

*Meeting #14*



# GENERAL PLAN ADVISORY COMMITTEE

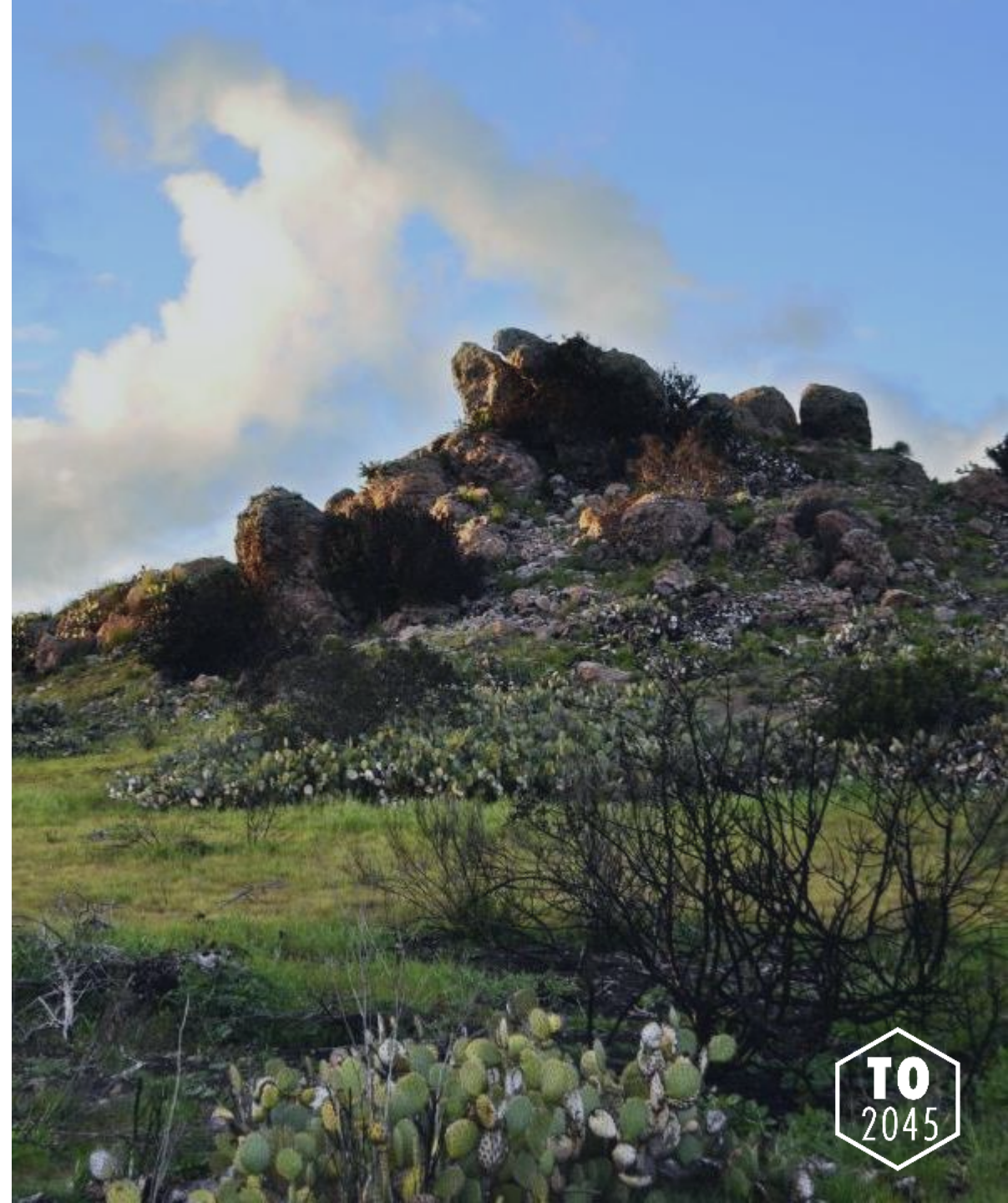
Land Use Alternatives Feedback | March 25, 2021



# OBJECTIVES

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- Summarize engagement activities
- Frequently asked questions
- Present survey results
- Discuss key takeaways from survey
- Outline next steps in the process



# INTRODUCTIONS

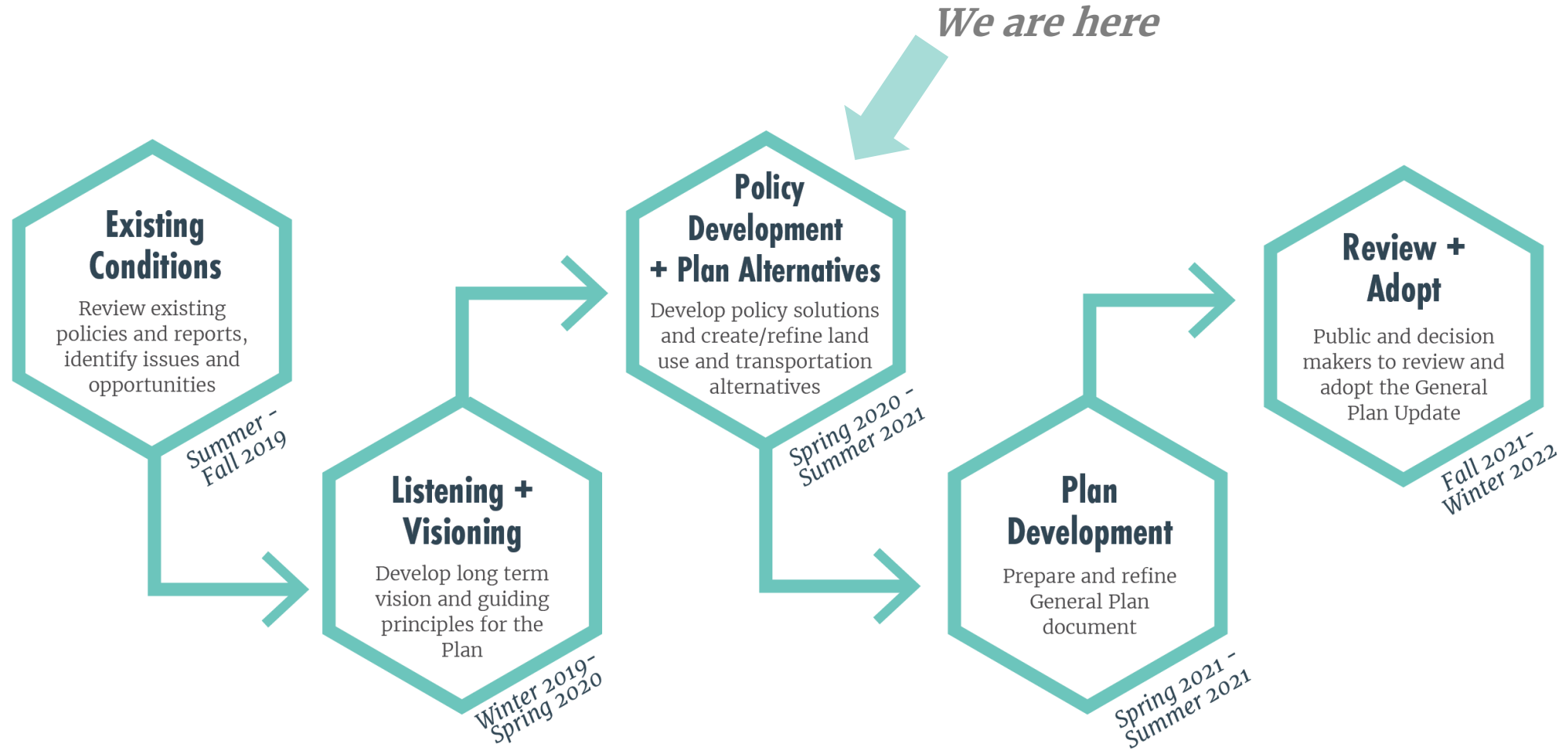
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**RECENT COMMUNITY  
ENGAGEMENT ACTIVITIES FOR  
THE LAND USE ALTERNATIVES**

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# UPDATE PROCESS



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS

# COMMUNITY OUTREACH AND ENGAGEMENT

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- Citywide mailing in utility bill
- Emails and/or calls to organizations and neighborhood groups
- 29 articles in the Acorn
- 14 GPAC meetings (25–50 people at each meeting)
- 2 Public Workshops (125 and 250 people) and 2 “community forums”
- Pop-up workshops (11 workshops with 1000+ respondents)
- Focus groups
- Stakeholder interviews
- 3 online surveys (3000+ respondents)
- Citywide statistically valid survey
- Social media campaign with hundreds of posts



# LAND USE ALTERNATIVES ENGAGEMENT ACTIVITIES

- Joint GPAC #13 + Public Workshop (2/2/21)
  - 255 attendees
- Land Use Alternatives Office Hours (Feb. 2021)
  - Four 2-hour long sessions
- Neighborhood + Stakeholder Meetings (Feb. – Mar 2021)
  - 25 separate presentations to community organizations or groups, residents, business owners, student organizations, and homeowners associations





# LAND USE ALTS MEDIA MENTIONS + CAMPAIGNS

- TO Acorn & VC Star Newspaper articles & ads
- Twitter, Facebook, and Instagram
- TOaks2045.org website
- 8 Email campaigns
- 2,500 Hard copy flyers and 200 surveys distributed
- Email blast to dozens of separate community organizations, charities, assisted living centers, and service providers

There is still time to take the current survey on the Land Use Alternatives! Take some time to read through the briefing book to get familiar with the Alternatives and learn more about how the possibilities for Thousand Oaks.

If you've already taken the survey, forward this to a friend who might be interested!

The survey is open through **March 15, 2021**, and is available in English and Español. Submit your feedback today!

[¿Habla español? Haga clic aquí.](#)



TAKE OUR SURVEY ON THE LAND USE ALTERNATIVES!

TO 2045



City of Thousand Oaks - Local Government  
March 14 at 6:20 PM

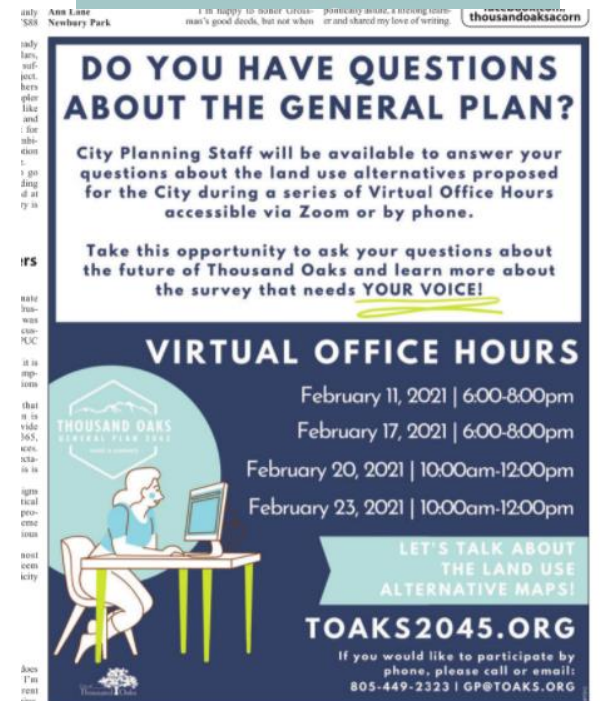
There is still time to take the Land Use Alternatives Survey! Submit your responses and feedback today. La encuesta está disponible en español. Closes March 15, so don't wait! [toaks2045.org/landusealts](https://toaks2045.org/landusealts)



TAKE SOME TIME TO LEARN ALL ABOUT THEM AND THE POSSIBILITIES FOR THE FUTURE OF YOUR CITY TODAY!



TOAKS2045.ORG



DO YOU HAVE QUESTIONS ABOUT THE GENERAL PLAN?

City Planning Staff will be available to answer your questions about the land use alternatives proposed for the City during a series of Virtual Office Hours accessible via Zoom or by phone.

Take this opportunity to ask your questions about the future of Thousand Oaks and learn more about the survey that needs YOUR VOICE!

**VIRTUAL OFFICE HOURS**

- February 11, 2021 | 6:00-8:00pm
- February 17, 2021 | 6:00-8:00pm
- February 20, 2021 | 10:00am-12:00pm
- February 23, 2021 | 10:00am-12:00pm

LET'S TALK ABOUT THE LAND USE ALTERNATIVE MAPS!

TOAKS2045.ORG

If you would like to participate by phone, please call or email: 805-449-2323 | GP@TOAKS.ORG

# LAND USE ALTERNATIVES ENGAGEMENT ACTIVITIES

- Land Use Alternatives Survey (Feb 2–Mar 15)
  - Over 2,100 completed surveys
  - Over 6,000 comments
- Land Use Alternatives Briefing Book (Feb 2–Mar 15)
  - Over 1,000 comments

The image displays three overlapping screenshots of digital engagement materials:

- Top Screenshot:** The cover of the "LAND USE ALTERNATIVES BRIEFING BOOK" for the "CITY OF THOUSAND OAKS GENERAL PLAN UPDATE" (January 2021 | TOAKS2045.ORG). The cover features an aerial photograph of a park-like area with trees and a path. A navigation sidebar on the left contains icons for home, information, document, question mark, and back.
- Middle Screenshot:** A page titled "Land Use Designations" showing "RESIDENTIAL DESIGNATIONS" and "NEIGHBORHOOD RURAL". It includes a description, "Allowed Uses" (single-family homes, ADUs, public facilities), and "Density" (up to 1.0 dwelling units per acre\*). A small image of a rural landscape is visible on the right.
- Bottom Screenshot:** A map interface titled "TOAKS2045 Land Use Alternatives" showing a street grid with various colored zones (red, pink, yellow, green). A "Smart Editor" panel on the left allows for adding comments and attachments. The map includes a search bar and navigation controls.

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

POLL

# LAND USE ALTERNATIVES FREQUENTLY ASKED QUESTIONS

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# WHY UPDATE THE LAND USE MAP?

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1. Demographic and economic conditions have changed since the land use map was created
2. Existing land use map does not provide for diversity of housing types
3. Residential capacity must be re-allocated from established residential neighborhoods to areas where additional housing can be accommodated
4. City cannot provide fair share of regional housing demand with existing land use map
5. New land uses are needed to meet community objectives

# WHAT ARE LAND USE ALTERNATIVES?

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- Three different versions of the land use map that provide options for future growth and development
- Test values and ideas from community process
- Basis for continued discussion leading to preferred alternative
- Preferred alternative will be a combination of the alternatives

# WHAT IS THE DIFFERENCE BETWEEN “CAPACITY” AND “GROWTH PROJECTIONS”

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- Capacity

- Based on every parcel’s maximum allowed density/intensity
- Unlikely to be achieved
- No time horizon
- Also referred to as “buildout”

- Growth Projections

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



# WHAT DO THE DIFFERENT HOUSING NUMBERS REPRESENT?

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- 81,124 – Citywide capacity; this number is NOT changing
- 48,000 – Existing number of housing units
- 33,000 – Approximate remaining (unbuilt) capacity
- 2,621 – Thousand Oaks’ fair share of regional housing demand per the Regional Housing Needs Assessment (RHNA) for the 6<sup>th</sup> Housing Element cycle (2021–2029)

# DOES THE GENERAL PLAN REQUIRE NEW HOUSING TO BE BUILT?

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- No, the plan dictates what type and where development could occur
- The City is not required to build new housing; only plan for it
- Property owners are not required to build
- Property owners, developers, and market conditions determine if and when housing is built
- Development will occur gradually over time

# WILL THERE BE OPPORTUNITY FOR CONTINUED COMMUNITY INPUT?

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- Yes, a lot of opportunities
- Future times for input...
  - Preferred alternative
  - Policies for all General Plan topics: parks, open space, transportation, public safety, noise, air quality, environmental justice, and housing
  - Draft General Plan and EIR

# SURVEY RESULTS



# SURVEY STATS

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## 2,127 Total Responses

- Online
  - 2,098 English
  - 4 Spanish
- Hard Copy
  - 19 English
  - 6 Spanish
- Open from Feb 2–March 15, 2021
  - 33 questions
  - 6 open-ended questions
  - 16 questions with space for comments
  - 5 demographic questions

*Results are compiled for all survey types listed above  
Not all respondents answered every question*



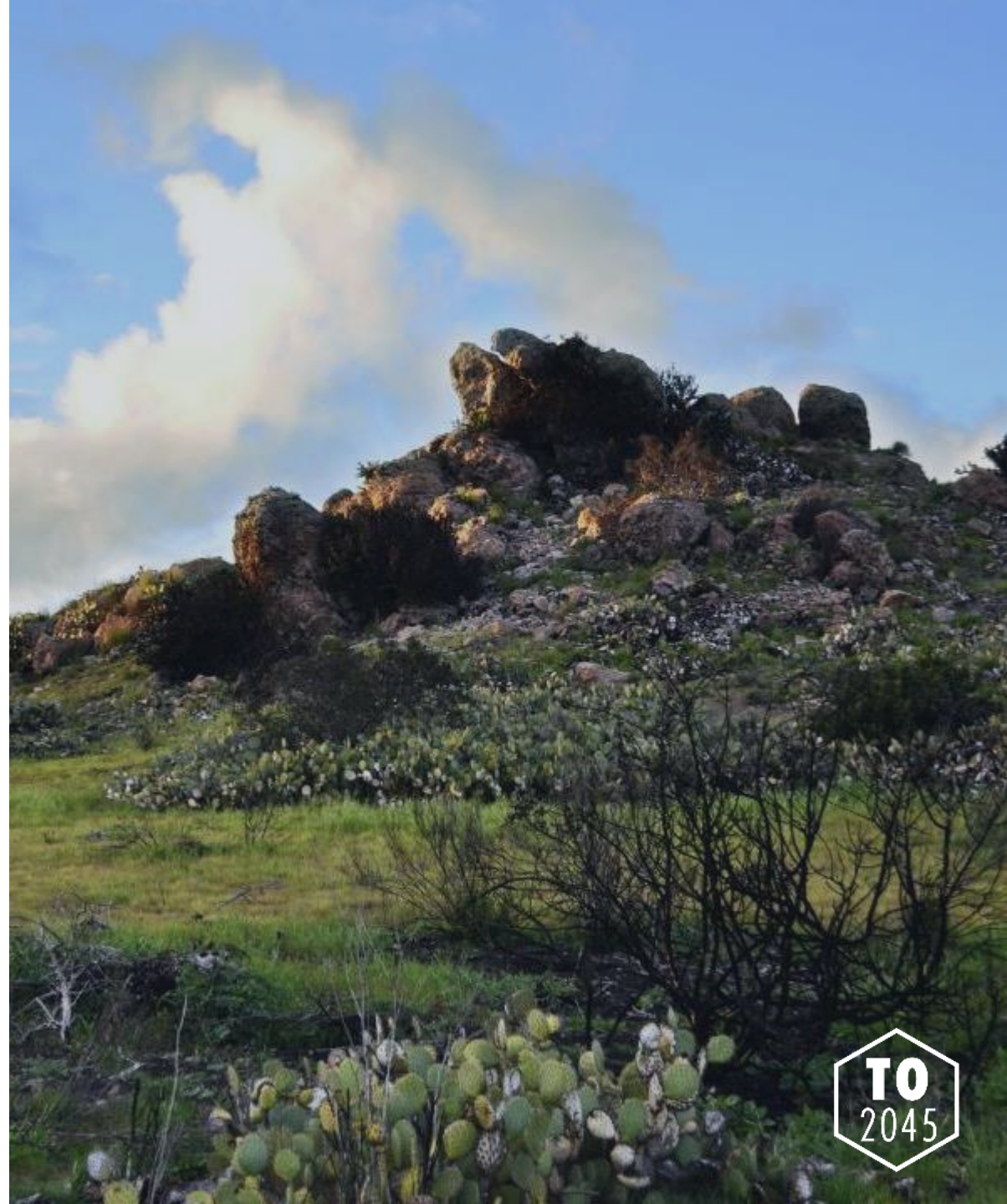
# SURVEY COMMENTS

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- “None of the above” to a multiple-choice question
  - Correspond to specific geographic question
  - Majority opposing the alternatives – this was expected
- Open-ended questions
  - More balanced between negative and positive
  - If respondents liked the alternative, less likely to leave a comment
- Full report of all comments is available at [TOaks2045.org](https://TOaks2045.org)

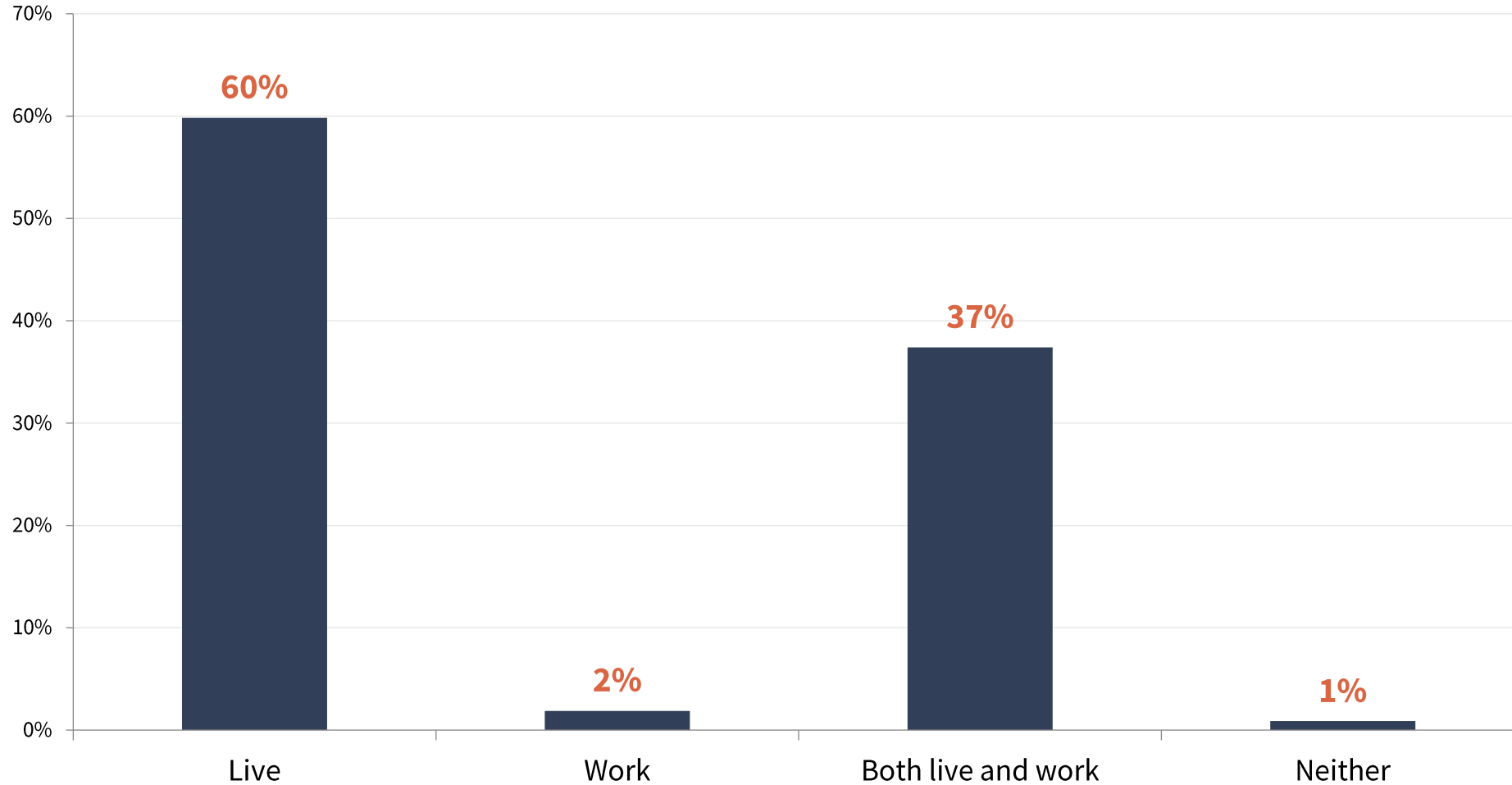
# SURVEY DEMOGRAPHICS

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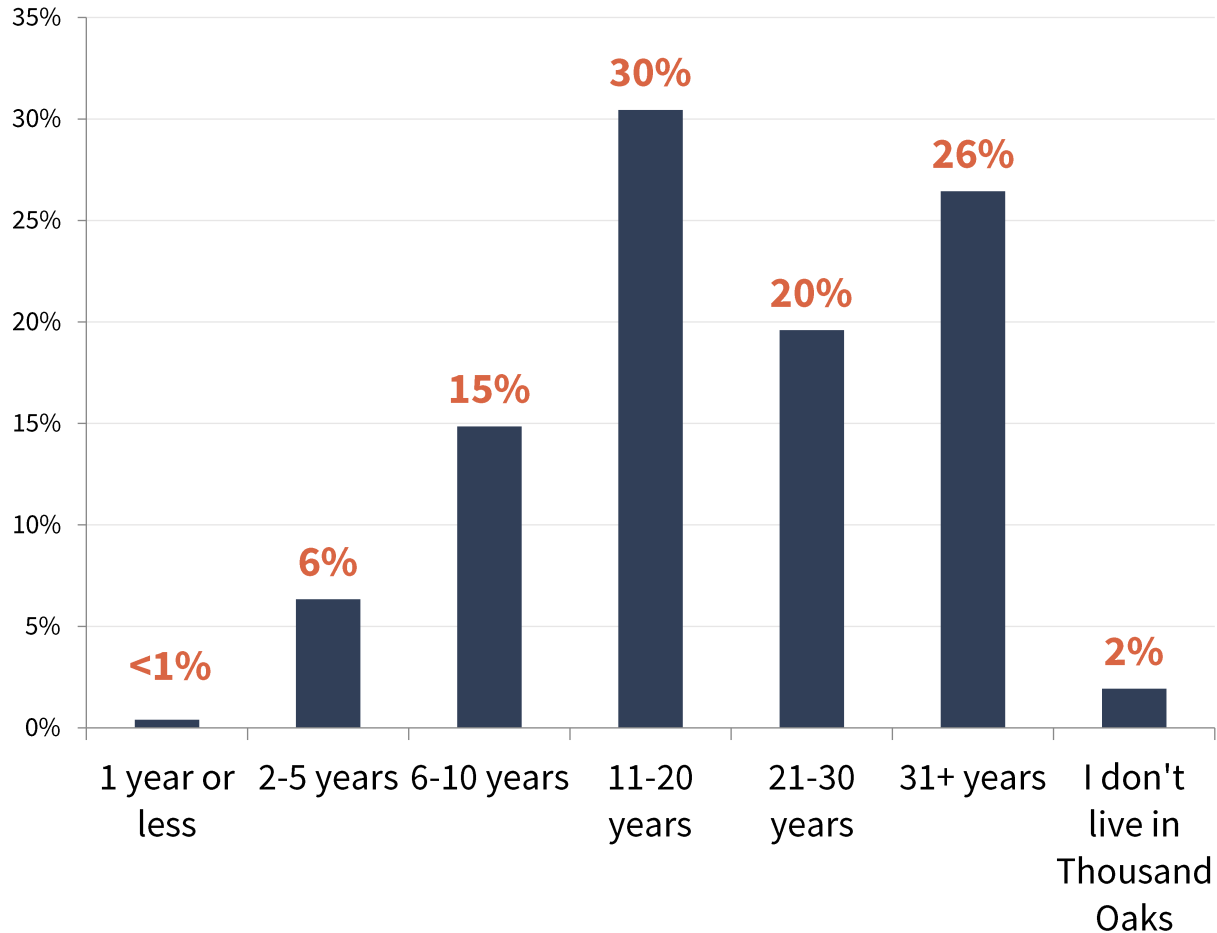
# SURVEY DEMOGRAPHICS

Do you live and/or work in Thousand Oaks?

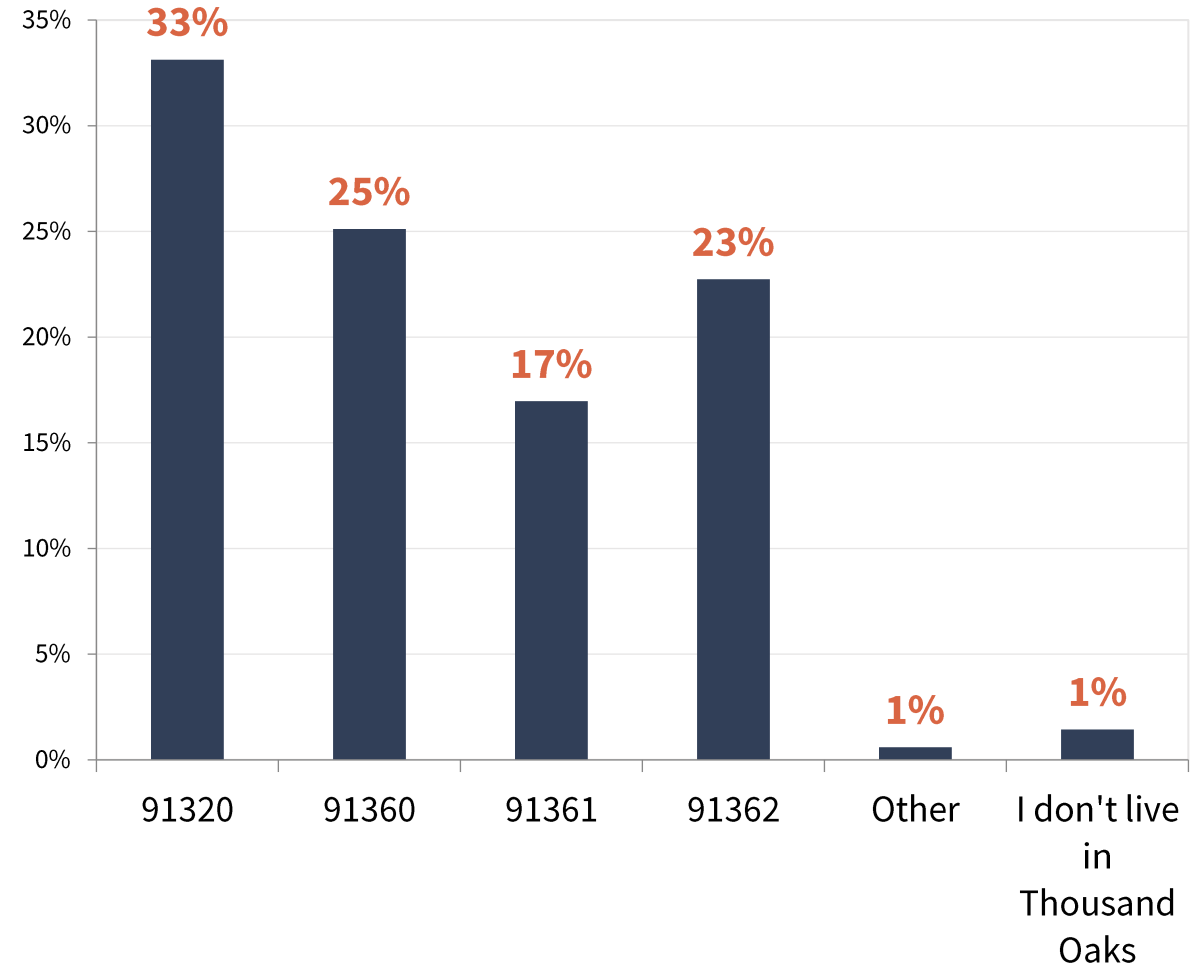


# SURVEY DEMOGRAPHICS

## How long have you lived in Thousand Oaks?



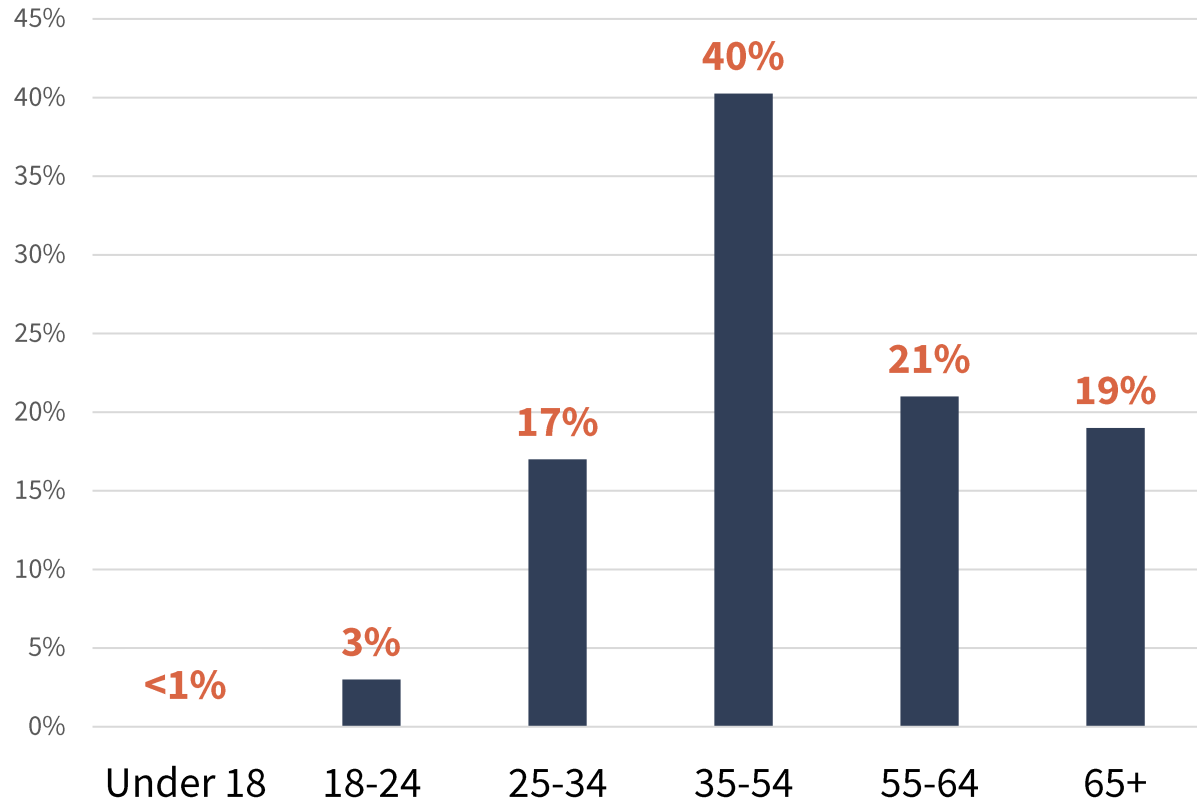
## What is your zip code?





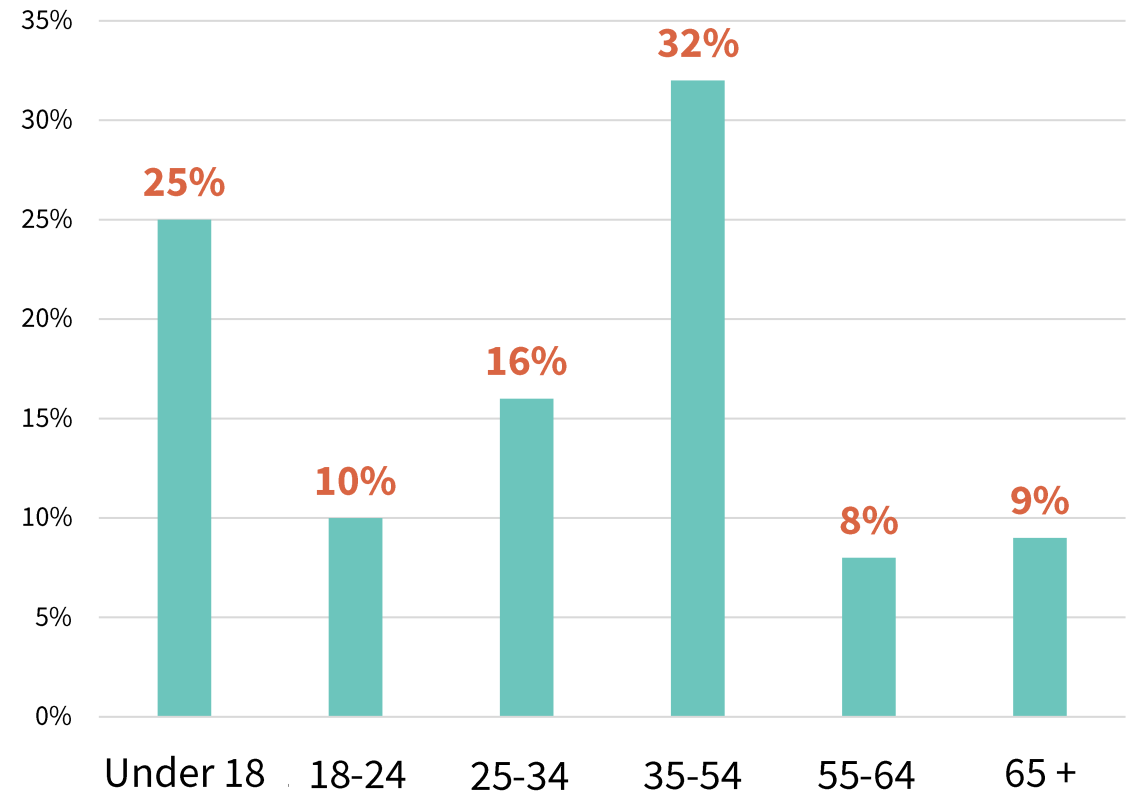
# SURVEY DEMOGRAPHICS COMPARED TO CITYWIDE

## Survey Results Age Range (Combined for Comparison)



Age categories 35-44 and 45-54 combined

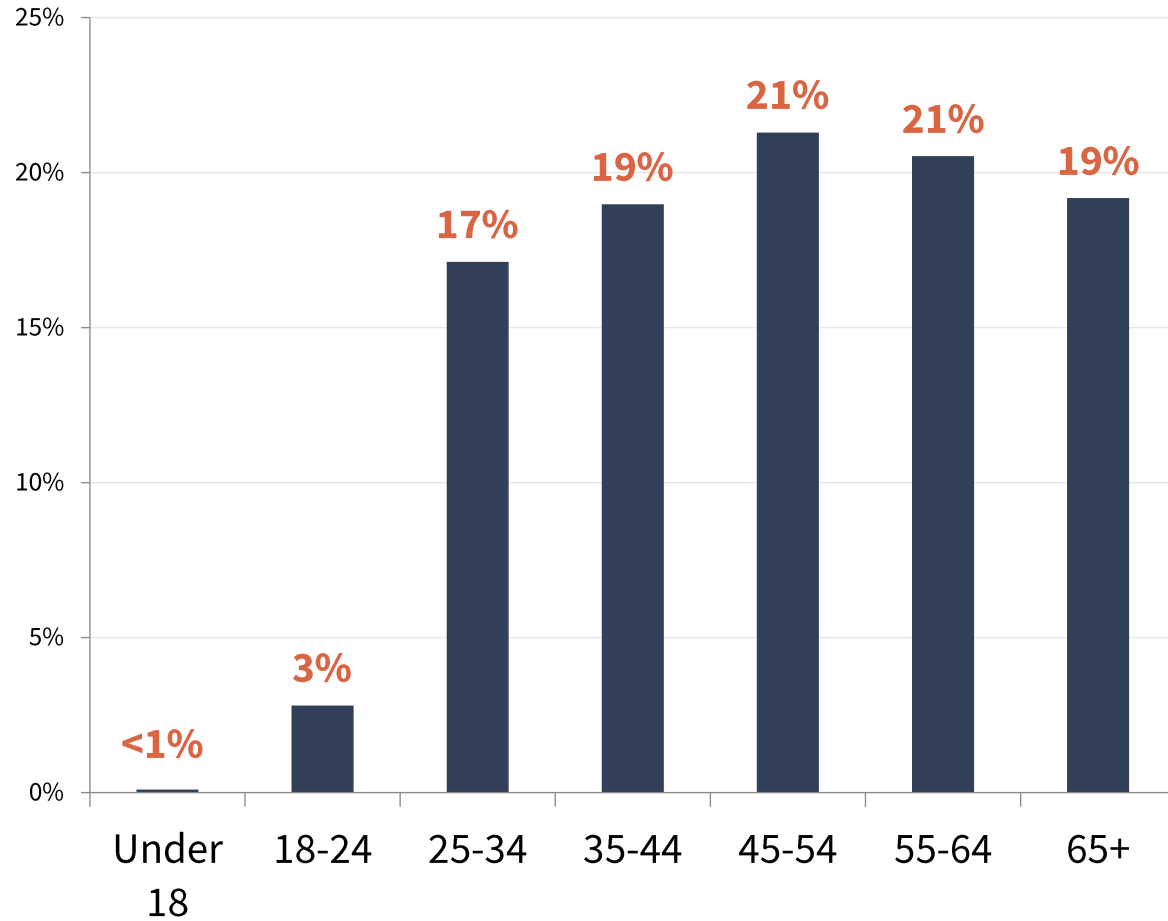
## Citywide Age Ranges



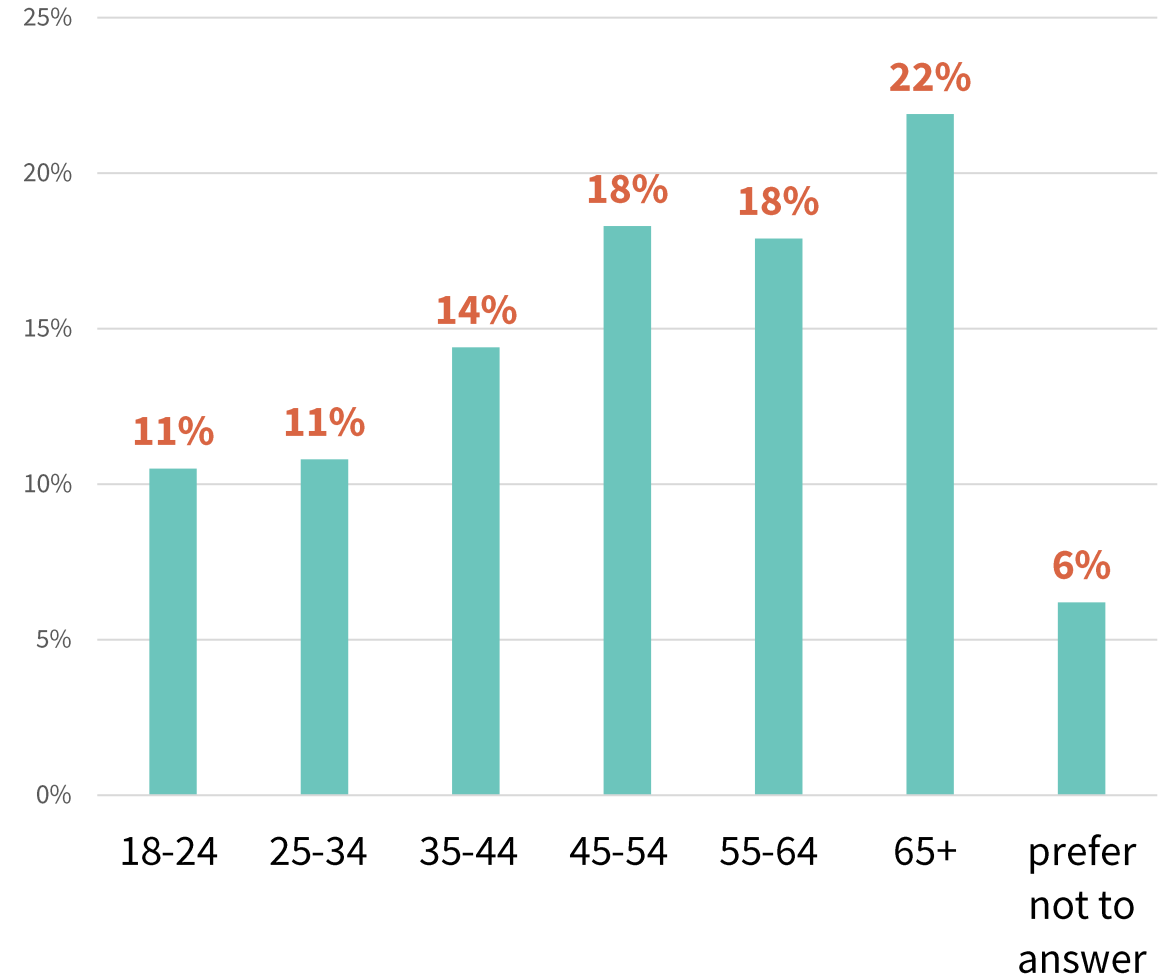
(ACS 2017 - 5 year Estimates)

# SURVEY DEMOGRAPHICS COMPARISON

What is your age range? (Survey Results)

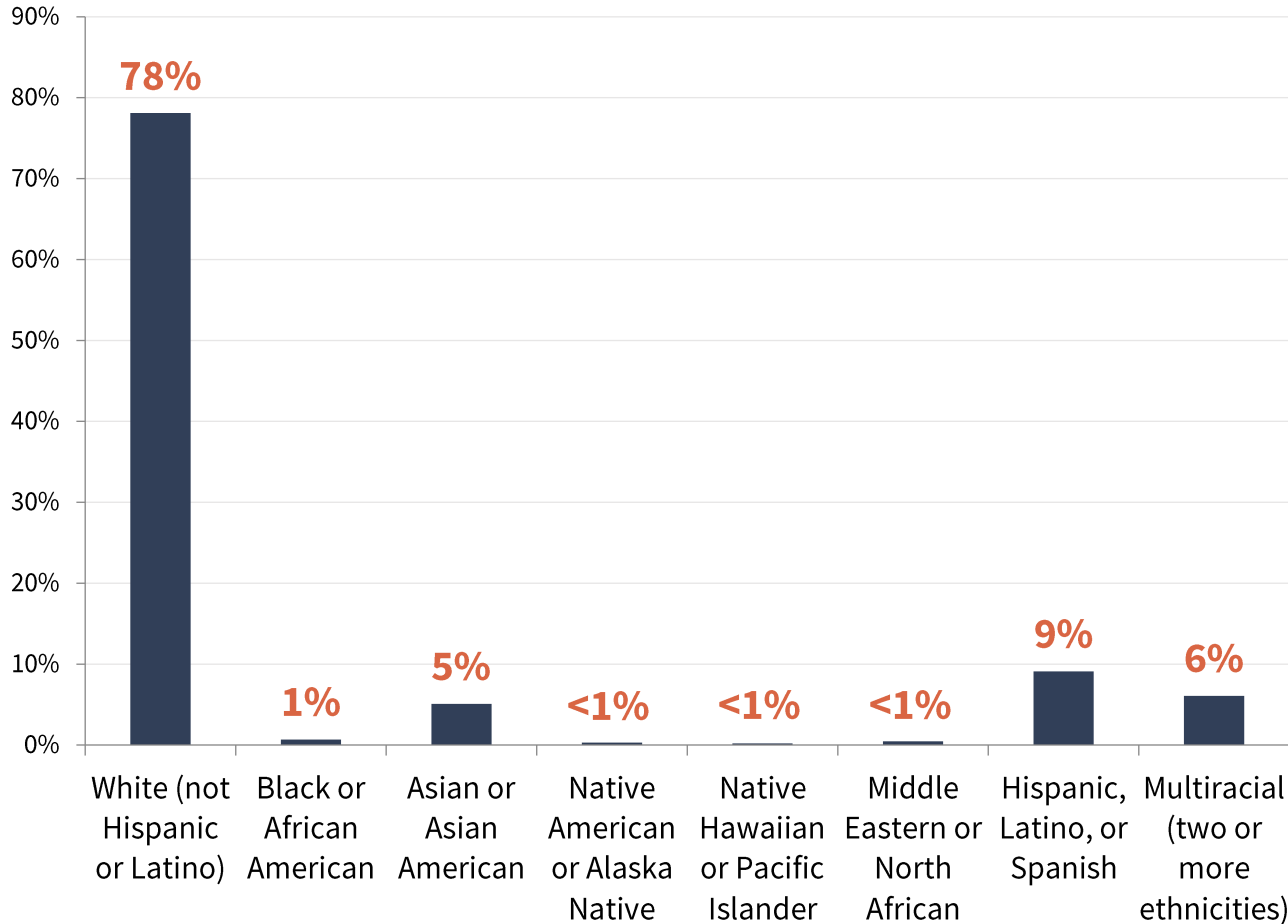


2020 Citywide Attitude Survey (Statistically Valid Survey)

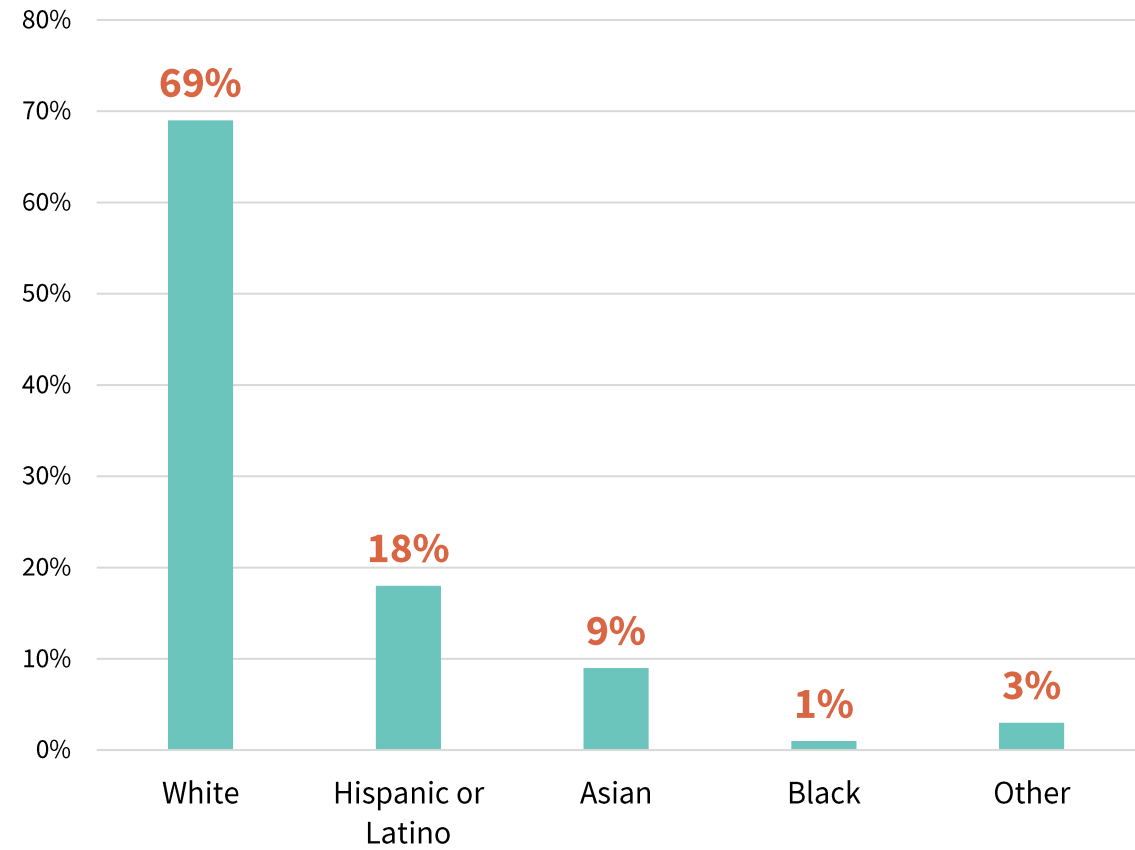


# SURVEY DEMOGRAPHICS COMPARED TO CITYWIDE

## How do you identify? (Survey Results)



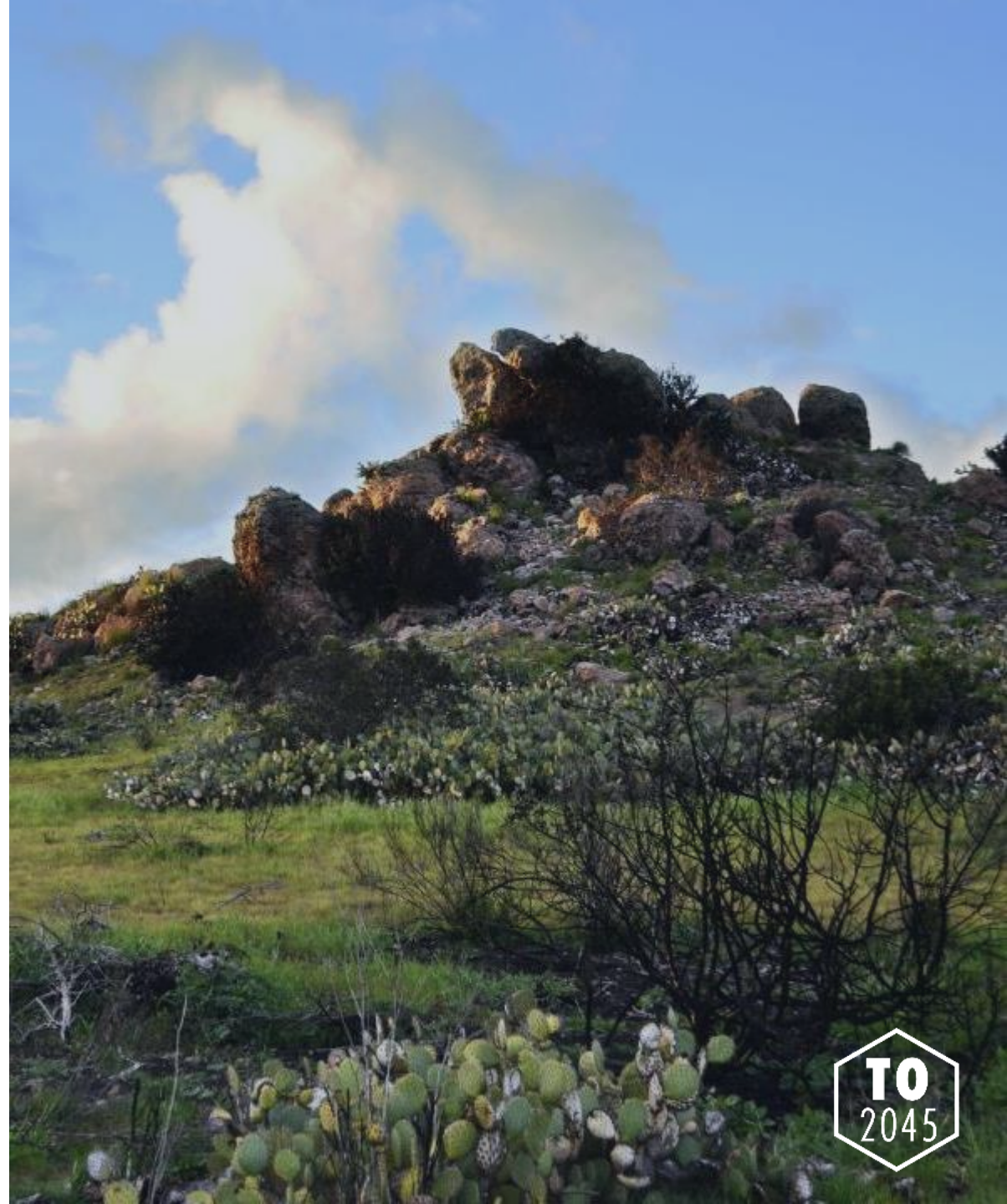
## Citywide Race/Ethnicity



(ACS 2017 – 5 year Estimates)

# CITYWIDE

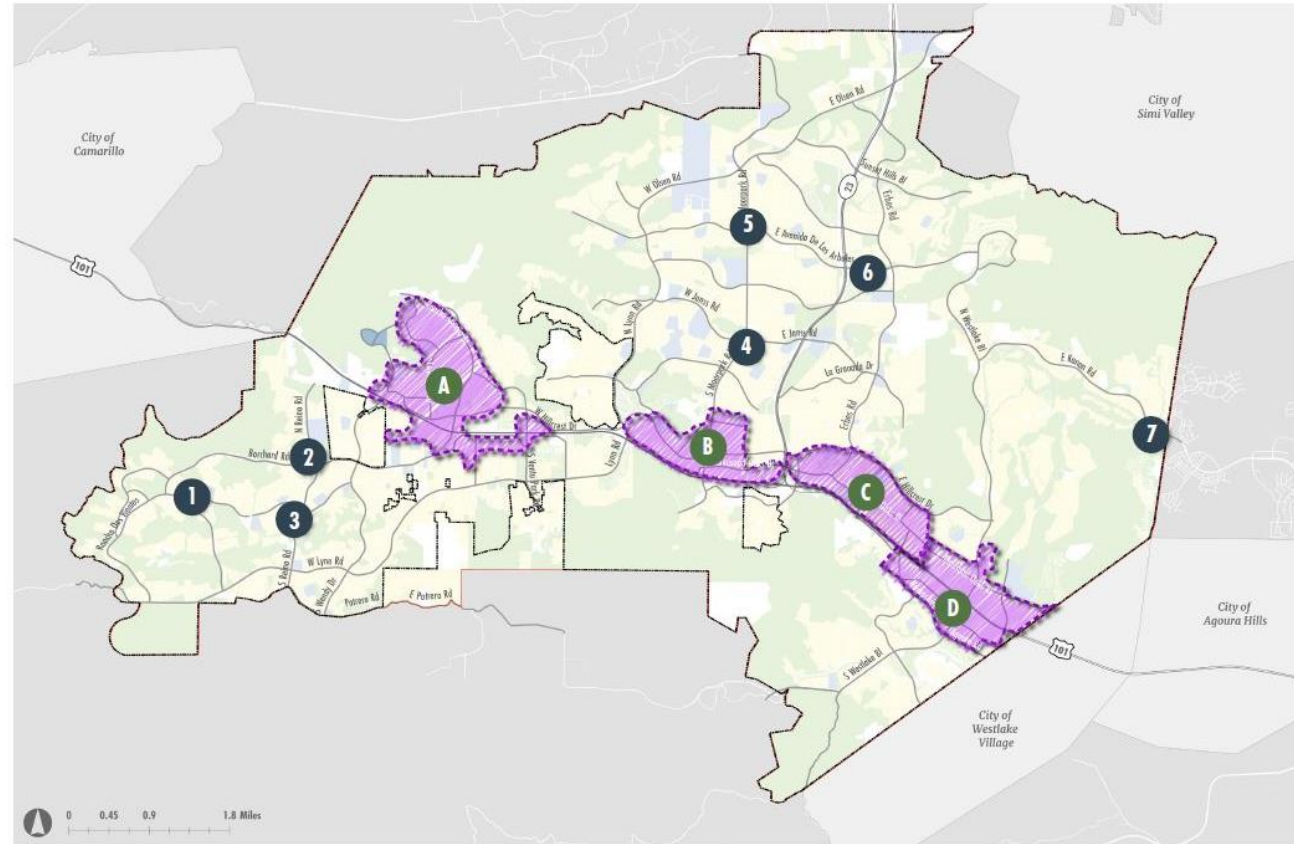
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# COMMONALITIES OF THE ALTERNATIVES

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



## AREAS OF CHANGE

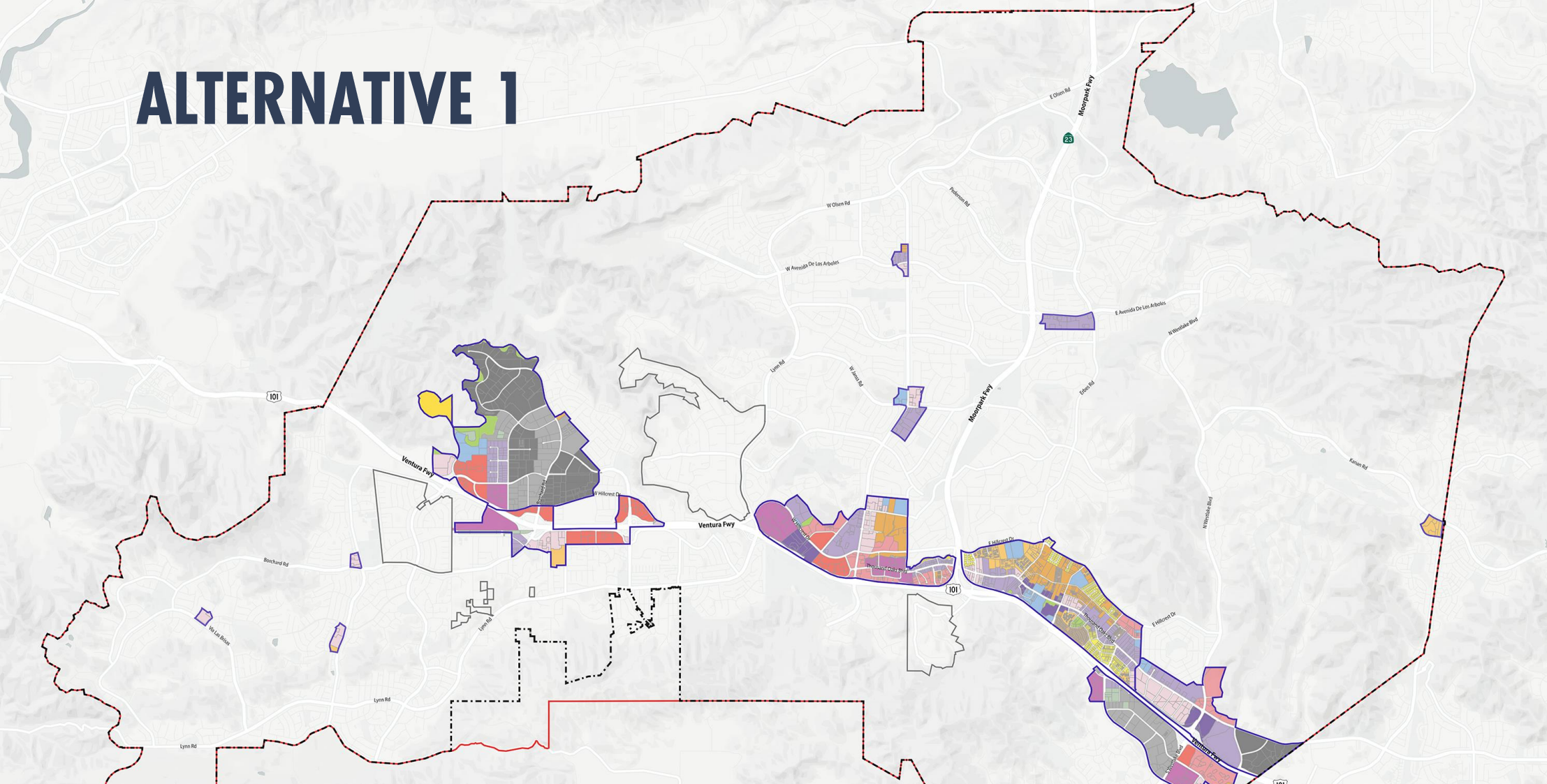
- A** RANCHO CONEJO
- B** MOORPARK RD AND EAST T.O. BLVD.
- C** DOWNTOWN AND T.O. BLVD.
- D** WESTLAKE AND EAST END

## VILLAGE CENTERS

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

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

# ALTERNATIVE 1



## LEGEND

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

### NON-RESIDENTIAL

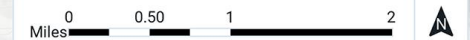
- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

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

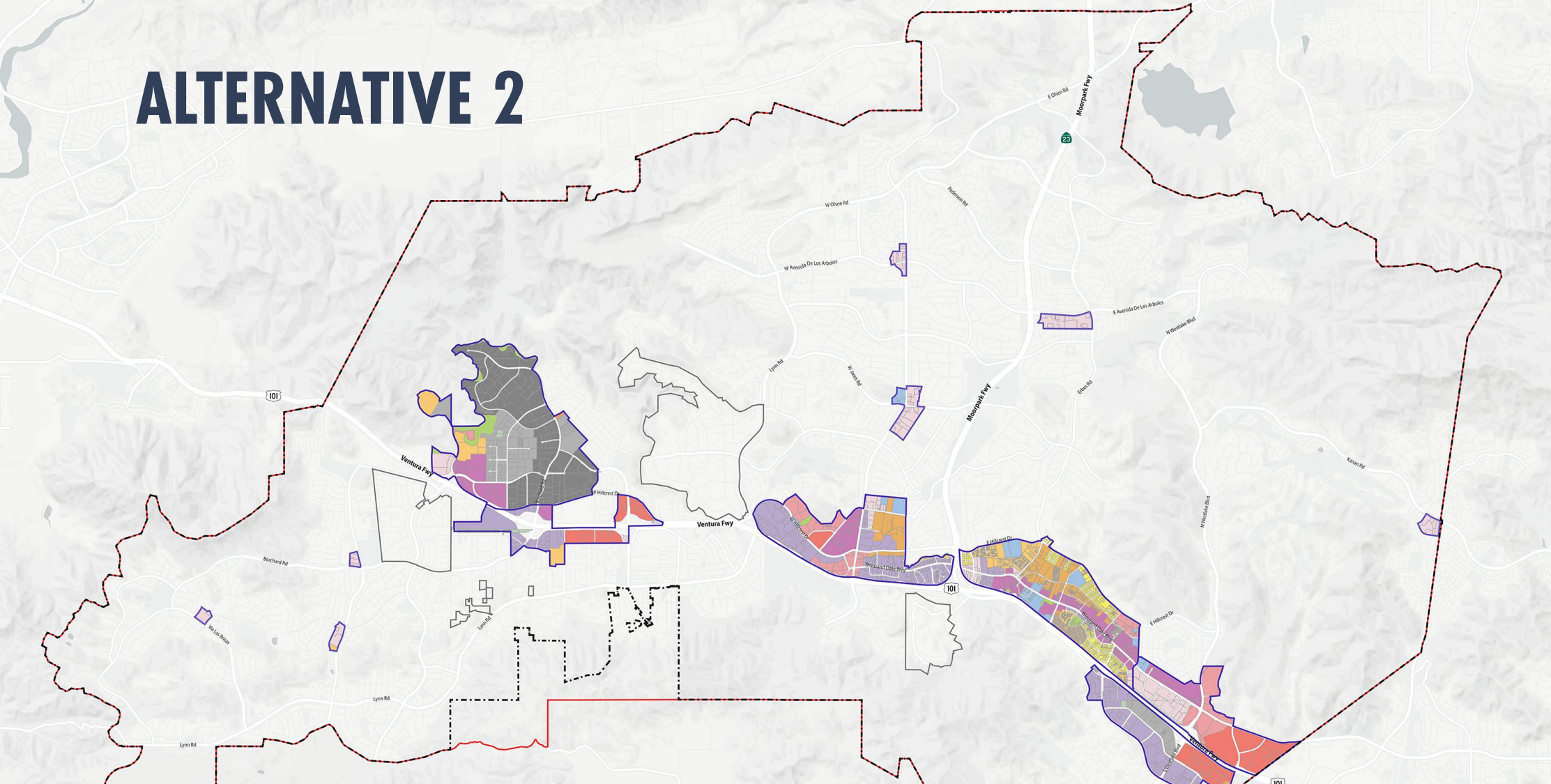
### MIXED-USE

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





# ALTERNATIVE 2



## LEGEND

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

### NON-RESIDENTIAL

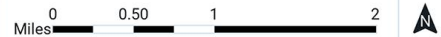
- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)
- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)
- Institutional

### RESIDENTIAL

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

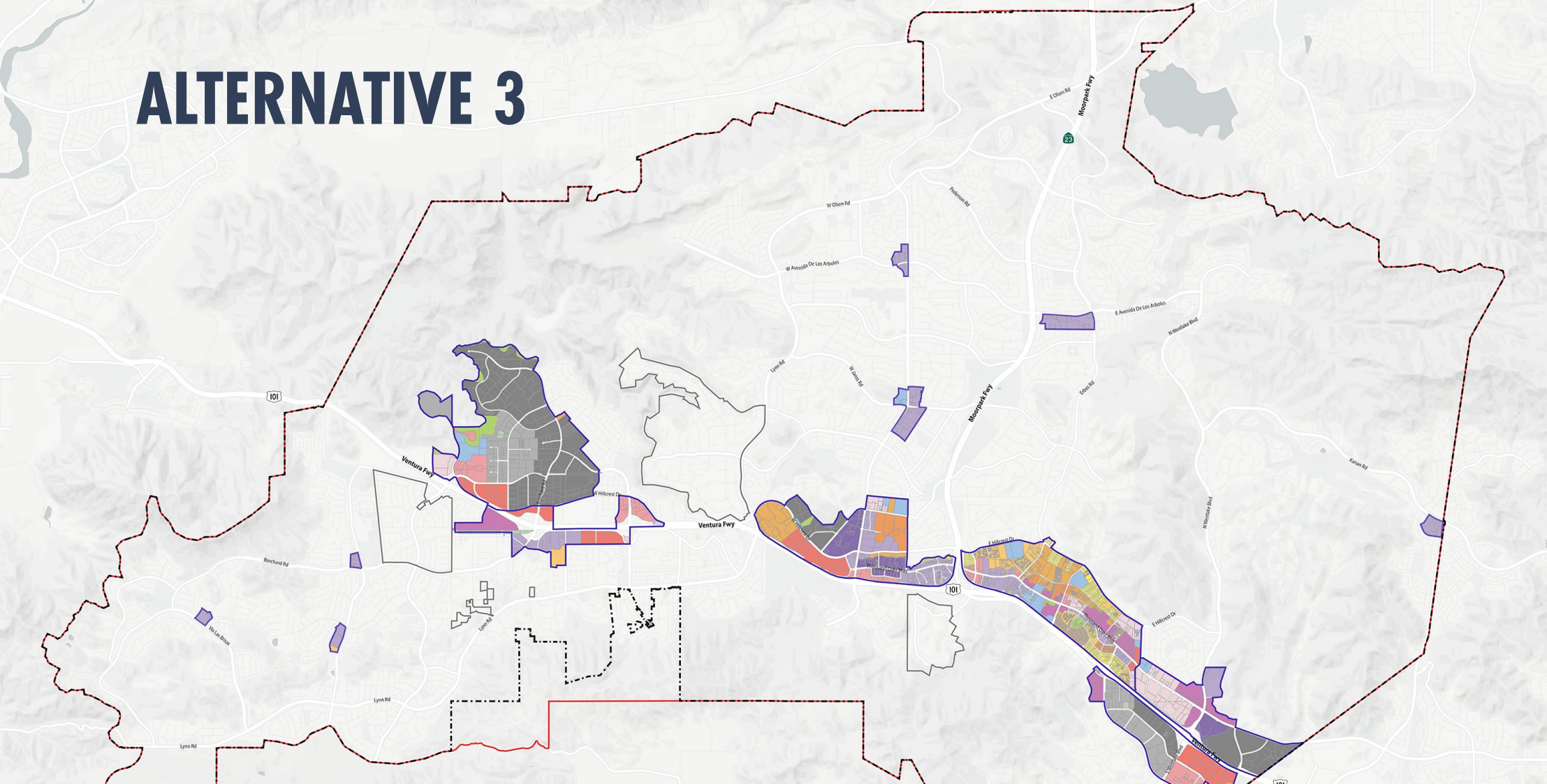
### MIXED-USE

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





# ALTERNATIVE 3



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

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

### MIXED-USE

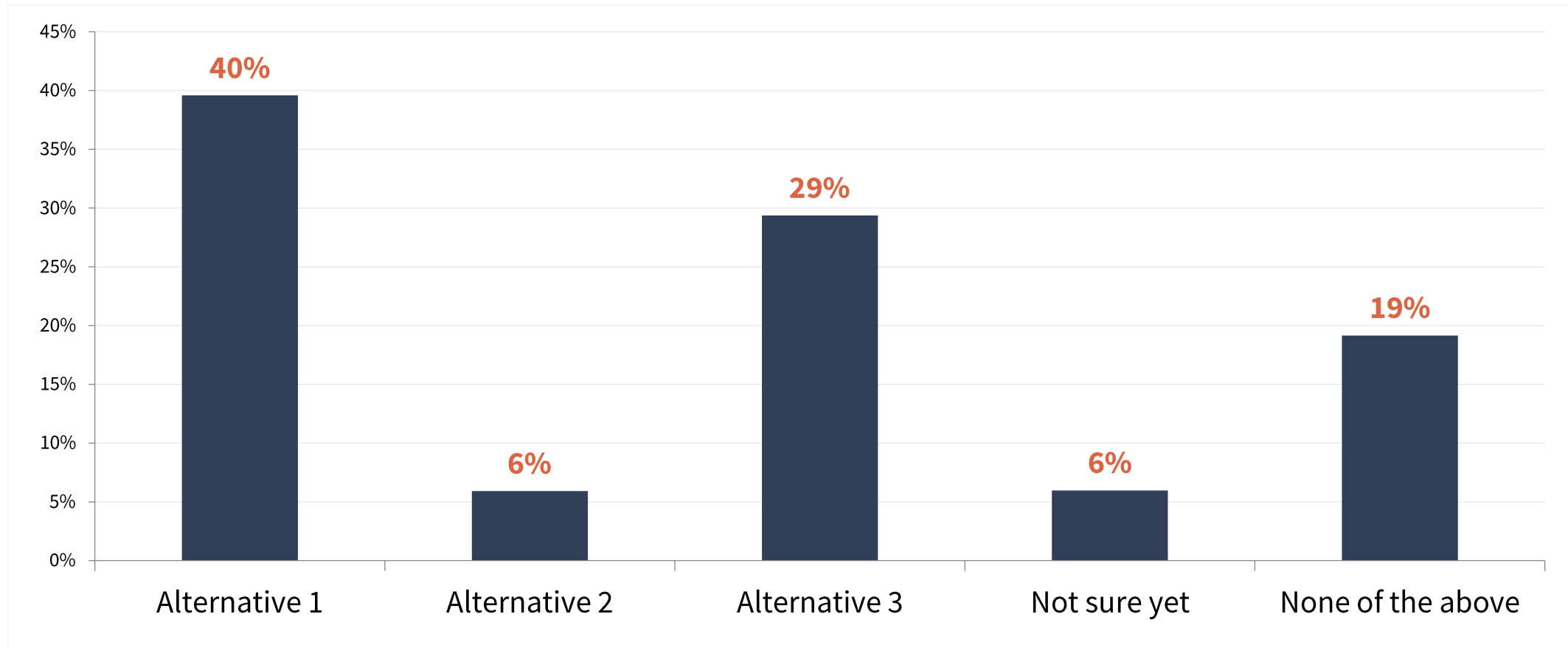
- Mixed-Use Low (>20 to 30 du/acre, 0.25 FAR)
- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
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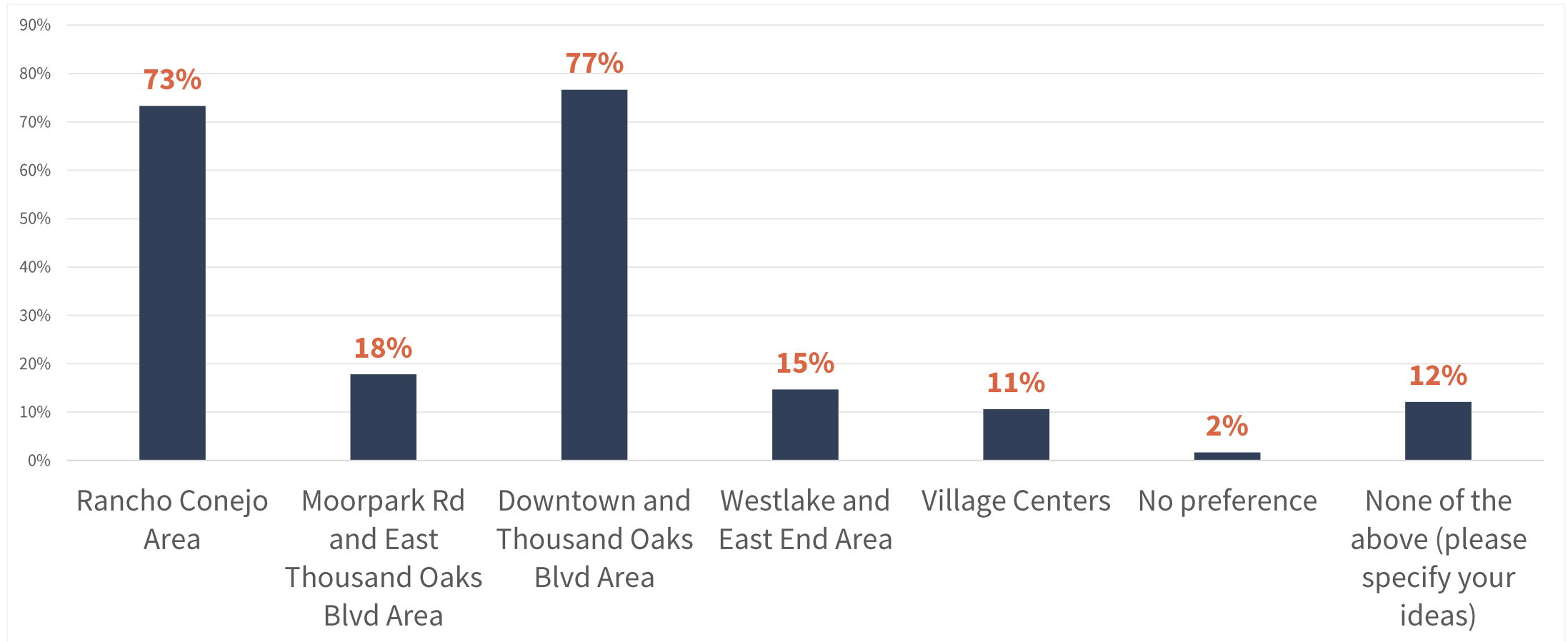
# CITYWIDE RESULTS

Q1. Based on what you have seen so far, which alternative best matches your vision for the future of the City?



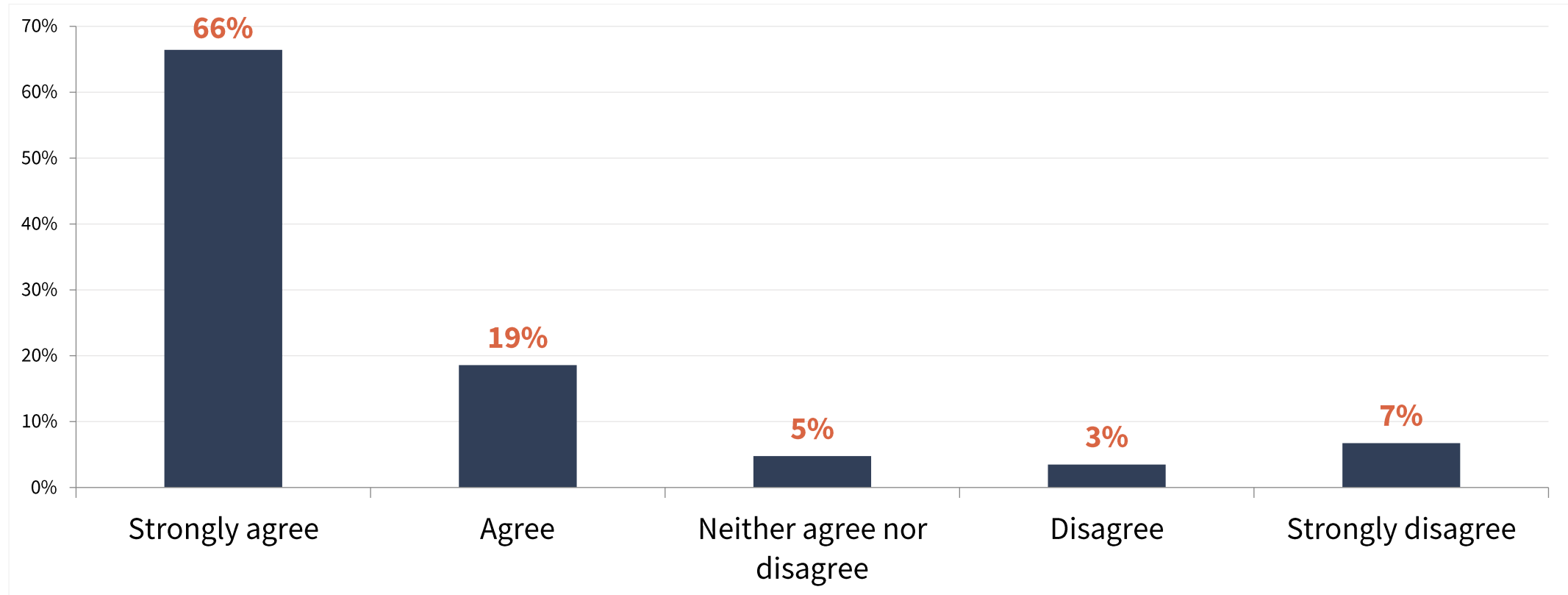
# CITYWIDE RESULTS

Q2. Select all areas where housing or mixed-use should be added.



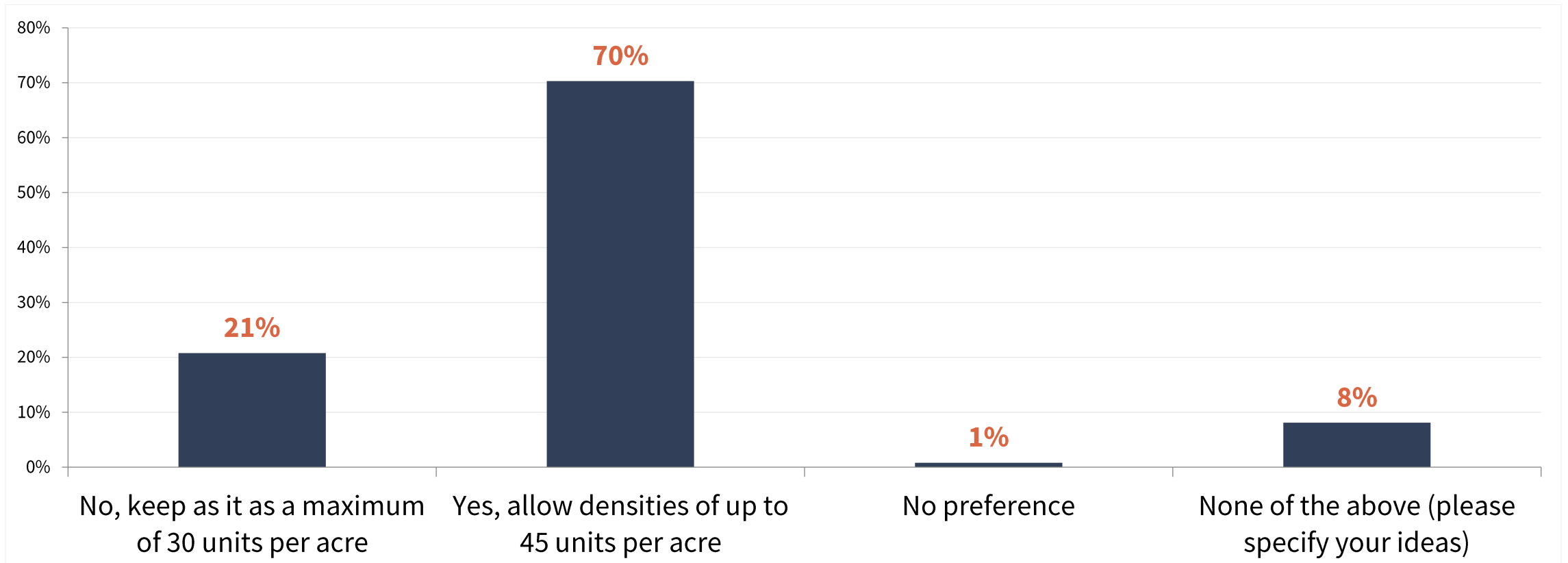
# CITYWIDE RESULTS

Q3. Do you agree with the approach of protecting the character of single-family residential areas and transferring the remaining capacity to the Areas of Change?



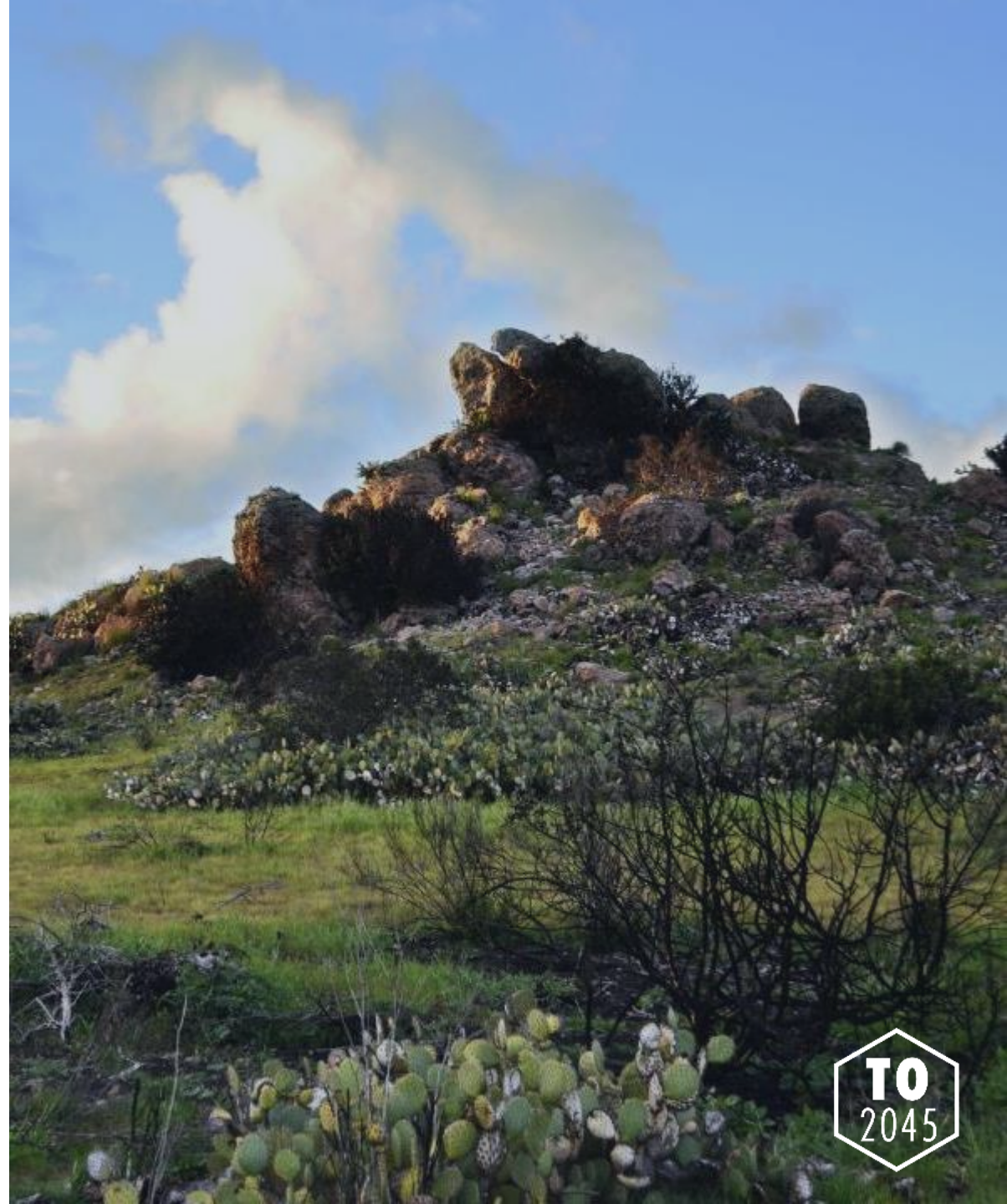
# CITYWIDE RESULTS

Q4. Would you support increasing the maximum density of multifamily residential development from 30 units per acre to 45 units per acre within the Areas of Change if the building height and setbacks generally remained the same?



# RANCHO CONEJO

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# RANCHO CONEJO – ALT 1



## LEGEND

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

### NON-RESIDENTIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
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- Industrial Flex (2.0 FAR)
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### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
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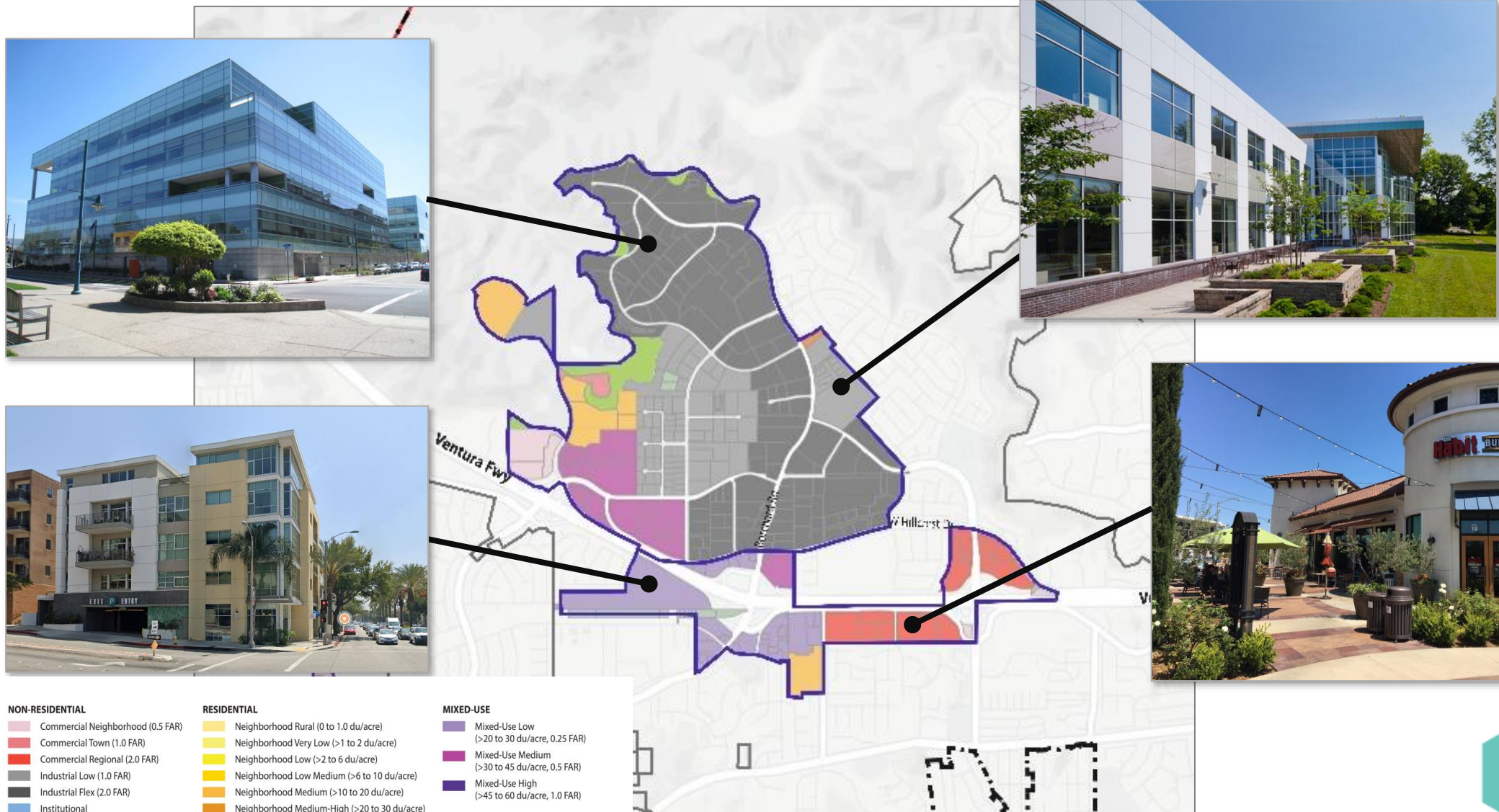
### MIXED-USE

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





# RANCHO CONEJO – ALT 2



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
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- Mobile Home Exclusive

### MIXED-USE

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# RANCHO CONEJO – ALT 3



## LEGEND

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

### NON-RESIDENTIAL

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

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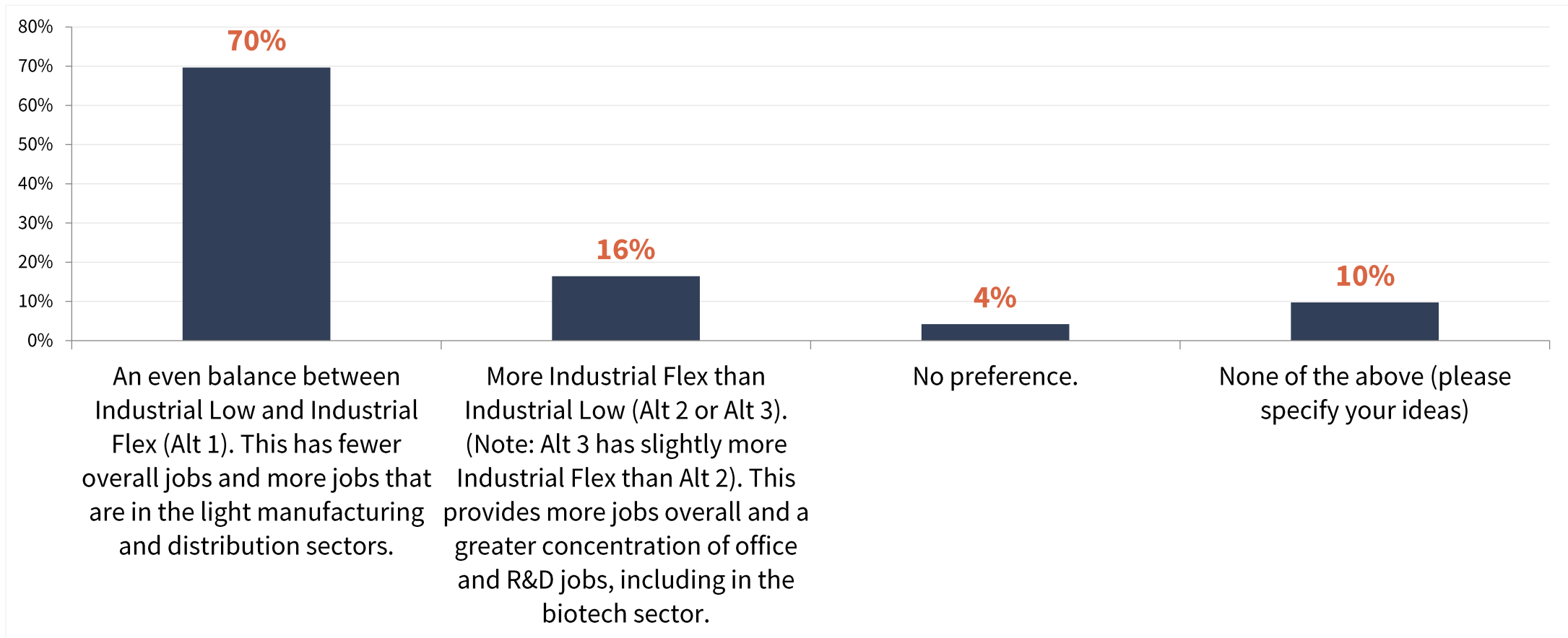
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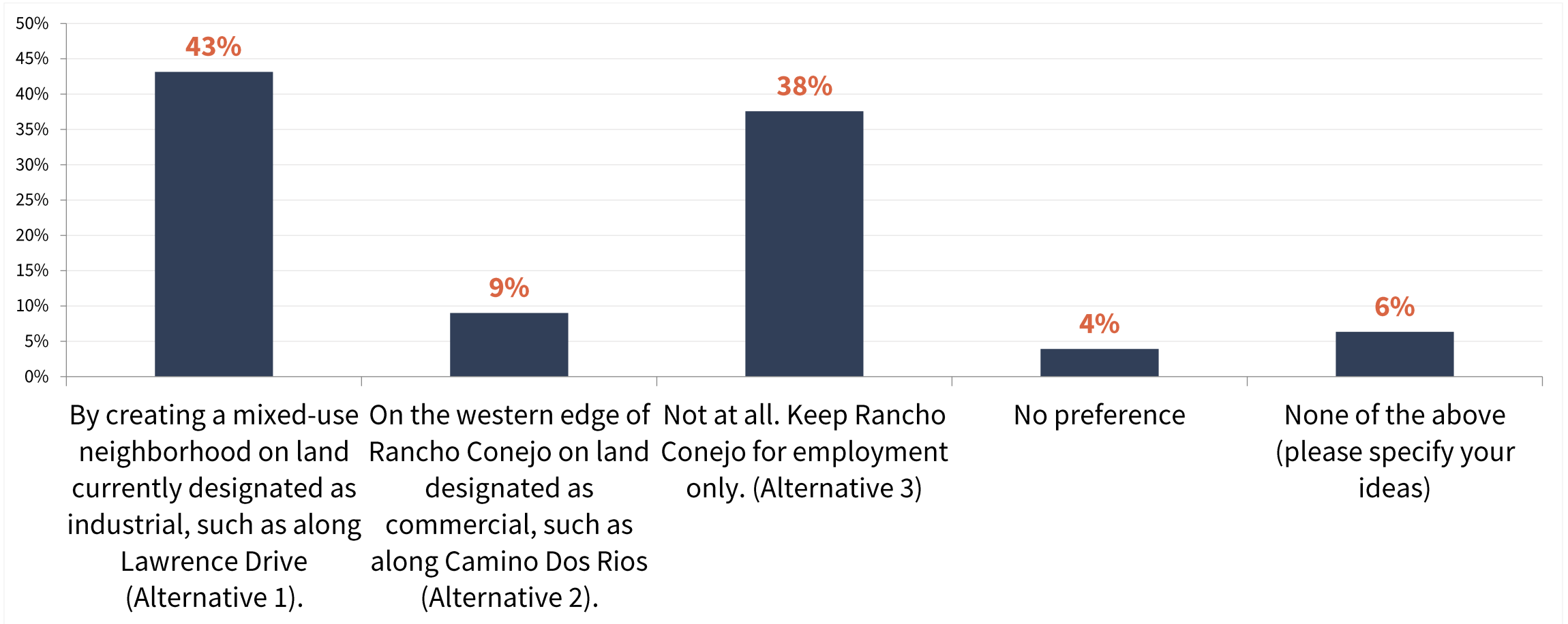
# RANCHO CONEJO AREA RESULTS

Q5. Rancho Conejo has traditionally been a job center. There is an opportunity to provide additional job opportunities here by allowing higher intensity industrial development. Which approach do you prefer?



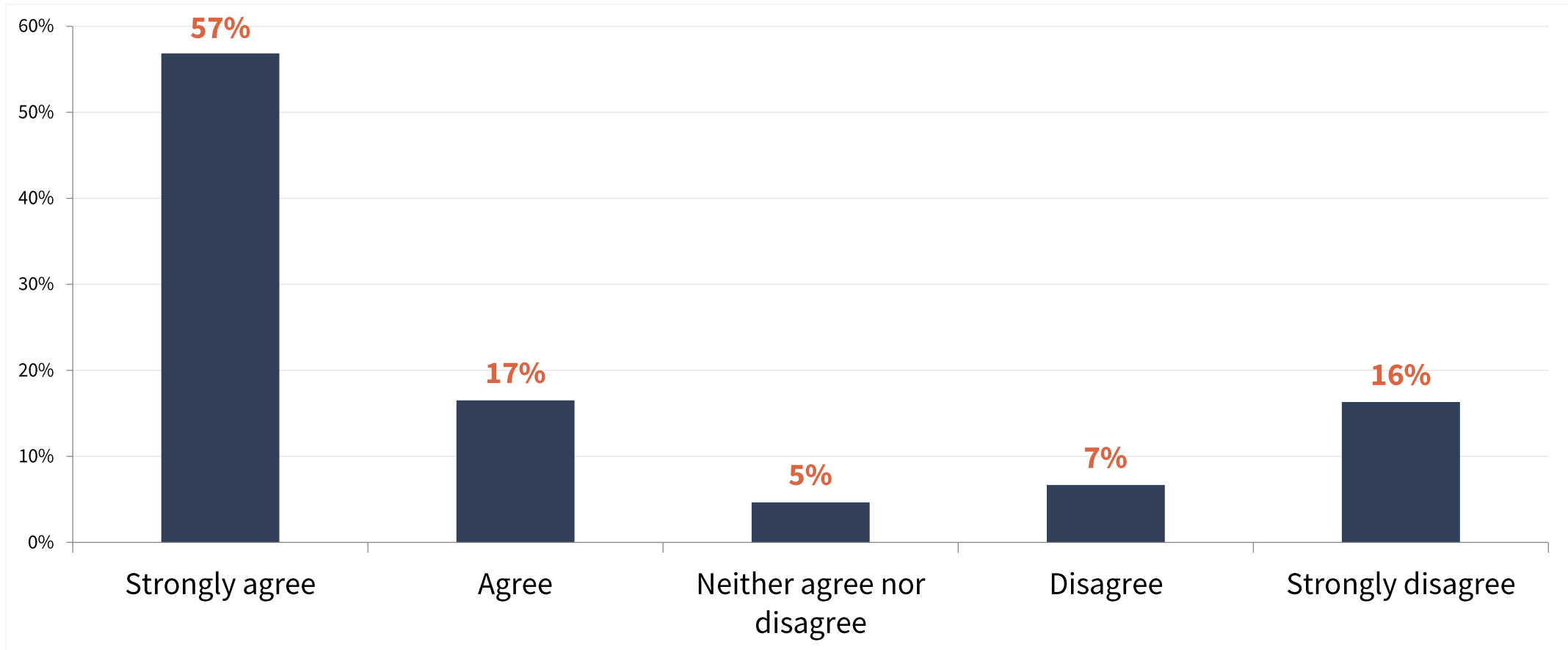
# RANCHO CONEJO AREA RESULTS

Q6. To what extent should mixed-use development be integrated with industrial and commercial uses in Rancho Conejo?



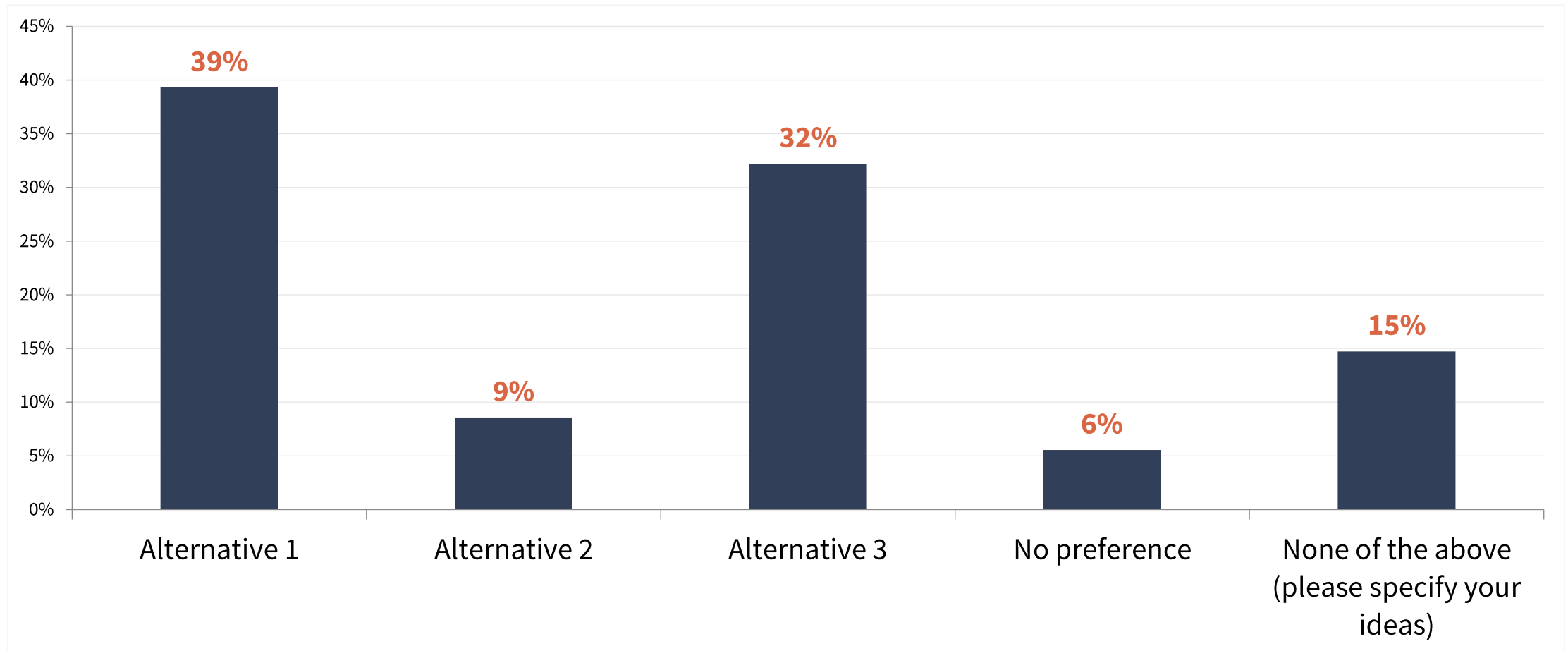
# RANCHO CONEJO AREA RESULTS

Q7. How much do you agree with this statement: The General Plan should allow mixed-use development of up to 4 stories and 45 units per acre in Rancho Conejo if it reduces the amount of housing that is needed elsewhere in the City.



# RANCHO CONEJO AREA RESULTS

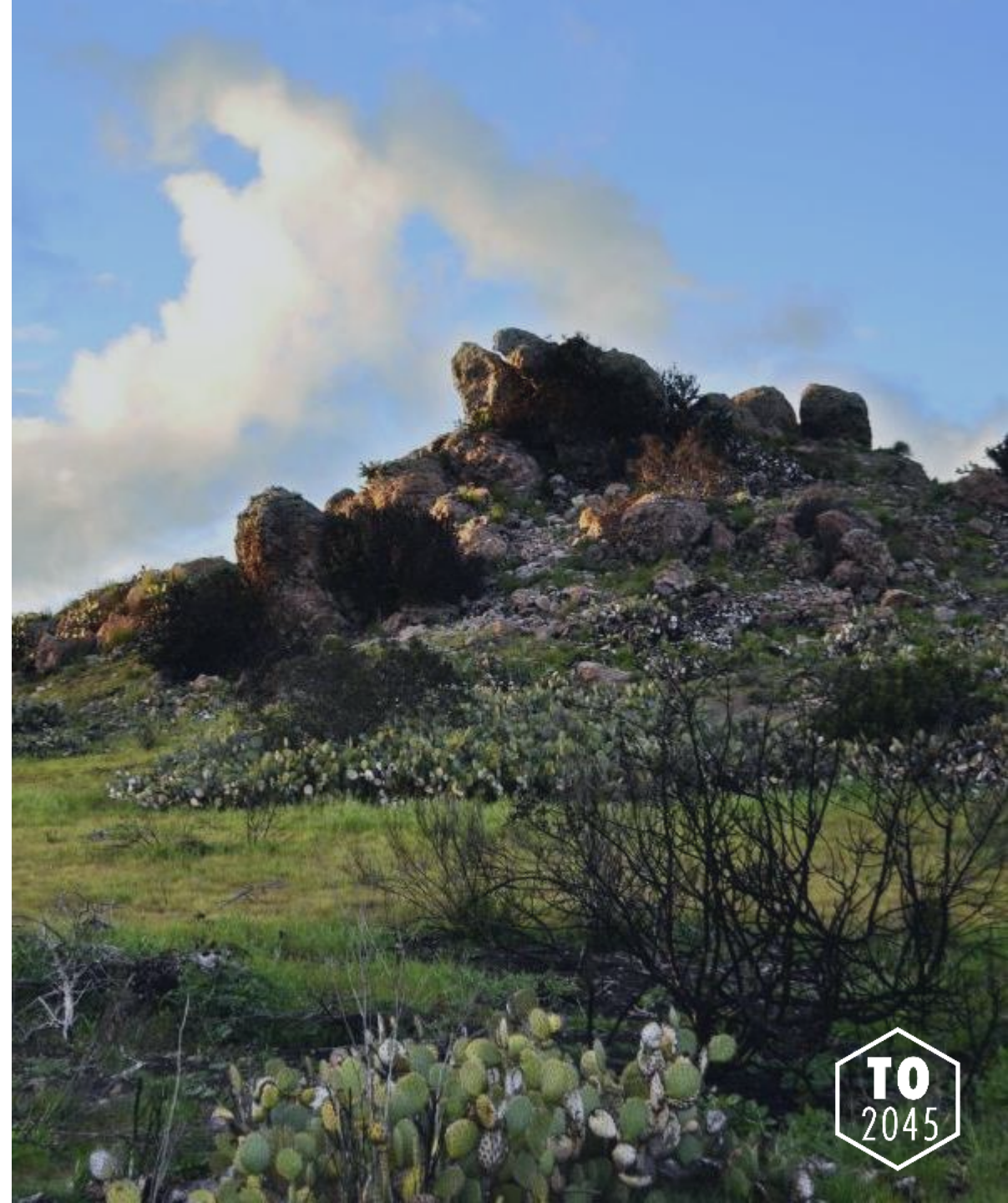
Q8. Which alternative best matches your vision for the future of Rancho Conejo?





# MOORPARK + WEST T.O. BLVD. AREA

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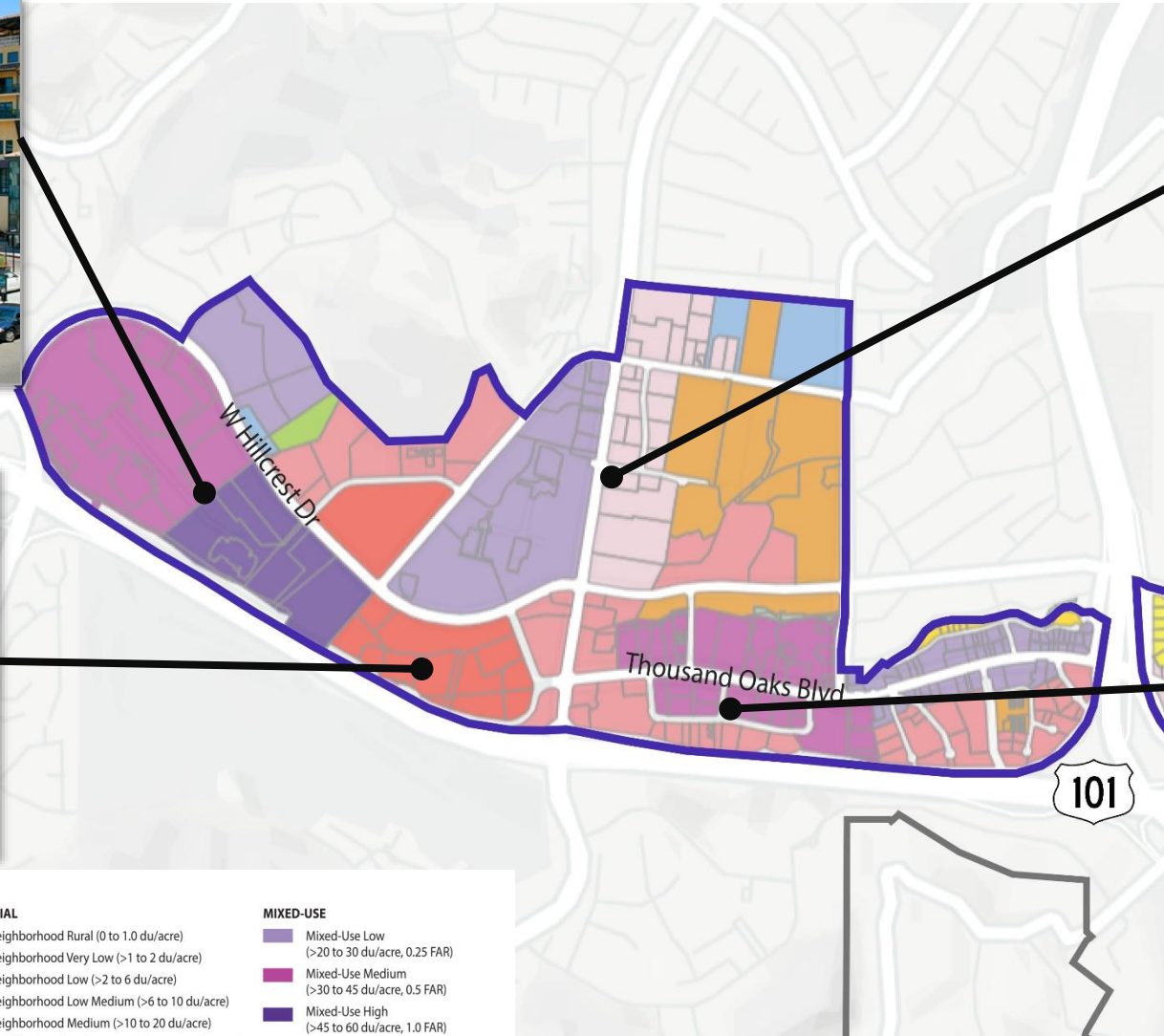




# MOORPARK RD. AND WEST T.O. BLVD – ALT 1



Ventura Fwy



## LEGEND

- City Limits
- Sphere of Influence
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- Parks, Golf Courses, And Open Space
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- Mixed-Use Medium (>30 to 45 du/acre, 0.5 FAR)
- Mixed-Use High (>45 to 60 du/acre, 1.0 FAR)

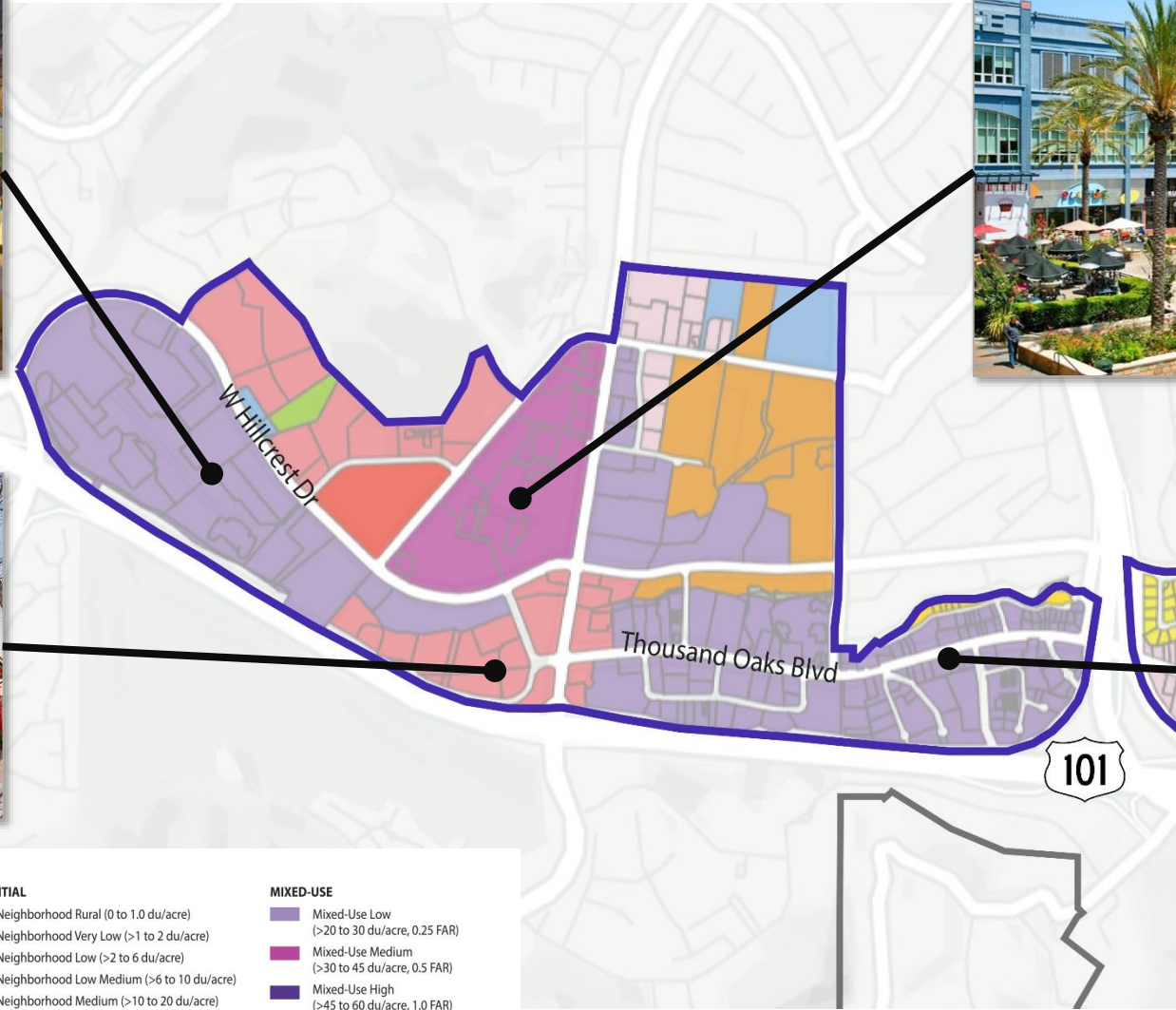




# MOORPARK RD. AND WEST T.O. BLVD – ALT 2



Ventura Fwy



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

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

### MIXED-USE

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





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



## LEGEND

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

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

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

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





# MOORPARK RD. AND WEST T.O. BLVD RESULTS

Q10. Please identify your reaction to each of the six images above for new development at Janss Marketplace and The Oaks Mall.



1

68% Love it or Like it  
19% No Way



2

75% Love it or Like it  
14% No Way



3

72% Love it or Like it  
19% No Way



4

87% Love it or Like it  
5% No Way



5

63% Love it or Like it  
19% No Way

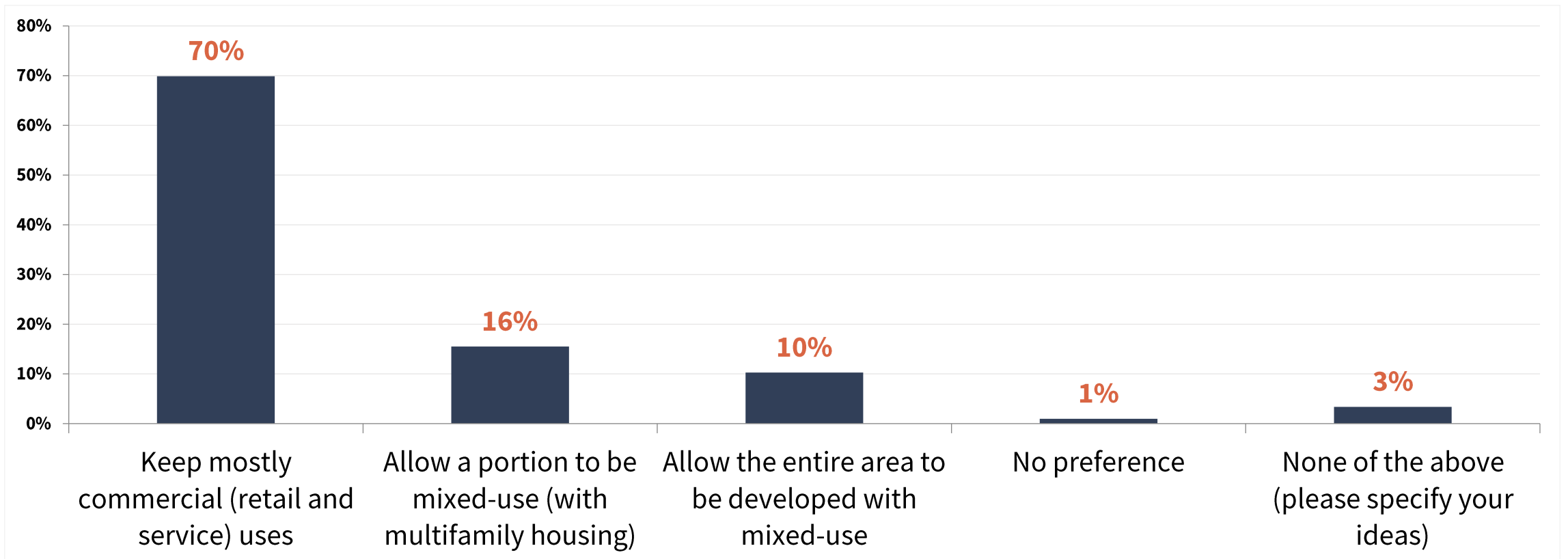


6

60% Love it or Like it  
33% No Way

# MOORPARK RD. AND WEST T.O. BLVD RESULTS

Q11. Moorpark Road between Thousand Oaks Boulevard and just north of Wilbur Road is currently a mix of retail and commercial uses. This area includes Janss Marketplace. Which best matches your vision for the area?





# MOORPARK RD. AND WEST T.O. BLVD RESULTS

Q12. The area of Thousand Oaks Boulevard between Moorpark Road and Hodencamp Road was identified in the public process as an area for mixed-use development and multifamily housing. For the three images above, please identify your reaction for potential new development in this area:



70% Love it or Like it  
18% No Way



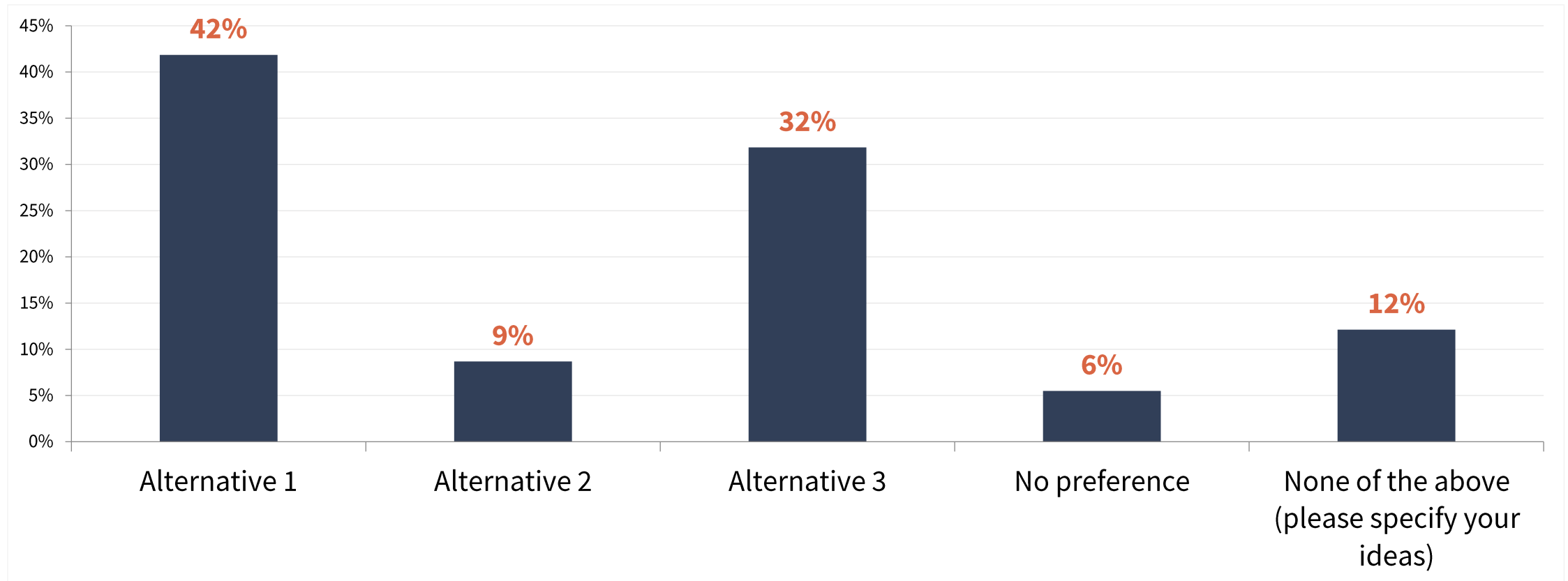
73% Love it or Like it  
18% No Way



78% Love it or Like it  
11% No Way

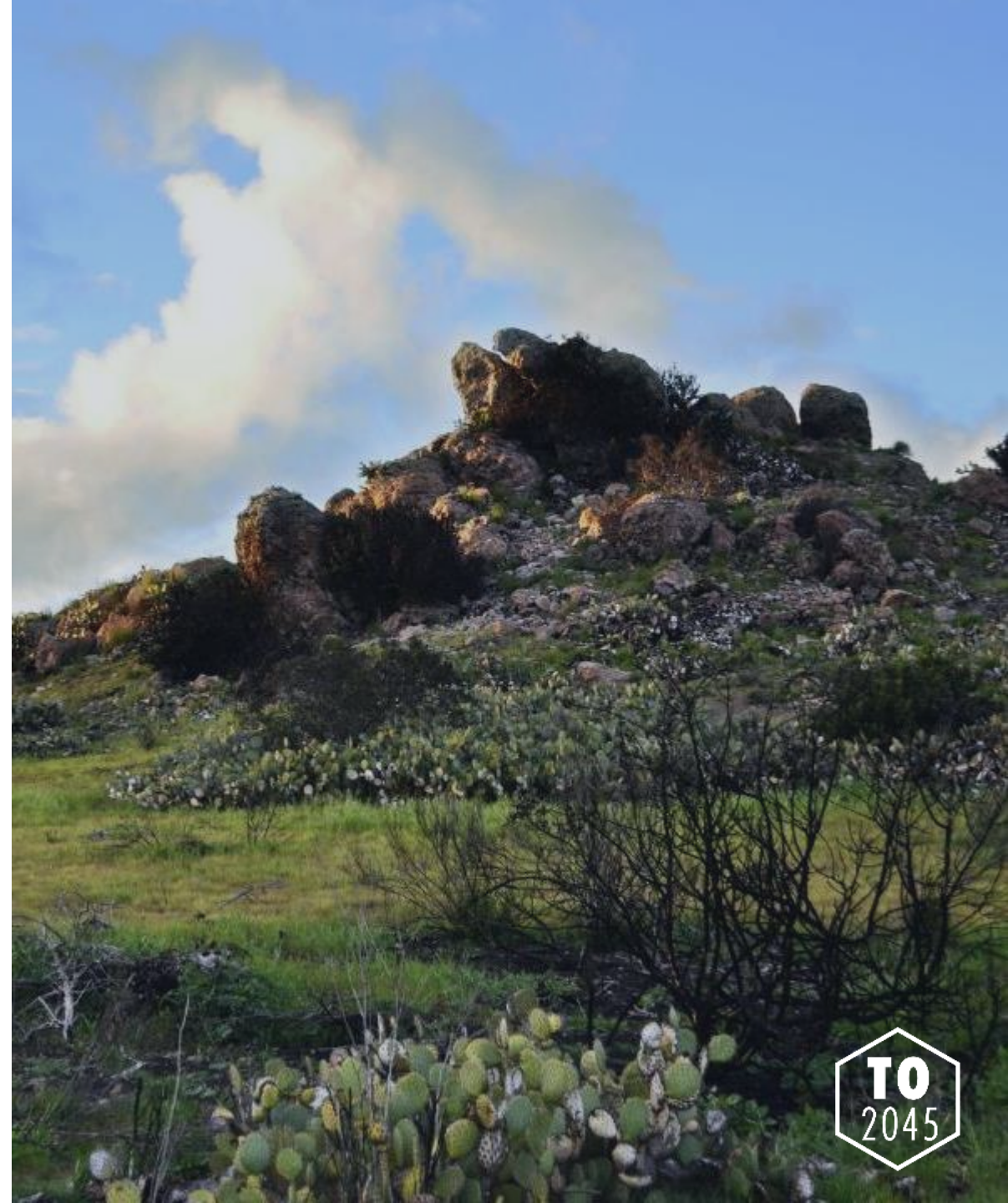
# MOORPARK RD. AND WEST T.O. BLVD RESULTS

Q13. Overall, which alternative best matches your vision for the future of the Moorpark Road and West Thousand Oaks Boulevard area?



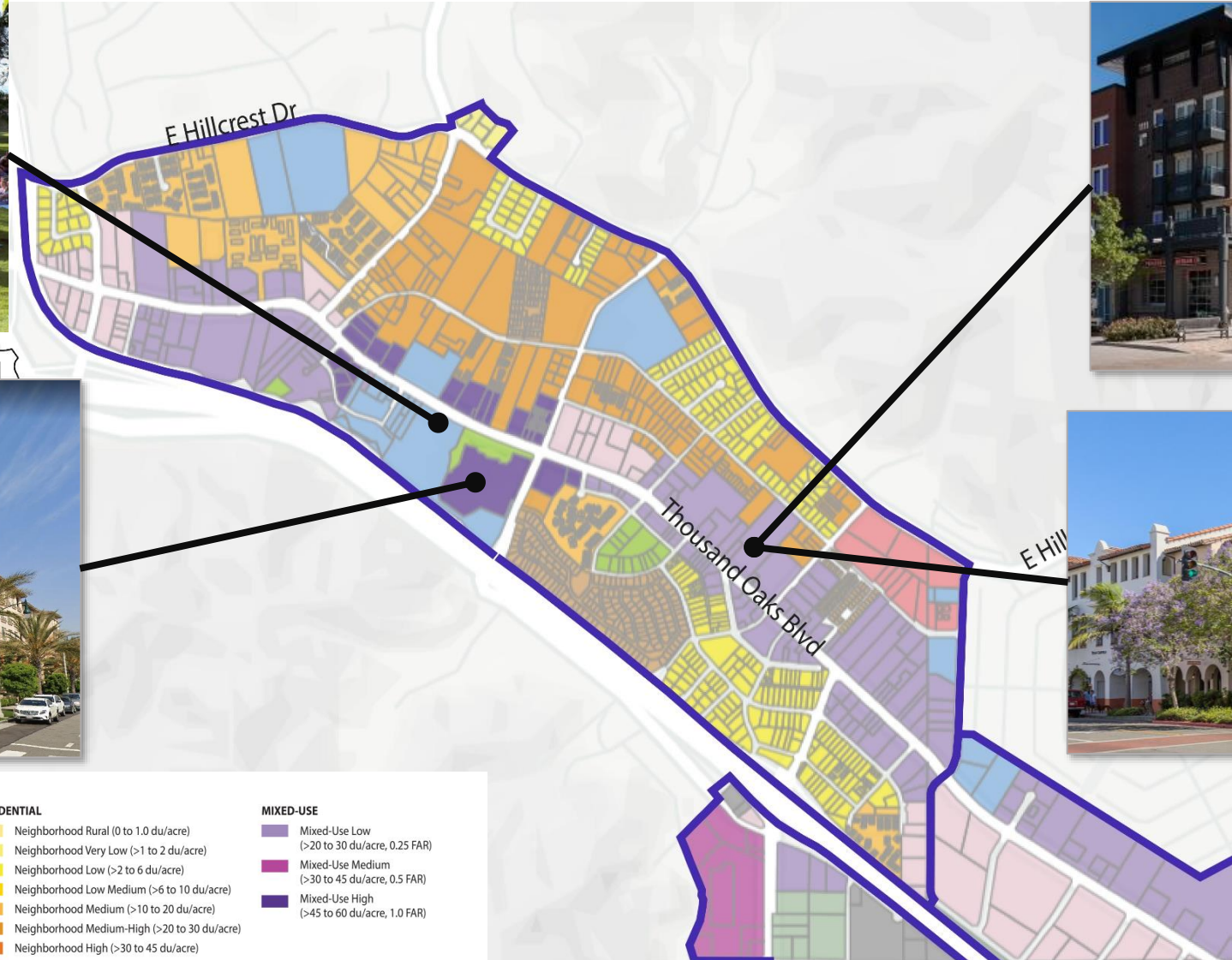
# DOWNTOWN AND THOUSAND OAKS BLVD AREA

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# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 1



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

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

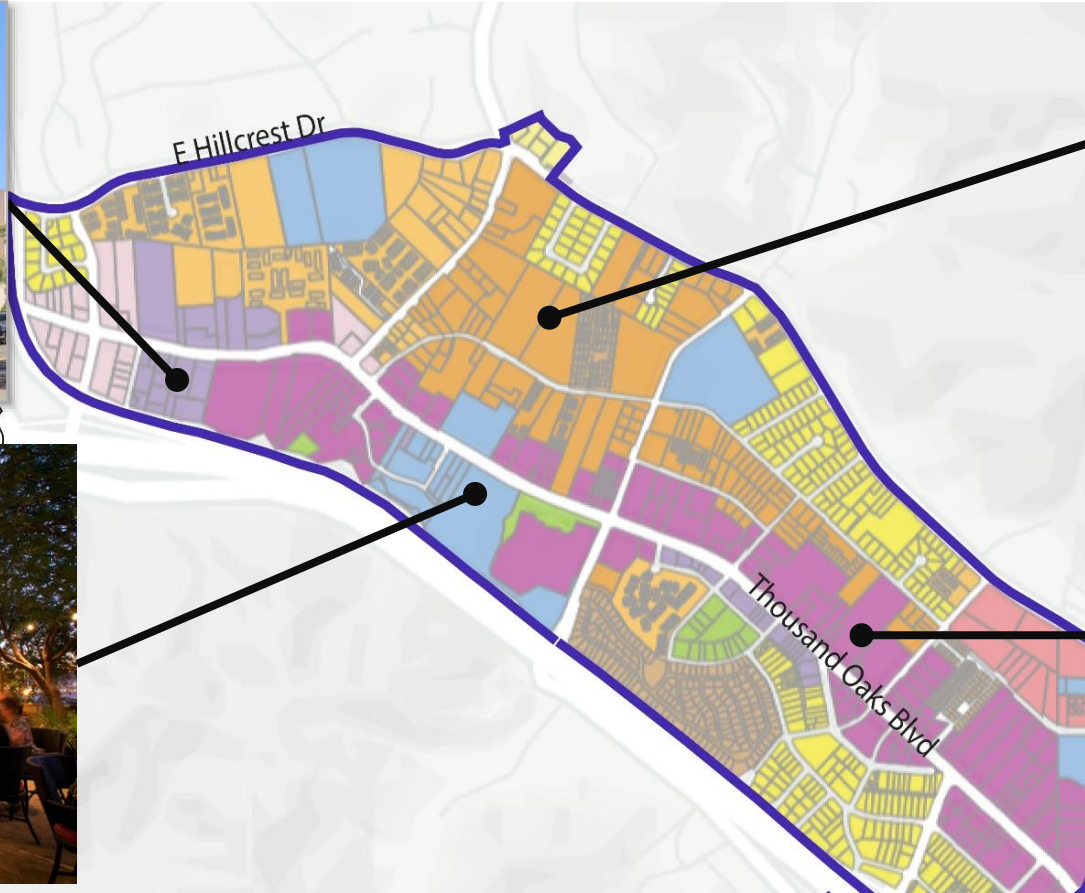
### MIXED-USE

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





# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 2



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

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

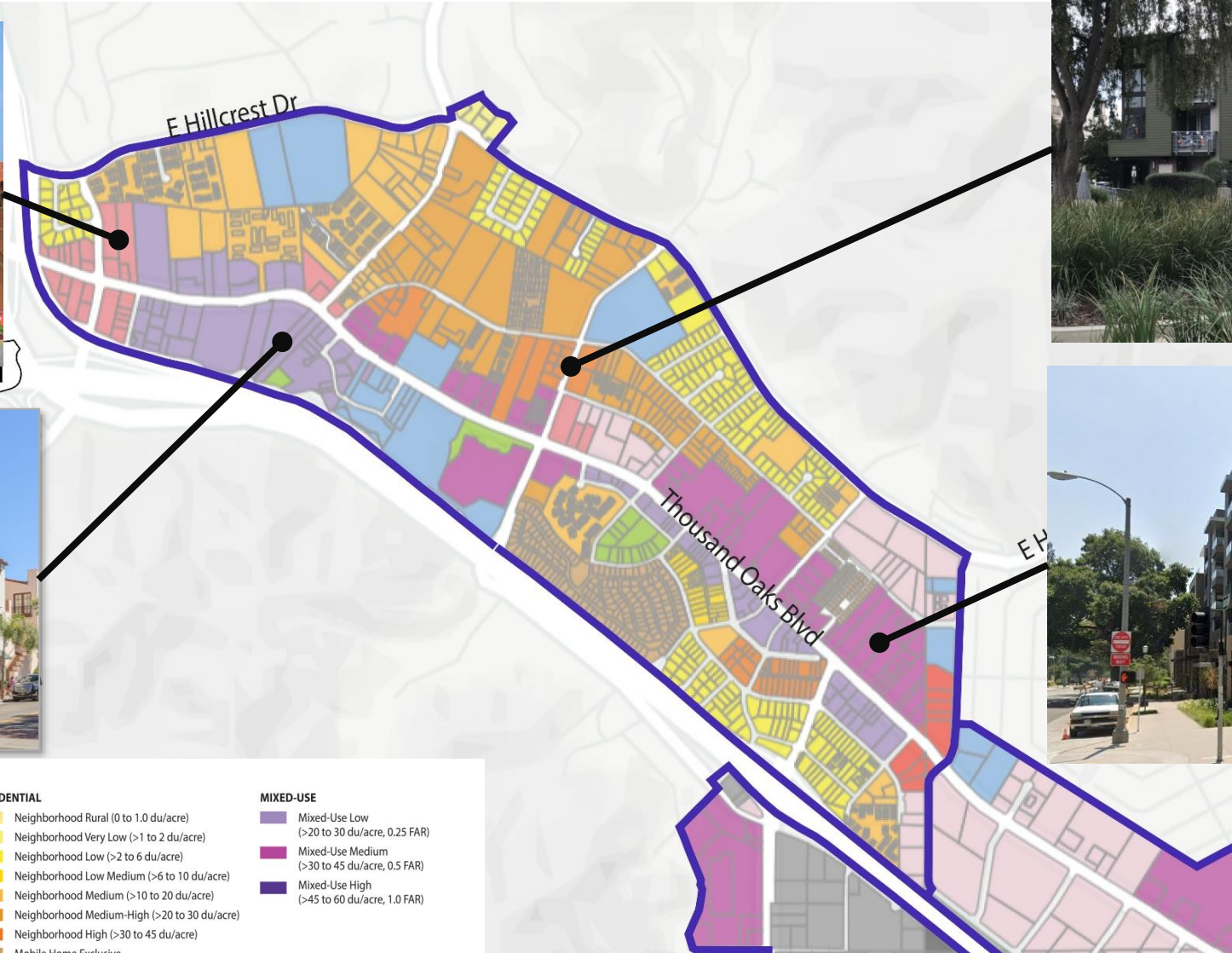
### MIXED-USE

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





# DOWNTOWN AND THOUSAND OAKS BLVD – ALT 3



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
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- Mobile Home Exclusive

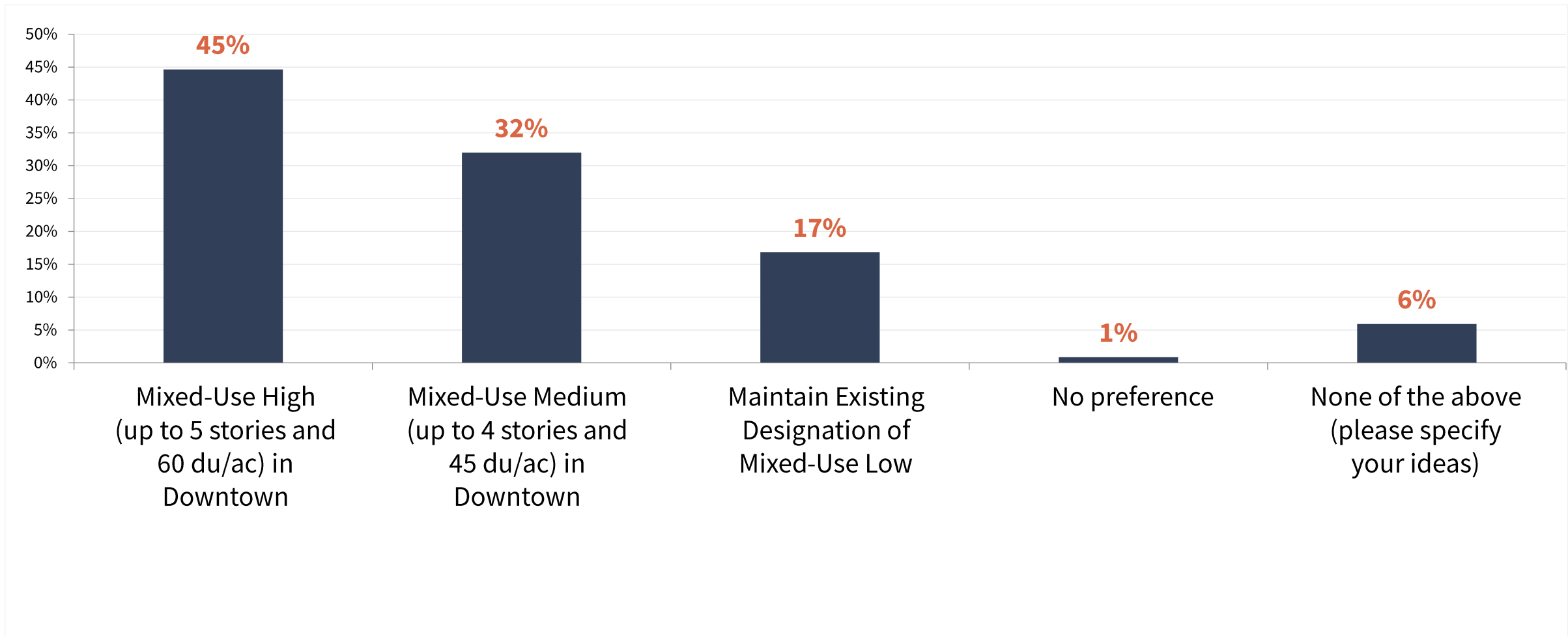
### MIXED-USE

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



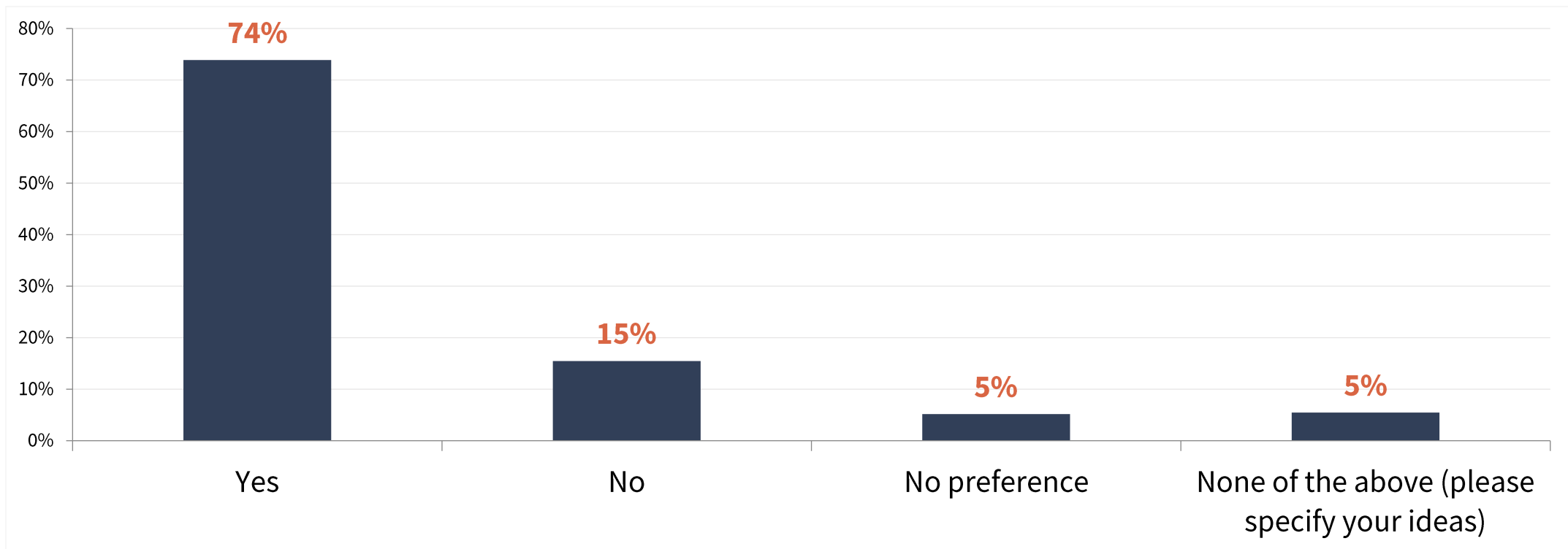
# DOWNTOWN AND T.O. BLVD.

Q15. Which of the following best describes your perspective for Downtown?



# DOWNTOWN AND T.O. BLVD.

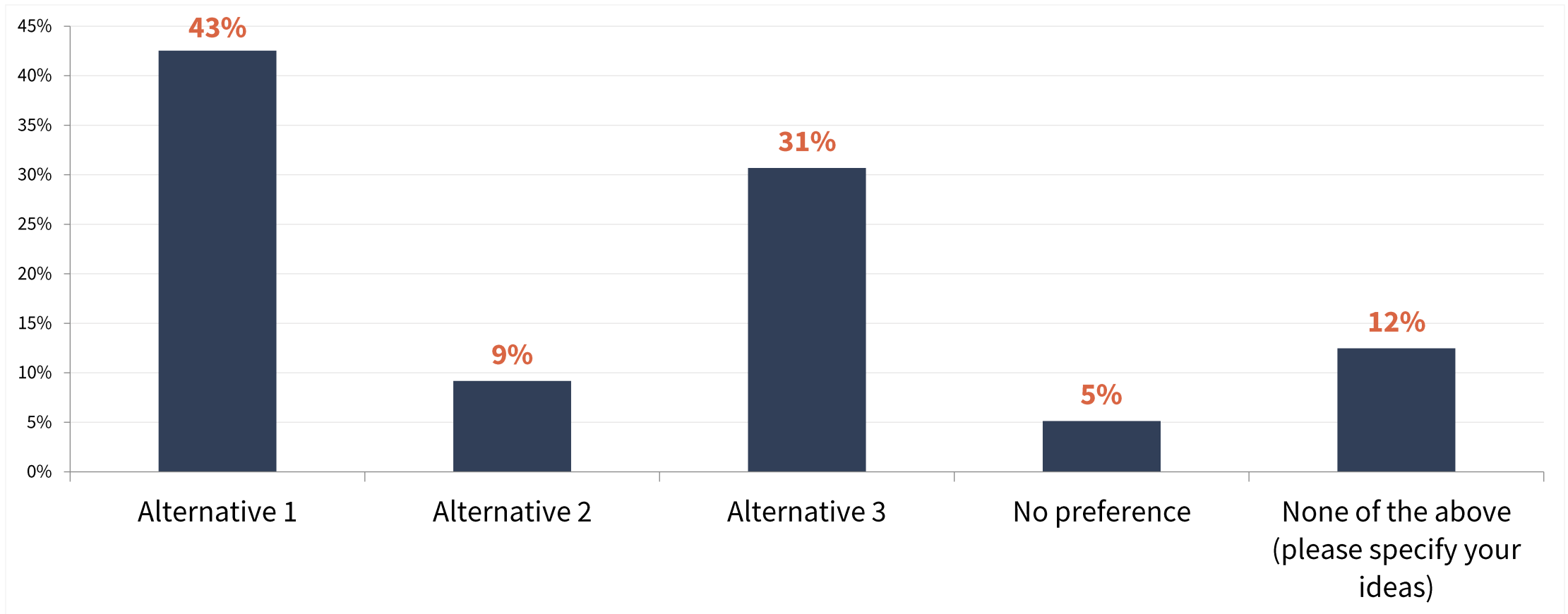
Q16. Should the City allow multifamily residential buildings without a requirement for commercial uses in limited locations along Thousand Oaks Boulevard?





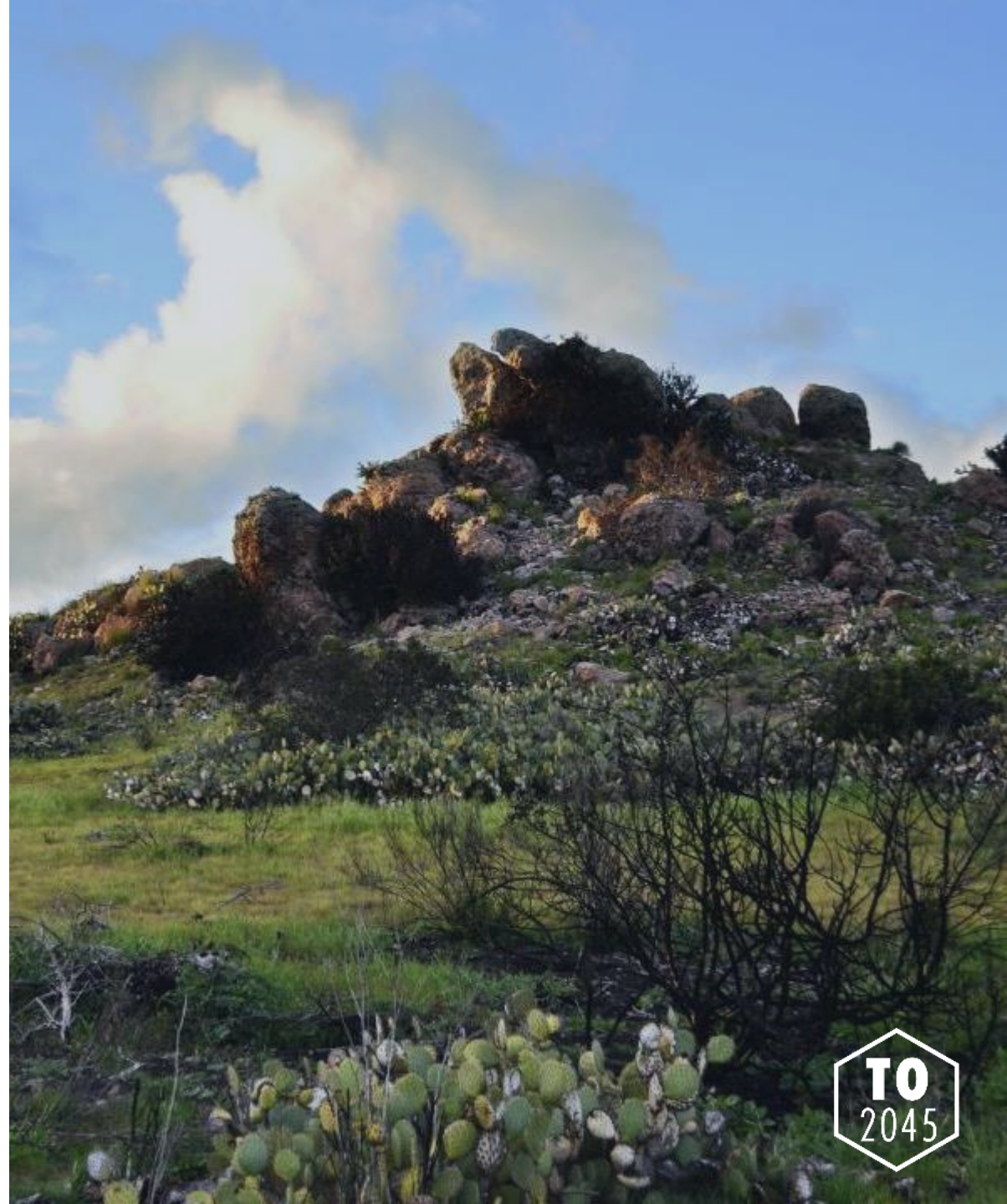
# DOWNTOWN AND T.O. BLVD.

Q17. Overall, which alternative best matches your vision for the future of the Downtown and Thousand Oaks Boulevard area?



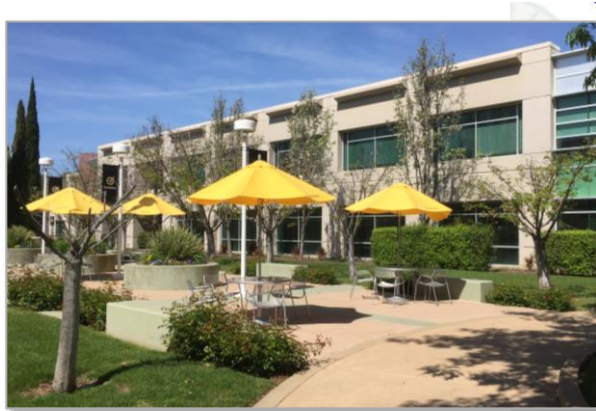
# WESTLAKE AND EAST END AREA

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# WESTLAKE AND EAST END – ALT 1



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

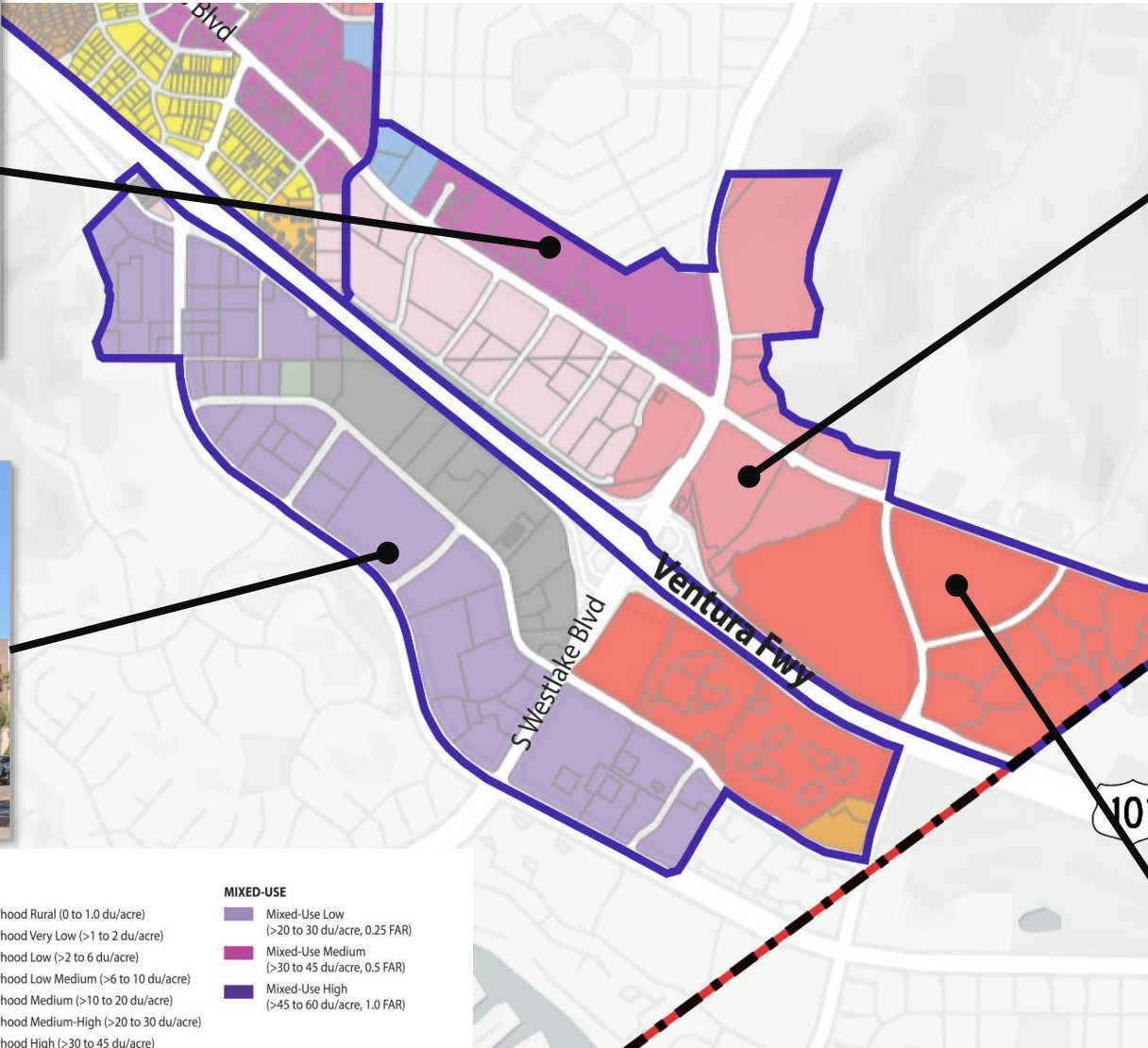
- Neighborhood Rural (0 to 1.0 du/acre)
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- Neighborhood Medium (>10 to 20 du/acre)
- Neighborhood Medium-High (>20 to 30 du/acre)
- Neighborhood High (>30 to 45 du/acre)
- Mobile Home Exclusive

### MIXED-USE

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



# WESTLAKE AND EAST END— ALT 2



## LEGEND

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

### NON-RESIDENTIAL

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

### RESIDENTIAL

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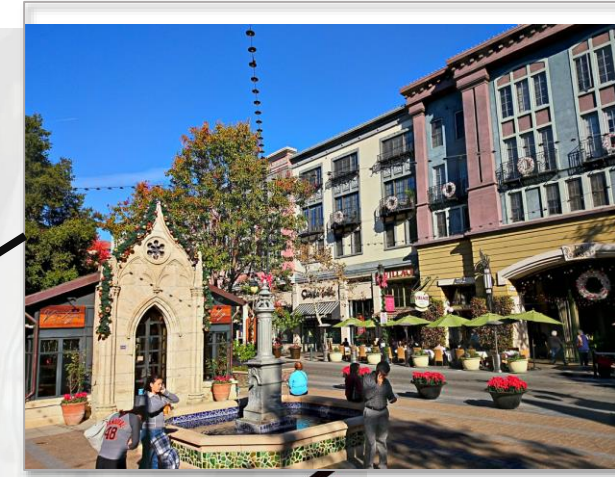
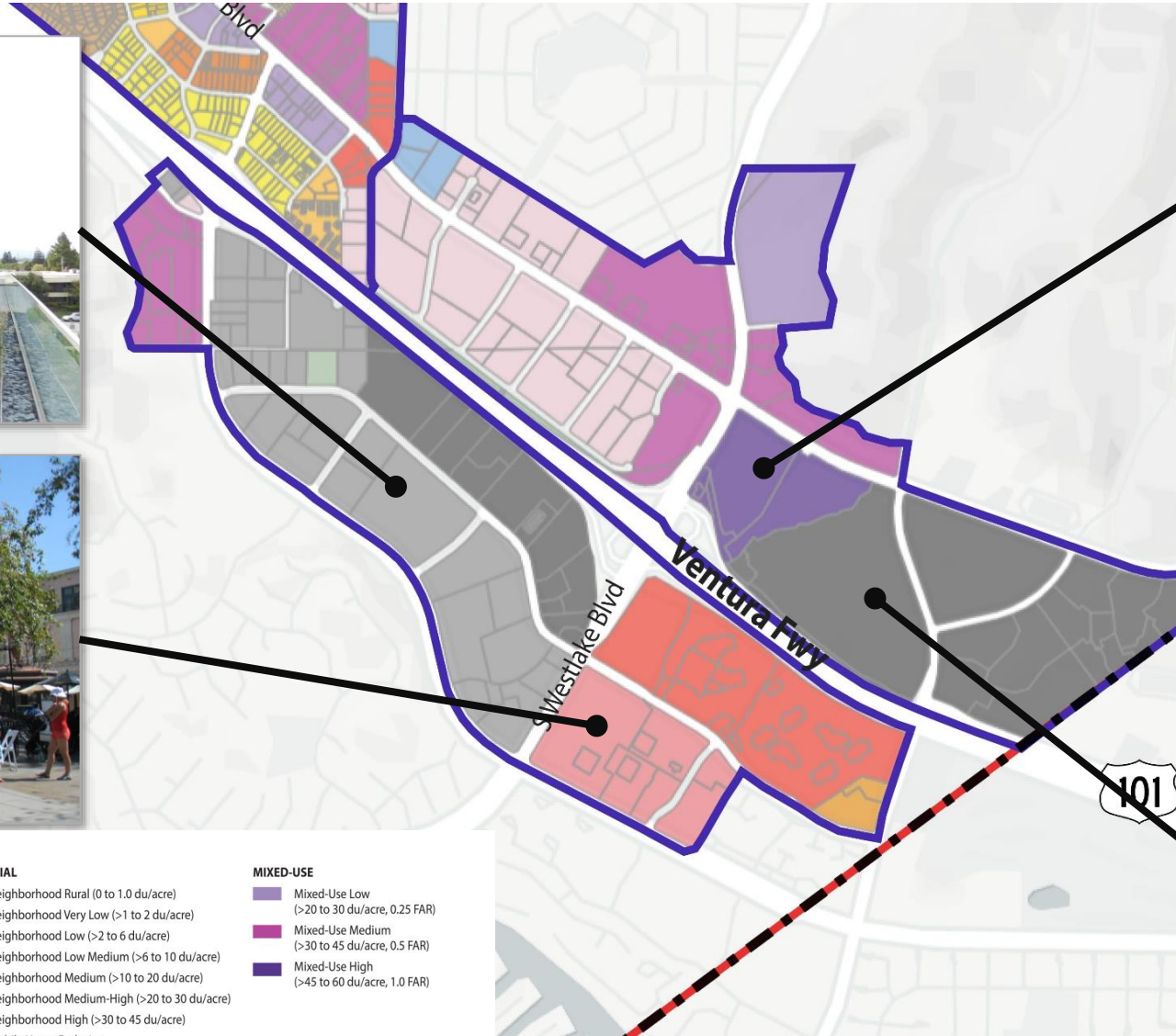
### MIXED-USE

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

101



# WESTLAKE AND EAST END— ALT 3



## LEGEND

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

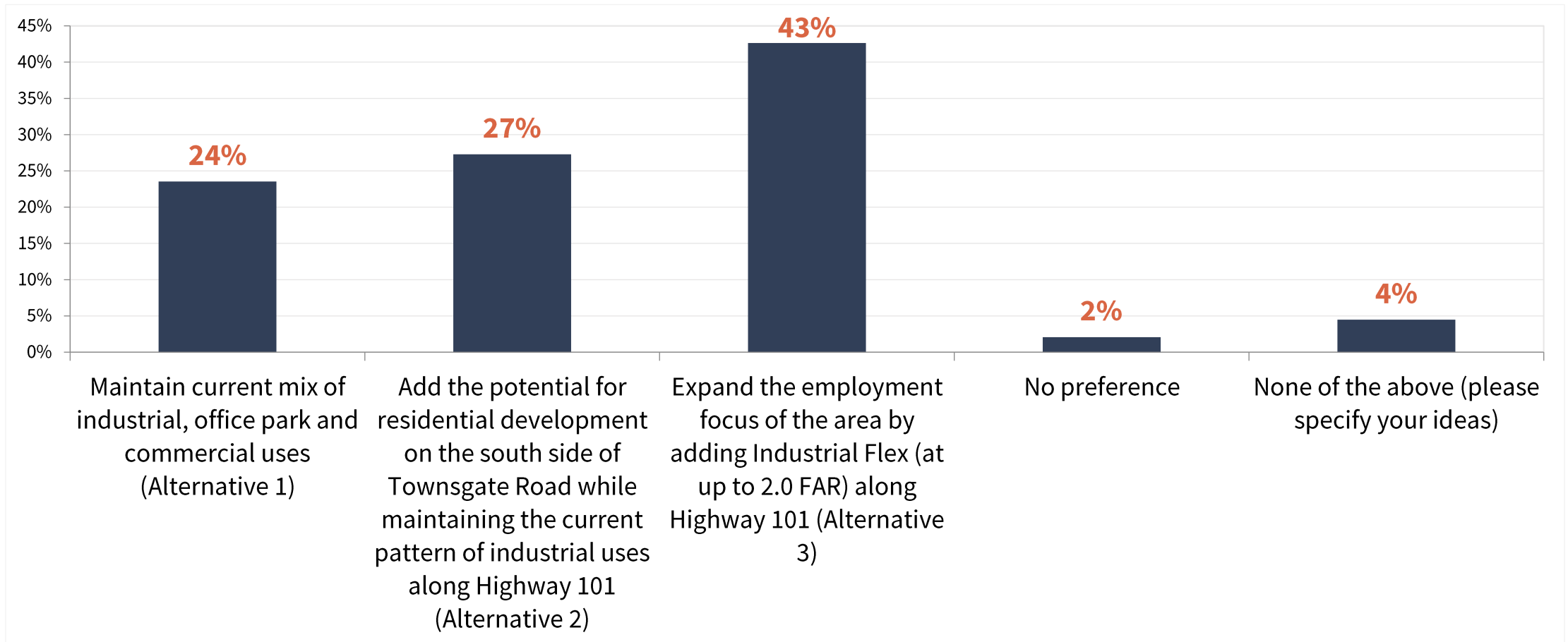
- ### NON-RESIDENTIAL
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  - Commercial Regional (2.0 FAR)
  - Industrial Low (1.0 FAR)
  - Industrial Flex (2.0 FAR)
  - Institutional

- ### RESIDENTIAL
- Neighborhood Rural (0 to 1.0 du/acre)
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  - Neighborhood Medium-High (>20 to 30 du/acre)
  - Neighborhood High (>30 to 45 du/acre)
  - Mobile Home Exclusive

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

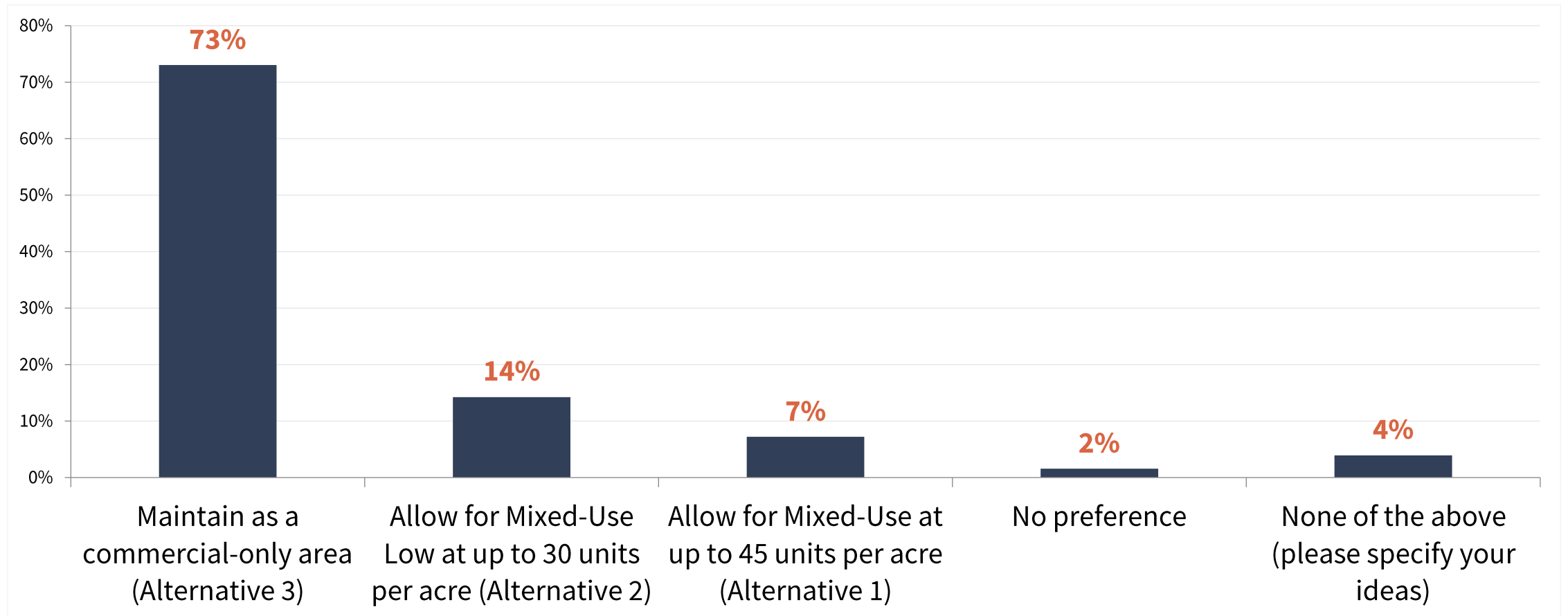
# WESTLAKE AND EAST END AREA

## Q19. What best matches your vision for the employment district near Hampshire Road and Townsgate Road?



# WESTLAKE AND EAST END AREA

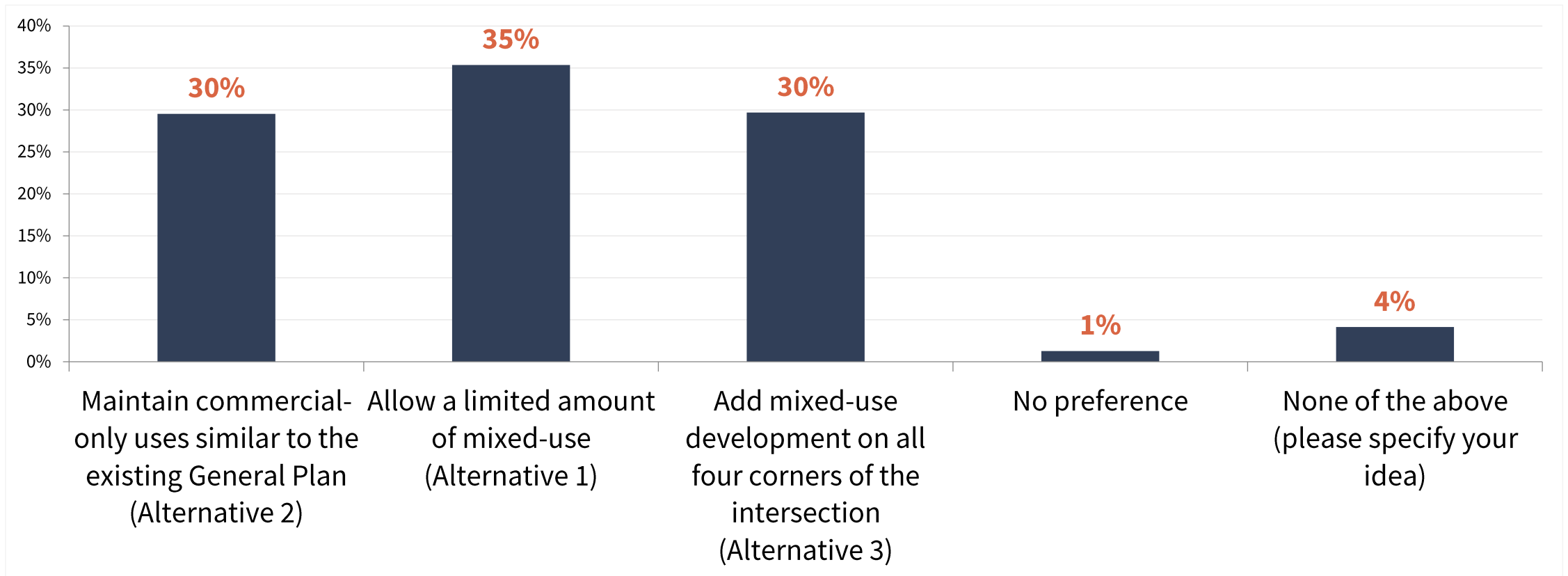
Q20. What best matches your vision for the Westlake Plaza and Center (on the corner of Westlake Boulevard and Agoura Road)?





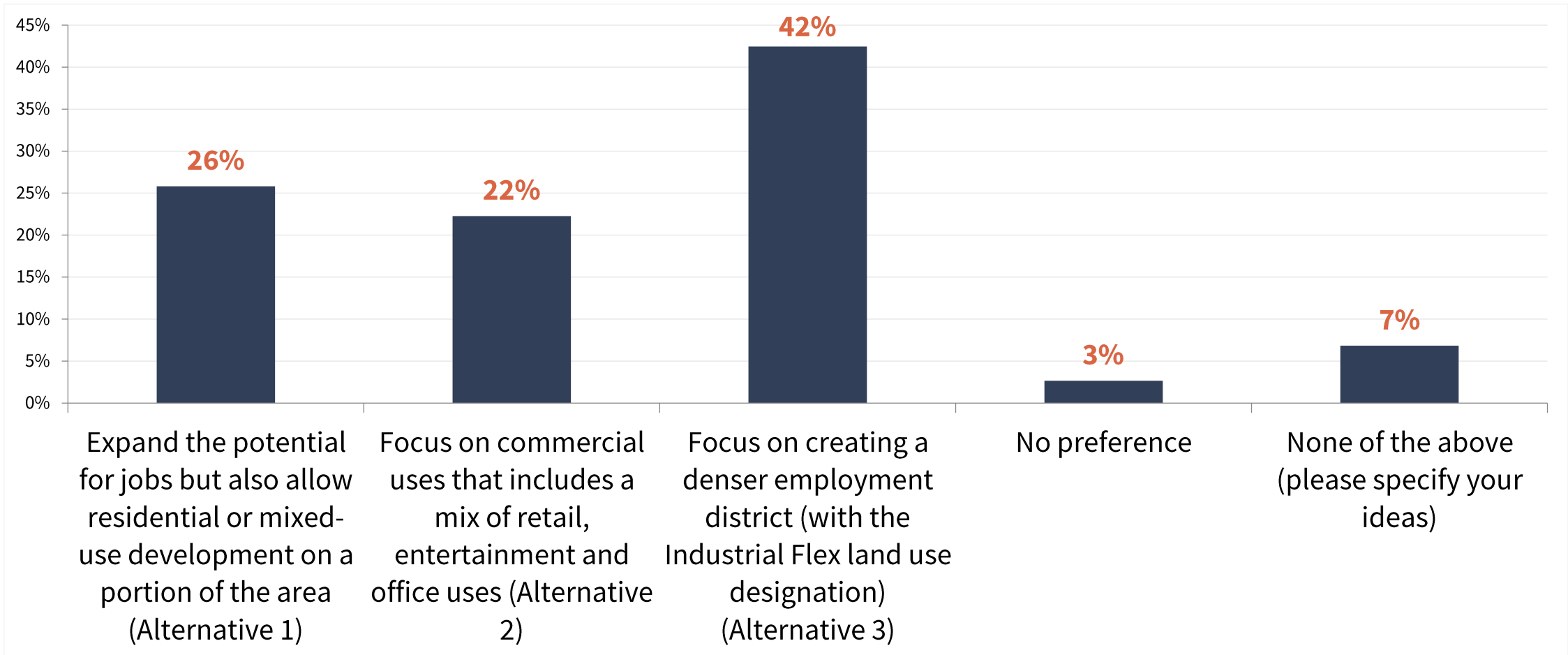
# WESTLAKE AND EAST END AREA

Q21. Should the area at the intersection of Thousand Oaks Boulevard and Westlake Boulevard maintain its current focus as a retail and shopping area or should the area be allowed to add mixed-use development?



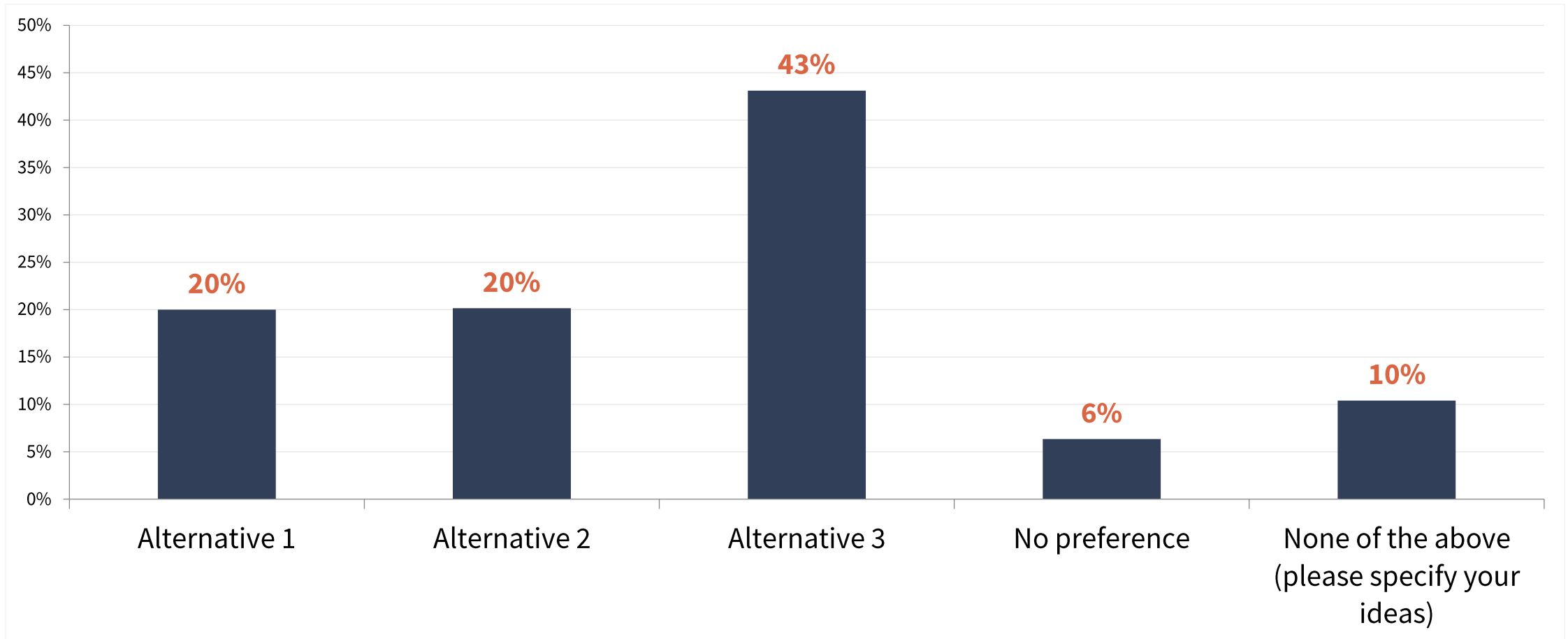
# WESTLAKE AND EAST END AREA

Q22. What best describes your vision for the east side of the city along Thousand Oaks Boulevard (south of Westlake High School)?



# WESTLAKE AND EAST END AREA

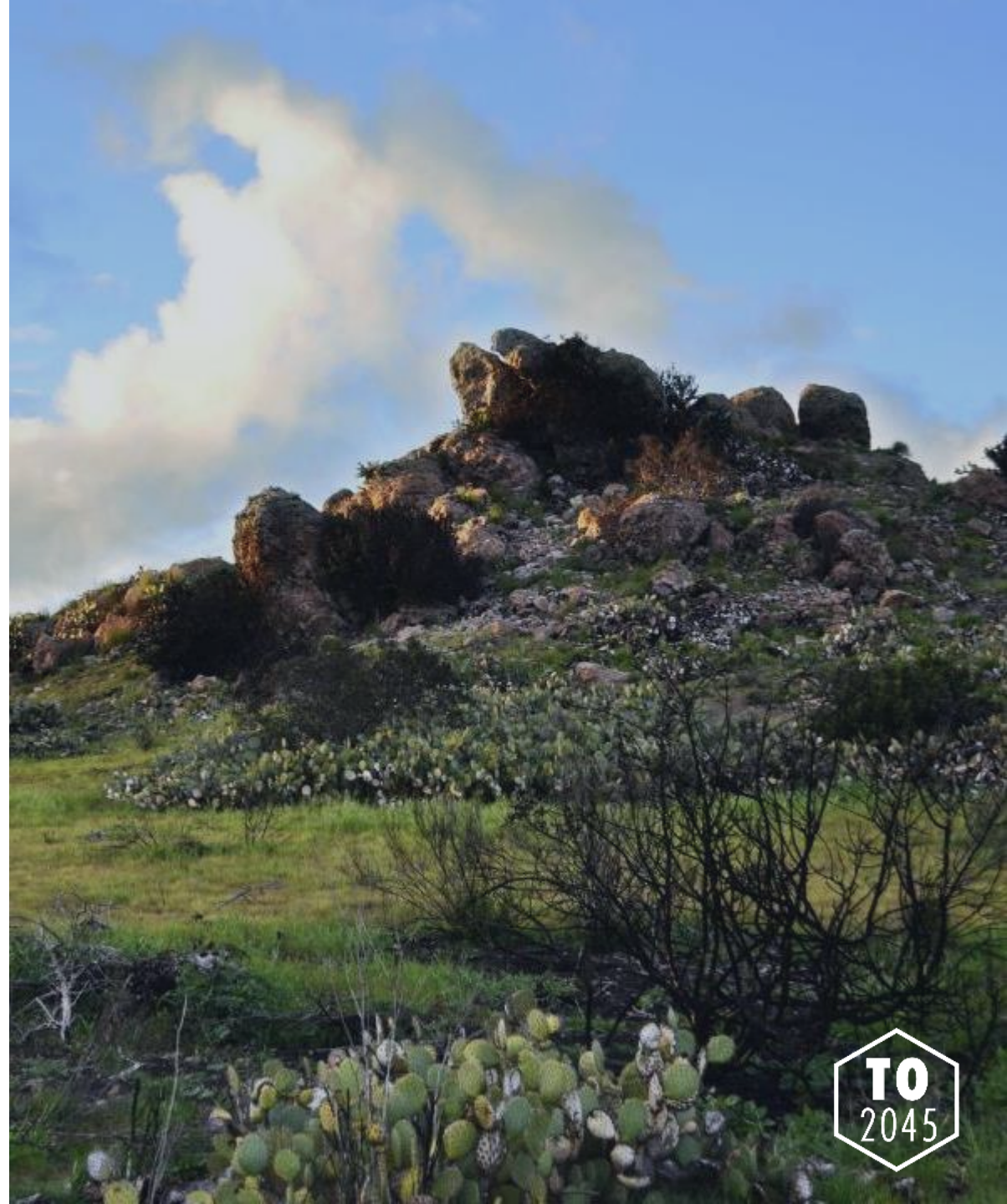
Q23. Overall, which alternative best matches your vision for the future of the Westlake and East End area?





# VILLAGE CENTERS

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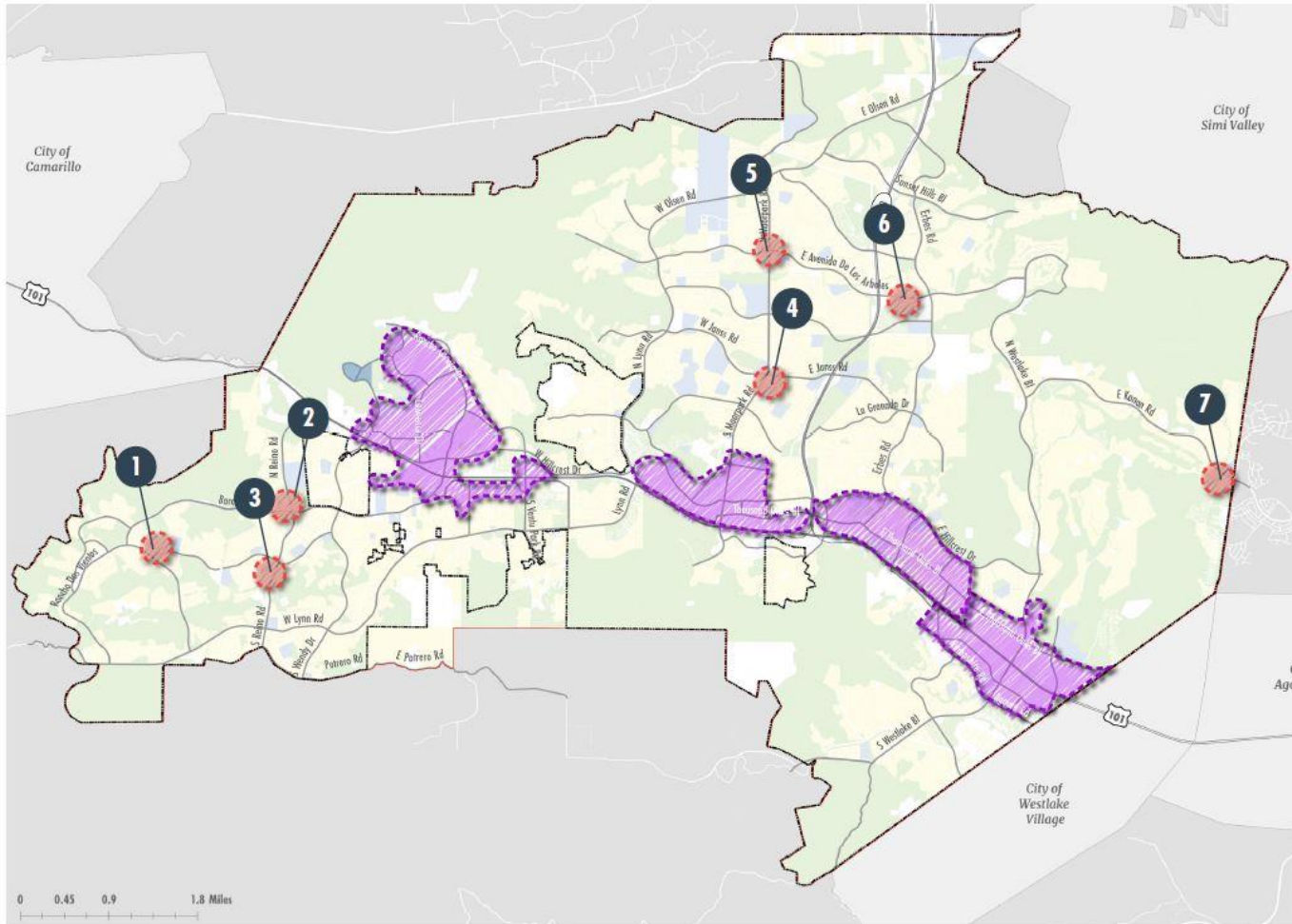


# VILLAGE CENTERS

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

- 4 JANSJ AND MOORPARK
- 5 ARBOLES AND MOORPARK

- 6 ARBOLES AND ERBES
- 7 KANAN AND LINDERO



Alt 1: Mixed-Use Low or Commercial Neighborhood



Alt 2: All Commercial Neighborhood

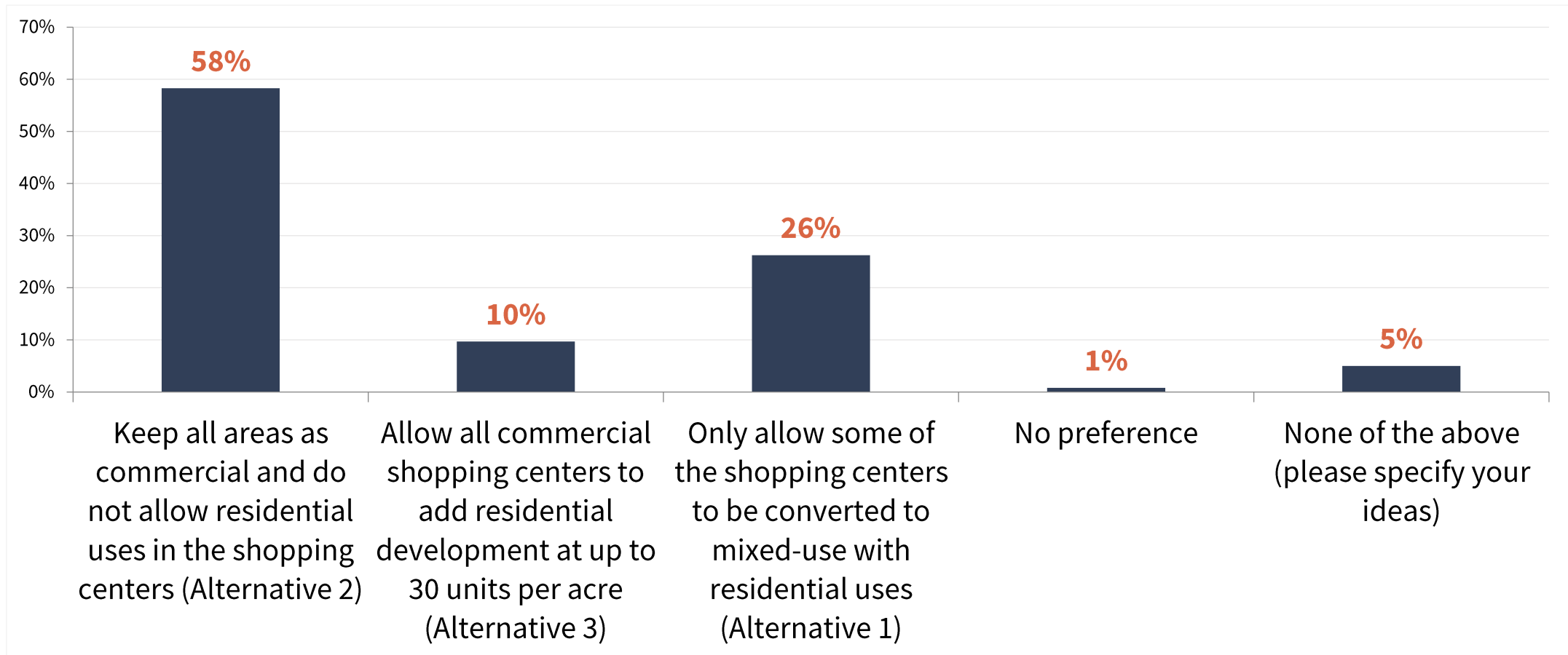


Alt 3: All Mixed-Use Low



# VILLAGE CENTERS

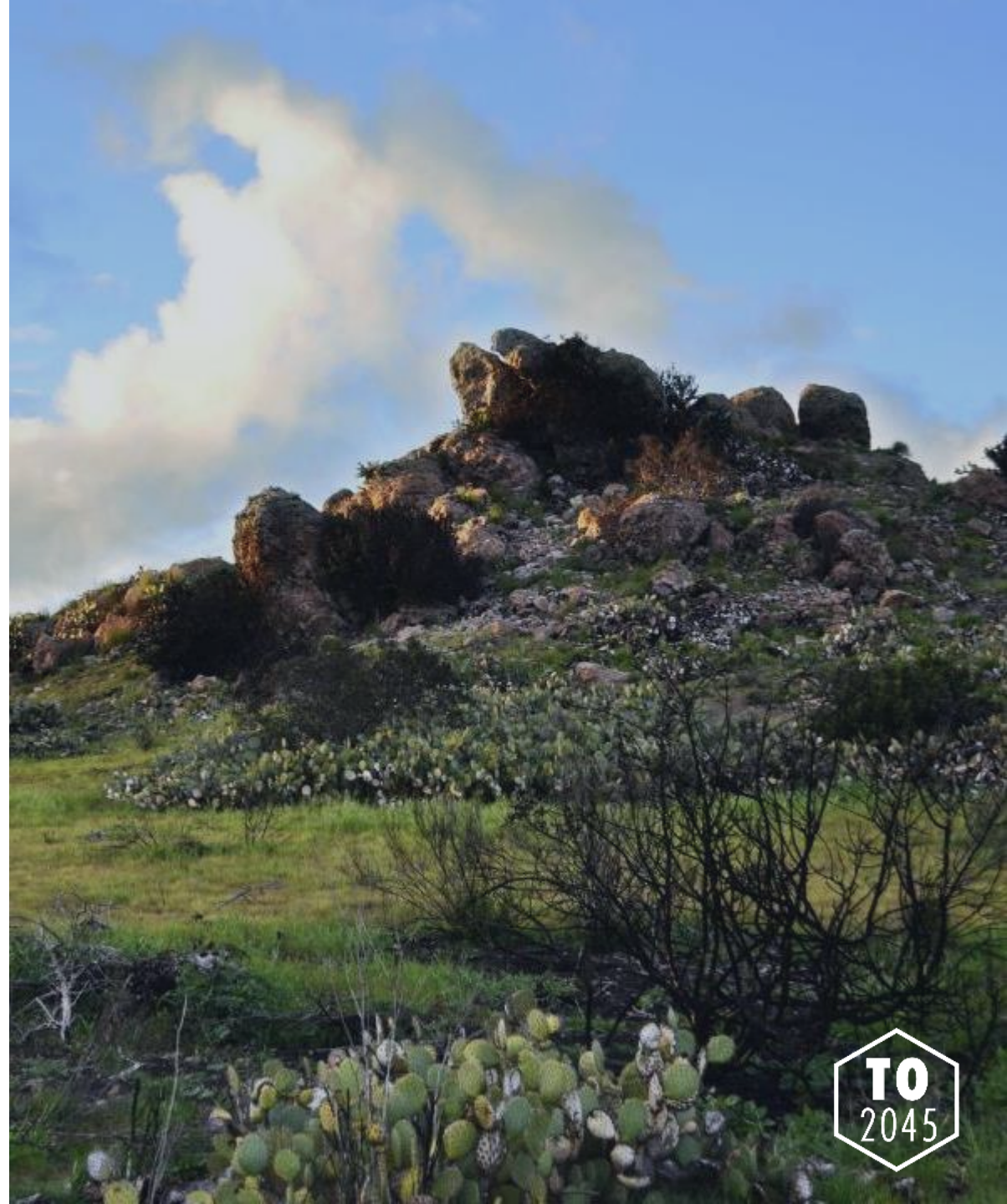
Q25. What best describes your vision for commercial shopping centers throughout the City?





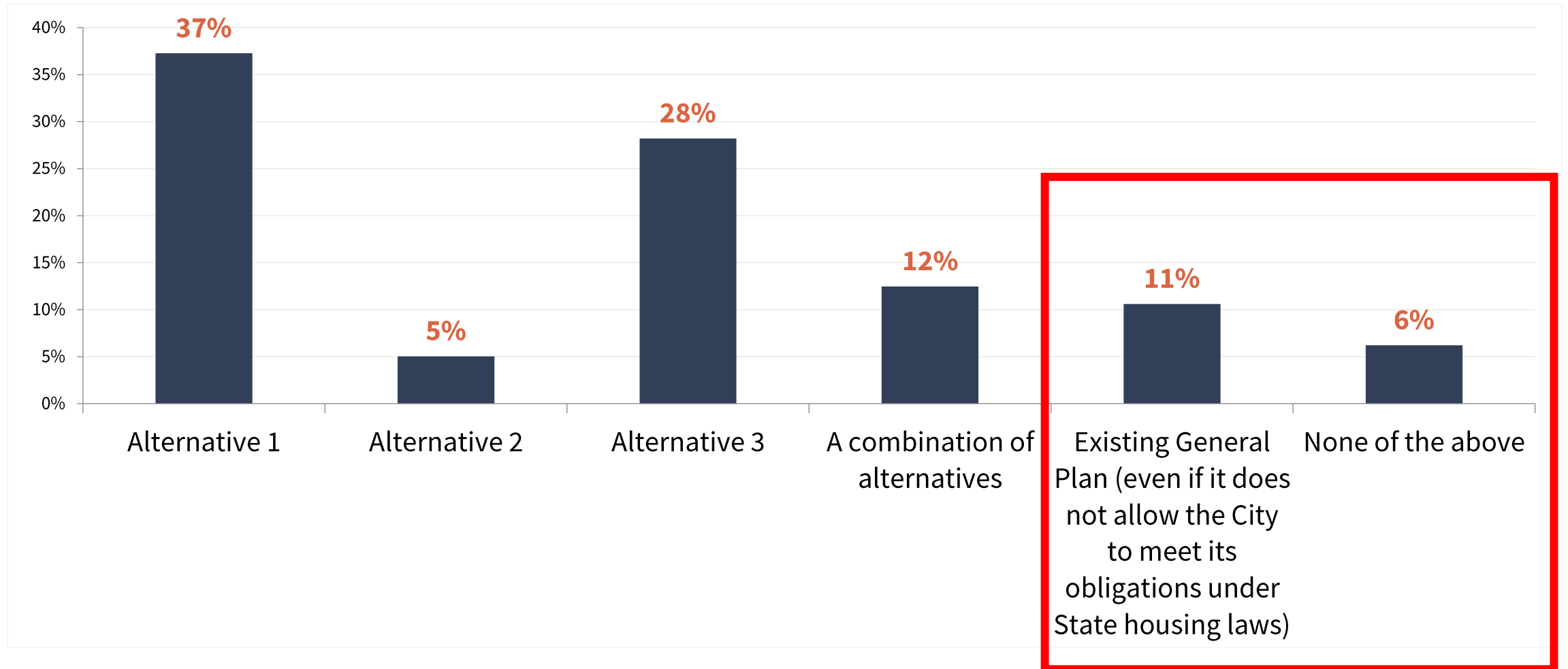
# CONCLUSION

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# CONCLUSION

Q27. Now that you have reviewed all the detailed alternatives, what alternative best matches your vision for the future of the City?



POLL

# DISCUSSION

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# DISCUSSION QUESTIONS

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- What surprised you about the survey results? What was not surprising?
- What recommendations do you have for the preferred alternative based on the survey results?
  - Overall
  - Area-by-area

# **PUBLIC COMMENT**



# UPCOMING EVENTS + MEETINGS

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## Land Use Alternatives:

- Planning Commission Meeting (March 29th)
- Preferred Land Use alternative (April 16th)
- Joint GPAC Meeting #15 and Public Workshop (April 21st)
- Online Survey #4 (Mid April – Mid May)
- Planning Commission Meeting (April 26th)
- City Council Meetings (May 18th and May 25th)



# NEXT STEPS

## Timeframe

## Work product

## Community Engagement Opportunities

### Apr – May 2021

- Preferred Land Use Alternative
- Joint GPAC #15 & Public Workshop
- Online Survey #4
- Planning Commission & City Council Meetings

### Jun – Aug 2021

- Policy Frameworks for General Plan Element Topics, Draft Housing Element, CEQA Documents
- GPAC #16 & 17
- Public Workshops
- Policy Topic Specific Discussion Groups
- EIR Notice of Preparation Public Review period
- Public Scoping Meeting for General Plan EIR
- Planning Commission Meeting

### Sep – Dec 2021

- Revise Housing Element based on State Comments
- Preparation of Draft General Plan & CEQA documents
- No Meetings Scheduled

### Jan – Feb 2022

- Adopt Housing Element & related Negative Declaration
- Planning Commission & City Council Hearings to adopt Housing Element
- GPAC #18
- Public Workshop
- Virtual Office Housing
- Planning Commission & City Council Workshops

### Mar – Apr 2022

- Revisions to General Plan and EIR
- Planning Commission & City Council Hearings to review and approve General Plan and EIR

**THANK YOU!**



*Meeting #14*



# GENERAL PLAN ADVISORY COMMITTEE

Land Use Alternatives Feedback | March 25, 2021