shelters around and never stop enforcing laws and they will not congregate here. Your open space preservation is also key. Finally, traffic congestion can be controlled with proper signals and timing and better planned entrance and exits to avoid backups, it works if your traffic department is creative.
We recently moved here (2 years ago or so) for the great schools, weather, air quality, calm life, and open space. We hope those qualities can be maintained. We don't believe growth should be a priority, the current population density is excellent. Not too sleepy, not too busy. While I understand the desire to have affordable housing, not every area / town / city can be affordable. When you have an excellent combination of features, like Thousand Oaks does, it's naturally expensive. It's a privilege to live in Thousand Oaks, not a right. There are many affordable communities within 20 minutes that can serve those who require more affordable housing. Imagine people asking that Malibu make it affordable for them to live there. Not every city can be affordable. To become affordable, it seems we'd have to grow the town substantially, thereby destroying what makes the place attractive and unique.
We need to attract young families back to the area with better "walkable" areas, better jobs, and more affordable housing
Don't ruin TO. Stop the mixed use on the boulevard. People will buy the units and rent them out leaving tenants who don't care about the community. I saw this happen to the community from where I came from.
I love Thousand Oaks and I want to see it thrive! I want to see it become a place for young families again, as it was when I grew up here.
PLEASE: No more expansion! No more traffic! Too many people already!
Please stop all of this adding more housing and businesses. The traffic is awful and we are losing the whole feeling of a small town, which is why we moved here in 1996.
Please slow the growth. Please don't reduce our open space. We DO NOT care about a downtown Thousand Oaks!
Focus on quality of life, and environmental sustainability, avoid additional development of any kind, including m/f residential.
Keep Thousand Oaks nice! Less density. More open space. More oak trees. Better roads. Better parking. Don't become the valley! Keep TO blvd free from traffic. Lots of parking! You control the future.

Sustainability, Environment, Climate, Trees

keep T.O. clean and green moving forward with sustainability and long term goals so this is still a desirable place for generations to come. We have much to be proud of, and much work to do to keep the best parts of Thousand Oaks in tact as we evolve and grow
The time will come when you will have to something with all that open space
Keep TO beautiful
Our open space is locked in and cannot be lost. We are in a new economic reality with very little development fees and our share of property taxes is very low.
Do not cut down existing oak trees
<p>It is the responsibility of the General Plan, and those designing it, to protect the health of our children and the safety and prosperity of our community by taking all measures necessary to ensure that strategies are implemented to safeguard our air, water and the climate which sustains us BEFORE irreparable damage is done to these most basic necessities for life and quality of life.</p> <p>To that end, I urge you to appoint a qualified scientist with expertise in greenhouse gas reduction and climate resiliency to the General Plan Advisory Committee...which, by the way, should have been selected by the residents of this community, rather than being hand-picked by city officials and influential persons with potential conflicts of interest and/or business before the city.</p>
<p>1) It is the responsibility of the General Plan, and those designing it, to protect the health of our children and the safety and prosperity of our community by taking all measures necessary to ensure that strategies are implemented to safeguard our air, water, natural surroundings, and the climate which sustains us BEFORE irreparable damage is done to these most basic necessities for life and quality of life.</p> <p>To that end, I urge you to appoint a qualified scientist with expertise in greenhouse gas reduction and climate resiliency to the General Plan Advisory Committee...which should have been selected by the residents of this community, not hand-picked by city officials and influential persons with potential conflicts of interest and/or business before the city.</p>
<p>2) The map embedded in the Online Survey for placing the icons for Open Space, Mixed Use, Condos/Townhomes, Retail, etc., onto the areas of our town where we prefer they be located, does not identify street names ... which makes this a futile exercise in frustration. If you want participants to actually be able to make and communicate informed choices, you have to give us adequate tools to verify exactly where we are placing our icons, rather than expecting us to rely on vague approximations of where they are going.</p>
Please include environmental sustainability plan
I'd like to see the city develop projects that move residents and companies away from dependence on fossil fuels. We're already experiencing the effects of climate change -- drought and fires. We must reduce emissions. More electric car chargers for apartments and retail, solar panels on commercial buildings, housing construction that uses only electrical utilities and solar powered.
Please put sustainability, environmental consideration, recycling, air quality, etc., in priority.
please move thousand oaks to clean energy...a green community. An example of what can be done when we move forward with the future in mind. This pandemic has shown us clearly, the effect we have on the air and water on our planet. It's starts in communities. Let's make sure we are as green and clean as we can.

Transportation

I would really appreciate better bike infrastructure. Some intersections (and parts of Moorpark Road or T.O. Blvd where cars are coming out of driveways and not looking OR big stormsewer gullies force you out into traffic, as on Moorpark southbound from Flores -- or where Lynn Rd narrows) are death traps for bikes. We need much better protected bike lanes and sometimes also bike traffic signals that allow bikes to cross in protected fashion, as well as many more miles of dedicated bike paths! Trying to go for recreational rides on roads is not for the faint of heart, and I'd love to be able to appreciate the year-round bike weather without feeling like I'm at risk of traffic death at any moment. I'm an experienced and confident bicyclist, and if I'm feeling frustrated trying to get around by bike, you can bet many others aren't even trying
Need separate bike lanes from road!
I would love to see dedicated bike lanes, not lanes on the side of the road. There are no places families can ride bikes together as an activity except the short one near the soccer fields. I would like to see them criss crossing the whole city so people can also use them for commuting.
Re-evaluate Traffic Lights at 101 Wendy Off Ramp. Very dangerous with cross traffic and glare. Especially, speeding cars.
There is too much traffic in the city. Our boulevard is already so congested. We don't need more housing on the boulevard!
I don't like the traffic and the increase housing that promotes more congestion.
We NEED convenient, affordable, public transportation both in city and to Los Angeles and Ventura
Traffic speeds on Lynn Rd are too fast.
Safety
Police and/or Sheriff should do undercover drug busting work. If not already doing it.
Police and/or Sheriff should do undercover drug busting work. If not already doing it. I am a retired Los Angeles Unified public high school retiree.
Need to address the homeless issue
Would love a vibrant downtown with spaces for children and families and cafes. And I would like the city to better monitor vagrants, loitering, homeless tents. Thank you!
Safety of residents is a priority and getting the community atmosphere back, slow down and appreciating what we have.
Supporting firefighters and efforts to prevent wildfires is most important to me.
I have written a letter regarding a Safety Issue.
Wireless
Hire a different wireless consultant - there is definitely a conflict of interest here which will affect us all as time goes on. Other communities ARE better protected and more assertive in attempting to prevent the coming number of small cell antennas. You could do more, but you, as a city, are doing less, because of our wireless advisor. This will have an extremely negative effect on all of us in a short amount of time. My comments will fall on deaf ears, I know, since the city has a fear of lawsuits for not approving just about all of the applications they receive, but, you will see, as time goes on, the number of incidents of unexplained physical conditions will increase so greatly due to your lack of action.
No 5g please- especially in schools- and yes the city does have the power to make these decisions so please stop scapegoating and actually protect your citizens that pay an obscene amount of money to live here

The City is not listening to its Health Professionals when discussing Safety Issues like 4G / 5G sites

Other or Multiple Categories

Call me about building soccer volley courts. Lynn Oaks park would work.

Thank You!! Thousand Oaks leadership is the BEST!!

Love being a part of our City!

Religion must not be a part of our government or schools. We are being inundated by loud mouth people who want everyone to believe as they do

Timeline is ridiculously long. See Playa Vista in west LA for aggressive timeline that gets people truly interested.

While I no longer live in Thousand Oaks, I do currently own a home in Thousand Oaks.

Get it done already. Our city outdated.

I'm sorry to see city officials use false narratives to promote their development agenda. I have watched Council members lie to the public claiming new housing laws force this change. Anyone who's really paying attention knows that these housing laws have not passed. The corruption is gross. The influence from Blvd property owners, developers, CLU and Los Robles Hospital is disturbing. Thousand Oaks has made it pretty far; for years officials and residents have worked together for common values. This is why our community is so attractive. Please don't throw it away. Please don't let the influence of these greedy people destroy what we have protected for so long.

It's sad that the city plans on spending \$20 million at the Civic Arts Plaza. Other areas to spend that money. I won't be supporting that CAP!

Folks, this a new general plan. Let's not be satisfied with just an update of the original. Let Thousand Oaks evolve beyond it's past.

Increase resident engagement by allowing voting on any substantial change to public property.

I think TO should remain a predominantly upper middle class single family city. That's why I moved here.

Love what you're doing! Keep up the great work!

Even though there is plenty of money in this area, I don't see a reason why every time some study is needed on a issue, the payment to consultants is way overpriced. Just because the money is there, doesn't mean the city should use it as if there is a bottomless pit in the bucket. We all worked hard for our money, from the millionaire to the middle class and it's hard to see our money used in such a frivolous manner. You don't have to buy the highest priced shoes to get good value!

Make all city financial transactions advertised for the public to view. To include salaries and financial reports of elected officials

Thank you for the opportunity to share some thoughts. Our beautifully planned city is a dream. Of course we want to keep it that way. Engaging the community openly might help to calm people down. Just read NextDoor and you see some angry folks. And good folks as well thank goodness.

Please read my comments and take them seriously. Do not trash our community into becoming the valley by building more for ppl who cannot afford the town... they don't do it in Beverly Hills, & it will ruin the value of why we all live here & pay taxes here

If u don't get businesses back up and running soon, all of planning effort and cost will be a waste do whatever you want..the valley is already here and I won't be

Get a city council that responds to residents. Not one that appears to be doing business that is to their benefit and not the local residents!

Hyperloop and air taxi ports massive victory gardening and watershed level permaculture designing. Permatrail.org
Keeps TO THE WAY IT IS!
I think there should be a thousand oaks sign, like they do in other tourist countries for example Toronto, so the teenagers can go and take pictures.
open up a dispensary.
Please Re-Open Thousand Oaks !
Do not turn TO into "SF Valley"
I am reminded that the percentage of young people that came to the initial meeting for the TO2045 general plan was less than 1% compared to the older generation of people who settled this community. The consulting group thought everyone there came because they heard about it on social media when, in fact, most read about it in the Acorn. It may be true that this is not a community that supports young people. It is suburban life that we built here and we want to keep it this way. The young people I have spoken to have told me that they will leave T.O. regardless of the building of urban areas because they want to experience life outside of T.O. But they also said that they plan to come back to our quiet suburban area later on to raise their own children. Perhaps you should be listening more than talking about your grand plans!
The city of Thousand Oaks has established guidelines for our community. Building codes, Oak tree codes etc. I want the city to stick to the guidelines and codes they have established and not waive them to allow builders to have the upper hand in our city. We don't need massive four story apartment buildings. We need all of our remaining Oak trees.
With the spread of Covid-19 as well as other possible community spread diseases (typhus, etc), please reconsider housing options for the homeless near parks, schools, and SFR neighborhoods. Most of the homeless are drug addicts who don't want to abide by rules in order to live in permanent housing or shelter that is offered 'cuz they'd rather get high.
Fix the traffic flow and traffic lights!! Get rid of more left turn arrows! NO building over 3 story. Stop cutting down oak trees.
Lessen the wealth disparity. Less mansions, more modest single family homes and town homes. Less new development, more revitalizing and filling in old buildings. Start thinking about young families - we want affordability and safety and to not become the valley. But first, stop building mansions and claiming there is no space for affordable housing (see the new homes on Kanan road at Westlake)!!!
Survey
It was impossible for me to get my bearings in the Map Markers part of the survey so I chose not to participate in that one. Next time, provide a map with street names on it.
Good job on the survey
Thanks for the survey.
The survey is bogus. You are only including what Rami & Assoc decides to include instead of allowing the public to express their views.
I did not understand the map markers question, could be just me but wanted to mention it.
Good luck with this, if you need an intern let me know!
The Map Markers was poorly designed to place markers...
The map to indicate your desire for growth type and location is extremely difficult to decipher. There are no street names. This took me an exhorbitant amount of time to locate where on the

map my house is let alone other areas that I think have room for development. I doubt you'll get useful information from respondents as a result.

I input many comments but they did not seem to register. I felt like it was a waste of my time. Only one of all the ones I answered acknowledged receipt even after I entered it more than once. Felt like you didn't like my responses so ignored them

Thank you for the opportunity to participate

The Map was hard to use without street names. I did not understand the color codes on the map.

I am Dutch/Spanish what does that fall under? Always confusing to me.

This was very easy to use, so it's a very effective format.

The survey was difficult to understand.

Technically I work from home for companies all over but especially LA so hopefully my answer works but wanted to mention just in case

Sorry, but I did not understand the goal of the map