

LAND USE ALTERNATIVES SURVEY

Detailed Results / March 2021

The City of Thousand Oaks conducted its third online community survey for the General Plan Update, TO2045, from February 2 – March 15, 2021. The City sought feedback on three proposed concepts and specific land use alternatives that were summarized in a “Briefing Book” and available for public review and comment during the duration of the survey period.

The survey was prepared using the online tool SurveyMonkey to present maps and images, ask multiple-choice questions, and seek additional open-ended feedback. Community members were encouraged to review the Briefing Book before completing the survey. The land use alternatives survey consisted of 8 sections:

- Citywide
- Rancho Conejo Area
- Moorpark Rd and West Thousand Oaks Blvd Area
- Downtown and Thousand Oaks Blvd Area
- Westlake and East End Area
- Village Centers
- Conclusion
- Demographics

The survey was available in English and Spanish and was circulated in printed format to those without computer access. A total of 2,127 responses were collected over the nearly 6-week period, 10 of which were completed in Spanish, and 25 of which were submitted as hard copies.

Comments and Open-ended Survey Feedback

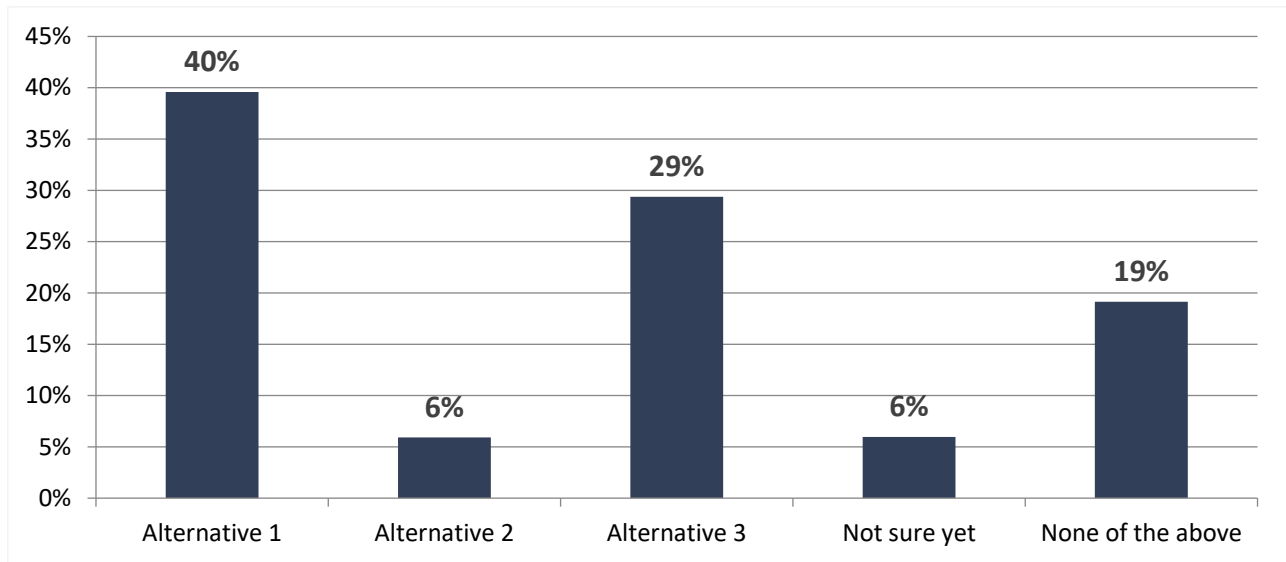
Twenty-two of the 33 survey questions included space for open-ended responses or comments. Over 6,000 individual comments were recorded – these are provided after each question results in this report.

For full transparency, open-ended responses and comments are listed directly as they were recorded in the survey. *Please note some responses include profane or offensive language.*

CITYWIDE

Question 1.

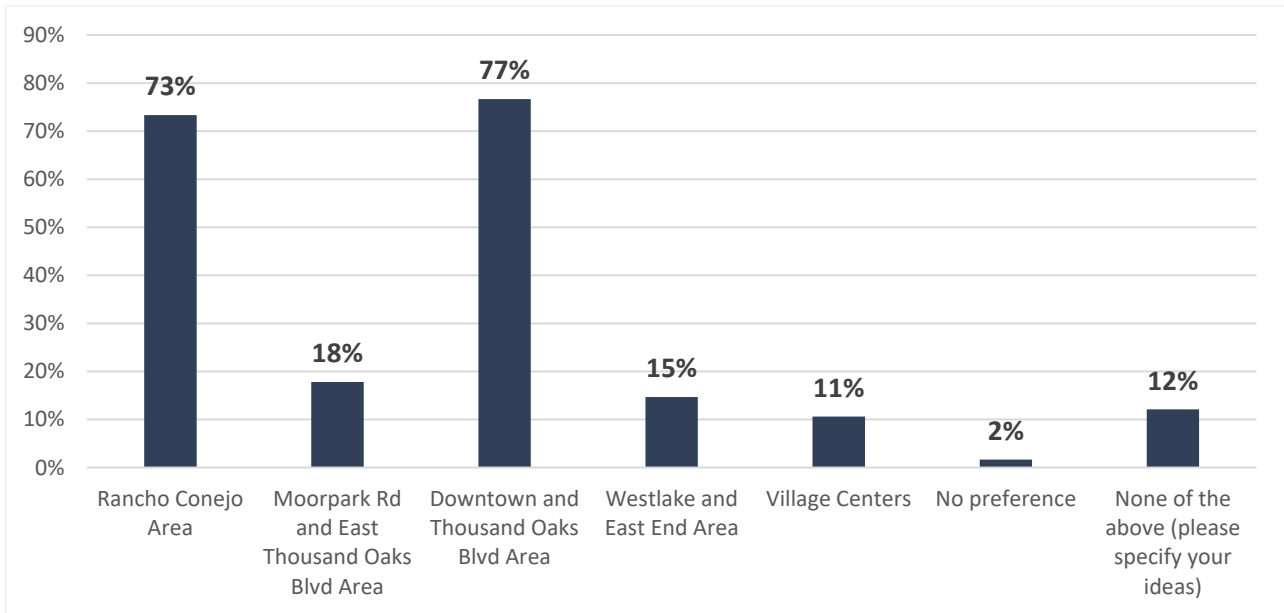
Based on what you have seen so far, which alternative best matches your vision for the future of the City?



Answer Choices	Responses	
Alternative 1	40%	829
Alternative 2	6%	124
Alternative 3	29%	615
Not sure yet	6%	125
None of the above	19%	401
Answered		2094

Question 2.

During the community engagement process, some participants recommended mixed use, providing for different types of housing to be built in the Areas of Change. Select all areas where housing or mixed-use should be added.



Answer Choices	Responses	
Rancho Conejo Area	73%	1539
Moorpark Rd and East Thousand Oaks Blvd Area	18%	374
Downtown and Thousand Oaks Blvd Area	77%	1609
Westlake and East End Area	15%	308
Village Centers	11%	223
No preference	2%	35
None of the above (please specify your ideas)	12%	254
Answered		2099

Question 2 had 254 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 2 Comments

- TO is already built out.
- It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can

Question 2 Comments

designate parcels on the boundaries of the City and areas in the outskirts for future development.
• There should be NO mixed-use developments anywhere in TO.
• Commercial and residential should be in separate areas, not mixed.
• the proposed increase in number of housing units is too high . The proposed number should be reduced by 10 fold.
• No mixed use
• Slow growth
• None
• Only Mixed-Use low - no higher than 35 feet (3 stories)
• Max 35 foot buildings for mixed-use
• Less is more. Let us approach change carefully.
• Sata Paula or Fillmore
• We do NOT want more housing built here. We moved here from Los Angeles to get AWAY from the over-building and urban feel. We want the open spaces and lower population to remain here. We would like what is already built, to be updated and kept nice- deterring graffiti and homeless folks lay8ing around. This is not the time to be asking us to approve additional building when we ALREADY have vacant buildings and homeless encampments settling where they please. Just because these other cities threw their homeless out, does NOT mean Thousand Oaks has to contend with these folks. Los Angeles created the problem, Los Angeles should handle their problem. We pay an exorbitant amount of property taxes to be here, and what we get for our money?? Needles in our street that my kids find, existing traffic, and the list goes on and on. This is NOT a law or requirement that we have to add this MANY units to Thousand Oaks. Just becuae local low income families want to have their kids live here, doesnt mean we "regular" income households should contend with more PEOPLE. If low income people want to live together, they should go to areas that ALREADY have low income housing to accommodate them. If we make ALL Areas contend with THEIR wishes, then ALL Housing is going to look the same- all areas are going to look like LA. We need DIVERSITY, which makes Thousand Oaks unique- it is close enough to LA for those that work int eh city, but quiet and rural enough that you feel you are away from the city. We need QUIET!!! We do NOT need more cars, peopel, and problems. PLEASE listen to your constituents and follow the LAW. Do not go above and beyond what is required.
• No development no change
• We do not need to bring more people into, there already traffic with the current number of people living in the area’s mentioned on the proposed plans. This plan

Question 2 Comments

<p>should be looked in areas that have room to expand. Thousand Oaks, Westlake Village and Newbury Park is not a good idea, please look elsewhere</p>
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • NO housing or mixed-use in the the Westlake and East End area. The Westlake Hills neighborhood backs up to the North Ranch shopping center, and there should not be any building over one story
<ul style="list-style-type: none"> • There is no need to build additional housing or mixed use housing in the Westlake and East End are a as this are is already busy enough. Development in any of these areas is just going to cause more issues with traffic, the people who work there and crime.
<ul style="list-style-type: none"> • ...
<ul style="list-style-type: none"> • No 6story buildings on TO Blvd
<ul style="list-style-type: none"> • There is too much commercial space being planned. One lesson of the pandemic is that it is cheaper and more efficient to purchase online. Adding even more brick and mortar is bad planning.
<ul style="list-style-type: none"> • I am not in favor of mixed use. It makes the developers money but is not beneficial to the city. Higher value areas do not have any mixed use. They block our nice views because they are higher than 2 stories, created higher density and traffic in key areas and provide no benefit.
<ul style="list-style-type: none"> • Different parcels of land should have been selected, especially North of the 101 @ Rancho Conejo Blvd.
<ul style="list-style-type: none"> • It does not conform to this city
<ul style="list-style-type: none"> • Keep small town low-density identity. We highly value what we have and our real estate prices reflect that.
<ul style="list-style-type: none"> • in everything your are suggesting , you are increasing the population drastically
<ul style="list-style-type: none"> • I don't think Thousand Oaks needs new mixed use land.
<ul style="list-style-type: none"> • In general, keep building max heights to 35 ft (not the average!), current parking standards, keep the "set backs" rules so the buildings are not built right at the edge of the sidewalk to allow for a natural area and not allow the feeling of being in a tunnel when driving by, allow for plazas or gathering areas, work around trees (don't just chop them down) and add a lot of nature, as long as there is thought behind how much traffic congestion will be created by the build.
<ul style="list-style-type: none"> • Mixed use isn't needed.
<ul style="list-style-type: none"> • Don't change the look of T.O.
<ul style="list-style-type: none"> • Use the oaks mall
<ul style="list-style-type: none"> • Since none of you live in the San Fernando Valley you have no clue how awful this is going to get! This town was not designed to sustain the traffic you are blindly

Question 2 Comments

proposing. And none of you will be living here once this has come to fruition. These proposals only help developers and harm our city. We all know who is benefiting, and none of those will be living here to see the wreckage to our city.

- semi-rural nature of TO needs to be preserved
- It is not proven that those living in mixed use areas will also have jobs located in the same area.
- Rancho Conejo (North side of the 101 only!). Old K-mart site. Oaks & Janss Mall areas. Westlake East end area.
- None of the areas listed fit
- there is plenty of housing now.
- I am concerned about more traffic. Already it is quite congested. I would like to see alternative routes. The 101, Lynn, Moorpark Rd., and Thousand Oaks Blvd. are quite congested.
- It might be good planning to approve some housing in the Rancho Conejo area but the survey says "should be added." I think more scrutiny is required.
- I am concerned with traffic flow and over development in these areas.
- mixed use should be limited to 3 stories maximum with retail on bottom and second and third stories residential
- No mixed use whatsoever
- Way fewer housing units should be built in TO
- No mixed-use
- Convert the ghost town/nearly empty Oaks mall into mixed use/affordable housing.
- Protect our green space!
- You should distribute housing and low level mixed use throughout the city. Putting all the new housing along the 101 corridor will cause way too much congestion. You have room for housing off Avenida De Los Arboles, on Janss, at Oaks Mall, and many other locations on the North side of the 101 Freeway. You can also put it into existing industrial areas and people can walk to work. Nothing over 2-3 stories high. Areas of change put too much burden on residents that live close to 101 Fwy. Share the noise, trash, and traffic with the entire City. Keep building heights LOW. We don't want to be an extension of Ventura Blvd in the SFV.
- There is no need for added commercial space.
- There will be too much traffic, too many people, and you are trying to turn our beautiful community into another San Fernando Valley... NO WAY !!

Question 2 Comments

- Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
- all 5 areas listed
- We should have had a survey before the General Plan was changed. A referendum should have been done for such a massive increase in density.
- No mixed use, This isn't what T.O. is. There is already too many vacant retail businesses and way too much traffic . No buildings over 35'ft. do not need more Promenades or "The Lakes". Stop trying to make the city something it's not. It's not Ventura or Santa Barbara.
- No further building.
- Mixed use is not what the residents want. Stop trying to force it on us
- We don't need more crowding on our infrastructure, that is not being built out to carry the new load generated by future development.
- No high density housing please.
- Comment on Alternative 1 - The area south of the 101 freeway between Borchard and Wendy are primarily single family homes with one '2 story Apartment' building on Wendy. There are many possible issues 1. Wendy turns into 1 lane in each direction just south of the 101 freeway, 2. Alice is current residential street (1 driving lane in each direction), 3. There is an elementary school a few blocks west of Wendy Dr, children crossing a more busy street, 4. The existing residential houses will have people looking into their windows and yards, more noise, more traffic, etc., 5. The exit on the 101 north already gets backed up on the Wendy Exit, 6. The 101 and Borchard intersection is already a challenge, will become a bigger mess, 7. There is plenty of land north of the 101 freeway between Wendy Dr and Borchard / Ventu Park North of the 101 between Wendy Dr and Ventu Park for multi level Apts, Condos, employment, room to grow, shopping areas, very near existing shopping, room for a park, some existing 4 lane streets, Already a mixed use area, . 10. Michael Dr of of Borchard near the freeway, only has 1 driving lane in each direction. There is already some congestion - Jr High School, Soccer and Baseball fields, Several Churches on Borchard , students crossing Borchard the Jr High School 11. The speed on Brochard has become a problem over the years as Dos Vientos has more drivers. Same speed compliant on Lynn Road between 101 freeway and Dos Vientos
- no addition of mixed use or housing
- I am not satisfied with this GP

Question 2 Comments

- While these proposals may have benefits, these shouldn't be approved all at once - this is too much, too fast.
- we don't need mixed use and we don't need one unit more than the state requires
- Just do what has to be legally done and nothing more.
- Maybe Westlake because it has more money and much more close to the city so the urban sprawl will blend better.
- none added
- remain single family home
- Downtown LA
- It abandons the planning principles that made this town nice. Parks In neighborhoods, safe places for children to play which is not freeway on ramps or next to auto repair shops and gas stations. Everyone deserves a high quality of life.
- I do not like any of the plans - this will turn thousand oaks and newbury park into a congested living area
- No more housing
- no changes
- Stop the overbuilding and selling out! Traffic already bad! I have lived here since 1965 and commutes to LAX before retiring. Sometimes the only traffic I experienced was in Thousand Oaks of all places! I always comment when coming back over the grade from up North at how beautiful Newbury Park and the mountains are. Now these plans of building a high rise in the wetlands to block it! What happened to city code with the new ugly building across from Mimi's? Very sad.
- in areas dominated by single-family homes (ie. outside of the designated change areas)
- NONE
- Convert some of the commercial, never to be used again buildings, into residential. We have for a long time to much unused commercial.
- Townsgate Road
- We already have 2 mixed use units being built on Thousand Oaks Blvd. We should not build any more mixed use areas. Any housing should be not have more than 30 units per acre and should be limited to 3 stories.
- No more housing. No more mixed use. Keep TO open and more rural.
- i don't like any of the plans
- Keep the city In Low density

Question 2 Comments

- None. Keep the CV as it is!
- Our city is safe and very unique. We pay a lot to live here and don't want change impacting the life we have here.
- Will create too much traffic and crime
- We have voted time and time again for slow growth and the protection of our mountains. We need to continue in this process. We are not Santa Monica.
- none
- None at all
- We don't need another Los Angeles. Haven't we learned from COVID? There was a reason our numbers were low compared to LA. I'm sick and tired of all you greedy people. Keep our hills visible or population in the Ventura County manageable and the freeways OPEN. Have you even thought about increasing population and what this will do to our freeways. Come on already !!
- Do not want density. We moved away from a higher density urban area for more space and less crowding.
- Build a new town somewhere else, don't increase this one
- There is too much building already in CV. People didn't move here to be in another SFV!
- We don't need any housing. We need to keep the open spaces
- We want to limit growth in Thousand Oaks. We moved here 21 years ago to get AWAY from high-density city life.
- Mixed use is AWFUL! No place to park and overall planning isn't ever done correctly. THIS IS NOT LOS ANGELES
- I don't agree that any increase should be made. No mixed use.
- Do not want new mixed use housing to be implemented.
- No more housing.
- No more housing!
- I do not see anything about water, sewer, parking etc. on any of the alternatives. the
- I can support mixed use zoning, but not mixed use buildings.
- Overpopulation and too much congestion. This is destroying the rural, family friendly environment that Thousand Oaks has and should remain for our children and future generations.
- This is not a viable solution.

Question 2 Comments

- Consolidate industrial/commercial zones and support businesses to move to business zones. Many business buildings are partially or not occupied so have businesses re-locate and then use the formally business zones for residential use. (either converting building or knock-down/rebuild single family homes. For example, the move to put residential building at one Baxter Way - why not make that a completely residential campus?
- The Borchard & 101 exit area is a 'wetland' and shouldn't be developed. Too high water table, not to mention way too much population increase to accommodate the already heavy congestion there.
- Please no more building, our freeways are overwhelmed
- don't make T. O. into another San Fernando Valley
- We need to leave nature the way it is. No more new buildings. No more high rise or multi level apartments
- None
- too dense
- I don't want 81333 units. Let's start off with Lupes and see how that works.
- No high rises!
- None
- Mixed use is a "cliche" of words allowing developers to profit and residents to be faced with more traffic issues, high rents and an infrastructure that can not sustain
- I like the idea of mixed-use downtown, directly along TO Blvd and at the existing mall/Jan's Marketplace area (especially the old unsightly buildings and on Hampshire at the old Home Depot, but ONLY mixed use low density.
- Don't want the growth to become the valley
- Leave low density. No high rise.
- none of the above
- Do not increase the population density of our area
- With the economy down and people barely getting by, we don't need anymore than what we already have.
- What about using the vacant industrial buildings for something.
- I do not think we need more retail when so many places are empty already.
- No mixed use housing anywhere

Question 2 Comments

- We do not need more housing, especially in our open areas (i.e. the field off Borchard Rd), and definitely nothing more than 2 stories. We have beautiful views here. High ruse buildings will obstruct them.
- All areas
- I do not agree with any of the options.
- I don't believe that more mixed use housing should be built.
- What don't you people understand about low growth, our streets, highway are already, too crowded
- No additional housing recommended
- Community leaders should listen to the majority of the community, not "some participants". These changes will NOT improve the face of Thousand Oaks. This city is a very desirable place to live. It is astounding that some are pushing to change it for the worse.
- Only townhomes should and single family homes should be added. Multi family apartments offer very little for the community. The population is transient, Thousand Oaks can never add enough apartments to lower the cost or slow the cost of rent. Build townhomes for seniors in areas where residents are likely to protest, nothing horrible about living next to seniors. Fewer car trips, no kids to educate, no loud parties, etc. on my street half of the homes are occupied by long term retirees who love the area, but do not like the option of downsizing from a million dollar home with 3k sq feet to a 1800 sq ft unit that costs 850k and has 5-600 mo hoa. So they stay and another young family misses out on the incredible experience of raising a family in TO.
- Build HOMES, not apartments. "Low income" apartments are still thousands of dollars and NOT going to help anyone except whoever is collecting the rent.
- The housing reflected to be added includes high-density up to five story structures which out of character for our community. Do not change TO to another Irvine,
- Use existing buildings and retrofit
- Thousand Oaks CA is one of the few wonderful places in SoCal that still are not too overcrowded. Building new homes and apartments/condos etc can only bring down our quality of life since we are already heavily populated and few open spaces remain.
- no mixed housing in residential areas
- Keep Thousand Oaks the way it is!
- My idea is to leave Thousand Oaks as it is!
- oppose mixed use

Question 2 Comments

- Do not engage valley or Glendale ideas to our area
- This is creating more traffic, more crime
- Overcrowding will result in higher crime. This place is great for children, let us keep it that way.
- Your plan is completely unacceptable. You're building out way way too much.
- We dont need anymore housing other than this
- I think housing should be added on residential parcels near the blvd but not just commercial
- Neighborhood high density would be more beneficial than mixed use
- I am frankly confused as to why you think mixed use is a good idea. Thousand Oaks does not have the space and infrastructure to support mixed use, and it will greatly detract from the quality of life.
- Measure E and SB 330 are interpreted to mean that the max buildout is 81,124 bu. The elimination of the Measure E "bank" is an end run around Measure E to create the potential for increasing the population of Thousand Oaks to any level. The 81,124 bu is enough to meet state requirements for many planning cycles (31 cycles at the current rate). Our preference is to meet and not exceed the 2615 bu SB330 dictum by 2029. We think that a Thousand Oaks with 81,124 additional bu would be another San Fernando Valley and would cause current residents to leave and prospective residents to look elsewhere.
- The provided alternatives pose too much congestion, traffic etc. which will effectively destroy the ambience of Thousand Oaks.
- Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
- We do not need the traffic 81,000 units would bring
- None
- This area is already crowded. It can take 10 minutes to travel from Triunfo Canyon rd to Thousand Oaks Blvd on Westlake Blvd during peak times.
- We do not need mixed use, like the SFV

Question 2 Comments

- Stop all this building that is outside the previous restrictions.
- Do not approve of mixed-use areas.
- I feel very strongly that the city should limit its housing to the amount absolutely required and no more. Building the amount of housing these alternatives contemplate would inundate our community with traffic and destroy the character and quality of life of Thousand Oaks. I am adamant about this.
- Janis shopping center. Any of the small sometimes half empty business centers
- No more housing projects. Stick with a slow growth plan.
- I don't want to become another San Fernando Valley!
- Based off increase in crime in populated cities I dont think we need more residents.
- No on 101 South between Ventu and Borchard. We do not have the roads or space to handle the increased traffic or people. put this increase in mixed use over by the Oaks Mall to attract people and business to existing restaurants and business. You could walk from apartments to the mall, restaurants etc.. It could revive that area.
- too much for this city
- Im slow growth proponent
- Thousand Oaks density if too much as it is. There is no need for mixed use.
- SOME MIXED USE AT SMALLER CENTERS THROUGHOUT THE CITY, NOTHING MORE THAN TWO STORIES, AS ANYTHING MORE WOULD DISRUPT THE FEEL OF THE NEIGHBORHOODS. THE OAKS MALL AND THE JANSS MARKETPLACE COULD PROBABLY TAKE THE MOST DENSITY. THE OLD ROLLERDOME PROPERTY COULD TAKE SOME MIXED USE. SOME OF THE DOS VIENTOS AREAS AS WELL.
- No building over 2 stories high!
- Leave TO as is!!!!
- We didn't elect to live in Santana Row (an early 'mixed use' project in the San Jose area)- so please respect that preference.
- ALL of the council members elected Since 1974 all of the council members had their platforms based on "NO GROWTH" !! Bait and switch !!
- These changes will create congestion where it is already very congested.
- No mixed use - too much congestion
- I specifically so not want to develop Rancho Conejo wetlands
- I specifically don't want it in the area know as the Borchard Wetlands

Question 2 Comments

- We should not build additional units and add density at all. We should rehab run down areas or vacant commercial space, but not build additional units on open land, or without first addressing the shut down commercial space. Protect the environment, and have the big picture in mind. There is no need for any of this Areas of Change.
- I do not want to harm the environment more than we as humans already have. Nature needs it's home along side us.
- No Mixed Use Period
- No additional building
- Utilize current commercial/mixed use areas that are under utilized. For example, many shopping plazas in TO and NP have vacant and/or low-demand stores that need other high-demand companies to help their business and our community's economy. Don't add more commercial space that is unnecessary when we have so much under-utilized.
- You are ruining this city
- Rancho Area: north side can be developed, south side is residential and should ONLY be residential low, limited to 2 stories max but prefer we honor our skyline to one story. Residents are already here by the way and this impacts me directly as this open space is my backyard.
- I prefer Thousand Oaks as it is. All of these proposals erode and worsen the quality of life in Thousand Oaks. Don't do it! Please!
- do no combine commerce and residential
- The current infrastructure and roads can't accommodate new growth
- I only support Mixed Use Low. Mixed use medium (30-45) per acre is equal to residential High. Mixed use High is 45-60 per acre is completely contrary to the current community feel.
- You are ruining the city
- no mixed use - single family homes only
- no mixed use areas
- Mixed-use housing does not align with the character of Thousand Oaks. We moved here over 35 years ago for the quality of life that this community offers.
- Mixed use only in Rancho Conejo area, Downtown and Moorpark Rd
- The community engagement process didn't engage enough of the actual community just reading comments from the briefing documents. These plans seem to propel building with no support for actual growth in a community that doesn't seemingly want it. Not to mention a lot of major changes to how people show or do business in a changing world.

Question 2 Comments

- don't want mixed use. want to keep TO family centric, the way it always has been. mixed use takes away from that
- We already have more than enough housing! See my letter #28
- No more development
- Future City growth is highly correlate to the quality of life and will have an adverse impact on the community. As a city of 128k residents, we should seriously consider slow growth at of 20% MAX of the population to ensure all city services are in place to address needs.
- Stop building
- No more housing! Too much housing already
- Leave our city, as is!
- No more buildings
- Disagree with concentration 101 for Areas of change
- The criminals are moving in already plus the homeless
- So much of these plans/prognostications is based upon the fallacy of social justice concepts and TO's alleged need to end "white racism/superority". Our city's population, 30% non-white matches the general population stats of the USA as a whole. People of color regularly move here and thrive--RE the high % of Asians working for Baxter and Amgen and living, with parents, in our best neighborhoods, and excelling in our schools. Granted, there are plenty of undocumented, but should we be responsible for their living arrangements? Please spare us the "woke preening" to prove one's lack of prejudice, in itself prejudice! Adding high density housing along TO Blvd might be ok to solve the alleged housing crisis, but that "crisis" is artificially engendered through extensive NIMBY legislation driving up construction-of-housing costs. Will high rise projects go the way of mid-20th century public housing tower ghettos rife with crime?
- no change
- Keep Thousand Oaks as it has been, no changes
- STOP IT! WE DON'T WANT IT! Not everyone can live everywhere. We moved here to get away from the nonsense and we have ALL consistently TOLD YOU THAT. This is ridiculous.
- Stick to the measure E plan
- Modify the General Plan to allow for mixtures of uses in the Oaks Mall / Janss Marketplace area, and develop a specific plan to enact the objective development standards for the area. Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing

Question 2 Comments

Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35’.
• Don't want TO turning into or looking the the San Fernando Valley. We moved here for the open spaces, not six story tall buildings all down our main boulevard.
• Stop all development, your ruining why we moved here !
• we need more parks open space and single family homes not high density housing and keep the height limit the same. People shop on line and based on the census the cities population is decreasing.
• STOP THE MADNESS
• Not a fan of mixed use
• Keep Thousand Oaks as is
• I request no added density
• No mixed use or high density housing
• Prefer to leave as is
• More residential, less commercial space. More areas for home owner ship. Less rentals
• Mojave Desert
• No mixed use housing
• Don't add housing or mix-used anywhere.
• Village centers could have mixed use med density up to two stories only
• No growth necessary!!!!
• The oaks shopping center
• Please don't build any more. There is already too much congestion
• Stop with the mixed use already. We have enough retail with for lease signs already
• I think we should focus on housing and not increasing retail space that could be difficult to fill.
• Not in favor of any growth.
• Don’t add anymore housing
• Separate zoning needs to exist in order to avoid the fait of Los Angeles
• No high density mixed use anywhere
• Homeless issue off Janss and 23 freeway needs to be addressed before any of this

Question 2 Comments

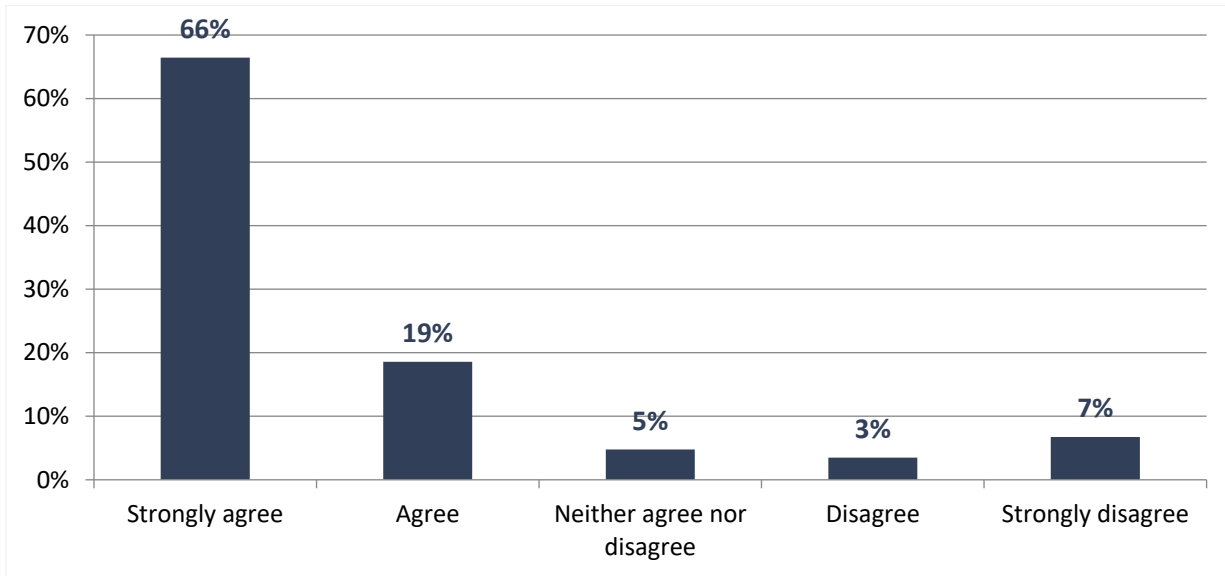
- I support no more than 3 story mixed use buildings at the Oaks Mall, Janss Mall, and the Old KMart. Not anywhere near Westlake/East End Area (far too congested to support more housing at this end)
- Not enough information about mixed use
- we do not wish any mixed use housing infiltrates our neighborhood and drives down home values.
- Certainly no mixed use in Rancho Conejo
- I think it is easier to add mixed use areas to places that still need developing, rather than re-doing existing buildings and businesses. Changing existing shopping/office areas could push businesses away and force them to re-locate. In addition, I strongly disagree with the proposal of the Westlake/East End Area to allow higher density along the north side of Thousand Oaks Blvd, since there are neighborhoods behind the business centers already that would be significantly impacted.
- Mixed use will only bring more traffic to our city. We moved here to get away from the city.
- Encourage additional ADU's to meet housing requirements without changing the face of the city.
- Oxnard or San Fernando Valley
- This approach to future city planning would be adverse to the quality of life experienced in the Conejo Valley for the last 30 years.
- Too busy as is for location, this is not a city environment
- Village Centers must be designed as commercial only, with an emphasis on social gathering
- Multi purpose is not a way to go - looks like Los Angeles!
- TEST
- NO, NO, AND NO. LEAVE US ALONE; WE'RE JUST FINE THE WAY WE ARE. i'VE LIVED HERE FOR OVER 30 YEARS AND IT'S ALREADY OVERCROWED!1. WE LIVE HERE BECAUSE OF THE OPEN SPACES. LEAVE US ALONE. WHY IN THE WORLD WOULD YOU GUYS WANT TO TURN US INTO SEATTLE, DETROIT OR LA. YOU PEOPLE NEED TO GO OUT AND GET A REAL JOB AND STOP SITTING AROUND TRYING TO FIGURE OUT HOW TO RUIN OTHER PEOPLES LIVES. i'M ALMOST 80 AND YIOU THINK I'm GOING TO WANT TO CLIMB STAIRS...NO, NO AND HELL NO
- Possibly Rancho Conejo if it is to beautify and upgrade while keeping rural quality of our area
- None should be allowed.

Question 2 Comments

- against high density you say city, but it is a sprawling town' it won't work, min rent will be \$2500 and people own a house for that, high density will also bring more gang activity crime and more homelessness from drug use etc' this sounds like developer using the low income thing to get their big plans passes, we have empty building and retail stores and you want to build more?
- Cherish Open Space..
- Develop the old KMart as low income housing with a park like environment. No housing above three stories--ever.
- None
- No housing to be built
- Locations with enhanced public transportation and major hub public transportation
- Do not support mixed use, high buildings or underground parking lots.
- Stop developing and start working on social programs you fucking ghouls.
- I actually would support housing in any of these areas, but not at the heights and density suggested in these alternatives. Two to three stories would be my maximum in any of these areas.

Question 3.

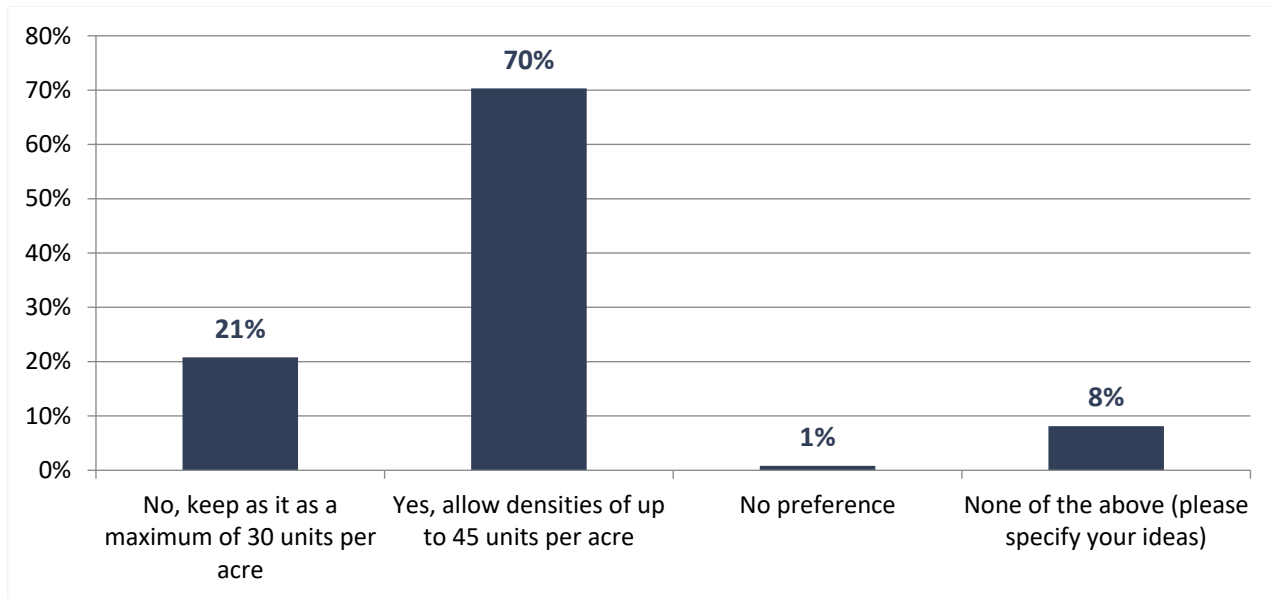
The existing General Plan allows density up to 15 units per acre (townhomes, triplexes, small multifamily buildings) for areas designed as Medium Density Residential. However much of the existing Medium Density Residential areas are established neighborhoods at a lower density. Do you agree with the approach of protecting the character of single-family residential areas and transferring the remaining capacity to the Areas of Change?



Answer Choices	Responses	
Strongly agree	66%	1391
Agree	19%	389
Neither agree nor disagree	5%	100
Disagree	3%	73
Strongly disagree	7%	141
Answered		2094

Question 4.

Increasing residential density allows for smaller and potentially more affordable units within the same building envelope. 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?



Answer Choices	Responses	
No, keep as it as a maximum of 30 units per acre	21%	438
Yes, allow densities of up to 45 units per acre	70%	1482
No preference	1%	17
None of the above (please specify your ideas)	8%	171
Answered		2108

Question 4 had 171 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 4 Comments

- Even 30 units per acre is way too much... we cannot have 3-6 story buildings, this will become Valley 2.0
- It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.

Question 4 Comments

- The maximum density should remain at 30, and building height limits should remain the same.
- proposed maximum density is far too high.
- Slow growth
- Regarding the prior question (#3), please re-phrase. The current question is loaded. Further, there are no answers that are appropriate. I am writing it here, under Question #4 because to ability to respond with expository text was supplied in Q#3.
- Even 30 units per acre is way too much, it needs to be lowest number possible
- I don't want more building and development. We are not Los Angeles. We live here to get away from all of that overcrowding. If you can't afford to live here don't come! Stay in L.A.!!
- None of the options I support, look elsewhere not in this town
- No increase in maximum density. The reason we live in Thousand Oaks is because it is not as dense as other areas and cities.
- No building in Thousand Oaks should be no more than three stories. I still don't support building in the areas of change due to the many problems it will cause.
- Maximum 15 units per acre
- Taking this survey should not feel like being forced into answers. #3 does that. The community character of single family neighborhoods should be maintained. Look to Santa Monica where charming, safe, and livable neighborhoods gave way to overdevelopment. Thousand Oaks should maintain its current standards of density. Our infrastructure will not support the amount of development being proposed in these alternatives.
- Allow densities of up to 60 units per acre
- There is a lot of land on the outskirts of town that could be designated as 30 units per acre to meet our quota. There is no need to go denser, especially around TO Blvd which is nice now without too much traffic and nice views.
- For #3: The density should not be pulled away from those lots that are already built because the owners now have the option to increase the number of units on their site and this should not be taken away from them. This is banking and I do not agree with banking (as they did with Measure E). We need to spread the building up of TO thru out all of TO, so I don't think we should TRANSFER the units to other areas. Single family - allow neighborhood "shops" that are neighborhood serving retail and services - such as coffee shops, laundry services, small grocers... For #4: Allow densities of up to 45 units per acre ONLY in the Rancho Conejo Area, Moorpark Rd. & East Thousand Oaks Blvd. area, and in all Village Centers. This must be spread out into SMALL pockets of density spread out in ALL of TO so no one area is impacted. For instance, in the Village Centers.

Question 4 Comments

As long as the comments I made for #2 are followed, then in some strategic locations, it may be OK to allow more density - but very minimally applied and only in hopes the builder will build smaller units that therefore are affordable!

- I don't agree with the proposed setbacks. What would make the multi family developments more attractive and walkable is if there were generous setbacks, trees and landscaping.

- below 30, don't ruin a great thing

- It should be two stories max, like the original Plan had. Setbacks should also be enforced as written in the original plan. Regarding #3 above, we should protect the character of single-family residential areas. Any remaining capacity should not be transferred to any other areas.

- Don't build in Newbury Park

- Allow up to 45 units/acre but retain three-story height limit.

- High density housing will cause massive traffic in an already choked area (Hello, Hampshire road on/off ramp?? Westlake and T.O. blvd??) Do you honestly think these high density residents are going to NOT commute to and from work outside of T.O.??

- As regards question 4., yes, allow densities of up to 45 units per acre in the Rancho Conejo Area, Moorpark Rd. & West Thousand Oaks Blvd. area, and in all Village Centers IF, and only if 25-foot/3-story maximum building heights (as in the original General Plan) are maintained, generous setbacks with wide sidewalks are required, NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland is incorporated into the design. The City should limit changes to those that are needed now to satisfy California affordable housing mandates for the 2021-2029 RHNA cycle (ie: 2,615 units plus a 10-15% buffer), as opposed to locking in "significant changes" for 25 years, without a popular vote of the residents and in direct contradiction of the guarantees afforded by Measure E. Growth should be judiciously phased-in, rather than allowing short-term, external factors to override community priorities, needs and benefits. Subsequent RHNA requirements can be accommodated after 8 and 16 years respectively, using our state-mandated right to amend our General Plan four times annually, when we know specifically what the RHNA requirements will actually be for the coming cycles, when we have more information with which to make informed decisions regarding any applicable new state laws and mandates, when we have a clearer idea of emerging economic trends in a post-pandemic world, and when we can better manage any resulting impacts on our essential natural resources (including water) and infrastructure (including electricity, roads and sewers). The City Council should also initiate a study to evaluate the true capacity of city infrastructure to support additional development (including impacts on energy demand under the increasing urban heat island impacts of global heating, on our roads from increased traffic, and on our wastewater treatment system and our

Question 4 Comments

freshwater availability/scarcity as the city's population increases – especially in light of intensifying drought, and Central Valley land subsidence that threatens state water infrastructure and renders continued dependence on long-distance water delivery precarious), and should develop policy proposals for long-term funding of any necessary infrastructure upgrade expenses. All proposed changes should be evaluated on the basis of how they would increase the realistic (not theoretical) buildout of our city, and thus the actual impacts on both city infrastructure and taxpayers, as well as the lost opportunity costs of spending those funds on other pressing priorities, including climate change mitigation and adaptation, and strategies to develop a local, and therefore more resilient water supply and food distribution system. Prior to approving any permits for new construction going forward, the City must consider and mitigate the cumulative wildfire safety and disaster evacuation impacts of proposed projects on the ENTIRE community, including the impacts resulting from a development's resident density in relation to available egress roads ... and especially impacts resulting from the CUMULATIVE load of multiple or concentrated developments' contributions to likely or potentially unsafe congestion on escape routes out of the city under multiple, simultaneous, disaster scenarios (which are expected to become more frequent in a changing climate), as occurred in November of 2018 when the Borderline shooting, high Santa Ana winds, and Hill and Woolsey wildfires converged to strain resources and gridlock freeways as frightened residents attempted to flee. This applies particularly to main thoroughfares through town, which provide limited egress arteries out of the city. As regards question 3., I generally agree with the approach of protecting the character of single-family residential areas by continuing to prohibit multi-family housing on existing single-family lots; but I am also in favor of issuing conditional use permits where appropriate to allow very small commercial businesses (ie: cafes, coffee, smoothie and juice shops, small grocers, barber shops, salons, and similar neighborhood retail activities) in residential settings in single-family-zoned areas to enable residents to accomplish more of our routine, daily errands within a 15-20 minute walk or bike-ride of our homes. That said, I entirely disagree with the 2017 re-re-interpretation of 1996's Measure E in which the city conducted an analysis to identify areas where General Plan changes could be made, after-the-fact, to create 5,400 additional housing units, that were theoretically accessible for reallocation and future development, without seeking voter approval (as Measure E required), from residential areas that had already been built at a density lower than their residential land use category ... so as to profit T.O. Blvd. landowners and developers and thus rob residents of their Measure E right, as stated in the measure's ballot argument and approved by voters to "have the power to vote yes or no when significant changes to the General Plan are proposed."

- That would cause extreme congestion
- We do need affordable housing so our young people do not have to move away.

Question 4 Comments

- Question 3 above is survey-skewed. Of course single family neighborhoods should remain the same. It's why we live in Thousand Oaks and want to remain Thousand Oaks. Up until recently, we didn't have buildings are 30 units per acre (or more). 30 is MAX. City Council should defend our right to determine how our City changes and what is safe for residents. City Council should not succumb to outside pressure to accelerate density which our infrastructure cannot support.
- If more than 45 units per acre is feasible it should be allowed.
- Leave it the way it is now
- The freeway cannot handle much added population
- Protect our green space!
- Do not increase density. Distribute additional residential throughout the ENTIRE city. The whole "areas of change" concept is prejudicial and reeks of NIMBYism.
- Change the tax code to allow Accessory Dwelling Units to be added without tax increases. Also allow existing vacant or under-used industrial commercial to be converted to housing within the same envelope of footprint and roof height.
- Stay with original plan, no buildings over 35'ft. No mixed use!
- Do not want higher population that will further tax the roadways, sewage, and power grid.
- Please reduce the density from 30 to 10.
- No increase in residential density
- i am not satisfied with this GP
- Yes - increasing allowable density for smaller, more affordable units is the right approach. Keeping building heights low is also the best approach.
- Is the current max density 30? Could support 45 on a selective basis.
- The units are never low income around here. Quit selling out to big developers.
- Seriously, NO MORE PEOPLE! Newbury Park CANNOT accommodate anymore people, cars, traffic. Not to mention that more apartments bring even more people less vested in the area, but we will be expected to pay the toll of more crime, more traffic, etc.
- If this requires taller buildings, then I disagree.
- would not support increasing density
- 20 max units per acre should keep the state at bay.
- no changes at all
- NO ,ORE HOUSEING BRINGS CRIME

Question 4 Comments

- I agree with increasing residential density but I don't want setbacks to remain the same. I like wide sidewalks, plazas, common areas and shops close to the strolling areas. I'm afraid setbacks include parking in front. I like parking behind the shops or housing.
- why are we building when there are several empty and abandoned lots that we could use for this purpose - like the old kmart lot
- no changes
- Too much traffic.
- Rather than concentrate increased density in the Areas of Change, I would prefer to distribute new housing and density more broadly throughout the City -- like maximizing the Village Centers concept as well as a radius of higher density residential around those centers.
- Keep the plan at 15 units per acre
- We should keep any new buildings at Neighborhood medium with some medium high without exceeding the 35 feet limit.
- not all the areas of change, allow up to 45 in mp rd and perhaps east end
- No maximum density anywhere in the CV!
- We would like our town to remain safe and uncontested. The alternative threatens that and many other areas of daily life that we pay so much to live here.
- Don't want any to be built
- Leave it the way it is. Try building out in the desert. There's plenty of room there !!
- DO NOT INCREASE DENSITY IN RANCHO CONEJO. More open space, more parks, less development, more trails, more trees, fewer building, smaller buildings, STOP building. We will become the valley. Stop. Thanks!
- Just stop it, this is crazy
- 30 units per acre is already TOO much growth for our lovely town.
- I dont support anymore residential or commercial building in Thousand Oaks
- Lower the density even more
- Do not want dense areas of crowded apartment buildings
- This is where Los Angeles made mistakes, expanding with no thought for infrastructure.
- Overcrowding and over-development is not my idea of slow growth and a pleasant place to live and raise my family. This is why we moved from the San Fernando Valley to Thousand Oaks over 20 years ago.

Question 4 Comments

- Too much taxing on the resources as it is currently. This is not a solution.
- No more development
- No more multi family condos. Leave the original feeling of Thousand Oaks city the way it is.
- Reduce capacity
- toodense
- We don't have to go so high in the units.
- None
- 30 should remain max, There is no proof of more affordable housing as it is now only 10 units per 100 units built sustain lower affordable housing rents. There is so much talk of market rate housing but market rate has never been established. Developers look at ou community as a bastion of untapped opportunity and their greed and oportunistic ideals will only spell trouble as an end result . STAND UP TO SACRAMENTO ! I dont feel bad for Caruso and his long standing stupid deal with the Lakes. He cant fill tenants based on his costs per sq. ft of space which hovers around \$2,200 a sq ft.
- Want less units
- none of the above
- Don't building anything other than single family homes
- No change keeps as is
- Keep 30 per acre max.
- If anything lower it. We're already becoming San Fernando valley
- Absoulutely not!
- Yes, but make them CONDOS and not apartments.
- We need to stop expanding in order to remain a safe and healthy community.
- no increase in residential density
- Prefer low density neighborhoods
- See my response to #2
- too congested water electric shortage
- More houses, more people more cars more crowding on the freeways more pollution
- Why are you pushing a plan that far exceeds the 8 year plan with only a FEW thousand?

Question 4 Comments

- that is to dense
- Yes, allow densities of up to 45 units per acre. Reduce setbacks requirements for high density residential parcels near TO blvd
- keep it at the current low density neighborhood numbers
- Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
- Keep it at 15 units per acre
- Building heights and density go hand-in hand if you want to see projects actually built, given construction costs. Explore areas where heights can increase to accomodate increased density above 30du/acre
- Could support, IF increased density can be accomplished without impacting traffic/increasing congestion, in addition to maintaining current building height limits, setback requirements, and incorporating substantial greenspace.
- Only in downtown area
- Do not support increasing density in TO
- We need to have town homes and condos so that young families can build up equity.
- No apartments or high density should be built.
- STOP increasing the density in our community!
- 101 south between Ventu and Borchard cannot handle this additional density. No on 101 South parcel.
- We do not want any more housing. We and many others will leave the area
- No more building.
- Stop building!
- We need some areas with studio apartments that are affordable for low income singles.
- Use spaces that already have building and convert them to housing.

Question 4 Comments

- no more building till vacant building are filled
- keep existing low density and stay with existing general plan
- No more building
- I think by forcing that many people to live together in already high density areas causes negative impacts to crime rates, wastewater infrastructure, and traffic infrastructure
- No, that sounds irresponsible and a negative impact to our community.
- Stop. This should be an exclusive community like Malibu
- Most people will not be in favor of tall buildings built in front of their home. So do not build multi-story next to single story neighborhoods and you will get more willingness to see a 2-3 story building along 101. Keep the eye sore that is a 4+ story building away from Rancho area and others in eye sight of the freeway. We want to avoid becoming a city like LA, the Valley, etc.
- I don't support increasing "maximum density", and I definitely don't support increasing allowable building height. Do NOT worsen this area and make it like any other overly developed SoCal area, like the MISTAKES made in Orange County and the San Fernando Valley. C'mon! WHY would you want to RUIN Thousand Oaks?!!!!
- keep density at 15 units per acre
- As pervious question has illustrated, we used the area provided for significantly lower density. We should revisit our total It doesnt make sense to try to cram the remaining units into the remaining space. Smartly fitting 15k or 20k units into the remaining space makes more sense than trying to fit the entire 30k.
- 15 units per acre
- no increase in density, leave thins as they are now
- Maintain the existing 30 units per acre maximum density and the building height and setbacks as in the current plan.
- You can't increase anything for residents if you don't plan to widen & improve roads.
- high density multifamily areas are directly correlated (in TO) to higher crime rates. I prefer lower density. re-allocate the increased residential units to citys that already have high density (oxnard, etc)
- State housing laws are absolutely absurd and don't apply to this town; not to mention that all the General Plan proposal infinitely EXCEEDS the housing requirements. Keep the current at it's current level- enough growth!
- No more development

Question 4 Comments

- Maximum should be 10 units per acre - reasonable growth is not about appeasing the developers!
- No increase in density
- No more buildings
- Too much density along the 101 corridor
- No smaller affordable housing
- No new residential needed.
- More people equals more crime!
- WE DON'T WANT IT. STOP THE NONSENSE
- Stick to the measure E plan
- Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
- I will support changes if the infrastructure (roads, public transportation, traffic) are accounted for.
- Again, stop all development ! We don't want to be the SFV !
- Reduce units per acre as much as possible.
- It would depend on where it was, what it looked like and the current need.
- No new development
- No added density
- Less rentals and more homes for ownership. Less open space
- No increased residential density.
- 30 units per acre with maximum two story buildings
- Leave things alone. slow growth
- I believe the area should be low density units to preserve what makes the area attractive
- Don't build!
- Again, not in favor of growth.
- No - what about traffic concerns
- There shouldn't be maximum density anywhere in our city. We are not LA and need to keep the feel of our city.

Question 4 Comments

- Compromise: keep the max at 20 or lower units/acre, high density=decreased quality of life for existing residents
- Freeways can't handle additional population
- we do not want any mixed use housing in our neighborhoods.
- I do not want to see any multi family residential development in our area.
- Do not increase density at all, if anything decrease the allowed density to 6
- Reduce the maximum to 15 units per acre to allow for some growth but to not adversely affect the quality of life in the greater Conejo Valley area.
- Do not agree with adding anything
- I don't want to have an increase in density of multifamily development. We are already crowded enough.
- No multi purpose - Looks like Los Angeles
- LEAVE US ALONE...YOU PLEOPLE NEED TO STOP THIS NONSENSE
- most important is to protect neighborhoods, then limit growth as much as possible in areas of change
- Should not allow any increase
- Leave the neighborhoods alone you have the TO corridor to work with, which looks lame, develop it first' right now it is not even at the capacity of a city center and you want to build more high density in existing neighborhoods. It only brings more policing, sirens and homelessness' Also car commuting will not stop because of temperatures in TO, bikes and walking will not happen' you are dreaming' we are a commuter city most people moved out here to escape high density and commute to the big city, now you want to turn TO in a big industrial city complex, good luck, I would wait five years sounds like your information is based on pre-covid times, wait and see first times are changing, redo the plan and focus on a single downtown' see if your high density will work there first' amongst the ghost strip malls'
- We cherish Open, Undeveloped Space
- I strongly support limiting all building heights to three stories, as now exists. Absolutely do not want tall buildings--over three stories-- anywhere in our valley.
- Keep it lower than 30
- No more building
- No planning for commerce related support
- none

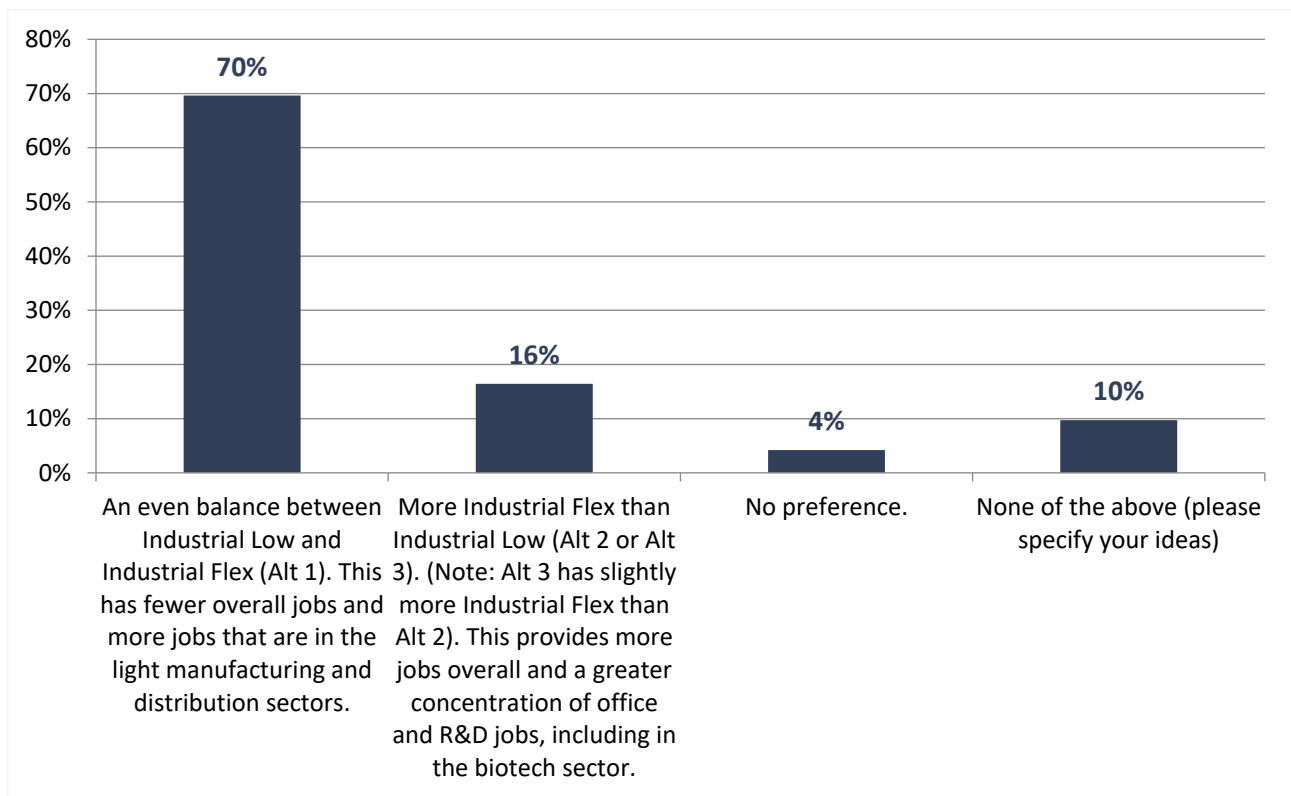
Question 4 Comments

- Stop developing and start working on social programs you fucking ghouls.
- I would support increasing densities only if height and setbacks remain the same. Also, re: previous question: I would agree in theory but not if it means taller buildings in more areas.
- it should allow up to 45 units per acre and increase the height of the buildings.

RANCHO CONEJO AREA

Question 5.

Rancho Conejo has traditionally been a job center. There is an opportunity to provide additional job opportunities here by allowing higher intensity industrial development. The alternatives have different combinations of Industrial Low (focusing on office parks and distribution uses with an FAR of up to 1.0) and Industrial Flex (focusing more on office and R&D uses with an FAR of up to 2.0). Which approach do you prefer?



Answer Choices	Responses	
An even balance between Industrial Low and Industrial Flex (Alt 1). This has fewer overall jobs and more jobs that are in the light manufacturing and distribution sectors.	70%	1438
More Industrial Flex than Industrial Low (Alt 2 or Alt 3). (Note: Alt 3 has slightly more Industrial Flex than Alt 2). This provides more jobs overall and a greater concentration of office and R&D jobs, including in the biotech sector.	16%	339
No preference.	4%	87
None of the above (please specify your ideas)	10%	201
Answered		2065

Question 5 had 201 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 5 Comments
<ul style="list-style-type: none"> • Or higher density housing - condos townhouses
<ul style="list-style-type: none"> • No need for more; use the existing buildings that are vacant.
<ul style="list-style-type: none"> • Leave as currently zoned and do not add multi-story mixed-use buildings.
<ul style="list-style-type: none"> • concerned about the 'wetland" . I would turn that area into a public park. I realize it's private property
<ul style="list-style-type: none"> • There should be no Industrial Flex areas. They should all be Industrial low.
<ul style="list-style-type: none"> • South of the 101 (the slipper is off limits. There is plenty is available industrial space that can be converted to muli use residential. There is empty buildings the area that could be purchased north of the 101 and converted to multi use residential
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • Can we just once resist the siren call of the development industry? Development is irrevocable. When the vendor states that some of this development may not occur, what is really being said is that all of this may occur. I am looking for city leadership to make a stand. A touch of tasteful re-chartering of certain zones may be appropriate to re-align from retail. Before building all of this new industrial blight, please pause, take stock of the long-term recalibration of in-person workforce that has been instigated by the COVID pandemic and adjust planning accordingly.
<ul style="list-style-type: none"> • Leave as is open space
<ul style="list-style-type: none"> • I would have checked "even balance between Industrial Low and Industrial Flex but I want a maximum height of 50 in this area
<ul style="list-style-type: none"> • We need homeless shelters.
<ul style="list-style-type: none"> • only alt 2
<ul style="list-style-type: none"> • Leave it as it stands now, do not build any new developments in this area
<ul style="list-style-type: none"> • We don't need more people here. No development
<ul style="list-style-type: none"> • Leave the land untouched. There are plenty of vacant industrial buildings/space along Old Conejo Road. There is also plenty of retail space that can be converted. Vacant store are unattractive and depressing. Those areas should be used.
<ul style="list-style-type: none"> • Adding more housing does not equate more job opportunities.
<ul style="list-style-type: none"> • Adding housing does not equate to more job opportunities

Question 5 Comments

- The problem with over-developing this area is a lack of access and amenities. Also, what consideration was given to alternative types of housing, such as tiny houses in "urban campgrounds" the way Portland, Oregon has? For that matter, what thought has been given to more fire-resistant housing?
- No high density near city center areas. Make parcels on the outskirts for more residential units. We aren't obligated to put any new commercial in. We should keep low density and renovate old shopping centers to emulate Santa Barbara and Montecito. Keep under 2 stories and back from street. Tasteful architecture. Plenty of space for new residential away on the outskirts. Especially in Newbury Park north of freeway.
- No industrial flex. No buildings over three stories
- Given the existing unused capacity in these industrial park, commercial structures should be repurposed to mixed use.
- COVID has changed the dynamics of our community. Many people are working remotely and will most likely continue to work remotely in the future, leaving multiple industrial/commercial buildings empty (many of which are empty due to loss of business already) and available for use without addition building.
- Alternative 2 is better. Keep the industrial development on the current side of the freeway and keep the wetlands/slipper area residential. The newer mixed use area should have a max height of 2 stories within 75 years of the current surrounding houses and max of 3 stories in the middle.
- Lets utilize the empty industrial areas we have first.
- Leave it as is. We need to help businesses by motivating them to come to T.O. We could help with pushing for de-regulation and lower taxes and "fees."
- medium and high mixed use covers too much area in any of the 3 alternatives
- No 75 ft. buildings. Even 50 ft. is too high for most places.
- In the Industrial areas - no FLEX. Allow Amgen to have some residential, changing the areas designated for Commercial Regional to be Commercial Town or Mixed Use Low No Industrial Flex (too tall) No Commercial Regional (too tall)
- Again, somethings are meant to be left alone,
- No more building
- There are opportunities for residential development that should be explored. For example, the hidden knoll of land owned by the Seventh Day Adventists could provide a unique opportunity for a variety of residential uses including single family homes and townhouses. To that end, that property should be designated in such a way to allow for design flexibility for clustering of residential development that would tie in with the natural amenities of that land. We suggest Neighborhood Medium or Neighborhood Medium High.

Question 5 Comments

- Since you still aren't understanding...our current roads CAN NOT handle the proposed traffic! We never had this design in place because WE DON'T WANT IT!
- More Industrial Flex than Industrial Low, but only if the building heights are appropriate and do not exceed the current building heights.
- Industrial Low only. No buildings over 3 stories. No Industrial in Rancho Conejo area South of the 101.
- Both of these cause congestion on already busy areas
- no more new industrial
- I can see some more development in this area but not as much as in any of the alternatives.
- It would seem that some housing could be added to this area as long as infrastructure supports it. A new park must be added for new residents. There isn't a need to break our current Industrial GP category into subunits. Keep it Industrial and designate a few areas where housing might work.
- Do not make any changes to this area
- LEAVE NEWBURY PARK ALONE! WE SHOULD NOT BE A JOB CENTER. YOU HAVE ALREADY DESTROYED WHAT THIS PART OF TOWN USED TO BE, WITH PUTTING ALL THE BIG BOX STORES HERE, INDUSTRIAL, AND SO MANY MOTELS THAT IT IS ABSURD. LEAVE NEWBURY PARK THE WAY IT IS. DO YOUR PLANS ELSEWHERE. HOW ABOUT IN THOUSAND OAKS, T.O. BOULEVARD, CONEJO CREEK PARK. PUT YOUR HIGH DENSITY JUNK THERE, AND QUIT DESTROYING OUR NEIGHBORHOOD AND HOME VALUES.
- no growth
- Utilize the many vacant EXISTING buildings.
- Protect the green space, the cost of development in this area has no ROI for business starts. Therefore, the development is flawed to start.
- Include residential throughout the Rancho Conejo side (NORTH) of the area. You don't have heavy industry out there. Amgen is laying off people and downsizing, not growing. You could put much more "mixed use" on the North side of the 101. South side is residential with one and two story homes. Mixed use is not compatible. Existing residents have inadequate ingress and egress as it is. 101 Fwy is NARROW in Newbury Park, no functional transit. Also was an arroyo that cannot take additional pollution and will loose valuable wildlife and waterfowl. Ecology will be destroyed.
- Only Industrial Flex in this area. Also, find STEM college to establish hi-tech or aerospace educational center (i.e. Cal Poly TO)
- I DO NOT trust the developers ! -- NO WAY !

Question 5 Comments

- Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
- The option we should have is to repeal the changes to the General Plan.
- Stay with the original plan, there are already too many vacant buildings/office space back there. Don't you people drive through this area and actually check it out? feels like you really don't know what is going on around here?
- No further building. Protect open space.
- No new building. There is plenty of office space in the area.
- It's fine the way it is.
- no development
- I am not satisfied with this GP
- There should be no focus on changing the plan south of the 101. Any changes should be focused on the industrial area north of the 101 only.
- Need to keep density as low as possible. Leave it alone.
- I honestly feel that if I agree to any of these options that this doesn't just open the door a crack for more jobs, more people, more development, etc....it will blast it wide open with no holds barred. I am lacking any trust that the Conejo Valley will remain a beautiful place to live, to work, to educate our children. Amgen started out following the "rules" with low buildings, etc., then because of the money they brought into the community, they were able to get higher buildings, more buildings, etc. If this comes down to more money, then let's figure out another way to get LOTS more money without destroying our surroundings and community.
- Disagree with the jobs focus and higher density. The focus needs to be on residences and creating a more interconnected city.
- neither
- leave it the way it is
- Industrial Flex is too tall. Limit height of buildings.
- i DO NOT WANT MORE PEOPLE OR DEVELOPMENT WE HAVE NO RESOURCE TO PROVIDE. EG WATER
- Consider apartments near work places in Rancho Conejo industrial and keep it light industrial.

Question 5 Comments

- we do not need any more industrial development - where I am in newbury park they have built office buildings (and destroyed the land) and the office buildings sit EMPTY. Since covid, business as we have known it is completely revisioned with employees working remotely. NO MORE BUILDING
- No more housing
- No build
- commercial to residential
- Do not change from current model
- We should have more industrial low with limited industrial flex as long as buildings do not exceed 35 feet.
- don't build so many houses
- Want designation to allow for Biotech no more than 3 stores and some multi family units no more than 3 stores.
- We need to keep this area rural and quiet.
- No more new industrial developments!
- as a resident of this area, please do not add further development
- Against any building
- Prefer Industrial Low, keeping building heights at maximmm of 50 feet
- Why do we need to change Rancho Conejo at all ? The opportunities that are here are fine. We don't need to increase job opportunities in their area. Keep this area a bedroom community the way we like it.
- Leave the density in the high density areas. Do not put medium/high density next to our low density neighborhoods. Mixed use in industrial areas OK. Plan 1, 2 and 3 all put higher density project near my residence - Please, reconsider these plans. Lets focus on the North side of the 101, near Amgen. It's already high density and it's a good spot to have higher density and mixed use. Thanks!
- Maximize what is already built
- Stay with low density
- Use the office space that sits empty now instead of building more
- Stop this "growth"! Protect our semi-rural lifestyle that we moved here for 21 years ago! We commute OUTSIDE the area for jobs, so let's keep it that way.
- We already have enough empty buildings NO MORE PLEASE
- There is already much unused space. Many businesses are gone.
- Already have enough office buildings

Question 5 Comments

- Industrializing with the hope of providing more low income job opportunities is probably one of the best ways to drive away professionals with businesses already established here, such as myself and my wife.
- Where are the new water supplies going to come from?
- There is not adequate resources as it now.
- Leave as is and simply restore/update existing building. That area is not set up to accommodate more building with so little route to and from 101 fwy which narrows down to 3 lanes at that spot and is heavy congestion already
- No more people and no more cars. We do not live in the SFV for a reason, let's protect our open space
- No more development
- Do not destroy the beauty of our city by building more and more.
- Bulldoze existing developments
- The Amgen building height doesn't bother me any more but I don't want to see apartment buildings that size. On TO Blvd would be a great place to have Shops and eateries on the ground floor and some apartments above.
- None
- We are big enough we don't need more housing and jobs
- none of the above
- Keep the present plan. There is no need for additional density.
- Keep it how it is
- There is an opportunity to assist in meeting the city's housing needs with minimal impact to current residents by using the area on the NW corner of Alternative 1 currently shown as Neighborhood Low Medium for potentially that or higher residential use. This area is over the ridge line from the 101 and other residential areas and provides an excellent opportunity for housing with entry and exit on both the Wendy Drive area and Rancho Conejo Drive/Conejo Center Drive.
- Traffic congestion
- Keep the damned open spaces OPEN!
- No higher intensity industrial development at all
- Alternatives offered in this plan tend toward maxing Industrial density. There are no options for less density and more open space alternatives
- I'm against using any of the open land. We do not want to end up like the San Fernando valley. Repurpose existing buildings that are unused for industrial or

Question 5 Comments

residential (keeping them at no more than 2 stories), even if it means reclassification of those areas. .
<ul style="list-style-type: none"> • Keep as it is
<ul style="list-style-type: none"> • All of the options will have a negative impact on the quality of life for Thousand Oaks.
<ul style="list-style-type: none"> • Any changes should ensure all property owners are investing in the city by paying fair property tax.
<ul style="list-style-type: none"> • You are not listening to our opposition against this over developing
<ul style="list-style-type: none"> • Too crowded
<ul style="list-style-type: none"> • No new office buildings or industrial buildings are needed here. We are already crowded with lots of traffic compared to 10 years ago and 20 years...we really do not have the room for so much building and only the developers win if we build more.
<ul style="list-style-type: none"> • no increase in density
<ul style="list-style-type: none"> • SOAR
<ul style="list-style-type: none"> • No Industrial south of the 101
<ul style="list-style-type: none"> • See my response to #2
<ul style="list-style-type: none"> • There is enough industrial development already and many of these buildings are vacant. Use what we have.
<ul style="list-style-type: none"> • oppose growth
<ul style="list-style-type: none"> • Biotech and RD focus (rather than office & manufacturing) while also improving shopping area on the South side of 101 in N.P. (around Smart & Final)..
<ul style="list-style-type: none"> • No one wants more crime and crowded conditons
<ul style="list-style-type: none"> • We already have a large biotech sector, Amgen, and multiple business parks.
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • Once again, I genuinely do not understand whose idea this was, and why they thought this would be good for our city. Isn't the experience of Los Angeles enough? One bad thing leads to another.
<ul style="list-style-type: none"> • Baxter has already left the Thousand Oaks area, and we have heard that Amgen wishes to leave. The Alt 1 option focusing on light manufacturing the distribution versus the Alt 2 or Alt 3 options focusing on office and R&D jobs is a false choice if we don't understand what would make Thousand Oaks a competitive choice for the companies to move here. Has anyone asked Skyworks what would make Thousand Oaks even more attractive to them? How about asking the other current companies in the area about what would make the area more attractive to them?

Question 5 Comments

We have not seen a single comment in the planning documents so far that mentions inputs from the businesses that are currently here.

- Keep as is, make more business friendly
- Overdevelopment will result from either proposal
- Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
- How about you start with allowing restaurants to use indoor seating to increase business - OPEN OUR BUSINESSES
- None
- Our city is crowded already
- changing the business park is inconsequential. I STRONGLY oppose that the former Conejo Valley School property is going to be Neighborhood High in all models. The property borders my house and you are drastically changing the character and value of our neighborhood. There is no alternative of medium density being proposed. Giving 3 of the same options is not a giving any real options for us. Do not destroy the existing neighborhoods to cram in additional units.
- No buildings over 3stories
- No on 101 South, the adjoining neighborhoods quality of living would be destroyed.
- There is excess capacity as it is, increasing density will not help.
- I CANNOT IMAGINE WE WILL NEED MORE COMMERCIAL/INDUSTRIAL SPACE, ESPECIALLY AFTER THIS PANDEMIC AND THE WORKPLACE CHANGES IT IS BOUND TO BRING.
- No thank you to 75-ft high industrial buildings. Please stop bowing to the Ponzi scheme that supports growth as the only way to increase spending. May we please live within our means in a community that is fully-built-out according to the original plan.
- Use building that are already built

Question 5 Comments

- Restrict the density to be as LOW as possible.
- I am against this growth
- we do not need more cars or people, already crowded
- Single family only development in the Borchard wetlands
- No development in the Borchard wetlands
- There is already underutilized commercial space in that area, additional space is not needed. Leave as is - do not change it.
- .
- I think using a flood plain/ watershed area is a poor use of natural environment and will cause issues when there is excess water.
- Revamp the current commercial/ mixed-use space in this area and you will be creating plenty of jobs.
- You are not regulating biotech and that is dangerous. STOP!!
- You should not lump Rancho south 101 and Rancho north together. The needs of the community and desires of the residents are different. North Rancho is already commercial and you can go for it with your density plans. South 101 is residential, please protect the open space you promised us and do not develop here, or build a lake to walk around.
- No new residential buildings at all. Keep only as industrial
- we don't need more growth!!
- NO HIGH DENSITY HOUSING
- no additional development
- Leave it as is.
- option 2 is worded in a way that is quite leading and likely the preference for whoever is pushing this change.
- there already exists an even balance between industrial low and industrial flex. No MORE BUILDING
- COVID19 has add a direct impact on how we work and live and will probably an everlasting impact post COVID-19.
- Stop building
- Leave it alone. We have lots of unused space.
- No there is enough low income here already
- Keep "the wetlands area" as is, should not be converted to any of the alternative above. Should remain low density housing or turned into a park for all to enjoy.

Question 5 Comments

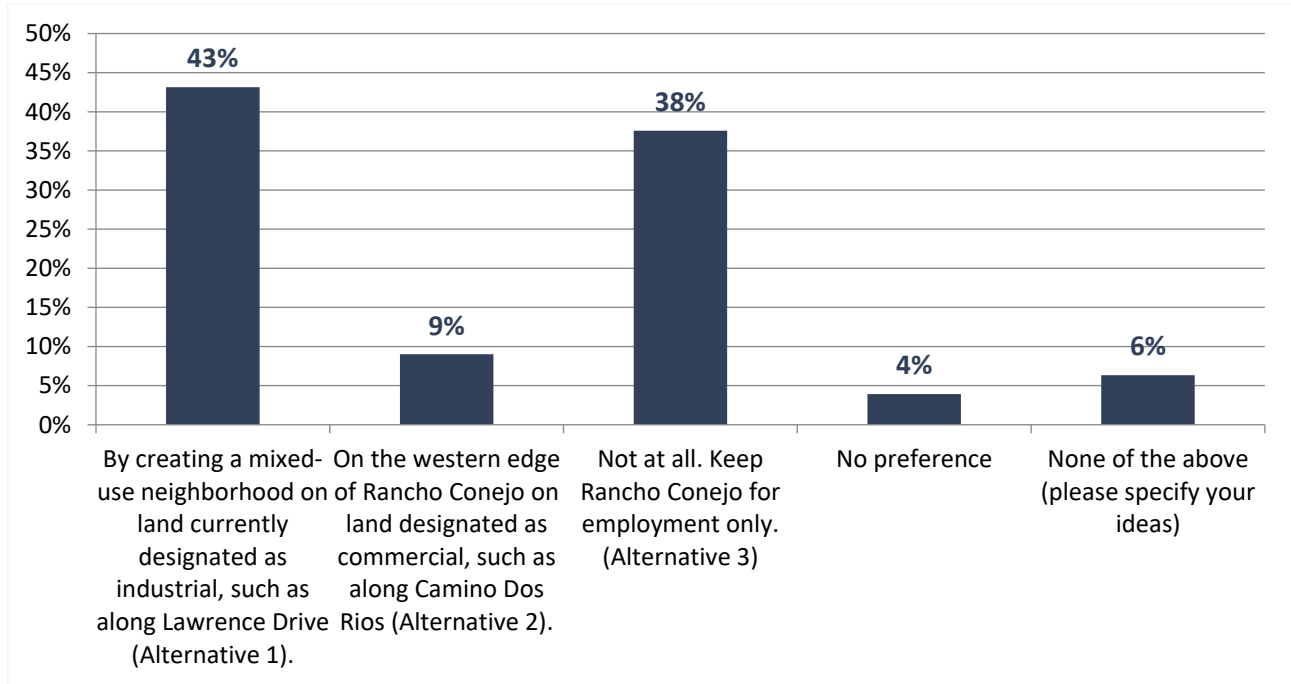
- WE DO NOT NEED IT. THERE ARE ENOUGH EMPTY BUILDINGS NOW
- Stick to the measure E plan
- Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
- Do not increase density or height of buildings. Water shortage, power shortage, traffic density, quality of life. do not make thhis community like thge San Fernando Valley
- So many of those industrial buildings already there are empty. We don't need more.
- STOP THE MADNESS
- It depends on what companies what to build and how their presence would benefit the Conejo Valley. There may be different needs in 20 years. I say keep it industrial, but allow for flexibility.
- I don't want the wetlands developed.
- Keep community the same
- No added density because of continuous drought
- prefer to leave as is
- Less industrial and more homes
- We do not need more people living in Thousand Oaks.
- No more industrial building
- As I read it, industrial flex allows for buildings up to 7 stories or so. TOO TALL FOR THOUSAND OAKS
- STOP with this all this. People are fleeing Thousand Oaks and California, there will be plenty of room once people leave.
- I moved here because the land off Reino and Borchard was zoned for commercial. Stop trying to ruin our neighborhood! So disgusted by these proposed changes.
- keep as is, why are we bowing to change?
- No - companies are leaving ,California should how would this work?
- no apartments please
- We have plenty of buildings and office space unoccupied in Ranch Conejo
- The area floods it's a huge concern
- Let's put a park here. There is none for this neighborhood

Question 5 Comments

- Keep business development in the same style and density as used for Amgen and all the existing buildings. It has worked well.
- I'd rather see buildings already in existence get remodeled for future needs.
- You have included a RESIDENTIAL area in what you refer to as a "job center" NO! The Moradian property is surrounded by single family homes and by your own description you aim to preserve single family neighborhoods and restrict density there. Remove the R1 zoned property from your "area of Change". You cannot make a jump of 6 levels from residential low all the way up to Mixed use Medium. I have no clue how you lumped this residential property into the "Rancho Conejo" area of change. Change it to an "Area of Stability" and protect it as you are claiming to protect the rest of the single family home neighborhoods in the city.
- Added business not added housing developments
- Keep mixed use away from established residential neighborhoods
- We already have a lot of empty office spaces in the area. Rancho Conejo area cannot support any more businesses opening up here, so many businesses have closed.
- No vertical mixed usage whatsoever in Thousand Oaks but allow for rezoning of neighborhood medium density to allow for some multifamily apartments to be built on the perimeter of industrial area
- No multi purpose buildings - Los Angeles is that way!
- industrial flex IF it means drawing in more high wage jobs to the area and is done carefully
- how many complexes are empty' because people are working from home' this needs a rethink'
- We cherish Open, Undeveloped Space
- Stop overwhelming the city with high density anything
- No more high intensity industrial development
- Make use of the many buildings already in existence.
- Stop developing and start working on social programs you fucking ghouls.
- No comment
- No comment
- Industrial flex at 75 feet is too high, so I wouldn't support that anywhere. The same type of use at a lower height would be okay. Additionally, any taller buildings should be away from major roads and not block views.

Question 6.

During the community engagement process, some participants suggested adding opportunities for mixed-use and multifamily residential development near the businesses in Rancho Conejo. To what extent should mixed-use development be integrated with industrial and commercial uses in Rancho Conejo?



Answer Choices	Responses	
By creating a mixed-use neighborhood on land currently designated as industrial, such as along Lawrence Drive (Alternative 1).	43%	891
On the western edge of Rancho Conejo on land designated as commercial, such as along Camino Dos Rios (Alternative 2).	9%	186
Not at all. Keep Rancho Conejo for employment only. (Alternative 3)	38%	776
No preference	4%	81
None of the above (please specify your ideas)	6%	131
Answered		2065

Question 6 had 131 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 6 Comments
<ul style="list-style-type: none"> The ingress/egress of vehicles would be severely limited if there is an emergency (like wildfire or earthquake) if the proposed multifamily residential developments are added to the industrial/commercial uses.

Question 6 Comments
<ul style="list-style-type: none"> • There should be no mixed-use developments anywhere in TO. I left LA county to get away from mixed-use hell.
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • Please consider alternatives. Do not push forward zoning changes predicated on du numbers that were never intended to be taken seriously. If it means losing out on matching funds from the state, we may need to consider this.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Mixed Use - Only allow buildings to a maximum of 35 ft high
<ul style="list-style-type: none"> • Like the mixed-use neighborhood or land currently designated for industrial but I want a maximum height of 35 feet.
<ul style="list-style-type: none"> • No development keep the open spaces!
<ul style="list-style-type: none"> • Again, land should remain unchanged. The freeway traffic at Rancho Conejo has gone from rarely congested to almost always congested. Plus the freeway noise is unbearable to those of us that live near it. Why hasn't there been any discussion of noise abatement? Development in that area is going to make it miserable to be there and ruin the quality of life for those of us that have to deal with the unmitigated traffic and noise.
<ul style="list-style-type: none"> • Perhaps allow some small live / work zoning for smaller businesses and services.
<ul style="list-style-type: none"> • I think mixed use neighborhoods are fine in both Lawrence and western edge of Rancho Conejo
<ul style="list-style-type: none"> • See above answer.
<ul style="list-style-type: none"> • low income housing has been proven to increase crime and traffic
<ul style="list-style-type: none"> • Keep it zoned business only.
<ul style="list-style-type: none"> • Both Lawrence & Rancho Conejo are okay for mixed-use development with height limits.
<ul style="list-style-type: none"> • I like the idea of allowing mixed use in both of these areas because it would allow residents to walk or bicycle to work at the industrial park.
<ul style="list-style-type: none"> • No more building
<ul style="list-style-type: none"> • The mixed use potentials in Rancho Conejo along Lawrence and Camino Dos Rios are appropriate. In addition, please review response to question #5 about the goldfish property off of Academy.
<ul style="list-style-type: none"> • Not clear how a mixed-use neighborhood in Rancho Conejo would be utilized. Would it become a form of de facto corporate housing?
<ul style="list-style-type: none"> • More congestion, not enough resources

Question 6 Comments

- Open to options 1 & 2 ... but no concrete view on it at the moment from an either/or approach
- I would like to see affordable housing along Camino Dos Rios
- Make No changes to this area. Leave as it is presently
- HOW ABOUT CHANGING YOUR ANSWER OPTIONS TO "NOT AT ALL. KEEP RANCHO CONEJO FOR SINGLE FAMILY HOMES ONLY."?
- Have u seen the traffic pollution that already exists?
- some combo of Alt 1 and 2
- Protect our green space.
- Put mixed use in the industrial section NOT limited to by Lawrence drive. Do not put mixed use on the South side of the 101 Fwy.
- There is no need for this; there is enough.
- Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
- Mixed uses in industrial doesn't work. People really don't want to live right down the street from where they work. The people that work at Amgen or Baxter can work anywhere in the country they want, they chose T.O. because of the the small town suburban town that it is and the open space. Keep the Conejo suburban, no mixed use and no buildings over 35'ft.
- Mixed use neighborhood on both industrial land along Lawrence Drive and on commercial land along Camino Dos Rios at the western edge of Rancho Conejo.
- Please don't mix if it includes any low income housing.
- none
- i am not satisfied with this GP
- No mixed use.
- A mixed use neighborhood along Lawrence might be nice as people could live close to where they work as long as this is truly managed and not allowed to sprawl. Small, incremental change would be welcome or the addition of smaller businesses would be great, but we are obliterating small businesses right now so maybe only a few larger businesses could work. Again, my strong desire is to see the Conejo Valley remain the beautiful valley it has been...not to look like the Valley or L.A.
- use the abandoned KMart property, Rancho Conejo and the surrounding roads are maxed out
- not mixed
- do not need to change

Question 6 Comments

- Add it anywhere, but only as mixed use LOW- Limit height if buildings.
- JUST STOP TRYING TO MAKE MONEY FOR YOURSELF
- I think both Lawrence Drive and Camino Dos Rios should allow mixed use and multifamily residential. We don't know what developers or businesses will want 10 or 20 years from now. Let's be as flexible as possible.
- The town has too much commercial, should convert it to residential Not build more commercial even if it's part of "mixed use"
- NO MORE BUILDING
- No more housing
- No mixed-use, residential only.
- convert commercial to residential
- Adding more people and housing here is going to ruin the integrity of this area.
- I don't agree w/ any of these options.
- Against any building
- We don't need to take space away. One of the many reasons I live here is because it's a small town vibe. You are ruining it by your ideas of expanding and building.
- Don't need any more housing the commercial or industrial area.
- I support allowing mixed-use neighborhood in both the industrial land (such as along Lawrence) as well as the western edge (such as along Camino Dos Rios); with a building height limit - prefer 3 stories, 4 stories max.
- NOOOOO mixed use and multifamily housing! We can't handle such population growth, risking overcrowding and traffic.
- KEEP THINGS THE WAY THEY ARE!!
- Multifamily residential development near businesses and industry destroys the separation of suburbia and industrial development. Definitely not in the best interest of the current or future residents of Thousand Oaks.
- No more housing
- Mixed use or residential on the outskirts of the industrial. Some of the best views are going to places like Amazon. There is already residential on the eastern edge. It doesn't make sense to put it in the middle of industrial.
- These do not solve the issues of inadequate resources and further cause congestion.
- No no no
- No more development
- Which residents proposed this? How many? No more housing. Period.

Question 6 Comments
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • U
<ul style="list-style-type: none"> • none of the above
<ul style="list-style-type: none"> • A combination of ATL 1 and 2, this would allow for more residents in commercial area as suggested and leave area of 101 and Borchard designated Neighborhood low, keeping up with current look and feel of NP while not impacting traffic flow on the south side of the 101. While it could have a-traffic impact on the north side, it would seem to be minimal at most.
<ul style="list-style-type: none"> • Keep it how it is
<ul style="list-style-type: none"> • Both Lawrence Drive and on the undeveloped land north over the ridgeline from the Wendy/101 interchange.
<ul style="list-style-type: none"> • Traffic congestion
<ul style="list-style-type: none"> • Keep as it is
<ul style="list-style-type: none"> • Traffic is already bad between Wendy and Lynn Rd;I would not add further housing. However, in alternative 3 completely changing the landscape of our neighborhoods in NP with your mixed use suggestions on a couple of parcels is terrible and I would rather see commercial than multi-story housing especially when we are surrounded by beautiful open space. Terrible and sneaky.
<ul style="list-style-type: none"> • All of the options will have a negative impact on the quality of life for Thousand Oaks.
<ul style="list-style-type: none"> • No more buildings we need more green areas for kids and families to unit and enjoy the out of doors. Too heavily built out already here.
<ul style="list-style-type: none"> • No mixed use near existing low-density neighborhoods
<ul style="list-style-type: none"> • See my response to #2
<ul style="list-style-type: none"> • I don't believe we are going to be listened to but your suggestions are rubbish
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • The map used here is tough to interpret and this image does not allow for much zooming in- overall this is a sham survey
<ul style="list-style-type: none"> • I want more mixed-use, but I don't have a preference for where/how
<ul style="list-style-type: none"> • Any increase in residential development will impact and overburden existing shopping, transit, social services and quality of life issues.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and

Question 6 Comments

design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!

- None
- Not comfortable with mixed-use high (height of up to 68 feet) nor industrial flex height of 75 feet.
- NO high buildings, wherever their use. Green space within industrial spaces.
- No development other than single family in the Borchard wetlands
- No development in the Borchard Wetlands
- .
- Wendy between Old Conejo Road and Borchard.
- Surround the industrial and commercial area with multi use building, and repurchase vacant commercial lots for multi use
- We are built out. Until you deal with our homeless population you need to rethink everything.
- More traffic..and no plan to how to handle the extra traffic,,
- Keep the employment level maintained.
- No more development
- Stop building
- No mix use
- We have lots of vacant spaces. Let fill them first.
- Enough low income here already
- Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
- Both Alternative 1 and 2
- Move low income hi density homes to Oxnard.
- Mixed-use along Lawrence, camino dos rios, or wherever best for this area
- I do not want to see high density housing anywhere in Thousand Oaks.

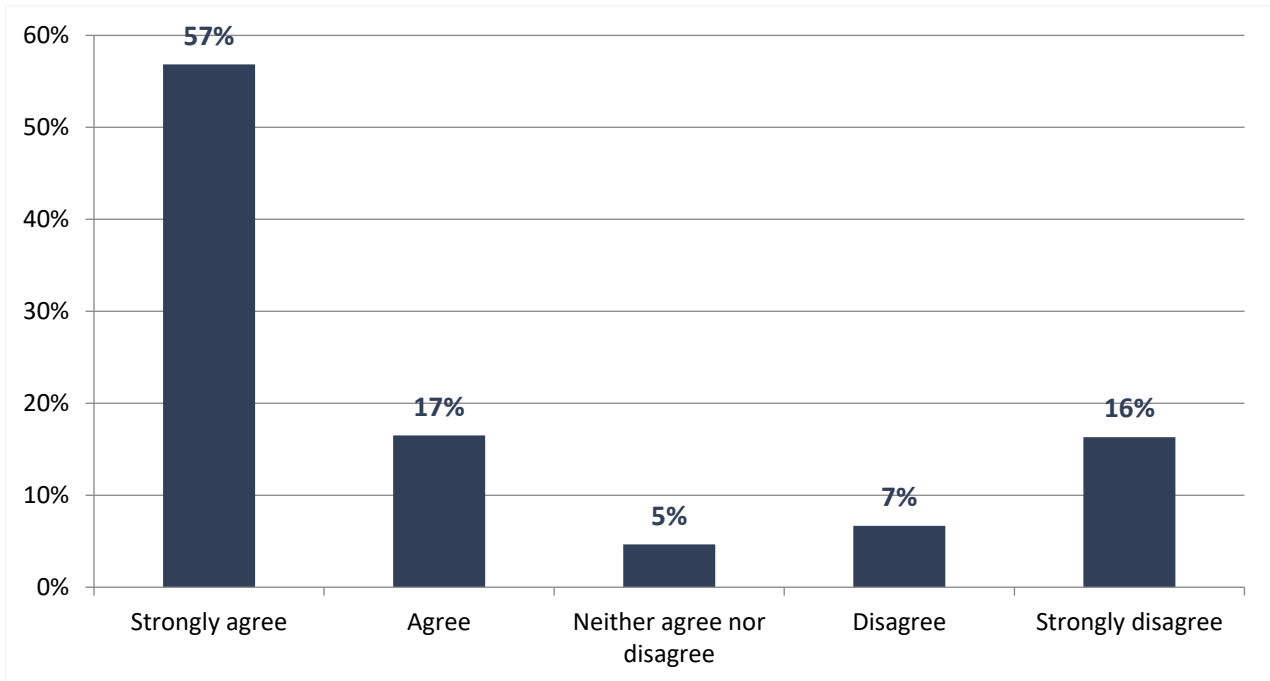
Question 6 Comments
<ul style="list-style-type: none"> • NO TO THE THE GOVERNOR THAT HAS NEVER BEEN HERE!!! STAND UP FOR THE PEOPLE THAT MOVED HERE AND MADE THIS COMMUNITY
<ul style="list-style-type: none"> • If industrial spaces are filled and property owners are happy with the tenants, then why change. If a properties start to be vacant and changes need to made, then there should be flexibility in deciding what would be best for the community.
<ul style="list-style-type: none"> • Drought area
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • Less rentals and more homes for ownership to live in
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • No mixed use building
<ul style="list-style-type: none"> • A mix of alternative 1 and 2 with mixed-use housing throughout
<ul style="list-style-type: none"> • As long as it's is NOT in the "Wetlands" area, I have no preference
<ul style="list-style-type: none"> • SLOW GROWTH
<ul style="list-style-type: none"> • no changes to area, we are fine, leave us alone. I like my views of the mountains and want nothing higher than 2 stories going in anywhere, i think we are built out sufficiently, and there are empty storefronts already, looking for occupants, we need nothing.
<ul style="list-style-type: none"> • No growth
<ul style="list-style-type: none"> • No
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • Restrict to multi family only not mixed use.
<ul style="list-style-type: none"> • no apartments please, we do not want them
<ul style="list-style-type: none"> • Leave it alone, it floods
<ul style="list-style-type: none"> • Do not disrupt established neighborhoods with established residential housing with low or high mixed use, right in their backyards. Keep Casa Conejo and Fox Meadows as R-1 areas.
<ul style="list-style-type: none"> • I don't support having any mixed-use development in this area
<ul style="list-style-type: none"> • No vertical mixed usage whatsoever in Thousand Oaks but allow for rezoning of neighborhood medium density to allow for some multifamily apartments to be built on the perimeter of industrial area
<ul style="list-style-type: none"> • Open, Undeveloped Space
<ul style="list-style-type: none"> • a combo of 1 & 2
<ul style="list-style-type: none"> • either 1 or 2

Question 6 Comments

- Stop developing and start working on social programs you fucking ghouls.
- test
- 3 story residence only
- Mixed-use and multifamily residential would be acceptable in either area of Rancho Conejo, but not at the height levels in this plan. I would support only mixed-use low.

Question 7.

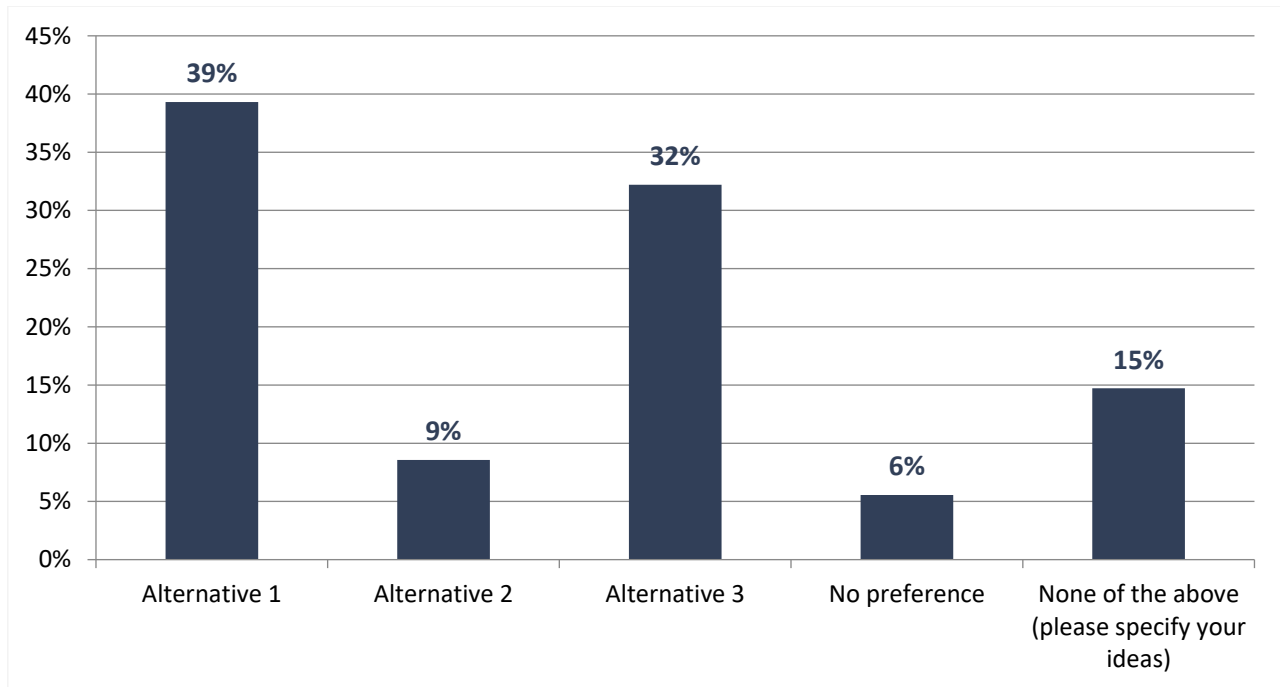
How much do you agree with this statement: **The General Plan should allow mixed-use development of up to 4 stories and 45 units per acre in Rancho Conejo if it reduces the amount of housing that is needed elsewhere in the City.**



Answer Choices	Responses	
Strongly agree	57%	1153
Agree	17%	341
Neither agree nor disagree	5%	96
Disagree	7%	138
Strongly disagree	16%	337
Answered		2065

Question 8.

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



Answer Choices	Responses	
Alternative 1	39%	803
Alternative 2	9%	176
Alternative 3	32%	658
No preference	6%	114
None of the above (please specify your ideas)	15%	303
Answered		2054

Question 8 had 303 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 8 Comments
• Flexibility
• maintain the existing state. Amgen's vacant buildings can be reused.
• No residential in Rancho Conejo
• Be flexible in all areas and in all alternatives
• Have a park in the wetlands
• Use existing structures. Do not build additional, new structures.

Question 8 Comments
<ul style="list-style-type: none"> • The plans should have no mixed-use development and still limit housing elsewhere to current limits.
<ul style="list-style-type: none"> • yes north of the 101, not south in newbury park
<ul style="list-style-type: none"> • Keep it as is.
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • None of the alternatives remotely capture my vision for this city. There is already too much build-up. Further, regarding the prior question, I did not respond because there was not opportunity to provide expository text. If, as the planning vendor suggests, none of this excessive build-out may occur, that it is all a farcical ploy to satisfy state regulation, then we should follow suite, take this to the natural conclusion, and designate one sacrificial plot of land, perhaps one acre, that is zoned for a 40 thousand story building to accommodate constraints exogenously placed upon the city, and simply never fulfill this zoning through development. If serious answers are desired, then serious proposals for how to meet current and near-term regulatory objectives should be proffered. Can we meet externally applied requirements for over 2K affordable du's? Yes. But, let us not preternaturally leverage this as a way to re-characterize the very nature of this incorporated haven. It is already bursting at the seams in terms of street and highway traffic, water demand, and open space use and impact.
<ul style="list-style-type: none"> • Leave as is
<ul style="list-style-type: none"> • All of the options are too dense and would tax our roads and infrastructure. We don't have enough water for our current population, for instance.
<ul style="list-style-type: none"> • Max building height of 35 ft.....
<ul style="list-style-type: none"> • I want mixed-use buildings limited to maximum 35 feet in height
<ul style="list-style-type: none"> • Slow growth.
<ul style="list-style-type: none"> • In 20 years we will have replaced the radicals in place today
<ul style="list-style-type: none"> • Build the most in this area for housing
<ul style="list-style-type: none"> • Keep the open landscape, and keeping town as open/ less building, saving our land.
<ul style="list-style-type: none"> • Keep the open spaces
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • None, leave the land unchanged. Use already vacant buildings (e.g. the old Kmart land that has been vacant for more than 20 years.). Any development plan needs to include a freeway sound wall from Rancho Conejo to the top of the Conejo Grade.
<ul style="list-style-type: none"> • If housing is needed in this area, then it should be built to our city's existing, high standards.

Question 8 Comments
<ul style="list-style-type: none"> No 4 story buildings
<ul style="list-style-type: none"> Alt. 3 except: Add "Neighborhood Medium-High" and/or "Neighborhood High" behind Kohls and centrally, then scaling down to "Neighborhood Medium" along the outside edges.
<ul style="list-style-type: none"> I'd like to keep the main shopping areas and along TO low density, max two stories. Our views and low density is what sets us apart and makes the city nice. There is no need to put a bunch of new developments along TO Blvd or the freeway, since we have space on the outskirts and there are other ways to spread it around so we keep our views and existing open spaces. The new building at the old Lupe's site was a mistake. It blocks views and the style looks obnoxious like Calabasas. Doesn't fit TO old-California elegance. Too bad Al Adams got that in before anyone was onto him.
<ul style="list-style-type: none"> More affordable housing throughout the city.
<ul style="list-style-type: none"> See Question 5 response
<ul style="list-style-type: none"> Alternative 2 is better. Keep the industrial development on the current side of the freeway and keep the wetlands/slipper area residential. The newer mixed use area should have a max height of 2 stories within 75 years of the current surrounding houses and max of 3 stories in the middle.
<ul style="list-style-type: none"> Low to medium income families need more available housing to rent and buy.
<ul style="list-style-type: none"> Leave it as industrial only.
<ul style="list-style-type: none"> limiting state mandated low income housing will keep TO safe
<ul style="list-style-type: none"> Don't change it.
<ul style="list-style-type: none"> I do not think we need to build and new buildings taller than 3 stories.
<ul style="list-style-type: none"> As stated before, in the alternatives too much devoted to medium and high density mixed use, even with low density mixed use the area does not lends itself to walkability neighborhood feel.
<ul style="list-style-type: none"> Must have height limits & preserve small town character.
<ul style="list-style-type: none"> For 7. This is the perfect place to allow for higher density as long as the heights are limited to 35 ft, current parking standards, nice plaza and gathering space, the buildings are not right at the edge of the road so they are "set back" with natural area in front, work around trees, do not allow trees to be cut down. For 8. The area is too diverse and I don't like any one plan.
<ul style="list-style-type: none"> Your forcing people like me to move, I have lived here since 1967 and we moved here to get out of L.A and the crime, don't you carter about the people that made this town what it is today.
<ul style="list-style-type: none"> I would like to see more housing.
<ul style="list-style-type: none"> No more buildings

Question 8 Comments

- Combination of Alternatives 1 and 2, with more residential being allowed on the "goldfish" property owned by the Seventh Day Adventists.
- Can you say increased crime? Increased pollution? Increased traffic?? We come HOME to a nice community to relax. Your proposals are going to increase traffic noise, annoyance and drive out the home owners that are here for the peace and quiet!
- it is very hard to differentiate between the colors - so no change
- Again, see comments from Questions 5 & 6.
- No zoning changes in the Rancho Conejo area South of the 101. No buildings on the North side of the 101 taller than 3 stories.
- Alternative 2 most closely matches my vision for the future of Rancho Conejo but, as regards question 6., I like the idea of allowing mixed-use and multi-family residential development BOTH along Lawrence Drive (Alternative 1) and on the western edge of Rancho Conejo along Camino Dos Rios (Alternative 2), rather than across the 101 freeway, so as to allow residents to more easily and safely walk or bicycle to work at the industrial park. There should also be some housing nearer Amgen. And, as regards question 7., it only makes sense to put the "workforce housing" where the work is. As such, I am in favor of allowing residential densities of up to 45 units per acre in mixed-use in locations which are adjacent to transit, commercial and retail hubs which are specifically designed to allow residents to accomplish their routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of their home. 35-foot/3-story maximum building heights and generous setbacks should be retained as in the original General Plan, and wide sidewalks should be required, and NO heritage oaks or landmark trees can be cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland must be incorporated into the design to create a Town Square for each distinct neighborhood. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground. We can reduce VMT and have a more people-centric, walkable, connected Rancho Conejo area by creating Town Squares in each distinctive neighborhood of the area:
 - *IDENTIFY an existing, conveniently-located commercial "center" in each distinct neighborhood.
 - *REVITALIZE existing vacant spaces around a central, outdoor, public-gathering space (Town Square) in each commercial "center".
 - *BEAUTIFY and green each Town Square with native trees, plants, gardens and parkland.
 - *BUILD housing that's actually "affordable by design" within walking/cycling distance of each Town Square.
 - *POWER each Town Square with clean, inexhaustible, solar-generated, electric energy.
 - *JOIN each Town Square to its surrounding neighborhood via a network of dedicated walking and cycling paths.
 - *CONNECT every Town Square and major attraction citywide through an all-electric public-transit system.
 - *LINK Thousand Oaks to nearby regional cities through

Question 8 Comments

strategically located intercity transit hubs. Here's a more detailed description of the concept: Transportation accounts for our community's largest source of the climate-heating greenhouse gases driving drought, water scarcity and wildfire risk, contributing fully half (50%) of our total emissions. In 2018, commuters drove six million miles, DAILY, into and out of Thousand Oaks. So it's essential that our General Plan Update (GPU2045) and our Climate and Environmental Action Plan (CEAP) actually reduce traffic, noise, congestion, pollution, and Vehicle Miles Travelled (VMT) by enabling more Thousand Oaks residents the opportunity to accomplish our routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of our home: To create a more people-centric and connected community, the City of Thousand Oaks should encourage and deliberately design Town Squares in each distinct Rancho Conejo neighborhood (as well as in both the Janss Marketplace and Oaks Mall sites and in all "village centers" citywide) as follows: IDENTIFY an existing, strategically-located commercial "center" for each neighborhood where shopping, small business, entertainment, and jobs are already concentrated within walking/cycling distance of the surrounding neighborhood. REVITALIZE/renovate any vacant spaces to create an orbital, Town Square that features cafes, coffee shops, restaurants, retail, grocers, farmers markets, finance, and leisure activities, all located surrounding a central outdoor feature (a piazza, fountain, park, etc.) with welcoming public seating areas. (There is already much vacant commercial space in Thousand Oaks, and likely to be more in a post-COVID economy in which employees transition permanently to working at home; so it makes no sense to build more when we can't fill what we already have. There is little that will depress investment interest in a community faster than a surfeit of high-end retail that ultimately goes bust, leaving the blight of vacant storefronts. It is also far more economical to efficiently reallocate scarce resources ... like existing buildings ... and to reuse them where possible, than it is to tear them down and essentially waste the materials of which they are constructed, only to have to source/purchase new materials from which to reconstruct them. And, given that building materials and construction contributes 11% of global greenhouse gas emissions, we have to be mindful, in all of our planning decisions going forward, of the huge impacts that energy-intensive processes like creating new concrete, steel and wood has on accelerating the climate crisis.) BEAUTIFY each Town Square, making it a compelling and attractive social gathering space, by preserving ancient oaks and other heritage trees (which store carbon), and planting abundant complementary tree canopy coverage, park land with ample green space and native plants, and edible, organic community gardens (which absorb carbon, drawing it out of our atmosphere). Within, or on the periphery of, each Town Square, BUILD a specified/required percentage of housing (similar to university dormitories) that is disability-accessible and actually "affordable-by-design", by combining studio apartments (consisting of a private bedroom, bathroom, and compact living space equipped with a microwave and small refrigerator) with common indoor and outdoor spaces (which allow for significantly reduced rental rates) that offer shared kitchens, lounges, laundry facilities, and courtyards. This

Question 8 Comments

arrangement could work equally well for students and singles as well as for seniors by building-in the socializing opportunities that young people so often seek, while also providing mature residents who are still able to take care of themselves, but are downsizing both their belongings and the spaces they have to maintain, more camaraderie than living alone often offers. Require that all new, remodeled, or renovated development be all-electric (Eliminating natural/fossil gas connections reduces both construction and operating costs, while also eliminating dangerous indoor air pollution and the risk of explosion.) and POWERed by clean energy-generating rooftop solar (with the intention of ultimately phasing in battery storage-based micro-grids for enhanced community resilience) with EV-charging stations for cars and bicycles. Equip each Town Square with bicycle racks and rental bicycle fleets; and JOIN each surrounding neighborhood to its Town Square, and to other Town Squares citywide, through a network of separate, dedicated walking and cycling paths (like those in First Neighborhood), and protected bike lanes along surface streets (to ensure less-experienced cyclists feel safe) to enable residents to easily navigate their neighborhoods without having to drive. Establish fossil-free, electric-powered (ie: electric, not natural/fossil gas) public transit to CONNECT all town squares to one another, and to other frequently visited city attractions (local colleges; middle and high schools during drop-off, pick-up, and special events; malls; the Civic Arts Center; sports playfields; libraries; open space areas; etc.). Locate longer distance, intercity public transit hubs adjacent to park-n-rides positioned near to the northern, southern and easternmost Town Squares, to LINK them to nearby cities.

- LEaning toward Alt 2 but leary of Height and density of Industrial Flex
- I have many years of experience with mixed-use developments as a real estate market analyst now retired after a 50-year career. Mixed use is a highly specialized land use for which the location must satisfy the requirements of all uses in the structure. In general, mixed-use is not suitable for all locations. In particular, I do not view mixed use as viable within a predominantly industrial/business park environment represented by Rancho Conejo. Replacing low density industrial uses with apartment housing might work, but any associated retail, restaurant or office uses might be challenging as to market support. On the other hand, mixed-use would be highly appropriate along portions of Thousand Oaks Boulevard where both housing and retail/office fit into a ready environment. I am retired from a very successful 50-year career
- More family fun centers to bring in business not building out the area
- My vision would include multi-use at lower max height
- Infrastructure stress on existing schools is not taken into account. Drew Powers and Matt Raimi need to take a detailed tour of existing schools. The initial monies allocated for renovation sadly took care of very long-overdue projects..
- In between 2/3

Question 8 Comments	
	<ul style="list-style-type: none"> • keep it the same
	<ul style="list-style-type: none"> • I can see some growth but do not like the Alternatives. There is so much more that should be considered such as infrastructure needed.
	<ul style="list-style-type: none"> • Again, housing might be warranted in this area but it should meet our existing high standards and codes that allow ample parking, private open space per unit, setbacks from roadways for large City maintained trees, 3 stories, 30 units per acre maximum and no new Specific Plans that allow decreased standards.
	<ul style="list-style-type: none"> • Do not change the population density of this area
	<ul style="list-style-type: none"> • STOP ANY MORE BUILDING IN NEWBURY PARK. STOP DESTROYING OUR NEIGHBORHOODS.
	<ul style="list-style-type: none"> • no growth
	<ul style="list-style-type: none"> • We need to keep the small amount of open space left, open space! We r not the valley!
	<ul style="list-style-type: none"> • a combo of Alt 2 and 3
	<ul style="list-style-type: none"> • Protect the green space and limit development.
	<ul style="list-style-type: none"> • The alternatives are entirely unsuitable and incompatible with the quality of life in Newbury Park. You will destroy it. You will kill animals. You will create poor air quality, pollute water, destroy habitat and send pollutants into our farmlands on the other side of the hill. You will destroy sight lines and views of our open spaces and bring in too many people the infrastructure cannot accommodate. We have severe water shortages and old utilities.
	<ul style="list-style-type: none"> • Only Industrial Flex in this area. Also, find STEM college to establish hi-tech or aerospace educational center (i.e. Cal Poly TO)
	<ul style="list-style-type: none"> • Leave the Conejo ALONE!! -- We moved here to get away from the Valley & the City.. You will be DESTROYING OUR WAY OF LIFE.. Shame on you, shame on you if you do this!!
	<ul style="list-style-type: none"> • Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
	<ul style="list-style-type: none"> • If the State requires 2,600 by 2029, why are we massively exceeding
	<ul style="list-style-type: none"> • Stay as is, industrial and commercial.
	<ul style="list-style-type: none"> • No further housing
	<ul style="list-style-type: none"> • These are all bad choices

Question 8 Comments
<ul style="list-style-type: none"> • Please stop trying to make TO the SF valley.
<ul style="list-style-type: none"> • Leave it the way it is.
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • I am not satisfied with this GP
<ul style="list-style-type: none"> • Anything that will increase affordable housing so that my adult offspring can live in this community
<ul style="list-style-type: none"> • Adding mixed use in a slow, deliberate approach
<ul style="list-style-type: none"> • Leave it alone.
<ul style="list-style-type: none"> • The 101 through Thousand Oaks is the worst! Too much traffic for the area to handle.
<ul style="list-style-type: none"> • All of the alternatives will create a great many obstacles to maintaining the beauty of the Conejo Valley. I did not move here to see higher buildings, more people, more crime, more traffic.
<ul style="list-style-type: none"> • Ok with some development along the lines of Alt 2 in area of Lawrence Drive. Do not want additional development south of 101. None of current proposals would maintain character of area. Traffic has been bad since Dos Vientos developed. Especially no development on "slipper" which is flood control basin. Do not want to end up with flooding in my neighborhood due to inadequate mitigation of drainage issues. Also, limited ingress/egress-additional density would lead to serious safety issues during natural disasters when evacuation is necessary.
<ul style="list-style-type: none"> • I dont envision any changes to Rancho Conejo. And you seem to be focussing on that area. Use the abandoned KMart property
<ul style="list-style-type: none"> • My vision is for Newbury Park to remain a pleasant small town with small shopping areas, nice homes, and lots of open space.
<ul style="list-style-type: none"> • no additional building
<ul style="list-style-type: none"> • They are all to dense.
<ul style="list-style-type: none"> • no change required
<ul style="list-style-type: none"> • Don't object to mixed use -do object to excessive height of buildings.
<ul style="list-style-type: none"> • jUST STOP IT,.
<ul style="list-style-type: none"> • The reason our city is nice is because it's not like alternatives one through three.
<ul style="list-style-type: none"> • NO MORE BUILDING
<ul style="list-style-type: none"> • No more housing
<ul style="list-style-type: none"> • No build
<ul style="list-style-type: none"> • I believe any new development should be below 35 ft in height.

Question 8 Comments
<ul style="list-style-type: none"> Alt 1 NO MIXED USE
<ul style="list-style-type: none"> convert commercial to residential
<ul style="list-style-type: none"> Do not turn this into the San Fernando Valley
<ul style="list-style-type: none"> None of the plans in their current state match any vision I have for the future. Thousand Oaks should maintain the current plan with no more than 30 units per acre and no buildings to exceed 35 feet.
<ul style="list-style-type: none"> this is too complex to be handled during the pandemic
<ul style="list-style-type: none"> no mixed use
<ul style="list-style-type: none"> Mostly agree with #3, but nothing over 3 stories
<ul style="list-style-type: none"> This area needs to remain more rural and natural. It should not be crammed with development.
<ul style="list-style-type: none"> My "vision" is keeping it the way it is!
<ul style="list-style-type: none"> Keep our city our city!
<ul style="list-style-type: none"> as a resident, not happy with any of them, will be selling house and moving if the wetlands or other open areas are built out
<ul style="list-style-type: none"> No buildings should be higher than 35 ft and prefer no mixed use
<ul style="list-style-type: none"> NO BUILDING AT ALL
<ul style="list-style-type: none"> Build out in the desert. There is plenty of room out there to create as many high rises and buildings. You wouldn't be taking the beauty of what we all love about this community.
<ul style="list-style-type: none"> Lowest density and short building. No high rises.
<ul style="list-style-type: none"> Less residential density.
<ul style="list-style-type: none"> Your MAPS STINK. The colors are ridiculous and impossible to decipher. You will do yourselves a HUGE favor by providing a zoomable tool so people can actually see the map.
<ul style="list-style-type: none"> leave it as it is now
<ul style="list-style-type: none"> Build outward if you must
<ul style="list-style-type: none"> Leave the open space alone.
<ul style="list-style-type: none"> Keep it as industrial
<ul style="list-style-type: none"> Stop building!
<ul style="list-style-type: none"> NO mixed use or multifamily housing should be allowed.
<ul style="list-style-type: none"> Keep the open space. Haven't you people done enough building
<ul style="list-style-type: none"> Keep low density

Question 8 Comments
<ul style="list-style-type: none"> Like the community to stay the same.
<ul style="list-style-type: none"> If you're looking to raise crime and congestion in one of the safest cities in the United States, all of these alternatives aim to do just that!
<ul style="list-style-type: none"> Leave it as is
<ul style="list-style-type: none"> Don't change our small town community!
<ul style="list-style-type: none"> They all involve too many tall buildings. Mixed zoning is okay, high density for businesses is okay.
<ul style="list-style-type: none"> Where is the plan for adding more infrastructure?
<ul style="list-style-type: none"> Given the massive demands on the already taxed resources in Ventura county this is not a productive option.
<ul style="list-style-type: none"> I don't think all this growth is needed or desirable.
<ul style="list-style-type: none"> Don't increase any high density or mixed into existing situation. Updat and restore existing building. The idea of building especially at Borchard wetland area and old school at Kelly & Newbury road plans for hotel & personal residential homes is too much density, and again would introduce the same problem of extreme congestion to only freeway on-ramp/off ramp
<ul style="list-style-type: none"> Ensure commercial areas are either highly occupied or not at all and rezoned to residential. Rancho Conejo should stay as-is
<ul style="list-style-type: none"> Not one more new building
<ul style="list-style-type: none"> No more development
<ul style="list-style-type: none"> No more new buildings or demolishing single family buildings to make multi family units
<ul style="list-style-type: none"> Leave things as they are. Except maybe tear down the motels in NP
<ul style="list-style-type: none"> I would need to understand the mapping better but I don't want high-rises on or near our known Earthquake fault or near the dead volcano. When it rains here, the earth shifts and we are overdue for a big earthquake.
<ul style="list-style-type: none"> Keep it industrial
<ul style="list-style-type: none"> Why fix what isn't broken
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> I am a strong opponent of any development. Once open space is developed we never get it back. Build 4 story high density 600 sq ft units in the most industrial part of the city.
<ul style="list-style-type: none"> No three/4/5 story buildings
<ul style="list-style-type: none"> none of the above

Question 8 Comments
<ul style="list-style-type: none"> • Why isn't the present zoning shown? Leave it as is.
<ul style="list-style-type: none"> • The biggest issue for Ranch Conejo Area is south of the 101, keep it as Neighborhood low and adjust in other areas that could benefit from Mulit use.
<ul style="list-style-type: none"> • Some parts of each are appealing but no one plan matches what I would like to see happen. (see #9)
<ul style="list-style-type: none"> • Keep it like it is
<ul style="list-style-type: none"> • Status quo
<ul style="list-style-type: none"> • There is absolutely no need to add more affordable housing units than the state mandate.
<ul style="list-style-type: none"> • Leave as is.
<ul style="list-style-type: none"> • Alternative 1 with higher residential use on the currenly undeveloped area north of the 101/Wendy Drive interchange.
<ul style="list-style-type: none"> • Traffic
<ul style="list-style-type: none"> • Do not add a bunch of buildings to this area.
<ul style="list-style-type: none"> • Stop growing. It is too crowded here already
<ul style="list-style-type: none"> • There are no options given for more designated open space
<ul style="list-style-type: none"> • See comments on questions 1 & 5.
<ul style="list-style-type: none"> • Keep as it is
<ul style="list-style-type: none"> • Any plan that has heights above 50-55 feet is not acceptable
<ul style="list-style-type: none"> • Definitely not 3, We should not be adding mixed use into already established neighborhoods. I don't support anything above 3 stories for residential in the rancho conejo area but truly don't believe our freeways/offramps can support the traffic
<ul style="list-style-type: none"> • All of the options will have a negative impact on the quality of life for Thousand Oaks.
<ul style="list-style-type: none"> • Keep it as it is now.
<ul style="list-style-type: none"> • Not to allow any more businesses or housing
<ul style="list-style-type: none"> • Fight back in Sacramento. We don't want any of these alternatives.
<ul style="list-style-type: none"> • Over developing
<ul style="list-style-type: none"> • We don't need more housing or businesses, there are so many vacant buildings already in the community.
<ul style="list-style-type: none"> • Non
<ul style="list-style-type: none"> • Thousand Oaks already has enough buildings.

Question 8 Comments
<ul style="list-style-type: none"> • keep as is
<ul style="list-style-type: none"> • Keep Thousand Oaks from becoming another San Fernando Valley!
<ul style="list-style-type: none"> • Keep changes away from existing neighborhoods
<ul style="list-style-type: none"> • See my response to #2
<ul style="list-style-type: none"> • Traffic is already bad. No one is addressing the crime and transient issues. Too many empty buildings. and empty space
<ul style="list-style-type: none"> • slow growth only
<ul style="list-style-type: none"> • Combination of #1 (South of 101) and #3 (North of 101)
<ul style="list-style-type: none"> • Affordable housing for single adults with no children, great credit, but do not make enough money to ever own property in this area. Quit making affordable housing only for single parents with children, it is unbalanced
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • Option 3 with more balance between flex and low
<ul style="list-style-type: none"> • The map is tough to interpret and this image does not allow for much zooming in- overall this is a sham survey
<ul style="list-style-type: none"> • This is all a bad idea and shows a disregard for the quality of life of TO residents.
<ul style="list-style-type: none"> • Our preference would be for a plan based on research into what would make Thousand Oaks more attractive to businesses rather than on the inputs of people with agendas of their own. Survey the existing businesses as a start and simply ask what would make Thousand Oaks more attractive. Parts of the Rancho Conejo area are very attractive: low density, quality construction, trees and grass, and separation between companies. There are many apartment complexes in the area. The most effective approach would be to continue the business park strategy and survey the businesses on how to make it a better business park.
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • Again, all alternatives poses too many issues of congestion and overdevelopment resulting in losing the semirural "feel" of Thousand Oaks.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and

Question 8 Comments
<p>would like you to please listen to the majority of the community who are silent or sharing their frustration!</p>
<ul style="list-style-type: none"> • Stop increasing the density
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • TToo much
<ul style="list-style-type: none"> • Stay within the current height and density.
<ul style="list-style-type: none"> • More inclined toward Alternative 2's approach which excludes mixed-use high, although I am concerned that heights of up to 58 feet could be allowed. Other concerns to be addressed include traffic/congestion impacts, conflicts affecting viewsheds, and designs that would significantly change the character of the community (open feel, green spaces, respect for the environment).
<ul style="list-style-type: none"> • Keep mixed use to the downtown area
<ul style="list-style-type: none"> • A mixture that preserves the suburban character of T.O.
<ul style="list-style-type: none"> • as stated above, I oppose turning the former Conejo Valley High school into high density. This will destroy Kelly Park (bordering neighborhood). Make it medium/medium low density mixed use and I would buy into the plan. Putting housing to the north of the freeway in the buisness park is a great idea.
<ul style="list-style-type: none"> • NO 4-STORY OR HIGHER BUILDINGS
<ul style="list-style-type: none"> • Keep as industrial and open space for recreation.
<ul style="list-style-type: none"> • Just STOP the growth!
<ul style="list-style-type: none"> • No on 101 South.
<ul style="list-style-type: none"> • Keep area business only
<ul style="list-style-type: none"> • Keep the height that is the current standard as well as the current density.
<ul style="list-style-type: none"> • I believe that the Rancho Conejo area should remain as an industrial hub for the Conejo Valley and not include mix-use development.
<ul style="list-style-type: none"> • PLEASE DO NOT INCLUDE THE BORCHARD WETLANDS AS THAT WILL WASTE SO MUCH OF GOOD PEOPLE'S ENERGY. LAWRENCE DRIVE AND AMGEN BUILDINGS AND WHATEVER ELSE IS OUT THERE SEEM TO BE A NICE PLACE TO BUILD SOME MULTI FAMILY, TOWN HOMES, CONDOS, APARTMENTS MIX, WITH AN ABITLITY TO LINK TO THE BACKSIDE OF WILDWOOD FOR RECREATION ETC.. I CAN SEE SOME LOW DENSITY MIXED USE IN ALL OF THE MAJOR SHOPPING AREAS THERE, BUT NOTHING OVER TWO-THREE STORIES.
<ul style="list-style-type: none"> • The wetlands area should be low density housing only to fit in with the neighborhood surrounding the area. Developing mixed-use or medium or high density housing will create additional congestion on surface streets and neighborhoods that already are congested. If mix-used needs to happen, it should

Question 8 Comments
be on the industrial side, away from established neighborhoods, where traffic increase will not affect safety of residents or already heavily impacted streets.
<ul style="list-style-type: none"> • Stop trying to make TO like the valley!!
<ul style="list-style-type: none"> • Please refer to preceding comments regarding Ponzi-Scheme municipal financing
<ul style="list-style-type: none"> • Do not continue to develop Rancho Conejo for ANY medium or high density uses.
<ul style="list-style-type: none"> • Should be kept for business use only
<ul style="list-style-type: none"> • try using the empty building and exsisting lots away from neighbors
<ul style="list-style-type: none"> • All show mixed use development of the Borchard wetlands which I am againstI
<ul style="list-style-type: none"> • No development in the Borchard Wetlands
<ul style="list-style-type: none"> • Leave as is.
<ul style="list-style-type: none"> • KEEP IT AS IT IS
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • Putting 45 units per acre on a water shed area, as well as putting all the required state units in one area does not take into consideration the current densities as stated in video
<ul style="list-style-type: none"> • There is so much under-utilized commercial space that you can use instead of your alternatives that will damage our community.
<ul style="list-style-type: none"> • Follow the guidelines for traffic and noise.before you start adding to the congestion.
<ul style="list-style-type: none"> • no mixed use preferred
<ul style="list-style-type: none"> • The industrial areas can go up to 4 stories for housing but no higher
<ul style="list-style-type: none"> • Redevelop vacant commercial areas for high density housing. Quit trying to turn us into Inglewood!!! Medium density becomes de facto ultra high density with all the unit builder bonuses
<ul style="list-style-type: none"> • I don't want ANY of these plans. They sicken me, as to how they portend to DESTROY my home, and the town that I love. PLEASE do NOT implement these Orange County-like changes. They are NOT what we need. In fact they are the very OPPOSITE that we need, in order to hold on to our wonderful cozy home town!!!! I would prefer RETAINMENT of the town I've lived in for over 30 years, NOT it's DESTRUCTION!!!!!! Don't DO THIS!!!!!! PLEASE!!!!!!!
<ul style="list-style-type: none"> • keep it as is
<ul style="list-style-type: none"> • More low income housing = more crime
<ul style="list-style-type: none"> • Mixed use is fine - High and medium mixed use is inappropriate.
<ul style="list-style-type: none"> • NO HIGH DENSITY HOUSING IN RANCHO CONEJO!

Question 8 Comments	
•	no additional development
•	ANY building over 4 stories is an eyesore and disrupts views of open space/ hills! Hell, may as well get rid of the ridgeline ordinance - won't be able to see them anyway? Further, mentioned but not really answered by moderator in a zoom meeting - unless caltrans adds two lanes either way from the 23 to the Conejo Grade, and 2 extra lanes are added each way to Lynn and Moorpark Roads fro the 101 to Moorpark and Simi Valley, this part of the City will be a non-stop traffic jam. Pre-Covid, it already was... !!
•	It would be alternative 1 if ALL HIGH DENSITY was constrained to this area
•	I think you need to take a your time with updating the general plan here after more investigation into what the actual residents want.
•	should not add more housing to rancho conejo. it's a business complex, let it thrive as such
•	Rancho Conejo should be developed as an upscale work area complimenting Amgen, research/development & the Rancho Conejo gated community.
•	Conejo Valley is all built out as is, and infrastructure as well!
•	We are strongly opposed to developing the Library, Baskin Robbins, Smart & Final areas of Rancho Conejo into mixed-multi-use. It will change the feel of these areas to more of a city, which is NOT why we bought in this area. We live in the Shadow Run neighborhood and feel this would negatively affect traffic, lifestyle, and lower our property values.
•	No development
•	SLOW growth to better match the needs of an ever changing economic landscape.
•	Stop building
•	No mix use
•	They're all bad
•	Leave it as it. We have lots of vacant space. Fill up the spaces before building more empty spaces.
•	Enough low income here already
•	no construction on the wetlands site.
•	Leave it the way it is
•	There are many buildings that are vacant that can be used. No new developments needed.
•	WE DO NOT NEED ANOTHER VALLEY GHETTO THAT WE NEED TO ESCAPE FROM

Question 8 Comments

- Reduce max density to 35units/acre and 4 stories high. Reallocate additional housing to other change area, and some to village centers. See comments below
- Combination of Alt 1 and 2
- last development in this space area
- Affordability is a big issue. Nothing in TO is affordable for younger people and retired people (unless they already own their home).
- 1 or 2 or hybrid
- Keep it the way it is !
- No growth or very slow growth keeping the integrity of our city.
- stop THE OVER BUILDING OF OUR SMALL TOWN!!!! THAT IS WHY IT IS SUCH A GREAT PLACE TO LIVE IS BECAUSE IT IS A SMALL TOWN LET THEM BUILD IN SAN FERNANDO OR OXNARD OR LOS ANGELES
- There are so many sections and the maps are small. It is difficult to make a decision. I would say some housing could go in the Rancho Conejo Area, if there was a need. However, it would depend on need.
- I don't want the wetlands developed. Other than that, Alternative 2 is preferred
- Do nothing
- Not enough water to serve increased density
- Hybrid, which must take into account the limited total development capacity of wastewater treatment, water, and utility infrastructure.
- prefer to leave as is
- Build for people to own rather than rentals to make developers rich
- We do not need more people living in Thousand Oaks.
- We do not need to become SFV. Stop building!!!
- If the swampland near the 101 MUST be developed, has to be single family homes like the surrounding neighborhoods. Keep Rancho Conejo business only
- The low-end max density in the new residential designations are what our current high designations are. I don't support the new designations themselves. This goes for the entire city, not just Rancho Conejo.
- The wetlands should not be built on, the other areas I have no preference
- Buildout of housing should be no more than the 2600 units the state is requiring.
- STOP with your plan to ruin Thousand Oaks!
- I prefer low density housing to keep the area attractive

Question 8 Comments
<ul style="list-style-type: none"> • Stop trying to ruin my neighborhood! Reino and Maurice is a low density area! If we wanted higher density, we'd be living in the valley!!
<ul style="list-style-type: none"> • Way to much housing be planned for thousand oaks
<ul style="list-style-type: none"> • LEAVE AS IS!!!!
<ul style="list-style-type: none"> • No growth
<ul style="list-style-type: none"> • Future alterations should consider rehabilitation of older buildings first.
<ul style="list-style-type: none"> • No
<ul style="list-style-type: none"> • Nothing over 30 feet
<ul style="list-style-type: none"> • No high density housing med-low only
<ul style="list-style-type: none"> • Only single family homes should be considered in this area
<ul style="list-style-type: none"> • Where development already exists is where change should happen. Turn it into multi function property, as long as the infrastructure (roads and utilities) are also changed to keep up with the increase in use.
<ul style="list-style-type: none"> • no apartments near our neighborhood. also it'll cause flooding in our neighborhood
<ul style="list-style-type: none"> • Multi use only on North side of 101 fwy where industrial and housing already exist. Do not allow muti use in low density residential neighborhoods
<ul style="list-style-type: none"> • Leave it as is.
<ul style="list-style-type: none"> • The current state of Rancho Conejo should continue as is.
<ul style="list-style-type: none"> • too dense for all of the alternatives and all located in the same areas
<ul style="list-style-type: none"> • I do not want to see mixed use in our area at all. We will become the next San Fernando Valley. I've seen this happen in my neighborhood near LAX and it's an overgrown mess.
<ul style="list-style-type: none"> • Question #7 does not address the fact that you are lumping a LOW RESIDENTIAL parcel with commercial. You're trying to get people to say, yes, add the mixed use there, but you're not being honest and not disclosing that part of this area is SINGLE FAMILY HOMES.
<ul style="list-style-type: none"> • Stop the mixed use housing. Live somewhere else if you don't like it here.
<ul style="list-style-type: none"> • Protect our single family neighborhoods by building new parks for children. The area south of 101 would be a great place for new park.
<ul style="list-style-type: none"> • It would be much better to turn any open lands into additional parks for the improved quality of life for the people of Conejo Valley.
<ul style="list-style-type: none"> • No additional multi family housing

Question 8 Comments

- In all alternatives, there is mixed use designated for areas within established neighbors . Density and height would negatively impact area with established 1-2 story homes.
- None are good.
- no mixed usage in this town. it goes against the character of our community. build open spacious apartment complexes. no underground parking. keep densities to 30 units per acre.
- No multi purpose building
- Keep it as it is
- should limit growth but if there must be growth in TO then this is the area to allow it
- Keep it as we are
- nobody wants to live next to an industrial park
- Maintain As Is
- Must limit building heights to three stories.
- see comments
- I am not an expert. I only know that growth is important.
- see below
- Rural, low population. Increased population increases crime.
- More commercial space is fine with me in this area
- Keep it as is
- No commerce support or public transportation enhancements
- Keep it as it is regarding housing.
- Stop developing and start working on social programs you fucking ghoul.
- A mix of the alternatives.
- I think there should be more flexibility in all the alternatives
- No comment
- No comment
- Alternative 1 best matches; I don't object to mixed-use, but I strongly object to the height limits. It would have been better to have a comment box for each question. I have to answer "none of the above" to most of these questions, so I can state my objections, even if it's only to one part of the plan.

Question 9.

What other comments do you have about the Rancho Conejo area?

Question 9 had 1,387 open-ended responses, which are listed below.

Question 9 Comments
<ul style="list-style-type: none"> Allow higher buildings and maybe some apartment buildings
<ul style="list-style-type: none"> rezone 37 acre lot at Newbury Park
<ul style="list-style-type: none"> Build affordable housing for workforce @ 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I live in Thousand oaks & I am for the development of the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 36 acres lot at borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 36 acres lot at borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for teachers at the Borchard Site
<ul style="list-style-type: none"> mix use development for empty lot @ newbury park
<ul style="list-style-type: none"> I support development of the borchard opportunity site
<ul style="list-style-type: none"> Build affordable housing for students @ 40 Acre opportunity property
<ul style="list-style-type: none"> Please have a blend of alternatives.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for teachers at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for students at the 40 Acre opportunity site
<ul style="list-style-type: none"> Adding homes and business to this area will over load an already over crowded roadway infrastructure and would increase crime in the area already known for property crime and transients because of the rundown cheap hotels and quick access to the freeway (an easy getaway).
<ul style="list-style-type: none"> I want a blend of alternatives
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for policeforce at the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> Obvious;y, the people with houses near the proposed development zones object, since they are being singled out
<ul style="list-style-type: none"> Alternative 2 is the best as it condenses mixed use zoning. Mixed Use zoning only works when its walkable and not spread out and divided by other uses.

Question 9 Comments
<ul style="list-style-type: none"> • See need for more entertainment space and for a library.
<ul style="list-style-type: none"> • Leave it alone. Use existing structures to increase retail and residential. Do NOT bring more people to the community!
<ul style="list-style-type: none"> • No more housing in the area
<ul style="list-style-type: none"> • The lot next to Albertsons on Reino Road should be retained as commercial lot.
<ul style="list-style-type: none"> • We need more affordable housing in the whole city, if possible. I'm a teacher at the top of the pay scale and I cannot afford to buy a house in TO.
<ul style="list-style-type: none"> • It already includes a variety of the kinds of buildings that are proposed. There isn't as much of a downside to further development as in other areas in terms of impacting the views and some of the most beautiful and sensitive open space areas. The housing is needed for employees of the biotech firms; this seems like a good option to locate the housing near the jobs in this case, particularly rental housing for those on temporary assignment.
<ul style="list-style-type: none"> • Looking beyond the Rancho Conejo, if it is truly the belief of the planners that residents of the new high-density dwellings throughout the city will cause total, net emissions to decrease because traffic will net decrease, then perhaps we build the new 4, 5, 6, and even 7 (!) story buildings with zero parking. After all, the inhabitants will live, work, shop, play, get educated, socialize, seek medical treatment, and be life-content all within a walk-able distance of their dwelling units. For those inhabitants that, for reasons known only to them, desire to travel by car, the city should issue fee-based special permits. Residents of no-drive dwelling units who are caught driving without a permit will be fined. The permit fees and fines will be provided back to pre-2020 dwelling units on an annual basis in the form of rebates to compensate for the precipitous fall in QOL due to exacerbated drought restrictions, further inhibition of traffic flow, loss of "openness" in open spaces, higher crime rates, and loss of esthetics. (There are many that don't agree that the new mega buildings are esthetically pleasing in any sense, notwithstanding faux stone facades and other architectural gimmicks.)
<ul style="list-style-type: none"> • thousand oaks need affordable rental properties
<ul style="list-style-type: none"> • Leave as open space for wildlife and hikers
<ul style="list-style-type: none"> • Wouldn't mind mixed-use in this area, but no higher than 35 ft!!!
<ul style="list-style-type: none"> • Don't have a problem developing mixed-use in the industrial areas along Rancho Conejo but want a limited height of 35 feet.
<ul style="list-style-type: none"> • Use this area to increase the number of good-paying jobs in the City.
<ul style="list-style-type: none"> • RANCHO CONEJO IS ALREADY OVER POPULATED. MAKE THE NP LIBRARY INTO A Santa Barbara FEEL OUTDOOR SHOPPING/RESTAURANT AREA.

Question 9 Comments
<ul style="list-style-type: none"> Recommend establishing military compatibility guidelines for any changes in land use designation types and changes to minimum and maximum dwelling units per acre, or proposed increasing in the land use densities, or changes to the development standard zones for the varying land use designation types, as proposed for each alternative for the Rancho Conejo Area. Consistent with the NBVC Joint Land Use Study, recommend implementing efficient land use policies to foster SB 1462 and SB 1468 for preservation of long-term military compatibility for the City of Thousand Oaks.
<ul style="list-style-type: none"> Its already very congested.
<ul style="list-style-type: none"> We want our city to reflect our current values. No high rise. No high density next to freeways, that impede the community from the services we are paying for.
<ul style="list-style-type: none"> Will need more schools for new population
<ul style="list-style-type: none"> It would be really nice if the city could plan for more opportunities to buy a less expensive home, such as a townhouse or condo rather than just build more apartments everywhere. This is a part of the city that already has a few townhouse complexes. There are a few places where townhouses, rather than mixed use would make sense, since they are already within walking distance of retail and restaurants. Alternative 2 does a nice job with that near the existing retail at the west end north of the freeway. But also, it may be a better idea to plan for a townhouse complex on the vacant wetlands area south of freeway as well. The residents of the neighboring single family homes are already up in arms about the prospect of apartments or multi-story mixed use in their area and the traffic they think it will bring. It may bring less resistance to building there if it were a lower rise, residential community with ownership opportunities.
<ul style="list-style-type: none"> Please keep everything around Rancho Conejo as low-density as possible. We prefer to just remodel the existing plazas around this area.
<ul style="list-style-type: none"> Please do not create more traffic or bring more people in this city. I moved into this town to get away from the Busy City, such as Los Angeles, I do not want this town to become the next over crowded city. Please look elsewhere where there is room to expand. This town is not it.
<ul style="list-style-type: none"> Keep those greedy developers out of our sleepy community!
<ul style="list-style-type: none"> Give more thought to making new development maintain the character of Thousand Oaks, with its views of undeveloped open spaces protected. Allow more flexible housing, such as tiny houses.
<ul style="list-style-type: none"> Keep it how it is
<ul style="list-style-type: none"> Area W. of Lawrence, N. and E. of W. Hillcrest, S. of Teller (Ross, PetSmart Area) change to "Neighborhood-High"

Question 9 Comments	
<ul style="list-style-type: none"> • If we had no choice but to add density and higher buildings to any of the four areas, Rancho Conejo would be my first choice because it is most on the outskirts of town. 	
<ul style="list-style-type: none"> • No 75 foot buildings. Limit height to current standards 	
<ul style="list-style-type: none"> • Residential should not be on the edge of open space ('goldfish' area) 	
<ul style="list-style-type: none"> • Do not attempt to change the character of this single family neighborhood. That would be tantamount to social engineering. 	
<ul style="list-style-type: none"> • The Rancho Conejo area is already crowded enough with multiple units both residential and commercial. We already experience traffic and when an emergency arises, as it did during the recent fires, the area is not able to handle the amount of traffic generated. I work at Amgen and the traffic jam was so bad due to the number of people trying to get home, things were practically at a stand still and people were essentially stuck in their cars. It took people who live in the immediate area over an hour or more to get home. Overpopulating will set us up for disaster. 	
<ul style="list-style-type: none"> • While I voted for alternative 2, I do not believe the wetland area off Borchard should be developed. <p>Also, traffic off the northbound wendy exit, around camino dos rios is a total clusterf**k as it is. Adding more housing and business will just make it so much worse</p>	
<ul style="list-style-type: none"> • Do NOT convert the slipper or wetlands area to high density mixed use housing. It will dramatically change the current residential area. A higher density housing area can be created over the freeway were the Pets Mart Shopping Center is and behind it. Perfect place for up to 3 and 4 stories if it needs to go that high. Would prefer to keep things at a max of 3 stories. 	
<ul style="list-style-type: none"> • The Rancho Conejo Area would be a great Village Center for the Newbury Park residents. Amgen and Takeda employees can also support more cafe's, etc at lunch and after work. 	
<ul style="list-style-type: none"> • Need an upscale hotel, multi-family residential, and F&B. 	
<ul style="list-style-type: none"> • This housing should also be affordable in every place in the city as possible. 	
<ul style="list-style-type: none"> • Rancho Conejo is commercial with some industrial, not suitable for mixed use 	
<ul style="list-style-type: none"> • Medium and High Density housing should be avoided near existing schools to avoid traffic issues. Additionally, the "fire trap" that already exists North of the 101 in the Rancho Conejo area should be considered before adding additional industrial or residential capacity by adding additional roads to major corridor and increasing corridor capacities. 	
<ul style="list-style-type: none"> • Do not build in the constantly flooded field area on the south side of Borchard 	

Question 9 Comments

- 3 story buildings max., 35 ft. max. no blocking views/natural scenery. Must be set back from street with, trees, plants. Have ample parking.
- My answers to 6, 7 and 8 explain this
The upper parts of Rancho Conejo could have Industrial flex, but sparingly used. Commercial regional should not be allowed anywhere - please use Commercial Town instead
- I think there is room for mixed-use development medium or high here, but I'm not sure where the best location might be.
- It needs to get cleaned up. That Ralphs shopping center is drug dealer central and looks bad to people who visit that area. The whole Ventu off ramp shopping areas need a drug cartel sweep!
- Some well-defined area of mixed use should be included with walkable amenities
- Cheaper and more housing around the whole city, in the areas where it is possible, would be phenomenal.
- No more buildings
- There are opportunities for residential development that should be explored. For example, the hidden knoll of land owned by the Seventh Day Adventists could provide a unique opportunity for a variety of residential uses including single family homes and townhouses. To that end, that property should be designated in such a way to allow for design flexibility for clustering of residential development that would tie in with the natural amenities of that land. This would include Neighborhood Medium or Neighborhood Medium High.
- I think the SDA property at the end of Academy will need to be in a specific plan. The three alternatives are all so different. The proposed zoning for the remainder of the SDA Specific Plan should only be what is in the adopted specific plan.
- Leave it ALONE!
- Generally, the economy of Calif is driving away manufacturing/industry. Therefore, needs will probably be more for flexible space that allows some combination of office/lab/R&D space more than need for a machine shop.
- This area has been identified as a prime location for a permanent Los Angeles Rams facility within the City. Have there been discussions about how the proposed development would affect the Rams' decision to locate here, and vice versa?
- I think my comments above accurately reflect my views. Please reread them.

Question 9 Comments

- I am completely opposed to the heights on the Commercial Regional and Industrial Flex land-use designations; these are both much too tall and completely out-of-character with the semi-rural, Nature-centric surroundings that make the Thousand Oaks community both desirable and unique; please reduce the maximum heights allowed for these designations, or use the Commercial Neighborhood and Commercial Town designations instead ... both of the latter, at the original General Plan height limits of 35-foot maximum (not 50-foot maximum), with generous setbacks, represent the right scale for Thousand Oaks. The maximum heights allowed on all of the Mixed-Use land-use designations are, likewise, too high. (Original General Plan height limits of 35-foot maximum and generous setbacks must be retained.) Minimum setbacks (as noted in the Mixed-Use Low, and Mixed-Use Medium land-use designation descriptions) are also unacceptable; sidewalks must be wide and setbacks must be generous. Just as we shouldn't be building housing in wildfire-prone areas (ie: in the wildland urban interface), we also shouldn't be building housing in a flood zone or area prone to flooding; for this reason, the area commonly known as the "Borchard Wetlands" shouldn't be developed.
- Pls not more than 3 stories and disagree with development south of 101. Isn't that a wetlands? It is prone to flooding.
- As I stated in my previous comments, I do not view the Rancho Conejo district as appropriate for mixed-use developments. It is possible to convert some of the low density industrial buildings to residential, say along Lawrence Drive, so long as the resultant development is large enough to create its own environment and the buildings are oriented so as to buffer the surrounding industrial uses. In such case I only view rental housing as the preferred model and not ownership housing.
- already a heavily impacted area, not a good fit for increased traffic
- We had our offices in the area for years...my only opposition is to height above 3 stories and high density
- I support mix use for empty lot by borchard
- It would be nice to have some outdoor area at borchard
- I live in Newbury Park and I support building apartment buildings for government workers at the vacant lot @ borchard and 101
- Build affordable housing for firemen @ Borchard Site
- I live in Newbury Park and I support building apartment buildings for teachers at the borchard opportunity project
- I live in Newbury Park and I support the development and rezoning of the 37 acre lot @ Borchard
- I live on Denise Court, adjacent to the "slipper". I would love to have easy access to a well designed Mixed Use-L or M development.

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park & I fully support the development and rezoning of the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for students at the newbury park vacant land
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support the development and rezoning of the 37 Acre lot in borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for government workers at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for teachers at the 40 Acre opportunity project
<ul style="list-style-type: none"> I live in Newbury Park and I support the development and rezoning of the 40 Acre opportunity site
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building workforce housing at the empty lot by Newbury Park
<ul style="list-style-type: none"> I live in Thousand oaks and I support the development of the 36 acres lot @ newbury park
<ul style="list-style-type: none"> Adding an apartment complex or two for people who work in this area might be a good idea but see #8 above: no decreased standards. And all new buildings should be a minimum of 15% very low and low income housing with solar and other green amenities to aid greenhouse gas emission and provide less costly utilities for residents.
<ul style="list-style-type: none"> Build community gathering place @ 40 Acre opportunity project
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for teachers at the 36 acres lot @ borchard
<ul style="list-style-type: none"> Build apartment buildings for firefighters @ empty lot @ newbury park
<ul style="list-style-type: none"> No 4+ story buildings
<ul style="list-style-type: none"> My comments are that we have commercial buildings that are laying empty. With the CV19 stay at home order, many employers have found that their employees can be just as productive at home. LA commercial rentals reflect this. I think this is a 2018 plan for 2021.
<ul style="list-style-type: none"> I live in Newbury Park, I support the development and rezoning of the Newbury Park Parcel
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for government workers at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> Build apartment buildings for students @ 40 Acre opportunity property
<ul style="list-style-type: none"> Build apartment buildings for students @ Borchard opportunity site

Question 9 Comments

- I would not want to live in an area that has so much industrial/commercial development
- Leave it the way it is. Make no changed
- Develop vacant lot at borchard & hwy 101
- I live in Newbury Park and I support building affordable housing at the 40 Acre opportunity site
- I'm a resident of Newbury Park and I support building affordable housing for firemen at the 36 acres lot by 101 and borchard
- Build affordable housing at @ borchard property
- Build affordable housing for teachers @ vacant lot @ borchard and 101
- I'm a resident of Newbury Park and I support building workforce housing at the 40 Acre opportunity parcel
- I live in Newbury Park & I support the development and rezoning of the 36 acres lot at borchard
- YOU NEED TO LEAVE NEWBURY PARK ALONE! I CAN'T UNDERSTAND WHY YOU WANT TO BUILD HIGHER DENSITY IN WHAT USED TO BE A WONDERFUL PLACE TO LIVE AND BRING UP YOUR CHILDREN. YOU HAVE ALREADY ALLOWED HUGE BIG BOX STORES, INCLUDING TARGET, KOHL'S HOME DEPOT, AND LIKE GENIUSES, ALLOWING A LOWE'S RIGHT ACROSS THE STREET FROM HOME DEPOT. HOW CAN ANYONE THINK THIS IS WISE?! THIS IS NOT THE SAN FERNANDO VALLEY, AND WE DON'T WANT IT THAT WAY. IF WE DID, WE'D LIVE THERE. YOU PUT KOHL'S IN A RESIDENTIAL NEIGHBORHOOD, WHICH IS ABSURD. NOW YOU WANT TO TAKE THE OLD HIGH SCHOOL AND PUT HIGH DENSITY APARTMENTS AND YET ANOTHER MOTEL, ALL IN A RESIDENTIAL NEIGHBORHOOD? WE DON'T NEED ANOTHER MOTEL. IN A RADIUS OF ABOUT 3 MILES, THERE ARE 6 MOTELS, WHICH ARE MAGNETS FOR PROSTITUTION, DRUGS, AND CRIME, AS YOU WELL KNOW. WE DO NOT NEED ANOTHER MOTEL. PUT IT ON THOUSAND OAKS BOULEVARD IF YOU WANT ONE. I SIMPLY CANNOT UNDERSTAND WHY OUR CITY OFFICIALS CONSIDER NEWBURY PARK THE DUMPING GROUND OF THE CONEJO VALLEY. STOP THE DESTRUCTION OF OUR HOME. PLEASE!!!!
- I'm a resident of Thousand Oaks and I support building affordable housing for firemen at the Newbury Park Parcel
- Mix use development for 37 Acre lot in borchard.
- I'm a resident of Newbury Park and I support building apartment buildings for government workers at the Newbury Park property
- I am a resident of Thousand Oaks and I support the development and rezoning of the vacant lot @ borchard and 101

Question 9 Comments
<ul style="list-style-type: none"> I live in Thousand Oaks. I am for the development of housing at the 36 acres lot at borchard
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development of the 40 Acre opportunity parcel
<ul style="list-style-type: none"> Develop 36 acres lot @ newbury park.
<ul style="list-style-type: none"> Build apartment buildings for firefighters @ Borchard Site
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the borchard property
<ul style="list-style-type: none"> rezone newbury park lot.
<ul style="list-style-type: none"> Leave the area for business only. Newbury park has enough housing for its residents. Keep our city small.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for students, teachers, firefighters at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for firefighters at the empty lot @ newbury park
<ul style="list-style-type: none"> I am a resident and business owner at Thousand Oaks. I support the development of housing at the borchard opportunity site
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for firefighters at the borchard opportunity property
<ul style="list-style-type: none"> Residential and commercial building should be extremely limited. Ranch conejo should be preserved and maintain slow growth
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for students at the newbury Park property
<ul style="list-style-type: none"> It's a beautiful "welcome" to NP. Leave it open space, NO development!
<ul style="list-style-type: none"> Build apartments for police @ borchard opportunity project
<ul style="list-style-type: none"> I live in Thousand Oaks, I am for commercial development of vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> rezone vacant lot @ borchard and 101
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for policeforce at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for students, teachers, firefighters at the borchard property
<ul style="list-style-type: none"> Traffic along Lawrence Drive is already awful now that Amazon is here.
<ul style="list-style-type: none"> I live in Newbury Park and I support the development of the vacant lot at borchard & hwy 101

Question 9 Comments	
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I am for commercial development of Borchard Site
	<ul style="list-style-type: none"> 1. Protect our green space. 2. Development in this area will reduce home values. 3. We have enough structures at the moment to support the community. If we want development; revitalize what we have. 4. We are over retailled - space, for sure these vacant retail spaces will create new development opportunities for families and the future. 5. Use our limited resources with care - Choose wisely!!!
	<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for government workers at the Newbury Park Parcel
	<ul style="list-style-type: none"> I live in Newbury Park. I am for the development of housing at the Newbury Park Parcel
	<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for government workers at the 36 acres lot @ newbury park
	<ul style="list-style-type: none"> I live in Thousand Oaks & I support the development and rezoning of the newbury park site
	<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building community gathering place at the newbury park site
	<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for firemen at the 36 acres lot by 101 and borchard
	<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for firefighters at the vacant lot at borchard & hwy 101
	<ul style="list-style-type: none"> Build community gathering place @ 37 Acre lot in Newbury Park
	<ul style="list-style-type: none"> Rezone empty lot by Newbury Park.
	<ul style="list-style-type: none"> develop 40 Acre opportunity parcel
	<ul style="list-style-type: none"> develop 40 Acre opportunity parcel
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I support the development and rezoning of the 40 Acre opportunity parcel
	<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for students at the newbury Park property
	<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for policeforce at the 40 Acre opportunity parcel
	<ul style="list-style-type: none"> Mix use development at borchard opportunity project.
	<ul style="list-style-type: none"> I live in Newbury Park & I support the development and rezoning of the 40 Acre opportunity site

Question 9 Comments	
	<ul style="list-style-type: none"> This area bogs the 101 down. Enforce vehicles per property regulations.
	<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development of the borchard Site
	<ul style="list-style-type: none"> The City wants to overload the Rancho Conejo area while leaving many places unscathed. City needs to show Sacramento why our areas are important and cannot be overpopulated. Dos Vientos was built to house Amgen people. That was more than enough. Amazon is a terrible neighbor, their drivers are dangerous and inconsiderate. Your plans invite crime, pollution, trash, noise and don't fit with the quiet nature of Newbury Park. We have residents from the 60's. We moved out here for quiet and what was once almost semi-rural. Suburbia is bad enough. We don't want density and city attitudes.
	<ul style="list-style-type: none"> Only Industrial Flex in this area. Also, find STEM college to establish hi-tech or aerospace educational center (i.e. Cal Poly-TO or CalTech-TO)
	<ul style="list-style-type: none"> Leave our beautiful Conejo Valley as is.... I have lived here for OVER 35 years and I have seen TOO MUCH development already. I HATED the Promenade when it was built. I HATED the development of Jungleground when you put in The Lakes... Enough SAID, I believe that says it all -- you should know where I stand just from those 2 statements...
	<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing at the 37 acre lot at Newbury Park
	<ul style="list-style-type: none"> I live in Thousand Oaks. I support the development and rezoning of the borchard property
	<ul style="list-style-type: none"> mix use development for vacant lot @ borchard and 101
	<ul style="list-style-type: none"> Build apartment buildings for police @ newbury Park property
	<ul style="list-style-type: none"> rezone empty lot @ newbury park
	<ul style="list-style-type: none"> Mix use development for vacant lot at borchard & hwy 101.
	<ul style="list-style-type: none"> Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
	<ul style="list-style-type: none"> none
	<ul style="list-style-type: none"> The Rancho Conejo area already has apartments for employees in the area. This is good as it reduces travel to and from Thousand Oaks. Touting it as a Bio Tech hub is good building on Amgen and Atara. But the city could not keep Baxter even when it merged with Shire, many employees were laid off and had to leave the city.
	<ul style="list-style-type: none"> Height max 50'ft. No mixed residential use. All ready a nightmare trying to get out of this area during an emergency like the "Hill Fire" it took me more than an hour to get from Homedepot to Dos Vientos during this, city had NO Plan for this emergency.

Question 9 Comments

- Our community is getting overrun with industrial activity, noise is a nuisance, and far too much traffic. Rancho Conejo is already bordered by industrial, commercial, and higher density housing. We do not want any further development in and around our community.
- I'm all for growth, we want to attract those that can afford to live in the community.
- Fix the fiasco at the Wendy/101 overpass!!!
The intersection is too confusing and too many lights from Lows that don't synchronize causing cars getting stuck into the intersection.
- Rancho Conejo currently suffers from a lack of egress currently. In the event of a natural disaster what plans for emergency evacuations are being considered?
- Blending the three alternatives to allow the most options for affordable housing.
- I think employees would enjoy the walkability of working at Amgen and living nearby. I like the idea of keeping a majority of the mixed use away from the single dwelling living.
- Rancho Conejo is my fourth choice for housing in the four identified areas. Developing mixed use housing in the Village Centers is my first choice!
- If housing at 45u/acre will be built the percentage of affordable units MUST be increased.
- Please don't take the natural beauty away...what's ledt JD it.
- Just because there is open space or land available should not mean that we need to build something on every surface that is not already built upon. Did you know that humans actually need a great deal of green space, etc. to thrive? Why do you think so many people have come up here from the valley and the city...because they want something we have and they don't....OPEN SPACE. The great thing about living here is that we don't need to leave to find beauty, open space, etc....we get to enjoy it right here in our backyards. Please preserve that for Rancho Conejo.
- Do NOT allow increased heights beyond what is currently approved! A lot of empty retail space-repurpose these areas before building on open areas. Prefer trails on "slipper" than buildings.
- Since this area has more land that is not fully developed, I would support more development here, as opposed to other more established areas of the city
- Use the abandoned KMart property, there is no mention of that. No one has done anything with it over a decade. emmenet domain it if needed.
- Thousand Oaks has done a terrible job here. That ugly new Lowe's + LA Fitness should have been a two (or possibly 3) story mixed business/residential area with easy access to the adjoining shopping area. And the parking lots should have canopies with solar panels (as should all new structures).

Question 9 Comments
<ul style="list-style-type: none"> • NOT in favor of additional building
<ul style="list-style-type: none"> • create more job opportunities in rancho conejo area
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Certainly there is a small amount of room for more development, but it should be light industrial only.
<ul style="list-style-type: none"> • I live in Newbury Park. I support the development of housing at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I live in Newbury Park and I support building affordable housing for firemen at the Newbury Park property
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartments for students at the 37 Acre lot at Borchard
<ul style="list-style-type: none"> • I'm a resident and business owner at Newbury Park and I support building affordable housing for workforce at the newbury park vacant land
<ul style="list-style-type: none"> • develop borchard opportunity property
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for students at the 37 Acre lot at Borchard
<ul style="list-style-type: none"> • mix use development for 37 acre lot at Newbury Park
<ul style="list-style-type: none"> • I'm a resident and business owner at Thousand Oaks and I support building apartment buildings for police at the Borchard Site
<ul style="list-style-type: none"> • Beautiful the way it is. Any changes should keep the area "feeling" in mind.
<ul style="list-style-type: none"> • I am a resident of Newbury Park & I am for the development of the 40 Acre opportunity project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for policemen at the newbury park vacant land
<ul style="list-style-type: none"> • I live in Thousand oaks & I am for the development of the Newbury Park property
<ul style="list-style-type: none"> • Rezone Newbury Park Parcel.
<ul style="list-style-type: none"> • I live in Newbury Park. I fully support the development and rezoning of the borchard parcel
<ul style="list-style-type: none"> • We need an alternative #4 that combines elements for 1,2,3. If a developer is willing to do a mixed use development, why not let them? I don't see the downside. Forcing them in front of the Planning commission and council just brings out the NIMBYs.
<ul style="list-style-type: none"> • Rezone borchard opportunity property
<ul style="list-style-type: none"> • Build apartment buildings for policeforce @ 37 acre lot @ Borchard

Question 9 Comments

- we do not want more structures for either purpose - housing or business when so much of what has been built sits empty. I moved to this location for SLOW GROWTH, OPEN SPACE and less congestion - what you are proposing is unsustainable -and will destroy this area making it like any dense city.
- We need affordable housing.
- I'm a resident of Newbury Park and I support building apartment buildings for teachers at the Newbury Park property
- I'm a resident of Thousand Oaks and I support building community gathering place at the empty lot by Newbury Park
- I'm a resident of Thousand Oaks and I support building apartments for students, teachers, firefighters at the empty lot by Newbury Park
- rezone 40 Acre opportunity site.
- I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the borchard property
- I'm a resident of Newbury Park and I support building apartment buildings for government workers at the Newbury Park Parcel
- I'm a resident of Newbury Park and I support building apartment buildings for students at the empty lot by Newbury Park
- I live in Newbury Park and I fully support the development and rezoning of the vacant lot at borchard & hwy 101
- I'm a resident of Thousand Oaks and I support building affordable housing for workforce at the borchard opportunity property
- Build apartment buildings for students @ newbury park lot
- I'm a resident and business owner at of Newbury Park and I support building affordable housing for workforce at the newbury Park Parcel
- I live in Newbury Park and I support building apartment buildings for firefighters at the newbury park site
- I am a resident of Newbury Park. I fully support the development and rezoning of the 36 acres lot by 101 and borchard
- I am a resident of Newbury Park. I support the development of housing at the newbury park vacant land
- I am a resident of Newbury Park & I am for the development of the borchard opportunity project
- I am a resident of Newbury Park. I support the development and rezoning of the 37 Acre lot in Newbury Park

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for policemen at the 40 Acre opportunity site
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for teachers at the 40 Acre opportunity project
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for policeforce at the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support the development and rezoning of the empty lot @ newbury park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for government workers at the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for students at the borchard opportunity project
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for firemen at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I live in Newbury Park and I fully support the development and rezoning of the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for teachers at the borchard opportunity property
<ul style="list-style-type: none"> Build apartment buildings for teachers @ 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the newbury park lot
<ul style="list-style-type: none"> Leave it alone. I saved and saved and got a higher education (at 48) so that I could afford to move here. Stop giving in to people who don't want to work to earn the right to live where they want to. It is giving in to a spoiled child. Live where you can afford it. You don't like it, then do something about it. Education, save, move to a state that has more affordable housing.
<ul style="list-style-type: none"> Keep new development to low profile structures.
<ul style="list-style-type: none"> I am a resident of Thousand oaks and I am for the development of the newbury park lot
<ul style="list-style-type: none"> siting of housing near to commercial and industrial areas must account for and mitigate environmental impacts on nearby residents in mixed-use and multifamily dwellings -- those communities should not bear the burden of increased exposure to air pollutants from traffic and industry/commerce or noise pollution
<ul style="list-style-type: none"> I am a resident of Thousand oaks & I support the development of the 36 acres lot at borchard

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for workforce at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the borchard opportunity site
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for firemen at the 40 Acre opportunity project
<ul style="list-style-type: none"> Build a community centered project @ borchard site
<ul style="list-style-type: none"> Medium to High Density residential put an unreasonable burden on existing facilities next to existing establish single family residential housing
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development of the 36 acres lot at newbury park
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the borchard property
<ul style="list-style-type: none"> I live in Newbury Park & I support the development and rezoning of the newbury park vacant land
<ul style="list-style-type: none"> I am a resident of Newbury Park, I fully support the development and rezoning of the newbury park site
<ul style="list-style-type: none"> I am a resident of Newbury Park and I am for the development of the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for government workers at the borchard opportunity property
<ul style="list-style-type: none"> Build apartment buildings for students @ 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for firefighters at the borchard opportunity property
<ul style="list-style-type: none"> No housing!
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the newbury park site
<ul style="list-style-type: none"> We all moved to this area because of the peace and tranquility. Please don't add congestion and crime to our lifestyles.
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building workforce housing at the 36 acres lot at newbury park
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for students at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I fully support the development and rezoning of the borchard property

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for government workers at the 40 Acre opportunity project
<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development of the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the borchard opportunity project
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for teachers at the Borchard Site
<ul style="list-style-type: none"> I am a resident & business owner at Thousand oaks & I am for the development of the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the newbury park vacant land
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for students, teachers, firefighters at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I support the development and rezoning of the borchard opportunity project
<ul style="list-style-type: none"> I live in Thousand oaks and I support the development of the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> mix use development for empty lot by Newbury Park
<ul style="list-style-type: none"> I am a resident of Newbury Park, I fully support the development and rezoning of the 40 Acre opportunity site
<ul style="list-style-type: none"> Since I work in the Rancho Conejo area I worry about additional traffic and congestion with housing and and additional industrial.
<ul style="list-style-type: none"> Please do not develop the area known as "The Slipper!" This area is very important for water run off during the rainy seasons, prevents flooding in neighborhoods and usage of wild life including fowl that use that area for natural habitat. I do not see any way for traffic to enter or exit that property without impacting the streets of the Casa Conejo neighborhood. Those streets are NOT made to handle heavy traffic plus that is a neighborhood with single family residences.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for police at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for firemen at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> Be mindful of the traffic flow, especially during peak/rush hour times.
<ul style="list-style-type: none"> keep it zoned pretty much as is. enhance riding, walking with alternate protected paths. Its necessary to use major thoroughfares like Borchard and Lynn to get around, but is currently unpleasant to be right next to speeding cars.

Question 9 Comments	
	<ul style="list-style-type: none"> Ok to have multi-family units (3 stories or less) but not mixed within the business area. Mixed-use is okay as long as no more than 3 stories. Like the idea of Biotech in the area as well as other industrial businesses.
	<ul style="list-style-type: none"> This area is near open space and nature. We need to preserve the natural integrity of this area and large scale industrial buildings or 4 story housing complexes are not the answer.
	<ul style="list-style-type: none"> I live in Newbury Park & I support the development of the 37 acre lot at Newbury Park
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I am for commercial development of vacant lot @ borchard and 101
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I am for commercial development of vacant lot @ borchard and 101
	<ul style="list-style-type: none"> mix use development for borchard opportunity property
	<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 37 acre lot @ Borchard
	<ul style="list-style-type: none"> I live in Thousand Oaks, I fully support the development and rezoning of the 36 acres lot at borchard
	<ul style="list-style-type: none"> I live in Thousand oaks and I am for the development of the empty lot by Newbury Park
	<ul style="list-style-type: none"> mix use development for 36 acres lot @ borchard
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I am for the development of housing at the borchard opportunity project I am a resident of Thousand Oaks & I support the development and rezoning of the vacant lot at borchard & hwy 101
	<ul style="list-style-type: none"> Keep buildings low if change is voted in. I prefer no change but if I had to choose, alt 3.
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I am for the development of housing at the borchard opportunity project
	<ul style="list-style-type: none"> Develop Newbury park vacant land.
	<ul style="list-style-type: none"> Build pedestrian village at 36 acres lot @ borchard
	<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the borchard opportunity site
	<ul style="list-style-type: none"> Please leave it alone. I am a homeowner in this area and already feel it has some challenges with the motels, etc. Adding more development will decrease the quality of the area.

Question 9 Comments
<ul style="list-style-type: none"> • Increase medium density housing but not higher than three stories, max
<ul style="list-style-type: none"> • Do not build anything. Leave Newbury park alone.
<ul style="list-style-type: none"> • Mixed use development up to 3 stories only.
<ul style="list-style-type: none"> • I am opposed to any building in this area. I have sacrificed my life by educating myself just to have my children grow up in a safe community. I know it will not have this small town bedroom community feel something we all live about the Conejo Valley. Adding additional lower end housing and creating more jobs will only cause an increase of crime in my eyes. We are taking the land away from the animals I enjoy seeing and hearing at night. I'm from Los Angeles and I am afraid it will turn into another cookie cutter, over run city. I was run out of my home town because of it being over populated and congested. It's also a big concern since the hospitals were turning away patients during Covid what's going to happen now ? Any consideration of building a new hospital for this mask is population ? I feel like we are heading in that direction that LA is in.
<ul style="list-style-type: none"> • Listen, Covid is making this process harder... but we really need to be heard. Amid the election, people of TO logged onto the online survey and made it clear - we want open space and preservation of low density. We get it, we do need a good growth plan - converting some industrial to mixed-use is creative... but let's stop trying to bend over backward for the state. Whatever we have been doing has been WORKING. We live in an amazing place and we are obviously doing something right. Let's leave it alone - more open space and no HIGH density. Let's explore the creative mixed-use industrial/residential, commercial/residential in already established industrial and commercial areas.
<ul style="list-style-type: none"> • I drive this area all the time. There is no room for increased traffic. Crime is up. You're decreasing quality of life.
<ul style="list-style-type: none"> • Leave it alone.
<ul style="list-style-type: none"> • No more homes.
<ul style="list-style-type: none"> • Leave it alone and stop trying to rezone us out of our peaceful community.
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for firemen at the borchard opportunity site
<ul style="list-style-type: none"> • Newbury park, Thousand Oaks, Westlake are GOOD! NO MORE BUILDING THIS IS NOT LOS ANGELES.
<ul style="list-style-type: none"> • I live in Newbury Park and I am for the development of the 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for firemen at the borchard property
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartment buildings for students at the 37 acre lot @ Borchard

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for policemen at the borchard opportunity property
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing at the 40 Acre opportunity project
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for students at the Borchard Site
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for teachers at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I'm a resident and business owner at Newbury Park and I support building affordable housing for workforce at the newbury Park Parcel
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the Borchard Site
<ul style="list-style-type: none"> I live in Thousand Oaks. I support the development of housing at the 37 Acre lot at Borchard
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development of the borchard property
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing at the 36 acres lot at newbury park
<ul style="list-style-type: none"> rezone borchard opportunity project.
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the borchard opportunity property
<ul style="list-style-type: none"> Please keep the open and slow growth environment of our city at the heart of these considerations. These alternatives are examples of why so many Californians are choosing to leave the state for towns and cities that resemble the way that Thousand Oaks was and is now, but is so quickly changing before our eyes.
<ul style="list-style-type: none"> Leave it as it is
<ul style="list-style-type: none"> Leave the area as is.
<ul style="list-style-type: none"> The area north of the freeway should be considered separate from the south side. There is not a lot of existing housing to the north, so I think we can be more flexible there. High building on the south side are a hard no for me.
<ul style="list-style-type: none"> Build affordable housing for students @ 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for firefighters at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> I live in Newbury Park. I fully support the development and rezoning of the borchard opportunity property

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Newbury Park and I am for the development of the empty lot @ newbury park
<ul style="list-style-type: none"> develop empty lot by Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for teachers at the newbury park vacant land
<ul style="list-style-type: none"> Build apartments for firefighters @ 36 acres lot at borchard
<ul style="list-style-type: none"> Less is more.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building community gathering place at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> building height and forms along the south side of 101 should consider adjacent established singly-family neighborhoods and not compromise the character of those communities. transitions in intensity should be planned but there's a challenge on the east edge, towards Ventu where the district gets narrow. consider how new development would complement the character of those communities rather than conflict
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing at the borchard property
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for teachers at the borchard opportunity project
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for police at the at the 36 acres lot at borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the newbury park vacant land
<ul style="list-style-type: none"> Build apartments for students, teachers, firefighters vacant lot @ borchard and 101
<ul style="list-style-type: none"> Build apartment buildings for government workers @ 36 acres lot @ borchard
<ul style="list-style-type: none"> Leave as is because of problems just stated before. That Borchard wetlands should be made into a natural park area which it was allowed to when we got rain before. It grew reeds and waterfowl were seen frequently. Maybe put a few benches situated around and sight planting around circumference. Note: even when they tried to manipulate that area by putting in drains, if you notice with just slightly 2 inches of rain, it already green because of existing water table.
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for government workers at the newbury park vacant land
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for government workers at the 36 acres lot at newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for policeforce at the borchard opportunity project

Question 9 Comments
• Build apartment buildings for firefighters @ borchard opportunity property
• I live in Newbury Park and I support building apartment buildings for students at the Newbury Park property
• Build pedestrian village at 36 acres lot at borchard
• I am a resident of Newbury Park & I am for the development of the borchard property
• I'm a resident of Thousand Oaks and I support building apartment buildings for students at the 36 acres lot @ newbury park
• Please stop ruining our hometown. I'm all about being progressive, but the conejo valley is getting more congested every year. It has to stop
• I'm a resident of Thousand Oaks and I support building apartments for students, teachers, firefighters at the 36 acres lot at newbury park
• I'm a resident of Newbury Park and I support building apartments for firemen at the 36 acres lot @ borchard
• Build apartment buildings for students @ 37 acre lot @ Borchard
• Build apartment buildings for students @ 37 acre lot @ Borchard
• Mix use development for 40 Acre opportunity property
• I'm a resident of Thousand Oaks and I support building apartments for students at the vacant lot by borchard and highway 101 parcel
• I am a resident of Newbury Park. I support the development of housing at the newbury park site
• I am a resident of Thousand Oaks & I support the development and rezoning of the borchard parcel
• I live in Thousand Oaks, I support the development and rezoning of the 36 acres lot at newbury park
• Our local politicians have forgotten that they work for the taxpayers. We don't work for them.
• I am a resident of Newbury Park & I am for the development of the borchard project
• I live in Thousand Oaks and I support building apartments for students, teachers, firefighters at the borchard opportunity project
• I am a resident of Thousand Oaks & I support the development and rezoning of the Newbury Park Parcel
• Build pedestrian village at 40 Acre opportunity property

Question 9 Comments
<ul style="list-style-type: none"> • Build pedestrian village at 40 Acre opportunity property
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for workforce at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I live in Thousand Oaks and I fully support the development and rezoning of the newbury park vacant land
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for teachers at the borchard opportunity project
<ul style="list-style-type: none"> • I am a resident of Thousand oaks & I am for the development of the borchard opportunity project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for firemen at the newbury park site
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartment buildings for teachers at the empty lot by Newbury Park
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support the development and rezoning of the newbury park lot
<ul style="list-style-type: none"> • Build apartments for police @ vacant lot @ borchard and 101
<ul style="list-style-type: none"> • develop vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> • Build apartments for students @ 37 Acre lot in borchard
<ul style="list-style-type: none"> • Leave the city to its original beauty and history. Need a committee to oversee building decision making. The committee must consist of members who have lived in Thousand Oaks for 40 plus years
<ul style="list-style-type: none"> • I live in Newbury Park. I support the development of housing at the borchard property
<ul style="list-style-type: none"> • I am a resident of Newbury Park. I support the development and rezoning of the 36 acres lot at newbury park
<ul style="list-style-type: none"> • develop 40 Acre opportunity parcel
<ul style="list-style-type: none"> • Rezone newbury park vacant land.
<ul style="list-style-type: none"> • I live in Newbury Park and I support the development of the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> • develop 36 acres lot at borchard
<ul style="list-style-type: none"> • I am a resident of Thousand oaks and I support the development of the borchard property
<ul style="list-style-type: none"> • I live in Newbury Park and I support building affordable housing for workforce at the vacant lot at borchard & hwy 101

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Thousand oaks & I support the development of the empty lot @ newbury park
<ul style="list-style-type: none"> Turn it into farmland.
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing at the 36 acres lot at borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for police at the newbury park lot
<ul style="list-style-type: none"> I don't want to see apartment buildings 4 stories here. I like the area to remain for businesses.
<ul style="list-style-type: none"> I live in Thousand Oaks and I fully support the development and rezoning of the borchard opportunity site
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> Mix use development @ borchard property.
<ul style="list-style-type: none"> It would be nice to have a map with highlights detailing EXACTLY where Rancho Conejo is. The books and guides are NOT helpful. This survey was intentionally confusing with compound questions so that the developers would be the loudest voice. The community has said, "This survey is impossible to complete for the average and even more intelligent members of this community."
<ul style="list-style-type: none"> It should focus on tech and R&D and not on warehousing and manufacturing which can further destroy our communities health and well being as well as environmental issues .
<ul style="list-style-type: none"> Save it the way it is.
<ul style="list-style-type: none"> With the level of investment anticipated in the Rancho Cornejo area, it makes sense to allow mixed use in the area...especially in the parcels that are developed with shopping centers that are struggling.
<ul style="list-style-type: none"> none
<ul style="list-style-type: none"> I believe this is a push driven by developers. It is my strongest hope that council will have the backbone to protect our city. We do not have the infrastructure (roads, electricity, water, etc. to support the proposed expansion. In the short term some people will get rich. In the long term our city will suffer.
<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I support the development and rezoning of the 36 acres lot @ borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for firefighters at the 40 Acre opportunity site
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for students at the newbury park lot

Question 9 Comments	
<ul style="list-style-type: none"> • It doesn't really feel like a part of Thousand Oaks. More like an outlier. I think additional housing would help its identity. 	
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building affordable housing for workforce at the Newbury Park property 	
<ul style="list-style-type: none"> • Build affordable housing for workforce @ 40 Acre opportunity site 	
<ul style="list-style-type: none"> • I live in Thousand Oaks. I support the development and rezoning of the 36 acres lot @ borchard 	
<ul style="list-style-type: none"> • Build affordable housing for workforce @ 40 Acre opportunity site 	
<ul style="list-style-type: none"> • I live in Thousand Oaks. I support the development and rezoning of the 36 acres lot @ borchard 	
<ul style="list-style-type: none"> • The most important thing for me is that no homeowner who lives here now ever has to worry about walking out into their backyard and looking up at a 2+ story building looking down on their property, or having their views spoiled by some highrise. No buildings south of the 101 in the Rancho Conejo area of interest should exceed 2 stories, keep the higher story buildings to the north side of the freeway adjacent to the industrial and commercial areas. 	
<ul style="list-style-type: none"> • Keep it like it is 	
<ul style="list-style-type: none"> • Do your job and nothing more. State mandated amount of affordable housing in Thousand Oaks and nothing more. 	
<ul style="list-style-type: none"> • The area over the ridgeline from the 101/Wendy Drive is an ideal place to expand residential opportunities without significantly impacting current residents in the Rancho Conejo Area. Given the pristine nature and size of this land, it would be a shame to see it put to Industrial use given the residential opportunities here that can benefit all. 	
<ul style="list-style-type: none"> • Keep rural setting and how to mitigate traffic 	
<ul style="list-style-type: none"> • I strongly support city's update the plan and rezoning of Borchard property by 101 freeway . <p>Would like to see the site to be useful to community and more beautiful site than a vacant land sitting there for so long!!!</p>	
<ul style="list-style-type: none"> • This is a beautiful area, surrounded by precious wildlife, and should not be ruined by overpopulation. Keep it very low density and expand as little as humanly possible. 	
<ul style="list-style-type: none"> • Leave it alone. Leave the entire Conejo Valley alone 	

Question 9 Comments

- I have lived in the Conejo Valley since 1962. I have been distressed over the years to see how little preserving the beauty of our valley has mattered to city planners. Cramming more people in does not provide the quality of life we moved here to have. Blocking our views with 4 story buildings increases the feeling of congestion, not to mention the effect on traffic in all areas, not just the 101& 23 freeways.

Look at your maps & see how little green is there. Consider the direction these plans are taking, and work to preserve the open space, instead of finding new ways to use it up.

- Keep are no growth, remain keeping traffic, crime & pollution to a minimum.
- I am seriously concerned about how these housing units are kept. We already have crime with some gang activity in the Rancho Conejo area. How will the city keep slum lords and gangs out of the area? What is the upkeep plan for these units? Will the city charge a fee to developers to maintain landscape and to keep these units from getting rundown or will the city sign a contract with developers to ensure for maintenance and upkeep of these units? I also would like to keep with the original intent of TO founders not to have these massively tall buildings that kill the view of our beautiful "ring of green".
- By putting increase housing along Newbury Road and in the Newbury Park neighborhoods without improving infrastructure such as wider feeder roads for better freeway access is only going to create traffic jams and smog. we DO NOT need taller apartment buildings and commercial space
- Hill Canyon to wildwood is a really amazing, unique open space area and I fear development in Rancho Conejo area could degrade that area.
- Mix use development for 36 acres lot @ newbury park.
- Leave Newbury Lake alone. (The open lot that fills with water that is adjacent to the 101
- I'm a resident of Thousand Oaks and I support building affordable housing for workforce at the newbury Park property
- Who ever set the standards for the proposals was out of touch with the community.
- None
- Great area, please do not mess it up by building multi family apartments for people that do not even currently live here. Most residents if they wanted to live in Glendale or stay in Glendale then they would have. Please do not turn Thousand Oaks into Glendale. The residents do not want to lose the open space and open roads we enjoy living here.
- Demand for business park/flex, light industrial and distribution will continue to grow as will construction of new buildings serving this area. Keep the plan intact. No mixed use.

Question 9 Comments
<ul style="list-style-type: none"> • Seems like most of the change is located in RC
<ul style="list-style-type: none"> • Not happy about 4 to 6 stories high!!!!
<ul style="list-style-type: none"> • leave the wetland ALONE!
<ul style="list-style-type: none"> • Keep it as it is. No changes and no residential
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • Leave it alone. Fight Sacramento like other cities that care about their identity have.
<ul style="list-style-type: none"> • The city did not consider the needs of county residential areas. These low density neighborhoods cannot handle increased traffic that your changes would incur.
<ul style="list-style-type: none"> • I have lived in Thousand Oaks for more than 30 years. It doesn't need more people, traffic and problems. This is a desirable place to live because of the way it is today. Leave it alone!
<ul style="list-style-type: none"> • The Premier Inn on Hillcrest should be bulldozed and the owners fined for allowing crime to occur. Build a luxury motel there instead.
<ul style="list-style-type: none"> • Mix use development for 36 acres lot by 101 and borcharad
<ul style="list-style-type: none"> • Rezone borcharad property
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks and I fully support the development and rezoning of the borcharad parcel 🇧
<ul style="list-style-type: none"> • There is almost no shopping, entertainment and/or decent dining in Newbury Park in general. Further East one goes, more options there are. Enhance Rancho Conejo commercially/add jobs, increase badly needed multifamily development further East (East of Moorpark Rd.).
<ul style="list-style-type: none"> • I live in Newbury Park and I am for the development of the borcharad parcel
<ul style="list-style-type: none"> • I support the development of the borcharad opportunity site.
<ul style="list-style-type: none"> • Develop Newbury Park Parcel.
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for students, teachers, firefighters at the 37 Acre lot at Borcharad
<ul style="list-style-type: none"> • Build pedestrian village at newbury park site.
<ul style="list-style-type: none"> • This area must be connected via bike lanes to encourage commuting via bicycle
<ul style="list-style-type: none"> • mix use development for 37 acre lot @ Borcharad.
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building affordable housing for policemen at the Newbury Park Parcel
<ul style="list-style-type: none"> • Build apartments for students @ 37 acre lot at Newbury Park

Question 9 Comments

- Build affordable housing at @ 37 Acre lot in borchard
- I live in Thousand Oaks and I support building apartments for students at the vacant lot near 101 and newbury park
- I live in Thousand oaks and I support the development of the borchard project.
- I live in Newbury Park and I support the development and rezoning of the Newbury Park property
- The flood zone adjacent to the 101 is prime land for a townhouse/business center complex Why haven't there been plans to rehabilitate this flood zone to eliminate the flood risk with proper drainage so that insurance can be purchased? I view this as a long term failure of the local government because fighting the state is hard, but the right thing to do.
- mix use development at borchard project
- Keep the units away from the freeway.
- Develop borchard opportunity site.
- I'm a resident of Newbury Park and I support building apartments for firemen at the newbury park site
- Right now it's beautiful but seems you want to mess it up with overcrowding
- I grew up here, my parents bought their house for under 200 K, sold it for over 600K, and 90% of the people I graduated with all had to move out of the area because no one can afford housing or even rent. Building more housing does not change the price of housing.
- Build apartments for students @ borchard property
- I am a resident of Thousand Oaks, I am for commercial development of borchard parcel.
- Mix use development at newbury park lot
- I am a resident of Newbury Park and I fully support the development and rezoning of the vacant lot at borchard & hwy 101.
- mix use development for vacant lot near 101 and newbury park.
- STOP YOUR RAPID AND EXPANSIVE PLAN. WE DON'T NEED A 2030 SMART CITY!
- I live in Newbury Park and I support building apartment buildings for teachers at the 36 acres lot at borchard.
- Rezone vacant lot at borchard & hwy 101
- I'm a resident of Newbury Park and I support building affordable housing for teachers at the Newbury Park Parcel.
- I fully support the development and rezoning of the 37 acre lot @ Newbury Park

Question 9 Comments

- I live in Thousand Oaks and I support building apartments for firefighters at the vacant lot at borchard & hwy 101.
- Rezone 37 Acre lot in Newbury Park
- I live in Newbury Park and I am for the development of the Newbury Park Parcel
- I live in Thousand Oaks and I fully support the development and rezoning of the 36 acres lot @ newbury park. 🇺🇸
- I live in Newbury Park and I support building affordable housing for teachers at the 37 Acre lot in borchard.
- mix use development for Newbury park vacant land.
- I like my neighborhood as it is
- I live in Thousand Oaks, I support commercial development of vacant lot near 101 and newbury park
- I live in Newbury Park & I support the development and rezoning of the 36 acres lot @ borchard.
- I live in Thousand Oaks and I support building apartments for firefighters at the newbury park vacant land
- I live in Newbury Park, I fully support the development and rezoning of the 36 acres lot @ borchard.
- mix use development for 40 Acre opportunity site.
- I live in Thousand Oaks and I support building affordable housing for firemen at the borchard opportunity property
- I am a resident of Newbury Park. I support the development and rezoning of the 40 Acre opportunity project.
- I live in Newbury Park and I support building affordable housing at the 37 acre lot at Newbury Park
- develop 37 Acre lot in Newbury Park.
- I live in Newbury Park and I support building affordable housing for students at the 37 Acre lot at Borchard.
- I am a resident of Newbury Park & I support the development of the vacant lot near 101 and newbury park
- Mix use development for borchard opportunity site.
- I live in Newbury Park & I fully support the development and rezoning of the borchard opportunity property
- I live in Newbury Park and I support building affordable housing for teachers at the 37 acre lot @ Borchard.

Question 9 Comments
<ul style="list-style-type: none"> • Build workforce housing at @ 40 Acre opportunity site
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartments for firemen at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • Rezone 36 acres lot at borchard.
<ul style="list-style-type: none"> • develop vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for teachers at the Borchard Site.
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for firemen at the 40 Acre opportunity site
<ul style="list-style-type: none"> • develop newbury park lot
<ul style="list-style-type: none"> • Rezone 36 acres lot @ borchard
<ul style="list-style-type: none"> • Build apartments for firefighters @ 40 Acre opportunity project
<ul style="list-style-type: none"> • I live in Newbury Park & I support the development of the 37 Acre lot in borchard
<ul style="list-style-type: none"> • mix use development for borchard site
<ul style="list-style-type: none"> • I live in Thousand Oaks and I fully support the development and rezoning of the Newbury Park Parcel
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartment buildings for government workers at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> • I live in Thousand Oaks. I support the development of housing at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for policeforce at the borchard project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartment buildings for government workers at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> • I live in Newbury Park and I support building affordable housing for students at the borchard opportunity property
<ul style="list-style-type: none"> • Build apartment buildings for students @ 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I live in Newbury Park and I support building workforce housing at the 37 Acre lot at Borchard
<ul style="list-style-type: none"> • This is a sham survey with very outdated images bc there is no option to zoom and actually see what is being depicted. Appreciate the thought here, but overall this survey should not be used as valid data to inform policy makers. -Angie Simpson
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for policeforce at the 37 Acre lot in borchard

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the 40 Acre opportunity property
<ul style="list-style-type: none"> rezone borchard opportunity site
<ul style="list-style-type: none"> I'm a resident & business owner at Newbury Park and I support building community gathering place at the 36 acres lot at borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for students at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> Basically, our feeling is to just leave it alone. Implement the changes that the businesses currently in the area say would make the area more attractive to them.
<ul style="list-style-type: none"> Keep as is.
<ul style="list-style-type: none"> Please keep Rancho Conejo a low density for single family homes.
<ul style="list-style-type: none"> Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for students, teachers, firefighters at the 40 Acre opportunity project
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for firefighters at the borchard opportunity property.
<ul style="list-style-type: none"> I live in Newbury Park. I am for the development of housing at the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> develop 40 Acre opportunity property
<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I support the development and rezoning of the 37 Acre lot at Borchard.
<ul style="list-style-type: none"> develop 36 acres lot @ borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for workforce at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> develop vacant lot @ borchard and 101
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for firefighters at the borchard opportunity project. 🧑🏻 🚒 🧑🏻

Question 9 Comments

- Stop the building that is over our current plan.
- Listen to the people who pay your salaries, let's not become the SFV! We have bums on the street, we don't need more people here
- I live in Newbury Park. I support the development of housing at the 40 Acre opportunity project
- Develop 40 Acre opportunity project.
- Build apartments for teachers @ 37 Acre lot at Borchard
- Rezone Newbury Park property
- I live in Thousand Oaks and I support the development and rezoning of the borchard project.
- I live in Newbury Park. I am for the development of housing at the vacant lot at borchard & hwy 101
- Rezone 37 Acre lot at Borchard.
- I'm a resident of Thousand Oaks and I support building apartments for teachers at the borchard parcel.
- I am a resident of Thousand Oaks. I am for the development of housing at the vacant lot @ borchard and 101
- I am a resident of Newbury Park and I support the development and rezoning of the 40 Acre opportunity property.
- Mix use development at 37 Acre lot at Borchard
- I live in Thousand Oaks, I support commercial development of newbury park site
- I'm a resident of Thousand Oaks and I support building apartments for policeforce at the 37 Acre lot in borchard.
- I'm a resident of Thousand Oaks and I support building apartment buildings for government workers at the newbury park vacant land
- rezone 36 acres lot @ newbury park
- I'm a resident of Thousand Oaks and I support building apartment buildings for policeforce at the borchard property
- I am a resident of Thousand Oaks and I support the development and rezoning of the vacant lot near 101 and newbury park.
- I'm a resident of Thousand Oaks and I support building apartment buildings for government workers at the newbury park lot
- I'm a resident of Thousand Oaks and I support building apartments for government workers at the 36 acres lot @ newbury park.

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park and I am for the development of the newbury park lot.
<ul style="list-style-type: none"> I am a resident a business owner in Newbury Park, support the City's efforts to update the General Plan along with the rezoning of the Borchard Opportunity Site. This property has sat vacant for so many years and its providing no benefits to our community. Our City should encourage its development into a beautiful, much more needed.
<ul style="list-style-type: none"> I both live and am a business owner) in Newbury Park, support the City's efforts to update the General Plan along with the rezoning of the Borchard Opportunity Site. This property has sat vacant for 50 years and its providing no benefits to our community. Our City should encourage its development into a beautiful, much needed,, restaurant, town square and other amenities.
<ul style="list-style-type: none"> develop borchard project
<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I support the development and rezoning of the borchard opportunity site.
<ul style="list-style-type: none"> I live in Thousand Oaks, I am for commercial development of Newbury Park property
<ul style="list-style-type: none"> I live in Thousand Oaks. I am for the development of housing at the 37 acre lot @ Newbury Park.
<ul style="list-style-type: none"> mix use development @ 36 acres lot borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for police at the at the borchard opportunity property
<ul style="list-style-type: none"> I live in Thousand Oaks. I am for the development of housing at the borchard opportunity site.
<ul style="list-style-type: none"> Mix use development @ vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the 40 Acre opportunity property.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support the development of the borchard property.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for policeforce at the 40 Acre opportunity site
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support commercial development of vacant lot by borchard and highway 101 parcel.
<ul style="list-style-type: none"> Develop 37 acre lot @ Borchard.

Question 9 Comments	
	• I am a resident of Newbury Park. I support the development and rezoning of the borchard project
	• I live in Thousand oaks and I am for the development of the 36 acres lot @ newbury park.
	• I live in Newbury Park and I support the development of the 37 Acre lot in Newbury Park
	• I am a resident of Thousand Oaks & I support the development and rezoning of the 37 Acre lot in Newbury Park.
	• Build apartment buildings for police @ 36 acres lot @ borchard
	• None
	• I live in Newbury Park and I support building affordable housing at the Borchard Site
	• develop newbury park site
	• I live in Thousand Oaks and I support building affordable housing for students at the borchard opportunity property.
	• I am a resident of Thousand oaks & I support the development of the borchard property
	• Rezone vacant lot near 101 and newbury park.
	• I'm a resident of Thousand Oaks and I support building affordable housing for students at the 40 Acre opportunity property
	• rezone newbury park site
	• I live in Thousand Oaks and I support building affordable housing for students at the 40 Acre opportunity parcel 🏠
	• I live in Newbury Park and I support building community gathering place at the 40 Acre opportunity project.
	• develop 37 Acre lot in borchard.
	• I live in Thousand Oaks and I support building affordable housing for policemen at the 40 Acre opportunity parcel
	• I support general plan update and supports city to encourage the development of Borchard property
	• I support general plan update and strongly suggest to encourage the development of the land on Borchard and 101 to a more useful and beautiful place so the community can benefit from it. This is is such a waste not to develop that land!!
	• Keep industrial
	• no comment

Question 9 Comments

- please do not put 250+ units on the Conejo Valley school site. It WILL destroy the surrounding neighborhoods with all the traffic, light pollution, parking, etc. to an already crowded medium density part of town.
- Rezone 36 acres lot at newbury park
- I live in Thousand oaks & I support the development of the 40 Acre opportunity site.
- Build apartments for students, teachers, firefighters Newbury Park property
- I'm a resident of Thousand Oaks and I support building apartment buildings for government workers at the 40 Acre opportunity parcel
- Develop Borchard parcel.
- I live in Newbury Park. I fully support the development and rezoning of the borchard opportunity project.
- rezone 37 acre lot @ Newbury Park.
- I am a resident of Thousand Oaks, I support the development and rezoning of the borchard opportunity project
- I live in Newbury Park and I support building apartments for firemen at the Newbury Park Parcel
- I live in Newbury Park and I support building apartments for firemen at the Newbury Park Parcel
- I support the development and rezoning of the 37 acre lot @ Borchard
- I am a resident of Thousand oaks and I support the development of the 37 Acre lot in Newbury Park
- rezone borchard project.
- I live in Thousand Oaks and I support building apartment buildings for teachers at the borchard opportunity property.
- Build apartments for policeforce @ empty lot by Newbury Park
- I live in Newbury Park and I fully support the development and rezoning of the borchard opportunity site
- Whenever there is an ugly, high-density or high industrial usage planned, there is an attitude of "stick it in Newbury Park." That is objectionable and condescending. People moved to Newbury Park because it is the most rural of the areas in TO-not because they liked big buildings any more than those living elsewhere.
- Build apartments and mall area @ borchard project.
- I live in Thousand Oaks and I support the development and rezoning of the 40 Acre opportunity site

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 36 acres lot by 101 and borchard. 🙏🙏🙏
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for policemen at the borchard project
<ul style="list-style-type: none"> rezone Borchard Site.
<ul style="list-style-type: none"> Build apartment buildings for government workers @ 36 acres lot at borchard.
<ul style="list-style-type: none"> Build community gathering place @ newbury park vacant land
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development of housing at the borchard property
<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I support the development and rezoning of the borchard project
<ul style="list-style-type: none"> I live in Newbury Park. I support the development and rezoning of the borchard parcel.
<ul style="list-style-type: none"> mix use development for 36 acres lot at newbury park
<ul style="list-style-type: none"> I live in Newbury Park. I support the development of housing at the Borchard Site.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> Traffic problems and water needs are a concern. We need to consider evacuation problems in emergencies. The freeways cannot handle them now,!
<ul style="list-style-type: none"> I live in Newbury Park. I support the development of housing at the Borchard Site.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I am a resident of Newbury Park, I support the development and rezoning of the borchard parcel.
<ul style="list-style-type: none"> mix use development at 40 Acre opportunity project.
<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I support the development and rezoning of the borchard opportunity property
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support the development and rezoning of the 36 acres lot by 101 and borchard.
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for police at the Newbury Park property
<ul style="list-style-type: none"> Build affordable housing for students @ vacant lot @ borchard and 101

Question 9 Comments

- I live in Newbury Park and I support building apartments for students at the vacant lot @ borchard and 101.
- Please build apartment buildings for our policeforce @ newbury park lot. 👮 👮
- Leave it for businesses only! I would not feel safe parking my car if residential areas were in the same area. More opportunity for crime from the people living there being so close.
- I'm a resident of Thousand Oaks and I support building affordable housing at the 40 Acre opportunity site
- I live in Thousand Oaks, I support the development and rezoning of the 37 acre lot at Newbury Park.
- I live in Thousand oaks and I support the development of the 37 acre lot @ Newbury Park 🗨️
- I live in Newbury Park. I support the development and rezoning of the 36 acres lot @ newbury park
- I live in Thousand Oaks and I support building community gathering place at the borchard property.
- I live in Thousand Oaks and I support building affordable housing for policemen at the 37 acre lot at Newbury Park
- I'm a resident of Newbury Park and I support building affordable housing for workforce at the vacant lot at borchard & hwy 101.
- I live in Thousand Oaks and I support building apartments for students, teachers, firefighters at the borchard parcel.
- I am a resident of Newbury Park and I support the development and rezoning of the borchard opportunity property
- I live in Thousand Oaks and I support building community gathering place at the vacant lot at borchard & hwy 101.
- I live in Newbury Park. I support the development of housing at the borchard opportunity project 🏠
- I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the newbury park lot
- I'm a resident of Thousand Oaks and I support building apartments for firemen at the 37 acre lot @ Newbury Park.
- I live in Newbury Park and I support building apartment buildings for government workers at the 36 acres lot at newbury park
- Build affordable housing for workforce @ 36 acres lot @ newbury park

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Newbury Park & I fully support the development and rezoning of the vacant lot @ borchard and 101.
<ul style="list-style-type: none"> Build apartment buildings for students @ 37 acre lot at Newbury Park
<ul style="list-style-type: none"> Not enough roads south of the freeway between Ventu and Borchard to handle increased traffic and people. These plans would change the character of the neighborhood with rentals that have non-permanent residents rather than permanent residents that are committed to the area. We have business now.
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development of the Newbury Park property
<ul style="list-style-type: none"> I live in Newbury Park and I fully support the development and rezoning of the Newbury Park property.
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for police and frontliners at the Newbury Park property
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for police at the newbury park vacant land.
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building community gathering place at the 36 acres lot at newbury park
<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development and rezoning of the vacant lot near 101 and newbury park 😊
<ul style="list-style-type: none"> I am a resident of Thousand oaks & I am for the development of the borchard opportunity site.
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for policeforce at the 36 acres lot @ borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for students at the newbury park lot
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the borchard parcel
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the borchard parcel
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support commercial development of newbury park site
<ul style="list-style-type: none"> I live in Thousand oaks & I support the development of the Newbury Park property
<ul style="list-style-type: none"> I live in Thousand Oaks. I am for the development of housing at the 37 Acre lot at Borchard

Question 9 Comments

- I'm a resident of Newbury Park and I support building apartment buildings for government workers at the 37 acre lot at Newbury Park
- Build pedestrian village at Borchard Site
- I am a resident of Thousand Oaks, I support the development and rezoning of the vacant lot at borchard & hwy 101
- I'm a resident of Thousand Oaks and I support building apartments for students at the 37 acre lot at Newbury Park
- The current pattern of development is what this community was founded on. Making Thousand Oaks into another San Fernando Valley is the complete wrong direction to go.
- I THINK THERE IS A LOT OF LAND ON THE INDUSTRIAL SIDE. WOULD LOVE TO SEE SOME AMGEN PROPERTIES CONVERTED. BUT DO NOT WANT TO DUMP ALL THE UNITS HERE, JUST AS I DO NOT WANT THEM ALL DUMPED IN MY NEIGHBORHOOD.

ALL OF THIS HAS TO BE BALANCED WITH THE REALITY OF OUR FREEWAYS AND ROADS AND INFRASTRUCTURE. THE CONEJO GRADE BEING THE BIGGEST OBSTACLE. MAYBE BY THEN WE WILL HAVE FLYING CARS.
- If we need to add more resident add to Rancho Conejo NOT T.O. Blvd.
- I am a resident of Newbury Park. I support mix-use rezoning. I support the development of housing at the 40 Acre opportunity site
- I live in Newbury Park and I fully support the development and rezoning of the vacant lot near 101 and newbury park
- I am a resident of Newbury Park and I fully support the development and rezoning of the borchard parcel
- Build some sort of outdoor community gathering area that people can spend time at and have fun. It's a big opportunity site. I support mix use, so affordable housing is something that I would like to see happen there. Hopefully this brings in more jobs for our community and help us rise, especially after how the corona virus affected us.
- Build apartments for students, teachers, firefighters borchard opportunity site
- I live in Newbury Park, I support the development and rezoning of the 37 Acre lot in Newbury Park
- I live in Thousand Oaks and I fully support the development and rezoning of the 40 Acre opportunity property
- I am a resident of Thousand Oaks. I fully support the development and rezoning of the Newbury Park Parcel

Question 9 Comments
<ul style="list-style-type: none"> I live in Thousand Oaks and I support the development and rezoning of the borchard parcel. I support mix-use rezoning.
<ul style="list-style-type: none"> Build affordable housing and mixed use @ 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for police/va at the Newbury Park property
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Thousand Oaks and I support building apartment buildings for firefighters at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for firemen at the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for firemen at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing. I support mix-use rezoning.
<ul style="list-style-type: none"> Build affordable housing at @ 37 acre lot @ Borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building workforce housing at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I live in Newbury Park, I fully support the development and rezoning of the empty lot by Newbury Park
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Newbury Park and I support building apartments for firefighters at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for students at the empty lot @ newbury park
<ul style="list-style-type: none"> I support mix-use rezoning. Build apartment buildings for policeforce @ 37 Acre lot at Borchard
<ul style="list-style-type: none"> I support the development of the 36 acres lot @ borchard
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments at the newbury park lot
<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I fully support the development and rezoning of the 40 Acre opportunity parcel. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Newbury Park & I support the development of the 37 Acre lot at Borchard
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for students at the 40 Acre opportunity property
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for workforce at the borchard project

Question 9 Comments
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for teachers at the borchard opportunity project
<ul style="list-style-type: none"> I am a resident of Newbury Park and I am for the development of the borchard opportunity project
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for policeforce at the borchard property
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 37 acre lot at Newbury Park. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for students, teachers, firefighters at the newbury park vacant land
<ul style="list-style-type: none"> Build apartments for students @ borchard opportunity project
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for firefighters at the 37 Acre lot at Borchard
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartment buildings for firemen at the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> Build affordable housing for firemen @ 40 Acre opportunity project
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for firemen at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I support mix-use rezoning. Build apartment buildings for police @ 40 Acre opportunity project
<ul style="list-style-type: none"> I strongly suggest the city encourage the development of land in Borchard and 101. The land is. It benefiting our community ans I support the general plan and rezoning it to be developed
<ul style="list-style-type: none"> I live in Thousand Oaks. I am for the development of housing at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for government workers at the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> Build affordable housing for the workforce @ Newbury Park Parcel. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Newbury Park and I support mixed-use development
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for teachers at the borchard property
<ul style="list-style-type: none"> I live in Thousand oaks and I am for the development of the vacant lot by borchard and highway 101 parcel. I support mix-use rezoning.

Question 9 Comments

- I'm a resident of Thousand Oaks and I support building apartments for teachers at the 37 Acre lot in borchard
- I live in Thousand Oaks and I support the development and rezoning of the empty lot by Newbury Park. I support mix-use rezoning.
- I'm a resident of Thousand Oaks and I support building apartment buildings for police at the borchard opportunity project
- I live in Newbury Park and I support building affordable housing for policemen at the borchard parcel. I support mix-use rezoning.
- I am a resident of Newbury Park and I fully support the development and rezoning of the newbury park lot
- I live in Thousand Oaks. I support the development of housing at the 37 acre lot at Newbury Park. I support mix-use rezoning.
- I am a resident of Newbury Park & I support the development and rezoning of the borchard opportunity site
- I am a resident of Thousand Oaks, I support commercial development of Newbury Park Parcel
- Build affordable housing for workforce @ borchard project
- I live in Newbury Park and I support building apartments for teachers at the vacant lot at borchard & hwy 101
- I support mix-use rezoning. I live in Newbury Park. I support the development and rezoning of the vacant lot by borchard and highway 101 parcel
- I am a resident of Newbury Park. I am for the development of housing at the 37 acre lot at Newbury Park
- I live in Thousand Oaks and I support building affordable housing for teachers at the borchard project
- Leave it open!
- I like the idea of mix use / higher density housing near Amgen. I do not want high density on Reino.
- I support the City's efforts to update the General Plan along with the rezoning of the Borchard Opportunity Site.
- I live in Thousand Oaks and I support building apartments for students at the newbury park vacant land
- I am a resident of Thousand oaks and I am for the development of the borchard property

Question 9 Comments

- I have lived in Newbury Park for past 40 years . The property on Borchard and 101 has been sitting there vacant and useless for the past 40 years that I know , and this is such a waste where it can be developed to something much more needed and beautiful that adds to our community. I strongly support to rezone and develop that land.
- I live in Thousand Oaks and I support building apartment buildings for police force at the 36 acres lot at borchard
- I'm a resident of Newbury Park and I support building apartments for firefighters at the 37 Acre lot in borchard
- I am a business owner and also live in Newbury Park.

I support the rezoning of the Borchard Opportunity Site. This property has sat vacant for 50 years and its providing no benefits to our community. Our City should encourage its development into much needed, town square with housing, restaurant, and other amenities, something useful and beautiful .
- I'm a resident of Newbury Park and I support building apartments for firefighters at the 37 Acre lot in borchard
- I live in Thousand Oaks & I support the development and rezoning of the empty lot by Newbury Park
- I live in Thousand Oaks and I support building affordable housing for students at the 37 acre lot @ Borchard
- I'm a resident of Thousand Oaks and I support building apartments for firefighters at the borchard parcel
- I'm a resident of Newbury Park and I support building apartments for government workers at the 36 acres lot at borchard
- I'd like to see better ways to get to this area by bike - especially connecting it with other city centers by separated bike path. I think it is a good idea to add residential mixed use so that people don't have to commute as much
- Don't allow Development on Flood Plain.

Keep Building heights on Newbury Road compatible with surrounding construction.
- The retail centers and vacant land areas are the areas that should be focused on for change to mixed use and needed housing options. I believe the heights should be limited to 45' to keep the character of that area and traffic down. The vacant land piece off of Borchard and the struggling retail centers along the 101 are ideal areas to give flexibility to. We need to keep the industrial zoned areas as industrial. those are major job centers for high paying jobs our community needs and the businesses need.

Question 9 Comments

- I'm concerned that none of these options adequately addresses the possibility that much of the Amgen campus will continue to sit empty, or be sold off, after Covid because remote work will continue. R&D/biotech zoning is appropriate for building a high-tech corridor, but allowing for some parcels north of the freeway to transition from industrial to residential seems smart.
- I am a residence in Newbury Park, support the City's efforts to update the General Plan along with the rezoning of the Borchard Opportunity Site. This property has sat vacant for 50 years and its providing no benefits to our community. Our City should encourage its development into a beautiful, much needed, town square with housing, restaurant, and other amenities.
- I'm a resident of Thousand Oaks and I support building community gathering place at the newbury park vacant land. I support mix-use rezoning.
- I'm a resident of Thousand Oaks and I support building apartments for students, teachers, firefighters at the 37 acre lot at Newbury Park
- I live in Newbury Park and I support building affordable housing for students at the 36 acres lot at borchard
- I live in Newbury Park and I support building apartments for students, teachers, firefighters at the borchard opportunity project
- I live in Thousand Oaks and I support building apartment buildings for teachers at the 36 acres lot by 101 and borchard
- Do not build anymore....most of us like the small neighborhood feeling...
- I strongly support to rezone and develop the land at Borchard and 101 frwy
- build more affordable housing for low income families
- Refine opportunity site in Newburyport park
- I support development of housing on Borchard property
- I support general plan update of land at Borchard and 101
- i support to rezone and develop Borchard property
- I support rezoning and developing of Borchard property
- I support development of housing on Borchard property
- I support general plan update and development of Borchard property , the land on Borchard and 101 freeway
- I feel that there are better areas of Thousand Oaks that can absorb mixed unit development. Areas where businesses may not have done well, have been abandoned, etc. I feel that areas that are single family should be kept single family, and or a precise plan worked out between the owner and citizens for what will happen in that area before changing the zoning.

Question 9 Comments

- I feel there are more suitable areas within the Thousand Oaks area that require less work to develop than the Borchard Wetlands.
- I support the rezoning & development of Borchard Property.
- I strongly support rezoning and development of Borchard Property.
- I'm a resident of Newbury Park and I support building apartment buildings for firemen at the Borchard Site
- Please build affordable housing @ newbury park site. I support mix-use rezoning.
- I live in Thousand Oaks and I support building apartment buildings for government workers at the borchard property .I support mix-use rezoning.
- I'm a resident of Newbury Park and I support building apartment buildings for students at the 36 acres lot at borchard
- I'm a resident of Newbury Park and I support building apartment buildings for students at the 36 acres lot at borchard
- I'm a resident of Newbury Park and I support building apartment buildings for firefighters at the Borchard Site
- I live in Thousand Oaks and I support building apartment buildings for police at the borchard opportunity project
- Leave as is - no change desired or needed.
- We need more industrial jobs and housing to fit the needs and income levels of industrial workers and service workers in our community.
- This area is a bio tech hub and it is idealistic to think building low income housing will provide the housing potential employers are looking for. Commuting from downtown TO where there is a lot more options for multi use buildings and repressing of vacant lots would provide that same need.
- Build affordable housing at @ 36 acres lot @ newbury park
- Build affordable housing at @ 36 acres lot @ newbury park
- Modernise the current and under-utilized commercial/business/retail space and do not destroy our community.
- I live in Thousand Oaks and I support building apartment buildings for police at the borchard opportunity project
- I live in Newbury Park and I am for the development of the borchard opportunity property
- Build apartment buildings for firefighters @ vacant lot by borchard and highway 101 parcel

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for students at the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Newbury Park, I fully support the development and rezoning of the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I am a resident of Thousand Oaks. I support the development of housing at the Borchard Site
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for teachers at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for students at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> I am a resident of Thousand oaks & I support the development of the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for students at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> Protect open space and leave South 101 alone. It is among the last open spaces and you promised to protect open space and not build high. It is also my neighborhood and we bought here based on the environment it offered. This neighborhood does not agree that developing on our side helps. We see traffic as an issue already. We anticipate developing not only hurts our quality of living and here, but that it also steals what makes NP so attractive, will reduce home values, increase the traffic and crime. North Rancho industrial area is great area to develop and you can go as high as you need.
<ul style="list-style-type: none"> This is the best place to add high density housing to TO because it is already industrial and not single family houses/neighborhoods. No other area of TO should be made into this type of area.
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development of housing at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> Build affordable housing for policemen @ 40 Acre opportunity property
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for policeforce at the newbury park vacant land
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the 37 Acre lot in borchard
<ul style="list-style-type: none"> I am a resident of Newbury Park and I am for the development of the empty lot by Newbury Park

Question 9 Comments
<ul style="list-style-type: none"> • It is of benefit to the rest of Thousand Oaks to have an underdeveloped area in perpetuity, as in Rancho Conejo, to cut down on traffic, pollution, and for general safety.....also, to hold onto whatever small town feel we have left. You don't have to build EVERYWHERE!!!!!!!!!!!!!!!
<ul style="list-style-type: none"> • Rezone opportunity site in Newbury Park
<ul style="list-style-type: none"> • I like to see Rezone opportunity site in Newbury Park
<ul style="list-style-type: none"> • As previous stated, no new residential buildings. Keep as industrial only. Traffic is already horrible.
<ul style="list-style-type: none"> • Stop trying to bring low income/affordable housing to Thousand Oaks
<ul style="list-style-type: none"> • The borchard opportunity site would be a great place for future developers to put in more infrastructure to improve our neighborhood, like affordable housing and more businesses.
<ul style="list-style-type: none"> • Build apartment buildings for firemen @ borchard opportunity property
<ul style="list-style-type: none"> • I live in Newbury Park & I support the development of the newbury park lot. I'm in full support for mix use
<ul style="list-style-type: none"> • I support mix-use rezoning. I'm a resident of Newbury Park and I support building apartment buildings for police at the 40 Acre opportunity project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I fully support mixed use. I support building apartments for government workers at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I live in Newbury Park and I support building affordable housing for teachers at the borchard property
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building affordable housing for students at the 36 acres lot at borchard
<ul style="list-style-type: none"> • Build apartment buildings for firefighters @ newbury park vacant land
<ul style="list-style-type: none"> • Newbury Park is an area of incredibly beautiful open space with protections in place to preserve nature and wildlife. We DO NOT want to become like the congested, polluted, traffic jammed San Fernando Valley! Leave Rancho Conejo exactly as it is!!! NO new development!!
<ul style="list-style-type: none"> • The library already has a huge problem with homeless and addicted using the lobby and restrooms.
<ul style="list-style-type: none"> • No additional development. It is congested as is. There is no space for additional people. Schools are packed, a lot of traffic, and hospitals are packed. There is no infrastructure to support additional volume of people. Strongly disagree with addition of low income housing or Section A housing.
<ul style="list-style-type: none"> • No more hotels are needed in this area

Question 9 Comments

- This is the only area within the city where I believe that a mixed-use development could work. It wouldn't negatively impact any existing neighborhoods.
- I am a resident of Thousand oaks & I support the development of the 36 acres lot @ borchard
- I live in Newbury Park & I support the development of the borchard project
- I live in Newbury Park and I support building apartments for policeforce at the vacant lot @ borchard and 101. I'm in full support for mix use
- I live in Newbury Park and I support building apartment buildings for policeforce at the 37 acre lot @ Newbury Park
- I support mixed-use. I live in Newbury Park and I support building apartments for teachers at the borchard opportunity property
- I'm a resident of Newbury Park and I support building workforce housing at the 37 Acre lot at Borchard
- I live in Thousand Oaks, I support commercial development of 37 acre lot @ Newbury Park
- I live in Newbury Park and I am for the development of the 40 Acre opportunity parcel. I'm in full support for mix use
- I'm a resident of Thousand Oaks and I support building apartments for teachers at the 36 acres lot @ newbury park
- Build affordable housing for teachers @ 36 acres lot at newbury park
- I'm a resident of Thousand Oaks and I fully support mixed use. I support building apartment buildings for students at the vacant lot by borchard and highway 101 parcel
- I live in Thousand Oaks and I support building apartments for police at the 37 Acre lot in Newbury Park
- I live in Thousand oaks & I support the development of the 36 acres lot @ newbury park. I support mix-use rezoning.
- I am a resident of Thousand Oaks and I support the development and rezoning of the borchard project
- I am a resident of Newbury Park. I support the development of housing at the 40 Acre opportunity property. I'm in full support for mix use
- I live in Thousand Oaks. I am for the development of housing at the empty lot @ newbury park
- I support mixed-use. Build affordable housing for workforce @ 40 Acre opportunity property

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for police at the at the borchard parcel
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for students at the empty lot by Newbury Park
<ul style="list-style-type: none"> Build apartments for firefighters @ borchard property
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for students at the newbury park site. I'm in full support for mix use
<ul style="list-style-type: none"> I live in Thousand Oaks, I fully support the development and rezoning of the borchard opportunity project
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for policemen at the Borchard Site
<ul style="list-style-type: none"> I live in Thousand Oaks, I fully support the development and rezoning of the borchard opportunity project
<ul style="list-style-type: none"> I am a resident of Newbury Park. I am for the development of housing at the 40 Acre opportunity site
<ul style="list-style-type: none"> I fully support mixed use. Build affordable housing for teachers @ 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the borchard parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for policeforce at the borchard parcel
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for workforce at the borchard opportunity property
<ul style="list-style-type: none"> Build apartment buildings for government workers @ empty lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for students at the 36 acres lot @ borchard. I'm in full support for mix use
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for students at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for firefighters at the newbury park vacant land
<ul style="list-style-type: none"> I am a resident of Newbury Park, I fully support the development and rezoning of the 37 Acre lot in borchard
<ul style="list-style-type: none"> I live in Newbury Park and would like someplace to take my family for entertainment, there is a property off Borchard and 101 that should be rezoned to mixed-use. This property is an eye soar year round.

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Newbury Park, I support the development and rezoning of the borchard opportunity project. We would like to see new businesses coming in and a much more secure neighbourhood.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for students at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Thousand oaks and I support the development of the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing for firemen at the 37 acre lot @ Newbury Park. I support mix-use rezoning.
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for firemen at the newbury park lot
<ul style="list-style-type: none"> I am a resident of Newbury Park. I fully support the development and rezoning of the 40 Acre opportunity project
<ul style="list-style-type: none"> All of Thousand Oaks housing requirements could be accomplished here.
<ul style="list-style-type: none"> I live in TO and it would be nice to have some sort of new community there at the opportunity site.
<ul style="list-style-type: none"> I live in Newbury Park. I support building affordable houses at the big lot by borchard.
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for students at the 36 acres lot @ borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for workforce at the 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Newbury Park and I support the development and rezoning of the Borchard Site
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support the development and rezoning of the borchard parcel. I would definitely love to see a change in scenery were in people would be visiting Thousand Oaks more and have a place so our kids would hang out and have fun with their friends.
<ul style="list-style-type: none"> I live in Thousand Oaks, I support the development and rezoning of the Newbury Park property
<ul style="list-style-type: none"> looking forward to being able to walk to work, and then to a restaurant for dinner, and then home without ever touching a car.
<ul style="list-style-type: none"> incentivize businesses to be built there
<ul style="list-style-type: none"> Zoning from the existing General Plan in the Rancho Conejo area should be kept the same

Question 9 Comments
<ul style="list-style-type: none"> I live in Thousand Oaks. I fully support the development and rezoning of the borchard opportunity site. I support mix-use rezoning.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building workforce housing at the newbury park site
<ul style="list-style-type: none"> I live in Newbury Park. I support the development of housing at the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I live in Newbury Park & I support the development of the newbury park vacant land
<ul style="list-style-type: none"> Bill a wonderful plaza that welcomes pets, maybe a mall and restaurants @ borchard opportunity project
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Newbury Park and I support the development and rezoning of the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks & I support the development and rezoning of the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building workforce housing at the 40 Acre opportunity property
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for teachers at the borchard project. I support mix-use rezoning.
<ul style="list-style-type: none"> I support mixed-use. I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I live in Thousand oaks and I support the development of the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> Build affordable housing for teachers @ Borchard parcel
<ul style="list-style-type: none"> I live in Thousand Oaks. I support the development of housing at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> Build affordable housing for teachers @ Borchard parcel
<ul style="list-style-type: none"> Build apartment buildings for police @ 36 acres lot at newbury park. I'm in full support for mix use
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for students at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for workforce at the 36 acres lot at borchard
<ul style="list-style-type: none"> I live in Thousand Oaks. I fully support mixed use. I support the development and rezoning of the borchard opportunity property
<ul style="list-style-type: none"> I live in Newbury Park, I support the development and rezoning of the newbury park lot

Question 9 Comments

- I live in Thousand Oaks and I support building apartments for firefighters at the Borchard Site
- I am a resident of Newbury Park and I am for the development of the 37 Acre lot at Borchard
- I'm a resident of Newbury Park and I support building affordable housing for students at the borchard parcel. I'm in full support for mix use
- Build apartments for teachers @ 37 acre lot @ Borchard
- I support mixed-use. I live in Thousand Oaks and I support building apartment buildings for students at the 36 acres lot by 101 and borchard
- I am a resident of Thousand Oaks. I am for the development of housing at the vacant lot at borchard & hwy 101
- I'm a resident of Newbury Park and I support building apartment buildings for policeforce at the 40 Acre opportunity project. I'm in full support for mix use
- Rancho Conejo area is built out enough, and needs to stop here. There have already been unlawful buildings completed, without residences' approval.
- I live in Thousand Oaks and I support building affordable housing for policemen at the borchard property
- I'm a resident of Thousand Oaks and I fully support mixed use. I support building affordable housing for students at the borchard opportunity property
- I'm a resident of Thousand Oaks and I fully support mixed use. I support building affordable housing for students at the borchard opportunity property
- I live in Newbury Park & I fully support the development and rezoning of the 40 Acre opportunity project
- Build apartment buildings for policeforce @ empty lot @ newbury park
- I'm a resident of Newbury Park and I support building apartment buildings for students at the 37 Acre lot in Newbury Park. I'm in full support for mix use
- Build apartment buildings for firefighters @ Borchard property
- I support mixed-use. Build apartment buildings for government workers @ 37 Acre lot in borchard
- I live in Thousand Oaks and I support building workforce housing at the 37 acre lot @ Borchard
- I live in Newbury Park and I fully support the development and rezoning of the newbury park vacant land
- I live in Thousand Oaks. I am for the development of housing at the Borchard Site. I'm in full support for mix use

Question 9 Comments

- I live in Newbury Park and I support building community gathering place at the 37 Acre lot in Newbury Park
- I am a resident of Thousand Oaks. I fully support mixed use. I support the development and rezoning of the 37 Acre lot in Newbury Park
- I am a resident of Thousand Oaks, I am for commercial development of 40 Acre opportunity parcel
- I am a resident of Thousand oaks and I support the development of the borchard opportunity project
- No housing. Let people commute in and out
- I am a resident of Newbury Park & I fully support the development and rezoning of the borchard project
- I live in Newbury Park and I support building apartments for police at the Newbury Park Parcel. I support mix-use rezoning.
- As a former environmental planner for the City of SF, I am always wary of introducing new housing into an existing industrial area. I understand the desire for some to live near their place of employment, but the inequities that arise for people who live in more dense neighborhoods along industrial areas should be a major consideration.
- Recommend expanded area of change to offset traffic. Assumption of full bike/walk modes of transportation for residents in unrealistic
- 25 people living a 3 bedroom is ridiculous and we already see it. Homeless has increase drastically already. Parks are not safe. Have you went down Balboa during the day and looked at the homeless encampment up and down the street
- I'm a resident of Newbury Park and I support building affordable housing for teachers at the vacant lot by borchard and highway 101 parcel. I'm in full support for mix use
- I'm a resident of Newbury Park and I support building apartment buildings for policeforce at the vacant lot at borchard & hwy 101
- I support mixed-use. I'm a resident of Newbury Park and I support building apartment buildings for policeforce at the 37 Acre lot in borchard
- None
- I'm a resident of Thousand Oaks and I support building apartment buildings for firefighters at the newbury Park property
- I live in Thousand Oaks and I support building apartment buildings for students at the borchard parcel

Question 9 Comments

- I object to any development of the wetlands area, area between Borchard -101-Denise. During heavy rain this area always floods and prevents surrounding neighborhoods from flooding acting as a flood plane. construction on this site would cause much noise and alter the neighborhood that we bought into many years ago. None of us want to loose our mountain views which we paid a premium at the time of our house purchase.
- I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the 40 Acre opportunity project. I'm in full support for mix use
- I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the 40 Acre opportunity project. I'm in full support for mix use
- I am a resident of Newbury Park and I fully support the development and rezoning of the 37 acre lot @ Borchard
- I live in Newbury Park. I fully support mixed use. I am for the development of housing at the 36 acres lot @ newbury park
- I live in Thousand Oaks. I support the development of housing at the vacant lot at borchard & hwy 101
- I live in Newbury Park and I support building apartments for police at the at the Borchard Site
- I live in Thousand Oaks, I support commercial development of borchard opportunity project. I'm in full support for mix use
- I live in Thousand Oaks, I fully support the development and rezoning of the Newbury Park property
- I support mixed-use. I live in Thousand Oaks and I support building affordable housing for teachers at the borchard opportunity property
- I support the development of the borchard opportunity property
- I live in Newbury Park and I support building affordable housing for workforce at the 36 acres lot at newbury park
- I'm a resident of Newbury Park and I support building community gathering place at the 40 Acre opportunity parcel. I'm in full support for mix use
- I am a resident of Newbury Park, I support the development and rezoning of the 40 Acre opportunity parcel
- Build beautiful rec place and or housing @ 36 acres lot at newbury park
- Build workforce housing at @ newbury Park Parcel
- I'm a resident of Newbury Park and I support building apartment buildings for students at the 36 acres lot @ newbury park. I support mixed-use.

Question 9 Comments

- I'm a resident of Newbury Park and I support building apartment buildings for students at the 36 acres lot @ newbury park
- Expanding village centers too
- I live in Thousand Oaks and I fully support mixed use. I support building community gathering place at the vacant lot @ borchard and 101
- I live in Newbury Park and I support building apartments for students, teachers, firefighters at the 37 Acre lot at Borchard
- I'm a resident of Newbury Park and I support building apartments for government workers at the borchard opportunity site
- Build apartment buildings for students @ vacant lot @ borchard and 101. I'm in full support for mix use
- I live in Thousand Oaks, I am for commercial development of 37 Acre lot at Borchard
- I support mixed-use. Build affordable housing for students @ Borchard property
- I live in Thousand Oaks and I support building apartment buildings for students at the 40 Acre opportunity property
- I live in Newbury Park & I fully support the development and rezoning of the 37 acre lot @ Borchard
- I'm a resident of Thousand Oaks and I support building apartment buildings for police at the 36 acres lot @ borchard. I'm in full support for mix use
- I'm a resident of Thousand Oaks and I support building apartment buildings for police at the borchard opportunity site
- I'm a resident of Newbury Park and I fully support mixed use. I support building affordable housing for students at the newbury park site
- I live in Thousand Oaks and I support building apartment buildings for policeforce at the 36 acres lot by 101 and borchard
- I live in Thousand Oaks and I support building apartments for policeforce at the 40 Acre opportunity parcel
- Keep mixed use and multi family units out of rancho conejo
- Is there a way to preserve part of the wetlands for wildlife?
- The appeal of this community is that it is not over crowded. No new developments are needed. Plenty of existing buildings with vacancies.
- I'm a resident of Thousand Oaks and I support building affordable housing at the borchard property. I support mixed-use.
- Redone opportunity site in Newbury Park

Question 9 Comments
<ul style="list-style-type: none"> • I support development of housing on Borchard property
<ul style="list-style-type: none"> • This whole project is ridiculous. THE PEOPLE DO NOT WANT IT.
<ul style="list-style-type: none"> • Rancho conejo is not just an industrial area, principally housing the AMGEN complex. There are over 1000 residential homes with values up to \$2.7 million each. Any further increased density should be placed beyond a buffer zone, away from the current residential. The high density proposals will have a significant negative impact on transportation, utilities and land value for existing single family housing.
<ul style="list-style-type: none"> • Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
<ul style="list-style-type: none"> • I am a resident of Newbury Park & I support the development of the 37 Acre lot in borchard. I'm in full support for mix use
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for police at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I support mixed-use. I live in Newbury Park and I am for the development of the empty lot by Newbury Park
<ul style="list-style-type: none"> • This part of thousand oaks has been neglected for years, and in desperate need of more housing, amenities, a brewery, and things for young families to enjoy. Re-zone the Borchard Site, don't waste 40 acres of prime land in the center of all future job growth in our community.
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks. I fully support the development and rezoning of the 37 Acre lot in borchard
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for government workers at the newbury park vacant land
<ul style="list-style-type: none"> • I support general plan update and development of land at a orchard and 101 free way
<ul style="list-style-type: none"> • I live in Thousand Oaks, I support commercial development of borchard project
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for students at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks & I fully support the development and rezoning of the Newbury Park property
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for students at the borchard opportunity site. I support mix-use rezoning.
<ul style="list-style-type: none"> • I support mix-use rezoning. I live in Newbury Park and I support building apartment buildings for firefighters at the vacant lot @ borchard and 101

Question 9 Comments
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for students at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for firemen at the borchard opportunity site
<ul style="list-style-type: none"> Build apartments by 36 acres lot @ newbury park I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for government workers at the newbury park lot
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for government/frontline workers at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I support development of the Newbury Park Parcel
<ul style="list-style-type: none"> This area seems to present the greatest opportunity with regard to the State mandates for housing, making NIMBY people the most happy/least impacted, and allows for more incremental changes in the other areas and gives TO greater power/flexibility
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for students at the vacant lot near 101 and newbury park. I'm in full support for mix use
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for students at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I fully support mixed use. I support building apartments for teachers at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> I live in Thousand Oaks & I support the development and rezoning of the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I am a resident of Newbury Park & I am for the development of the vacant lot at borchard & hwy 101
<ul style="list-style-type: none"> I am a resident of Thousand Oaks and I support the development and rezoning of the 37 acre lot @ Borchard. I'm in full support for mix use
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for policemen at the empty lot by Newbury Park. I support mix-use rezoning.
<ul style="list-style-type: none"> I support development of the Newbury Park property
<ul style="list-style-type: none"> I support mixed-use. I live in Thousand Oaks and I support building workforce housing at the Borchard Site
<ul style="list-style-type: none"> It's overbuilt with office space that NO ONE seems to be using now (short of Amazon) Leave our area alone!
<ul style="list-style-type: none"> I am a resident of Thousand Oaks and I fully support the development and rezoning of the 36 acres lot at newbury park

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Thousand oaks & I am for the development of the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for police force at the 40 Acre opportunity site
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for students, teachers, firefighters at the Borchard Site. I support mix-use rezoning.
<ul style="list-style-type: none"> Build amazing rec space @ borchard parcel
<ul style="list-style-type: none"> I live in Thousand Oaks, I fully support the development and rezoning of the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> I live in Thousand Oaks & I support the development and rezoning of the 37 Acre lot in borchard
<ul style="list-style-type: none"> I am a resident of Thousand oaks and I am for the development of the newbury park site
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for policemen at the newbury park lot. I support mix-use rezoning.
<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I fully support the development and rezoning of the newbury park lot
<ul style="list-style-type: none"> More bike lanes from surrounding neighborhoods not on streets that cars use.
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I want our community to grow bigger. I support building affordable housing for teachers/students at the 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> Build apartments for teachers @ newbury park lot
<ul style="list-style-type: none"> It is good to have a designated industrial area. Having an industrial area provides jobs. Would people want to live next to industrial buildings. Will there be parks and recreation areas for these people. Is there a need for housing in this area?
<ul style="list-style-type: none"> Keep the buildings 3 to 4 stories. This is a good place for mix use, develop a neighborhood community.
<ul style="list-style-type: none"> In all of the alternatives, the field behind Kohl's on Kelly is slated to change to Medium neighborhood. This is surrounded on 3 sides by mainly single story SFRs. I would prefer to keep the multi family development on the other side of the 101 near the industrial areas.
<ul style="list-style-type: none"> I have received a mailer from Mason partners. Not to start on the wrong foot but it appears on the post office web site this is unlawful. Who are these "friends and neighbors
<ul style="list-style-type: none"> Please leave the wetlands alone, unless you want to plant more trees and native plants in that area to mitigate the freeway's carbon footprint and provide a haven for pollinators

Question 9 Comments
<ul style="list-style-type: none"> • Build apartments for firefighters @ 40 Acre opportunity parcel
<ul style="list-style-type: none"> • I am a resident of Newbury Park. I am for the development of housing at the newbury Park property
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for firefighters at the 37 acre lot @ Newbury Park. I'm in full support for mix use
<ul style="list-style-type: none"> • Build apartments for government workers @ 36 acres lot at borchard
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I fully support mixed use. I support building community gathering place at the 37 acre lot @ Borchard
<ul style="list-style-type: none"> • I live in Newbury Park and I support the development of the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartment buildings for students at the borchard opportunity project
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for students at the 36 acres lot by 101 and borchard. I'm in full support for mix use
<ul style="list-style-type: none"> • I live in Thousand Oaks & I fully support the development and rezoning of the 40 Acre opportunity property
<ul style="list-style-type: none"> • I support mixed-use. I live in Newbury Park and I support building apartments for policeforce at the empty lot @ newbury park
<ul style="list-style-type: none"> • I live in Newbury Park, I fully support the development and rezoning of the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I live in Newbury Park, I fully support the development and rezoning of the newbury park lot
<ul style="list-style-type: none"> • I am a resident of Newbury Park and I fully support the development and rezoning of the 36 acres lot at borchard
<ul style="list-style-type: none"> • I live in Newbury Park and I am for the development of the borchard opportunity project. Might be a mall/rec area. Housing. Mixed-use
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks. I am for the development of housing and recreational area at the 40 Acre opportunity parcel.
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for firemen at the newbury park vacant land
<ul style="list-style-type: none"> • I support mix-use rezoning. I am a resident of Newbury Park & I support the development and rezoning of the borchard opportunity project
<ul style="list-style-type: none"> • I live in Thousand Oaks & I fully support the development and rezoning of the 36 acres lot at newbury park. I would love to see more recreational parks in the area

Question 9 Comments

- I'm a resident of Newbury Park and I support building affordable housing for teachers at the 37 acre lot @ Newbury Park
- the major concern...infra structure...water and power...where are the future resources....this area is already stressed
- I am a resident of Newbury Park and I support the development and rezoning of the 36 acres lot by 101 and borchard
- I am a resident of Thousand Oaks and I fully support the development and rezoning of the borchard project. I support mix-use rezoning.
- I'm a resident of Newbury Park and I support building apartments for students, teachers, firefighters at the 40 Acre opportunity property
- I support mix-use rezoning. I am a resident of Newbury Park, I fully support the development and rezoning of the newbury park vacant land
- I live in Newbury Park and I support building apartments for government workers at the 40 Acre opportunity parcel
- I'm a resident of Newbury Park and I support building apartments at the vacant lot near 101 and newbury park
- I live in Thousand Oaks and I support building affordable housing for students at the Newbury Park Parcel
- I am a resident of Thousand Oaks, I fully support the development and rezoning of the 36 acres lot @ borchard
- I live in Thousand Oaks and I support building apartments for students at the 40 Acre opportunity project. I support mix-use rezoning.
- I am a resident of Thousand Oaks. I support the development of housing at the 36 acres lot @ borchard
- I am a resident of Thousand Oaks. I am for the development of housing at the 40 Acre opportunity parcel. It would be also nice to see some sort of park, maybe a mall.
- I live in Newbury Park and I am for the development of the borchard opportunity project. I hope that whatever is built there will help our community grow and evolve.
- I live in Thousand Oaks and I support building affordable housing for teachers at the vacant lot @ borchard and 101. I support mix-use rezoning.
- I'm a resident of Newbury Park and I support building affordable housing for teachers at the Newbury Park property
- I live in Thousand Oaks and I support building workforce housing at the 37 Acre lot in borchard

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings at the borchard opportunity project. I support mix-use rezoning.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for students at the Borchard Site
<ul style="list-style-type: none"> I would like to thank you for asking the people what they think should happen with their community and not just making adjustments. I have been a resident of Thousand Oaks for more than 10 years now and I support building housing and more commercial properties at the newbury park site. This will ensure having a better foundation for our kids.
<ul style="list-style-type: none"> I live in Thousand Oaks & I fully support the development and rezoning of the newbury park site. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for firefighters at the 36 acres lot @ borchard
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development and rezoning of the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing at the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I live in Newbury Park. I am for the development of housing at the 36 acres lot at newbury park. This will help us grow.
<ul style="list-style-type: none"> Rancho conejo is where all the mixed use housing should go if it must be done in conejo valley
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for students at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartments for students at the 36 acres lot at newbury park. I support mix-use rezoning.
<ul style="list-style-type: none"> I support mix-use rezoning. I am a resident of Thousand Oaks, I fully support the development and rezoning of the Newbury Park property
<ul style="list-style-type: none"> We moved from the Valley to Newbury Park to get away from high density. We do not want any changes to open space feel of Newbury Park.
<ul style="list-style-type: none"> Let make some homes people can buy rather than rentals
<ul style="list-style-type: none"> We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> I would like to see MORE pickleball courts built for the area!!!
<ul style="list-style-type: none"> I am a resident of Newbury Park. I fully support the development and rezoning of the 37 Acre lot in borchard. I support mix-use rezoning.
<ul style="list-style-type: none"> Build workforce housing at @ vacant lot @ borchard and 101

Question 9 Comments
<ul style="list-style-type: none"> • Build affordable housing at @ vacant lot near 101 and newbury park. I support mix-use rezoning.
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks. I support the development of housing at the borchard project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartments for firefighters at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> • I live in Newbury Park. I am for the development of housing at the 40 Acre opportunity project. I support mix-use rezoning. We need more housing.
<ul style="list-style-type: none"> • I live in Thousand oaks & I am for the development of the newbury park vacant land
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for policemen at the newbury park site
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartment buildings for police at the borchard opportunity property. I support mix-use rezoning.
<ul style="list-style-type: none"> • I live in Newbury Park. I fully support the development and rezoning of the 40 Acre opportunity property
<ul style="list-style-type: none"> • Build apartments for teachers @ vacant lot near 101 and newbury park
<ul style="list-style-type: none"> • I am a resident of Newbury Park and I fully support the development and rezoning of the Newbury Park Parcel
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building affordable housing for students at the Borchard Site
<ul style="list-style-type: none"> • I live in Thousand Oaks, I support the development and mix-use rezoning of the newbury park vacant land. This will help our community flourish, especially because of what happened due to the virus. If we have a lot of affordable housing, then more businesses will come to our city. If there are a lot of businesses, they will need more people to hire. A compound effect that will help boost TO.
<ul style="list-style-type: none"> • Build affordable housing for workforce @ 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> • I live in Thousand Oaks and I fully support the development and rezoning of the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> • Build apartments for police @ borchard property
<ul style="list-style-type: none"> • I support mix-use rezoning. I live in Newbury Park and I support building apartment buildings for government workers at the 36 acres lot at borchard
<ul style="list-style-type: none"> • Build apartments for students, teachers, firefighters 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for workforce at the borchard property

Question 9 Comments
<ul style="list-style-type: none"> • Build workforce housing at @ vacant lot at borchard & hwy 101. I support mix-use rezoning.
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartments for students, teachers, firefighters at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartment buildings for policeforce at the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> • Build apartment buildings for firefighters @ Borchard parcel
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for policeforce at the borchard parcel
<ul style="list-style-type: none"> • Build workforce housing at @ vacant lot at borchard & hwy 101. I support mix-use rezoning.
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for policemen at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I live in Newbury Park. I am for the development of housing at the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> • I am a resident of Newbury Park & I support the development of the 36 acres lot @ borchard
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for workforce at the 40 Acre opportunity property
<ul style="list-style-type: none"> • Build community gathering place @ 37 acre lot at Newbury Park
<ul style="list-style-type: none"> • I live in Thousand Oaks. I fully support the development and rezoning of the borchard property
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for policeforce at the newbury park site
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartments for students and teachers at the borchard project
<ul style="list-style-type: none"> • I am a resident of Newbury Park & I fully support the development and rezoning of the 37 Acre lot in borchard
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartment buildings for police at the Borchard Site
<ul style="list-style-type: none"> • I am a resident of Newbury Park. I fully support the development and rezoning of the 36 acres lot at newbury park
<ul style="list-style-type: none"> • Build apartments for students, teachers, firefighters 36 acres lot at borchard
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for workforce at the 36 acres lot @ newbury park

Question 9 Comments

- I am a resident of Thousand oaks & I support the development of the borchar d opportunity project
- I am a resident of Thousand Oaks. I support the development and rezoning of the 37 acre lot at Newbury Park
- I am a resident of Thousand oaks & I am for the development of the 40 Acre opportunity site. I support mix-use rezoning.
- I am a resident of Newbury Park. I support the development and rezoning of the borchar d opportunity property
- I'm a resident of Newbury Park and I support building apartment buildings for firefighters at the borchar d project
- Build apartment buildings for firefighters @ 36 acres lot at newbury park
- I am a resident of Thousand oaks & I support the development of the 37 Acre lot in borchar d
- I'm a resident of Thousand Oaks and I support building apartment buildings for students at the 37 Acre lot at Borchar d
- Build apartment buildings for government workers @ 37 Acre lot at Borchar d
- I live in Thousand Oaks and I support building apartment buildings for students at the 36 acres lot at borchar d
- Build apartments for firemen @ 40 Acre opportunity property
- Build apartments for police @ newbury Park property
- I live in Thousand Oaks and I support building community gathering place at the 40 Acre opportunity parcel
- I live in Newbury Park and I support building apartments for police at the 40 Acre opportunity property. I support mix-use rezoning.
- I'm a resident of Newbury Park and I support building apartments for police at the vacant lot by borchar d and highway 101 parcel
- I live in Newbury Park. I fully support the development and rezoning of the 37 Acre lot at Borchar d
- I'm a resident of Newbury Park and I support building affordable housing at the Newbury Park property
- I'm a resident of Thousand Oaks and I support building apartments for students at the 40 Acre opportunity parcel
- I live in Thousand Oaks, I support commercial development of 37 acre lot @ Borchar d

Question 9 Comments

- I am a resident of Thousand Oaks, I support the development and rezoning of the borchard opportunity property
- I'm a resident of Newbury Park and I support building apartments for police at the borchard project
- I live in Newbury Park and I support building apartment buildings for police at the 40 Acre opportunity property
- Build apartments for teachers @ newbury park site
- I am a resident of Thousand Oaks, I support the development and rezoning of the borchard opportunity property
- Build apartments for police @ 36 acres lot @ newbury park
- Build apartments for police @ 36 acres lot @ newbury park
- I'm a resident of Thousand Oaks and I support building commercial establishments and housing at the borchard opportunity site.
- Build community gathering place @ 37 Acre lot in borchard
- Build affordable housing for students @ Newbury Park Parcel. I support mix-use rezoning. Making sure that our kids are taken care of.
- I live in Thousand Oaks and I support building more apartments at the borchard project. This will help our community to grow and prosper.
- I'm a resident of Newbury Park and I support building community gathering place at the Newbury Park Parcel
- I would love to see a development on the empty land across amgen!! Our youth need homes and I would love a walkable market place
- I am a resident of Newbury Park & I support the development and rezoning of the borchard parcel
- I live in Newbury Park and I support building apartment buildings for students at the borchard project
- I'm a resident of Thousand Oaks and I support building apartment buildings for firemen at the borchard project. I support mix-use rezoning.
- I'm a resident of Thousand Oaks and I support building workforce housing at the 40 Acre opportunity parcel
- I support development of housing on Borchard property
- I'm a resident of Newbury Park and I support building apartments for students at the Newbury Park property
- I'm a resident of Newbury Park and I support building apartments for students at the Newbury Park property

Question 9 Comments
<ul style="list-style-type: none"> • support general plan update & development of land at Borchard & 101
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartment buildings for students at the 37 acre lot at Newbury Park
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building affordable housing for policemen at the borchard opportunity project
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the empty lot @ newbury park
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartment buildings for students at the vacant lot @ borchard and 101
<ul style="list-style-type: none"> • I am a resident of Newbury Park and I am for the development of the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartments for students at the empty lot @ newbury park
<ul style="list-style-type: none"> • Build apartments for government workers @ newbury Park property
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building apartment buildings for teachers at the Borchard Site
<ul style="list-style-type: none"> • I live in Newbury Park and I support building affordable housing for students at the newbury park lot
<ul style="list-style-type: none"> • I am a resident of Thousand Oaks and I support the development and rezoning of the 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I am a resident of Newbury Park. I fully support the development and rezoning of the empty lot by Newbury Park
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building workforce housing at the 36 acres lot @ newbury park
<ul style="list-style-type: none"> • I live in Thousand Oaks, I fully support the development and rezoning of the borchard opportunity property
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building apartments for teachers at the 40 Acre opportunity parcel
<ul style="list-style-type: none"> • I'm a resident of Thousand Oaks and I support building apartments for firefighters at the 36 acres lot @ borchard
<ul style="list-style-type: none"> • Build affordable housing for workforce @ Borchard opportunity site
<ul style="list-style-type: none"> • I live in Thousand Oaks and I support building affordable housing for workforce at the borchard parcel
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartments for firefighters at the vacant lot at borchard & hwy 101

Question 9 Comments

- I live in Newbury Park and I support building affordable housing for workforce at the 37 Acre lot at Borchard
- I live in Thousand Oaks and I support building apartment buildings for government workers at the Newbury Park property
- I am a resident of Newbury Park, I fully support the development and rezoning of the 36 acres lot @ borchard
- Build affordable housing for students @ 36 acres lot @ borchard
- I am a resident of Newbury Park & I fully support the development and rezoning of the 40 Acre opportunity project
- Build affordable housing at @ 36 acres lot at borchard. I support mix-use rezoning.
- I am a resident of Newbury Park. I am for the development of housing at the 36 acres lot at borchard
- Build apartments for government workers @ newbury park site
- I live in Thousand oaks & I support the development of the empty lot by Newbury Park
- I'm a resident of Thousand Oaks and I support building community gathering place at the newbury park site
- Build affordable housing for policemen & other lifesavers @ borchard opportunity property
- I'm a resident of Newbury Park and I support building apartment buildings for teachers at the 36 acres lot at borchard
- Build apartments for firefighters @ Borchard opportunity project
- I am a resident of Newbury Park, I support the development and rezoning of the 40 Acre opportunity parcel
- Build apartments @ 36 acres lot at newbury park
- I live in Thousand Oaks and I support building apartments for firefighters at the 40 Acre opportunity project
- I am a resident of Newbury Park and I fully support the development and rezoning of the 36 acres lot at borchard
- I'm a resident of Thousand Oaks and I support building community gathering place at the borchard opportunity site
- I'm a resident of Thousand Oaks and I support building community gathering place at the borchard parcel

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Newbury Park. I fully support the development and rezoning of the 40 Acre opportunity site. I support mix-use rezoning.
<ul style="list-style-type: none"> Build workforce housing at @ borchard opportunity site
<ul style="list-style-type: none"> Build apartment buildings for students @ Borchard Site
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for teachers at the 36 acres lot by 101 and borchard
<ul style="list-style-type: none"> I am a resident of Thousand Oaks & I fully support the development and rezoning of the borchard Site
<ul style="list-style-type: none"> I am a resident of Newbury Park, I fully support the development and rezoning of the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support commercial development of Newbury Park property
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building housing for health care workers at the Borchard Site. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the newbury park site
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for police at the at the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> I live in Newbury Park and I support building affordable housing for the workforce at the vacant lot @ borchard and 101. I support mix-use rezoning.
<ul style="list-style-type: none"> Rezone opportunity site in Newbury park
<ul style="list-style-type: none"> I support development of housing on Borchard property
<ul style="list-style-type: none"> I support general plan update and development of land at Borchard & 101 fwy
<ul style="list-style-type: none"> I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.
<ul style="list-style-type: none"> none
<ul style="list-style-type: none"> I support rezoning and development of Borchard Property
<ul style="list-style-type: none"> I haven't heard much about development at the shopping center sort of across from Target (where Ross is). That's a large piece of land and nearly empty in terms of commercial tenants. Seems like a good place for a mixed-use neighborhood, if we have to have them.

Question 9 Comments

- The areas that are currently industrial absolutely should remain industrial. Changing zoning along Lawrence to mixed use allows for adding even more retail in our city that already has possibly too much retail. Retail and mixed use is already planned to be dense along TO Blvd - which is a great idea - but then we should not be adding yet another "city center" with even more retail. If we need more housing in Rancho Conejo in order to allow for less housing elsewhere, it should simply be medium or even high density housing, for example in Alternative 2 above the Home Depot shopping center, or in the area below the 101 Wendy Drive exit.
- I am for reasonable growth and development, however I voted for the council persons that supported open space. The Rancho Conejo proposals for mixed use building concerns me.

With that said, the wetlands need to remain, just that. These single family home owners purchased their property, including myself, knowing this area was zone for single family only, not multi family or mixed use. I am not okay with 3-5 story buildings being built in my back yard, taking away views and allowing hundreds of people to see directly into my backyard. Not to mention the land you are considering taking away from the many species of wildlife that current live there
- Some affordable housing needed, but not at the 6-7 story level. Keep at 50 -58 ft. high
- No buildings over two stories! Biotech does not want to be in Cali, taxes are too high, don't build for them.
- I am a resident of Thousand oaks and I support the development of the empty lot by Newbury Park
- I am a resident of Thousand Oaks & I support the development and rezoning of the newbury park lot. I support mix-use rezoning.
- I'm a resident of Thousand Oaks and I support building affordable housing at the vacant lot at borchard & hwy 101
- I am a resident of Thousand Oaks. I support the development of housing at the 36 acres lot @ newbury park
- I'm a resident of Newbury Park and I support building apartments at the 36 acres lot by 101 and borchard. I support mix-use rezoning.
- I support mix-use rezoning. I am a resident of Newbury Park. I fully support the development and rezoning of the Borchard Site
- I live in Thousand Oaks and I support building apartment buildings for students at the 37 acre lot at Newbury Park.

Question 9 Comments
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building affordable housing at the borcard opportunity project
<ul style="list-style-type: none"> I support mix-use rezoning. I am a resident of Thousand Oaks. I support the development of housing at the 36 acres lot by 101 and borcard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for students at the 36 acres lot by 101 and borcard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for firemen at the 37 Acre lot in borcard
<ul style="list-style-type: none"> I live in Thousand Oaks. I support the development and rezoning of the vacant lot near 101 and Newbury park. I support mix-use rezoning.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for police at the Newbury Park property
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for police at the at the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings for government workers at the empty lot by Newbury Park
<ul style="list-style-type: none"> Leave things alone!!!!
<ul style="list-style-type: none"> Please keep the entire Thousand Oaks area as low density , I think it is unnecessary and will change the area if we have medium or high density housing. I will have no desire to live here.
<ul style="list-style-type: none"> People will enjoy living there.
<ul style="list-style-type: none"> Exclusive "industrial" areas tend to look blighted/abandoned during non work days. Trying to introduce some community life on all days of year is a good idea. I see a campus like atmosphere of younger singles and some owners living in a community with less children and a more "single" way of life.
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I support the development and rezoning of the borcard property. I support mix-use rezoning. This will ensure stability for future generations of TO.
<ul style="list-style-type: none"> I am a resident of Thousand oaks and I support the development of the newbury park vacant land
<ul style="list-style-type: none"> Build apartment buildings for police @ Newbury Park Parcel
<ul style="list-style-type: none"> Build affordable housing for teachers & students @ 37 Acre lot in borcard
<ul style="list-style-type: none"> I am a resident of Newbury Park and I fully support the development and rezoning of the vacant lot @ borcard and 101
<ul style="list-style-type: none"> I am a resident of Newbury Park & I support the development and rezoning of the 37 Acre lot in borcard

Question 9 Comments

- Build apartment buildings @ borcard opportunity project
- I live in Newbury Park and I support building apartments at the 36 acres lot at borcard. If we have more affordable places for people to live, then more businesses would want to be here and our community will prosper.
- I am a resident of Thousand Oaks. I fully support the development and rezoning of the empty lot by Newbury Park
- I live in Newbury Park and I support building apartment buildings for firemen at the 36 acres lot at newbury park. I support mix-use rezoning.
- I live in Thousand Oaks, I support the development and rezoning of the 40 Acre opportunity parcel
- I'm a resident of Newbury Park and I support building apartment buildings for teachers at the empty lot by Newbury Park. I support mix-use rezoning.
- I'm a resident of Thousand Oaks and I support building affordable housing for students at the borcard property
- I live in Thousand oaks & I support the development of the Borcard Site
- I support mix-use rezoning. I'm a resident of Thousand Oaks and I support building apartment buildings for teachers at the vacant lot at borcard & hwy 101
- I live in Thousand Oaks, I support commercial development of borcard property
- I'm a resident of Newbury Park and I support building apartments for government workers at the 40 Acre opportunity project
- I support mix-use rezoning. I live in Newbury Park and I support building workforce housing at the vacant lot @ borcard and 101. This will make it easier for both businesses and regular people to gain back what they lost from the pandemic.
- Build workforce housing at @ 36 acres lot by 101 and borcard
- I support development of the newbury park lot
- I am a resident of Newbury Park & I am for the development of the newbury park lot
- Build apartments for students, teachers, firefighters empty lot @ newbury park
- I'm a resident of Newbury Park and I support building community gathering place at the 37 acre lot @ Borcard
- I'm a resident of Newbury Park and I support building apartments for students at the 37 Acre lot in borcard
- I'm a resident of Newbury Park and I support building apartments for students at the 37 Acre lot in borcard

Question 9 Comments
<ul style="list-style-type: none"> • Build pedestrian village at 40 Acre opportunity project
<ul style="list-style-type: none"> • I'm a resident of Newbury Park and I support building community gathering place at the newbury park lot
<ul style="list-style-type: none"> • I would really love to see development on the empty land off Alice.
<ul style="list-style-type: none"> • I live in Thousand oaks & I am for the development of the newbury park site
<ul style="list-style-type: none"> • Find another spot to build your monstrosities of apartment complexes! This is the only time in my entire life I have felt or spoken out about the city of T.O. Leadership. Nobody here wants your medium/high density. Not that you all seem to care.
<ul style="list-style-type: none"> • Build apartments for firefighters @ Newbury Park property
<ul style="list-style-type: none"> • Strongly support zone change for Borchard Property. Lots of potential to meet community goals
<ul style="list-style-type: none"> • I live in Newbury Park and I support building apartment buildings for firefighters at the 40 Acre opportunity project
<ul style="list-style-type: none"> • I am a resident of Newbury Park. I support the development of housing at the borchard project
<ul style="list-style-type: none"> • Great area for smaller units/mix use.
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • I moved to Rancho Conejo area to get away from tons of people, to have a quiet neighborhood, no tall buildings (over 2 stories) with nature out our back door. PLEASE DO NOT TAKE THAT AWAY FROM US.
<ul style="list-style-type: none"> • Do NOT attempt to cram the majority of the city's housing into Newbury Park! We are the smallest town feel and want to remain. We're ok with more industrial flex, but absolutely NOT ok with multiple housing and 4 store tiny units. NO WAY!!!
<ul style="list-style-type: none"> • I live in Thousand Oaks, I fully support the development and rezoning of the 37 Acre lot in Newbury Park. It would be nice if the city will advance in that direction.
<ul style="list-style-type: none"> • Since this area is actually one area that is lacking retail/restaurant in the valley, I think mixed use with housing is a good fit here and would be welcomed there. Also with the upgrades on freeway access that have already been done, it could sustain the additional traffic.
<ul style="list-style-type: none"> • I am a resident of Thousand oaks and I support the development of the vacant lot near 101 and newbury park
<ul style="list-style-type: none"> • I live in Newbury Park and I support the development of the empty lot by the freeway
<ul style="list-style-type: none"> • None

Question 9 Comments
<ul style="list-style-type: none"> I am a resident of Thousand Oaks, I fully support the development and rezoning of the borchard opportunity property. I support mix-use rezoning. This will help our people get more jobs and have stable income.
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the 37 Acre lot at Borchard. It will help our community prosper.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for the police at the newbury park vacant land
<ul style="list-style-type: none"> I support the development of the vacant lot @ borchard and 101
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building affordable housing for teachers at the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development of the 37 Acre lot in borchard
<ul style="list-style-type: none"> I live in Newbury Park. I fully support the development and rezoning of the 37 Acre lot in Newbury Park
<ul style="list-style-type: none"> I am a resident of Newbury Park. I fully support the development and rezoning of the 37 acre lot @ Newbury Park
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building workforce housing at the borchard parcel. I support mix-use rezoning.
<ul style="list-style-type: none"> I live in Thousand Oaks, I support commercial development of borchard opportunity property
<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development of the borchard opportunity project
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartment buildings at the vacant lot by borchard and highway 101 parcel. I want our community to thrive.
<ul style="list-style-type: none"> I live in Newbury Park and I support building workforce housing at the Newbury Park property
<ul style="list-style-type: none"> I am a resident of Newbury Park and I fully support the development and rezoning of the empty lot @ newbury park
<ul style="list-style-type: none"> I am a resident of Newbury Park and I support the development and rezoning of the 40 Acre opportunity project. I support mix-use rezoning.
<ul style="list-style-type: none"> Rancho Conejo is curently a dull area of the city. Alternative 1 creates a new walkable and livable center that can be enjoyed by residents as well as those who work in the area as well a may generate visitors. really like this alternative. It will make this area modern and vibrant (which currently is not at all!!)
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for government workers at the newbury park site

Question 9 Comments
<ul style="list-style-type: none"> I'm a resident of Thousand Oaks and I support building apartment buildings for police at the Newbury Park Parcel
<ul style="list-style-type: none"> I am a resident of Newbury Park. I support the development and rezoning of the 36 acres lot by 101 and borchard. This will help our city grow.
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartment buildings for government workers at the 37 Acre lot in borchard
<ul style="list-style-type: none"> No growth changes are needed since vacancies currently exist and rural or commercial populations have not surged.
<ul style="list-style-type: none"> I live in Newbury Park and I support building apartments for teachers at the 40 Acre opportunity property
<ul style="list-style-type: none"> I live in Newbury Park. I fully support the development and rezoning of the vacant lot by borchard and highway 101 parcel
<ul style="list-style-type: none"> I support mix-use rezoning. I'm a resident of Thousand Oaks and I support building apartments for police force at the Borchard Site
<ul style="list-style-type: none"> I live in Thousand Oaks and I support building apartments for teachers at the 36 acres lot @ borchard
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building affordable housing for workforce at the Borchard Site
<ul style="list-style-type: none"> I'm a resident of Newbury Park and I support building apartments for policeforce at the borchard project
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Thousand Oaks and I support building apartment buildings for police force at the 40 Acre opportunity project
<ul style="list-style-type: none"> I am a resident of Newbury Park & I am for the development of the empty lot @ newbury park
<ul style="list-style-type: none"> I live in Newbury Park and I support building community gathering place at the borchard parcel
<ul style="list-style-type: none"> Build apartment buildings for teachers @ borchard parcel
<ul style="list-style-type: none"> I support mix-use rezoning. I live in Thousand Oaks and I support building apartments for firefighters at the 37 acre lot @ Borchard. This will help our city grow.
<ul style="list-style-type: none"> I am not as familiar with this area as other parts of our city, but my main concern is the increased traffic on our freeways. More people living in the area means increased traffic. It's already so congested through this area. This would have to be addressed before more residents/businesses are built here.

Question 9 Comments	
•	I would love to finally see some development on that Borchard property at the end of Alice. It's the perfect land to help with our need for housing as well and a mix use where the community can stroll and shop, love and not just a gated land for the neighborhood to trespass and dumping in. Please do a Beautiful development on that site. Thank you
•	Develop Moradian property, don't be influenced by a few self serving individuals, the community at large would benefit for activating that property.
•	Build Borchard property into high density housing and mix use
•	we strongly oppose building apartments in our neighborhood. the area next to the freeway floods with just a little rain. so raising the grade would have to happen, thus raising the grade would then turn our neighborhood in to a flood zone in addition to driving down home values.
•	na
•	Build corporate housing and activities on the vacant parcel at Borchard
•	Keep multi use to the north side of 101. This already exists there so it is already a fit. Do not allow the change from R1 Residential low density parcels to Multi use. It does not fit that area
•	What to do about the flooding
•	N/A
•	na
•	no comment
•	Na
•	We need a park in this area
•	Newbury Park needs to share some of the load with added housing units (so this makes sense to do in Rancho Conejo).
•	I'm concerned about growth into the current 'wetland' area adjacent to Rancho Conejo. Developing commercial or mixed-use right up to the 101 freeway will turn us into another Corona or Pomona style community. Ugh!
•	This area needs work yes, but maintain the beauty and quaint style of the city that makes this town so desirable.
•	Na
•	na
•	N/A
•	no comment

Question 9 Comments

- In case I wasn't clear. REMOVE the parcel of land that is designated as R1, low residential from your Area of Change. It needs to be protected as you claim you will protect the other areas of stability in the city. Why would you protect one single family area and destroy another? Including this parcel in your area of change does NOT follow your stated goal or character of your plan. If there is a desire for multi use at the other end of that parcel that is already zoned light commercial, then so be it. But no pathway through the single family homes and NO multi use in a single family home residential neighborhood.
- You really need to focus on cleaning up this area and not adding to the problem it has become.
- I would argue make it even a higher density, up to 60 du/ac and allow up to 6 stories since it is out of view of major corridors of the city.
- Climate change should be our number 1 priority moving forward. The conejo valley is projected to be hit extremely hard with the effects of climate change.
- This is a quiet and beautiful place to live and raise families. The open space and quiet neighborhoods would be taken away with high rise apartment buildings.
- Keep it single family homes. There all ready to much traffic making getting around hard.
- This is what our future residents and workforce will be looking for.
- The vacant lot near the 101 freeway between Wendy Drive and Borchard should be made into a park with play fields and a natural portion of the Conejo Creek. Because this area is highly visible for many people traveling down the 101 it would show a much better attractive side to Thousand Oaks. Having dense 3 or 4 story housing near the 101 freeway would make our city look less attractive. I suggest placing dense low cost housing in areas that will blend in more and not detract from the current beauty of the area as seen by millions of drivers passing through.
- Side streets such a Bella are already very busy. Alice Drive will be heavily impacted by any additional housing developments. However, I do agree that adding business buildings will assist in job growth.
- No additional multi family housing
- The area commonly referred to as Borchard Wetlands should not be developed into either mixed low or mixed high. It would totally disrupt traffic and enjoyment of ones home in Fox Meadows and Casa Conejo neighborhoods. Making the ONLY choices as low or high mixed use leaves no option but to deny all alternatives for this area.
- Strongly prefer residential and mixed use residential be limited to 3 stories
- Leave this area alone. It cannot support additional housing and commercial development.

Question 9 Comments
<ul style="list-style-type: none"> • Build a brewery, hotel, and other amenities on vacant property off Borchard.
<ul style="list-style-type: none"> • Do not introduce urban area developing styles into this community. Respect the rural nature of our home and expand on the appeal of what brought up to this community in the first place.
<ul style="list-style-type: none"> • I work at Amgen and would like to see housing at the vacant property off 101 freeway and Borchard for my coworkers and I.
<ul style="list-style-type: none"> • There should not be a multi - purpose building - like on Thousand Oaks Blvd. It looks like we are in Los Angeles, Calif. which we are NOT!
<ul style="list-style-type: none"> • Develop 36 acre opportunity site in Newbury Park
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • No comment
<ul style="list-style-type: none"> • No 4 story buildings
<ul style="list-style-type: none"> • Promote the development of the vacant parcel at Borchard & 101 for a healthy employment base as well as much needed amenities for the Rancho / NP area
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • NO COMMENT
<ul style="list-style-type: none"> • Build housing on wetlands property
<ul style="list-style-type: none"> • Expand bio-tech jobs
<ul style="list-style-type: none"> • Build community gathering place...
<ul style="list-style-type: none"> • High density housing on 36 acre opportunity sites
<ul style="list-style-type: none"> • City should work with landowner at Borchard to build workforce housing for Amgen!!!
<ul style="list-style-type: none"> • Develop bio-tech housing and a TownCenter at vacant property at Borchard and 101
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Higher density will bring more crime
<ul style="list-style-type: none"> • Fix synchronization of lights between freeway and Michael for better traffic flow

Question 9 Comments	
	<ul style="list-style-type: none"> keep it to work/light industry only and build high density in the TO corridor. add to the neighborhoods, don't take away'
	<ul style="list-style-type: none"> CEASE The Unnecessary Destruction of Our Rural Small City! <p>There shall be plenty of structures currently standing EMPTY, Unoccupied...</p>
	<ul style="list-style-type: none"> Keep open spaces/green spaces/vistas. All buildings should be integrated into the surroundings--need setbacks from street. Avoid the concrete jungle appearance all too prevalent in cities
	<ul style="list-style-type: none"> i have major opposition to multi story mixed use bldgs in the vacant lot s of the 101 between the 101 & flood control channel. this whole area is surrounded by 1 & 2 story homes. it is not appropriate to change this entire residential neighborhood. plus traffic on Alice, Denise, Bella & Michael would be a nightmare.
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> NO COMMENT.
	<ul style="list-style-type: none"> I don't have problems with the area N of the 101 but you cannot put multi story mixed use buildings in the sliver of land which is a vacant lot bordered by the 101, Alice, flood control channel & the Borchard off ramp. It is an island completely surrounded by 1 & 2 story single family homes & will destroy the surrounding neighborhoods. The other proposed change areas are all on major corridors, or in current retail/comml areas & are more appropriate for mixed housing. This area needs to remain as currently zoned or at the very most changed to no more than Neighborhood Low-Medium or Medium. I have lived in this area for 20 years & it was zoned as low density residential when I purchased. I would have never purchased my home if it was zoned as proposed now.
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Do not do anything that will over populate the area.
	<ul style="list-style-type: none"> Housing would be OK in this area too
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> No Comment
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> No commerce support or public transportation enhancements

Question 9 Comments
<ul style="list-style-type: none"> • Providing a mixed use neighborhood near a biotec center could be an opportunity for younger people who enter those jobs to live.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • The traffic pattern in that area is already overwhelming; adding more will make it feel like the Valley- very unfortunate and makes us want to move out of state very soon.
<ul style="list-style-type: none"> • Rancho Conejo should be visioned for biotech and big business. WE have the space. Thousand Oaks/Newbury Park if we are going to build houses needs jobs to support those individuals. We need a thriving industry and that needs big businesses. We do not have any other areas within Thousand Oaks to put companies such as Amgen to bring in people to live in Thousand Oaks. I have lived in Thousand Oaks over 15 years and have to work outside of Thousand Oaks to support myself. For the next generation there are not a lot of options on the table to keep them here.
<ul style="list-style-type: none"> • Stop FUCKING DEVELOPING and START FUNDING SOCIAL PROGRAMS - YOU FUCKING GHOULS.
<ul style="list-style-type: none"> • The 30 acre Boarchard Property across the Rancho Conejo Area should be a mixed-use hub or town center than can serve the employment center of the Rancho Conejo District.
<ul style="list-style-type: none"> • As a business owner of TO I support mixed use for the opportunity site
<ul style="list-style-type: none"> • As a resident of Newbury Park and business owner in Thousanpd Oaks, I support mixed use for the borchard site. Most of the people I know commute to their jobs are at the valley or downtown LA. I want more progress here in our locality and expand so that people will be coming to us.
<ul style="list-style-type: none"> • develop 40 acre
<ul style="list-style-type: none"> • Develop 40 acre parcel at Newbury Park
<ul style="list-style-type: none"> • I am a resident of Newbury Park and I support mixed use for the borchard opportunity project. It would be amazing if my children will inherit a better economy and environment due to this change
<ul style="list-style-type: none"> • I am business owner, support mix use for Newbury Park. opportunity area
<ul style="list-style-type: none"> • I could see the Borchard land as housing but, again, I don't support anything over two stories. I do think there are issues with developing the "wetland," though. As for the 7th Day Adventist site, I could support a mixture of low-scale housing and commercial.
<ul style="list-style-type: none"> • I support developing the borchard parcel
<ul style="list-style-type: none"> • I think the Ranco Conejo area could allow a mixed-use development of up to 4 stories and 45 units per acre, with more flexibility in all the alternatives.
<ul style="list-style-type: none"> • Mixed use 40 acre

Question 9 Comments

- No comments
- Please build more affordable housing.
- Please put more housing for students and make them affordable. Everything keeps on going up we need more places for us to stay. Thank you! =)
- Support Borchard project
- Will you be able to put something like an outdoor venue that people can meet and spend time at. The place is big that can be utilized properly. I red everything and I believe something mix use will help the area/Thousand Oaks flourish.

MOORPARK RD AND WEST THOUSAND OAKS BLVD AREA

Question 10.



IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4

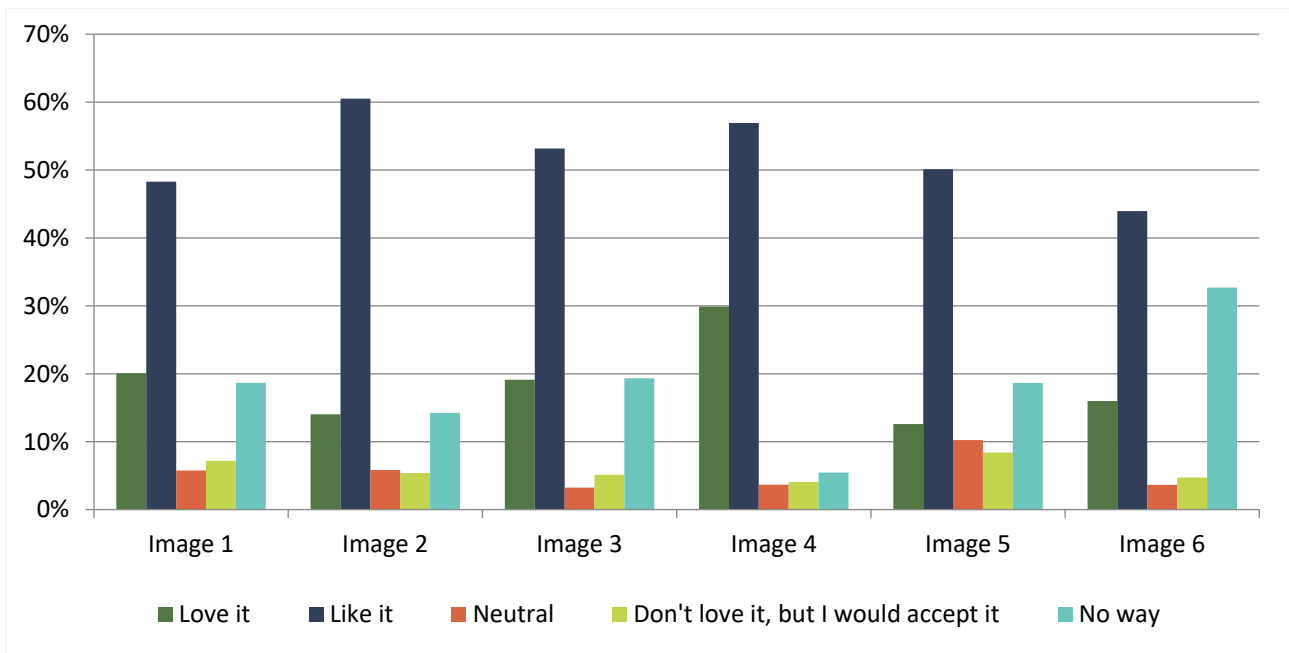


IMAGE 5



IMAGE 6

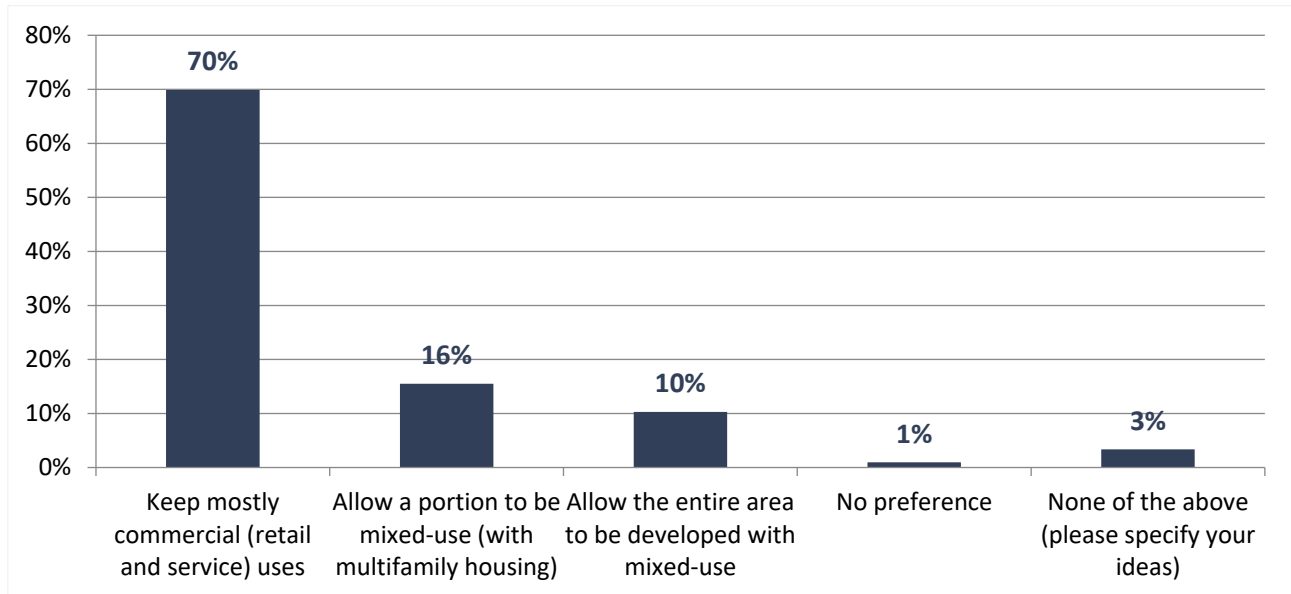
Please identify your reaction to each of the six images above for new development at Janss Marketplace and The Oaks Mall.



	Love it		Like it		Neutral		Don't love it, but I would accept it		No way		Total
	%	Count	%	Count	%	Count	%	Count	%	Count	
Image 1	20%	404	48%	975	6%	117	7%	146	19%	376	2018
Image 2	14%	282	61%	1215	6%	117	5%	108	14%	286	2008
Image 3	19%	384	53%	1067	3%	65	5%	103	19%	388	2007
Image 4	30%	603	57%	1149	4%	74	4%	82	5%	110	2018
Image 5	13%	252	50%	1003	10%	205	8%	168	19%	373	2001
Image 6	16%	321	44%	862	4%	73	5%	95	33%	656	2007
Answered											2033

Question 11.

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?



Answer Choices	Responses	
Keep mostly commercial (retail and service) uses	70%	1434
Allow a portion to be mixed-use (with multifamily housing)	16%	318
Allow the entire area to be developed with mixed-use	10%	211
No preference	1%	20
None of the above (please specify your ideas)	3%	69
Answered		2052

Question 11 had 69 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 11 Comments
<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> Mixed use
<ul style="list-style-type: none"> Keep it as currently with all commercial.

Question 11 Comments
<ul style="list-style-type: none"> • Keep all commercials.
<ul style="list-style-type: none"> • Nothing above 3 stories. Where will the new inhabitants go to school, seek medical care, go to recreate? Are those considerations in the planning? From where will they receive their water? Will it be trucked in from a desalinization plant that was left off these alternatives?
<ul style="list-style-type: none"> • We don't need glendale in TO
<ul style="list-style-type: none"> • Keep the town as it is now, do not increase traffic or bring more people into this town.
<ul style="list-style-type: none"> • Keep open spaces. No more people!
<ul style="list-style-type: none"> • Again, this might be a good area for mixed residential / business zoning, encouraging live / work artistic spaces.
<ul style="list-style-type: none"> • If it is decided that this commercial space be converted into housing, then there should be park amenities built, such as walking paths and play areas, community gardens, and large trees.
<ul style="list-style-type: none"> • One Half Commercial and One Half "Neighborhood Medium", "Neighborhood Medium-High" and "Neighborhood High"
<ul style="list-style-type: none"> • Keep commercial and no higher than existing height.
<ul style="list-style-type: none"> • All retail/commercial only.
<ul style="list-style-type: none"> • The footprint of mixed use for the Janss Marketplace should not change(for instance building size)
<ul style="list-style-type: none"> • No more buildings
<ul style="list-style-type: none"> • Perhaps you should look into finding the ideal spot for a new jail in our town since the crime rate will increase. And why are you NOT addressing the homeless issues?? Really?
<ul style="list-style-type: none"> • Allow a portion to be mixed-use (with multi family housing) as long as not over 3 stories high.
<ul style="list-style-type: none"> • Long time resident and love that nothing is high rise, love the openness of TO. This is 100 percent against what I enjoy most about TO
<ul style="list-style-type: none"> • It might be acceptable to allow some commercial space to be redesigned as apartments or condominium units. Allow for green park uses to be developed on site if housing is added. Add large trees to offset additional carbon increases.
<ul style="list-style-type: none"> • On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No mixed use.
<ul style="list-style-type: none"> • Leave it JUST as it is !! --- NO DEVELOPMENT !
<ul style="list-style-type: none"> • I like Thousand Oaks Blvd., but the city counsel evidently does not.

Question 11 Comments
<ul style="list-style-type: none"> • Leave it alone. NO multifamily housing.
<ul style="list-style-type: none"> • Again, more housing brings more people. Just not looking to live in the City and we are quickly creating L.A. in the Conejo Valley.
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • no change required
<ul style="list-style-type: none"> • NO MORE DEVELOPEMENT
<ul style="list-style-type: none"> • These ideas of mixed use properties create congestion and crime. Too high, too dense.
<ul style="list-style-type: none"> • no build
<ul style="list-style-type: none"> • No change
<ul style="list-style-type: none"> • No housing on Moorepark !!!
<ul style="list-style-type: none"> • All of these plans are horrible! My idea is to leave this area alone & keep it the way it is!
<ul style="list-style-type: none"> • No mixed use. You people don't know how to allow for traffic or parking
<ul style="list-style-type: none"> • It's already an over-developed area. Adding high-risew structures is turning it into another Warner Center. If wewant more overcrowding and congestion, we can move back to the SF Valley.
<ul style="list-style-type: none"> • All commercial
<ul style="list-style-type: none"> • More population equals more taxing use and demand on the already taxed systems.
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • No multi family housing. Recreational and mom and pop stores
<ul style="list-style-type: none"> • Leave it alone. Quit taking money from construction firms and consultants.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Keep it like it is
<ul style="list-style-type: none"> • Keep as is no change
<ul style="list-style-type: none"> • Allow a portion to be mixed-use; I would not allow for any multifamily housing - Covid and LA's density should be a lesson and yet it would seem the City wants to head that way.
<ul style="list-style-type: none"> • See #2 above
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN. NO 2030 SMART CITY!
<ul style="list-style-type: none"> • Keep ENTIRELY commercial uses

Question 11 Comments

- Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
- Keep as is
- mixed use, but not all small shops. would have to have some bigger shops. Understand mixed-use can be a loser for everyone. So mixed use has to be carefully balanced. Yes, to multi-family, town homes, condos with most likely underground parking and nothing over three stories.
- .
- See previous comments about how I feel about the alternatives listed.
- This area is scary. I do not enjoy having a Start bucks with a homeless dude shaving at the next table!
- Stop building
- Too many homeless hang out there already and thieves
- Leave it the way it is.
- Fight for low density, No 4 stories or more. The fire department is not equipped for above ground fires. The parking and traffic density is already too high
- This area is dead for many reasons, and although some might disagree, when we lived on Calle Tulipan and thought about driving to the Janss Mall area, access via Moorpark rd. made us not want to go there. I know there is substantial costs to removing the center median on Moorpark Road, but sitting in traffic lights on Moorpark Rd, prevents me from going to the Janss mall area unless I have to. I know the Janss mall has its own design/issues, etc. But believe me when I say this, I have lived here my entire 43 years and it starts with Moorpark Rd.
- Develop residential units around business with business access.
- Keep it low rise
- No increased density
- No apartments in this area too dense already.
- prefer to leave as is

Question 11 Comments

- Build homes for ownership. No rentals and no condos with HOA's
- I think this area needs a thoughtful redesign which could include low density mixed use. It needs to be a coordinated for the area and be low profile - no more than 3 stories.
- no change, it's fine
- We do not want any multifamily housing. Live in your own house or find somewhere that allows multifamily housing. I would like to live on a lake but don't ask you to build another lake.
- Stop developing and start working on social programs you fucking ghouls.
- *I'd prefer mostly commercial (as it is), with some mixed use, but only at the lowest height levels.*

Question 12.



IMAGE 1

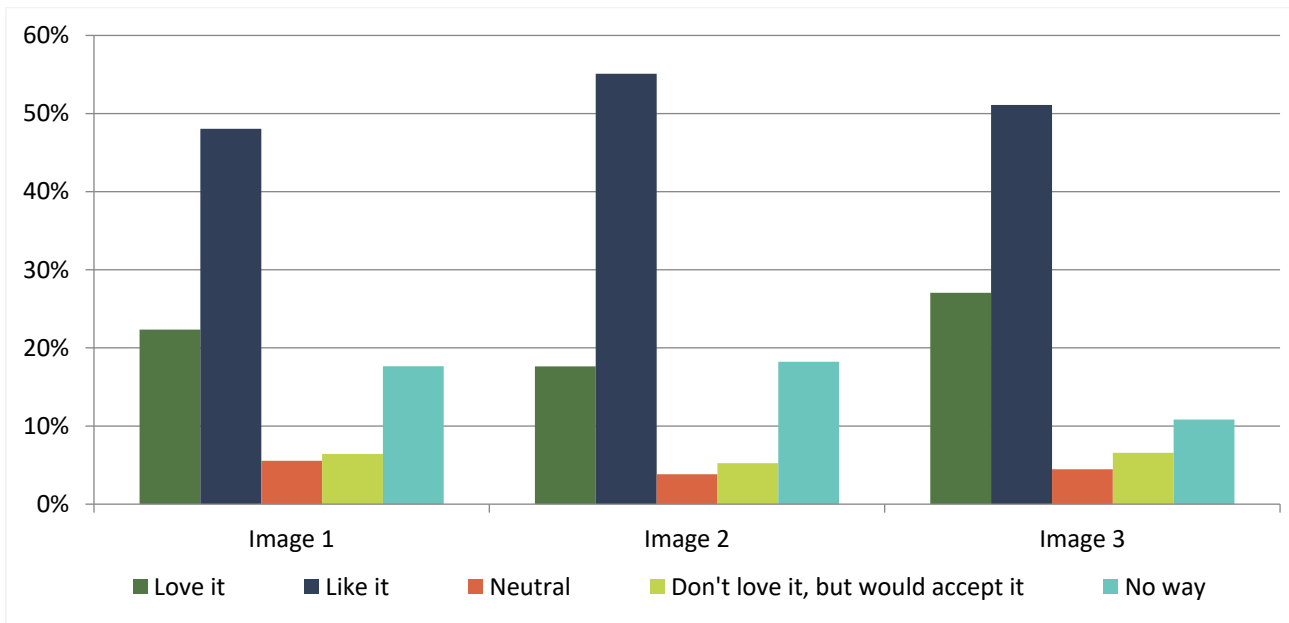


IMAGE 2



IMAGE 3

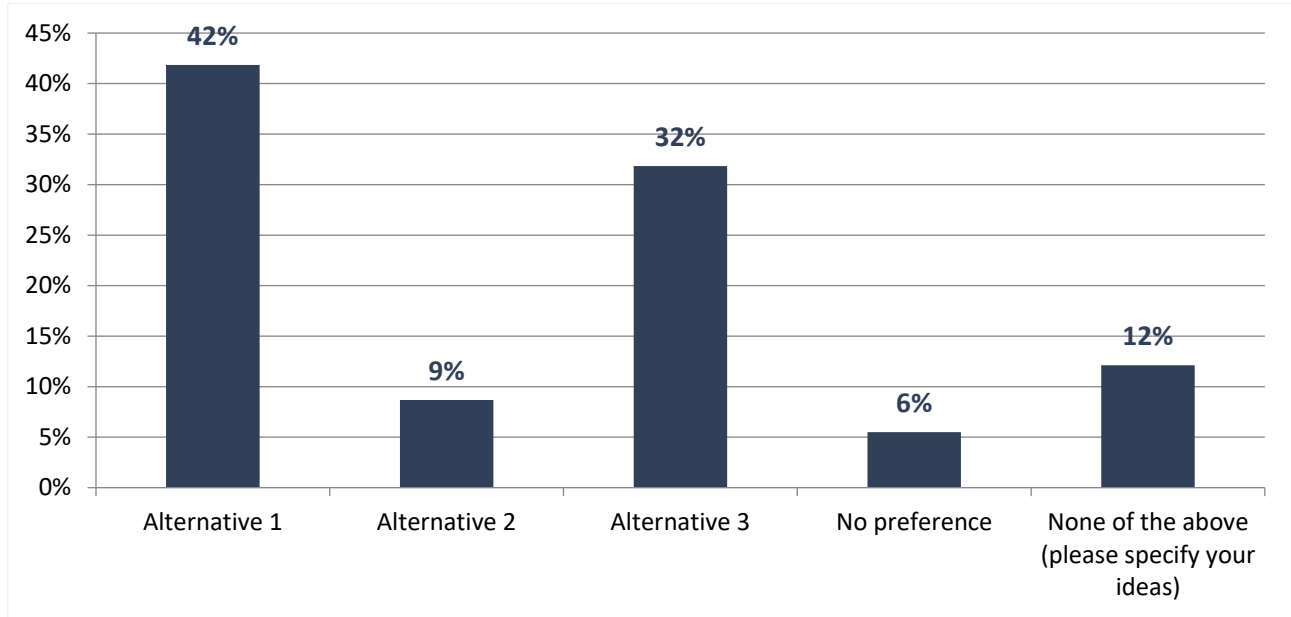
The area of Thousand Oaks Boulevard between Moorpark Road and Hodencamp Road was identified in the public process as an area for mixed-use development and multifamily housing. This area could support more intense land uses because it is removed from single family neighborhoods, is located near goods and services, has excellent freeway access and benefits from recent development activity (the residential project at 299 Thousand Oaks Boulevard and Tarantula Hill Brewing Company). For the three images above, please identify your reaction for potential new development in this area:



	Love it		Like it		Neutral		Don't love it, but would accept it		No way		Total
Image 1	22%	456	48%	980	6%	113	6%	131	18%	360	2040
Image 2	18%	360	55%	1125	4%	78	5%	107	18%	372	2042
Image 3	27%	552	51%	1043	4%	91	7%	134	11%	221	2041
Answered											2050

Question 13.

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



Answer Choices	Responses	
Alternative 1	42%	853
Alternative 2	9%	177
Alternative 3	32%	649
No preference	6%	112
None of the above (please specify your ideas)	12%	247
Answered		2038

Question 13 had 247 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 13 Comments
<ul style="list-style-type: none"> Keep the city's low-profile buildings and do not add multi-story, mixed-use buildings.
<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> None of these options maintain the height of existing structures. We do NOT want taller buildings.

Question 13 Comments
<ul style="list-style-type: none"> No mixed-use development anywhere in TO.
<ul style="list-style-type: none"> building height blocking the view of our mountains and open space will not be tolerated
<ul style="list-style-type: none"> I am against mixed commercial and residential.
<ul style="list-style-type: none"> This survey is rich with false dilemmas. Do you prefer option (A) Awful, (B) Bad, or (C) Cataclysmic. This is not a valid survey question, no matter what responses are provided.
<ul style="list-style-type: none"> Slow growth
<ul style="list-style-type: none"> Are we talking about redeveloping the area? I think it's aesthetically pleasing as it is. We used to care about that in T.O.
<ul style="list-style-type: none"> Leave alone
<ul style="list-style-type: none"> I don't want any mixed-use buildings over 35 feet in height.
<ul style="list-style-type: none"> Too crowded; buildings too high
<ul style="list-style-type: none"> All alternatives are too dense for TO
<ul style="list-style-type: none"> Build out already met.
<ul style="list-style-type: none"> Three story max with ample space from building to the street . would like to see trees greenery not just giant buildings
<ul style="list-style-type: none"> The legislature will change and so will the demands. don't change our little town feeling!
<ul style="list-style-type: none"> The most obvious area for mixed use or residential development is the parking lot that the farmer's market currently uses over to where the Black Angus building used to be, as it is totally underutilized, but none of these plans show that as mixed use or residential while acknowledging that the the Oaks mall is extremely unlikely to be torn down and replaced with mixed use development. Though I agree that TO Blvd between Moorpark and Hodencamp is a good place for mixed use development.
<ul style="list-style-type: none"> Not a fan of high density buildings.
<ul style="list-style-type: none"> Keep mixed use housing to a minimum
<ul style="list-style-type: none"> None of the plans work for me. If anything, think about decreasing traffic would be a good start.
<ul style="list-style-type: none"> No no no!
<ul style="list-style-type: none"> keep existing height
<ul style="list-style-type: none"> Kl
<ul style="list-style-type: none"> No housing above three stories.

Question 13 Comments	
	<ul style="list-style-type: none"> No buildings above 3 stories
	<ul style="list-style-type: none"> All of the alternatives are too tall. Tall buildings block views and sunlight. Setbacks need to allow the planting of many more trees to help with climate change. All this concrete and stucco will heat our already too hot city. Where will all the needed trees go if the buildings all butt up to the sidewalk and road?
	<ul style="list-style-type: none"> No buildings over 3 stories
	<ul style="list-style-type: none"> Alt. 1 except: a) Replace "Commercial Town" Areas at intersection of N. Moorpark Rd. and South of Thousand Oaks Blvd. with "Mixed-Use High" and N. of 101 Fwy. S. of Lombard to "Neighborhood High" and b) S. of Thousand Oaks Blvd. E of Lombard (At Intersection of Lombard and Thousand Oaks Blvd.) to "Neighborhood High" then going East along T.O. Blvd to "Neighborhood Medium-High" ending at Fwy. 23.
	<ul style="list-style-type: none"> I'd like to keep the main shopping areas and along TO low density, max two stories. Our views and low density is what sets us apart and makes the city nice. There is no need to put a bunch of new developments along TO Blvd or the freeway, since we have space on the outskirts and there are other ways to spread it around so we keep our views and existing open spaces. The new building at the old Lupe's site was a mistake. It blocks views and the style looks obnoxious like Calabasas. Doesn't fit TO old-California elegance. Too bad Al Adams got that in before anyone was onto him.
	<ul style="list-style-type: none"> Leave it as commercial and retail space, with few low story apartments/mixed use at the Janns and Thousand Oaks Mall areas.
	<ul style="list-style-type: none"> Minimal mixed use
	<ul style="list-style-type: none"> Don't change the zoning in the original plan.
	<ul style="list-style-type: none"> The issue with this area is "there is no there- there" It is a long extended boulevard with no pedestrian bridges, walkways to intersect the strip like boulevard. If there are multifamily housing units built they would have to be with a 'center' in mind, with landscaping which includes trees and shade, generous setbacks an
	<ul style="list-style-type: none"> The tall buildings and built up from the sidewalk make these options feel like the valley.
	<ul style="list-style-type: none"> Concern with height, but Alternative 2 is better than 1&3.
	<ul style="list-style-type: none"> Alternate 2, but only for the Moorpark Road/East Thousand Oaks Boulevard area! For the other areas I do not like Alternate 2
	<ul style="list-style-type: none"> The question is too vague. Not all commercial enterprises are alike.
	<ul style="list-style-type: none"> Keep it the same
	<ul style="list-style-type: none"> No more buildings

Question 13 Comments

- I am concerned about the lack of parking and the number of cars that would come with intense development
- You cannot build more when our streets cannot handle it
- Retain three-story height limit.
- Alternative 1, but only if there is Mixed-Use Low/Medium included in the Oaks Mall. Completely out-of-character for the area.
- Alternative 1 comes closest to my preference for the Moorpark Rd./Thousand Oaks Blvd. area. I envision walkable, mixed-use "village centers" at both the Janss and Oaks mall sites, as described in the Conejo Climate Coalition's "Neighborhood Town Squares" proposal (See answer to question 14.). I am in favor of allowing residential densities of up to 45 units per acre on both mall sites IF 25-foot/3-story maximum building heights and generous setbacks are retained as in the original General Plan, IF wide sidewalks are required, NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland is incorporated into the design to create a Neighborhood Town Square on each site. I am not in favor of, but could accept, taller maximum building heights on the Oaks Mall site (in accordance with the heights currently in place there), but not on the Janss Mall site, IF proportionally larger setbacks are required for higher buildings as in the original General Plan, wide sidewalks are required, NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland is incorporated into the design to create a Neighborhood Town Square. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground. I am totally opposed to a Commercial Regional Land-Use designation with heights of up to 75 feet (Original General Plan height limits of 35-foot maximum and generous setbacks must be retained.) in this area or in any other (with the possible exception of the Rancho Conejo employment hub); though I agree that the Oaks Mall site is an appropriate location for a hotel, if one is needed (though I personally think that housing that is actually affordable is a far more pressing need). That said, the area bounded by W. Hillcrest Dr. and the 101 Fwy, northwest of W. Wilbur Rd. would be more appropriate than the area bounded by W. Hillcrest Dr. and the 101 Fwy north of and encircled by W. Thousand Oaks Blvd. I am completely opposed to the Neighborhood High and Mixed-Use High land-use designations; these are both much too tall and completely out-of-character with the semi-rural, Nature-centric surroundings that make the Thousand Oaks community both desirable and unique. The maximum heights allowed on the Neighborhood Medium-High and all of the Mixed-Use land-use designations are, likewise, too high. (Original General Plan height limits of 35-foot maximum and generous setbacks must be retained.) Minimum setbacks (as noted in the Neighborhood High, Mixed-Use Low, and Mixed-Use Medium

Question 13 Comments	
	land-use designation descriptions) are also unacceptable; sidewalks must be wide and setbacks must be generous. The Commercial Neighborhood and Commercial Town land-use designations, both at the original General Plan height limits of 35-foot maximum (not 50-foot maximum), with generous setbacks, represent the right scale for Thousand Oaks.
•	I'm overwhelmed by the options and can only comment, Please no higher than 3 story bldgs
•	Against Hirises in TO - 2 story building have been good enough and is something I appreaicte about TO. Strongly against more than 2 stories
•	.
•	Some growth is ok but I don't like the Alternatives.
•	The photos portray 3-5 story buildings built right at the sidewalk. Keep our limit of 3 story buildings in Thousand Oaks.
•	I don't want to see any buildings over 3 stories in Thousand Oaks!
•	No more apartments in our city
•	Additional housing should be limited to 2 stories and blend more with the city. The current design is too congested and looks like downtown LA.
•	Use the hands mall and the oaks. NO buildings over 3 stories!
•	some combo of Alt 1 and Alt 2 depending on transportation and accessibility/walkability indexes
•	Keep mixed use housing to maximum of two stories, not three. Do not like any of these options. Some of this could be extended further along various sections all the way to the far North end of Moorpark Rd.
•	On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No mixed use.
•	They should NOT have put in the Brewing Company. Too much traffic, too many accidents; too many drunk drivers !! NO WAY !
•	Fiirst, the section title has WEST TO Blvd, but subsequent references are to EAST TO Blvd. Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
•	Leave it as is.

Question 13 Comments

- Nothing over 35'ft. No mixed use. You start this and you might as well rename the city "West San Fernando Valley"
- No more high density housing.
- the area is already a circulation nightmare impossible to navigate except by auto, very congested
- No mixed use, keep residential and commercial separate.
- Mixed Use High throughout The Oaks and Janss Malls, along Moorpark Road
- No high density housing.
- Leave it the way it is. No tall buildings, and no residential.
- none
- This area is the most logical place for any increase in multifamily housing, whether mixed use or higher density. The city should think about picking one area as opposed to trying to change the entire plan all at once.
- Leave it alone.
- Where will all those cars be parked! This can't be good.
- Truthfully, if you are going to be creating buildings, why not create ones that actually look CUTE and homey like something more cottage-like and welcoming. Why must it look like Santa Barbara or the City??? T.O. needs to have a quaint look of its own, but it is looking like a mish-mash of different styles of buildings. The building with BadAss Tacos and Chocolatine look like something right out of the Valley; not a great look.
- You are asking too much of us. From what I've seen, I don't especially like any of them: none address the real issues nor will be improve the quality of life.
- none
- Your base number of units exceeds what is needed to meet requirements.
- no change wanted
- Proposed buildings are too high.
- NO MORE DEVELOPMENT
- too dense -
- No build
- Do not agree with new buildings being over 35 ft
- NONE of them, stop the 'Mixed-Use' nonsense
- I like a combination of 1 and 3 -- I like the idea of making this whole area the area for higher density mixed use as a downtown hub for the City.

Question 13 Comments
<ul style="list-style-type: none"> I like a combination of 1 and 3 here. I think it makes sense to allow higher density at BOTH the Oaks Mall and Janss Marketplace area to create a true downtown hub as I know many of us want - I envision something like Old Town Pasadena.
<ul style="list-style-type: none"> We have enough traffic on T.O. Blvd.
<ul style="list-style-type: none"> None of the preferences match my vision. We should never build housing with over 30 units per acre or greater than 35 feet. I also think we have too much mixed use areas in all of the plans as we have 2 projects mixed use projects currently on Thousand Oaks Blvd.
<ul style="list-style-type: none"> #1 comes closest to what I prefer of the 3 choices. Want building to be no higher than 3 stories, no matter their use.
<ul style="list-style-type: none"> We should not be placing high rise buildings in Thousand Oaks.
<ul style="list-style-type: none"> No more new housing!
<ul style="list-style-type: none"> Keep our city our city!
<ul style="list-style-type: none"> leave it as is, please
<ul style="list-style-type: none"> minimal mixed use and no higher than 35 ft
<ul style="list-style-type: none"> Nothing over three stories. Address the traffic problems
<ul style="list-style-type: none"> No building at all
<ul style="list-style-type: none"> Update the current business/area
<ul style="list-style-type: none"> Too much change in Rancho Conejo south of 101 in all three plans. Maybe separate R.C. out to get things moving?
<ul style="list-style-type: none"> Current state of the area is working well for the city. No need to change it
<ul style="list-style-type: none"> I don't want increased density
<ul style="list-style-type: none"> Leave the area alone.
<ul style="list-style-type: none"> Keep is light commercial ONLY. Do NOT add in mixed use housing. We moved here to Thousand Oaks 21 years ago to get AWAY from housing density. Also realize that by adding 80,000 apartments, with an average of 2 cars per family, you're talking about adding 160,000(!) MORE cars to add to congestion on our small 2-lane roads along Moorpark Rd., Thousand Oaks Blvd, and Hillcrest. Our streets canNOT handle more congestion, much less impacts on parking, and the strain on our electrical grid and water resources.
<ul style="list-style-type: none"> HVE YOU EVEN DRIVEN AROUND TOWN? NO MORE TRAFFIC! THE FREEWAY IS ALREADY PACKED - THIS IS NOT LOS ANGELES
<ul style="list-style-type: none"> Our streets are already becoming overly congested. Multy-use development is a recipe for disaster.

Question 13 Comments
• Keep Thousand Oaks the same
• Keep it commercial
• Leave the area as is currently
• Leave it as is
• Same answer: they're too high. 3 looks nicer than 1, but neither is acceptable.
• Already to many cars.
• Not enough current resources for the population as it stands-traffic, pollution, sewer, etc.
• Buildings too tall in all alternatives. Amgen was not allowed to build that tall.
• Buildings of four stories are too much.
• No way no building
• No more development
• You are destroying Thousand Oaks history.
• Leave it
• No buildings over two stories
• None
• Ny stomach turns when looking at this . Are we trying to recreate N. Hollywood? This is destroying our community . Our infrastructure can not withstand this. Its not a pretty sight.
• It doesn't need high rises
• None of the above
• Keep the present plan. No need for more units when we have vacant shops.
• Keep it like it is
• Don't agree with the heights.
• I do not like any of the alternatives, right now there are vacant buildings as it is.
• Keep as-is. No multi family housing to gum up traffic... it's bad enough already.
• Don't change it. Don't grow. Stop what you are doing
• I'm not against mixed use or more housing, but all these buildings are too tall. 3 stories should be the maximum. Two would be better. ould
• No change keep as is
• Who ever set the requirements for the submissions was out of touch with the community.

Question 13 Comments
<ul style="list-style-type: none"> • Stop the building.
<ul style="list-style-type: none"> • leave as is
<ul style="list-style-type: none"> • I don't like any of them.
<ul style="list-style-type: none"> • They all look like Glendale or the new North Hollywood. Try adding 100 townhomes with small back patios and garages. Apartment dwellings are horrible and leads to resident turnover, which leads to disaffected people calling TO home and actually giving a concern for the quality of life. What advantage does a current resident get from crowded streets and increase in crime.?
<ul style="list-style-type: none"> • Put housing in at Janss Marketplace and Oaks Mall abandoned buildings if you must.
<ul style="list-style-type: none"> • Three to five-level residential is a bad idea for Thousand Oaks. Look what it has done to area's of The Valley
<ul style="list-style-type: none"> • The area is already high density. No more housing!
<ul style="list-style-type: none"> • I do not believe any more buildings can help our over populated area other areas may be more or less populated but this area is crowded enough..
<ul style="list-style-type: none"> • keep to current density and height
<ul style="list-style-type: none"> • Hate them all. Protect our city and our property values.
<ul style="list-style-type: none"> • See #2 above
<ul style="list-style-type: none"> • no mixed use
<ul style="list-style-type: none"> • There are already packed, tightly, mobile home parks along TO Blvd. And plenty of low income housing (the apartments you can see) all along TO Blvd. Do not cramp the living situation any more than it is.
<ul style="list-style-type: none"> • ALREADY JAMMED WITH TRAFFIC. STOP YOUR RAPID AND EXPANSIVE PLAN.
<ul style="list-style-type: none"> • should leave it alone or keep it commercial
<ul style="list-style-type: none"> • I moved out of LA bc I didn't want to live there. This just brings LA here
<ul style="list-style-type: none"> • The images and flow of this survey need to be improved to better collect data and input from the public. The maps were too small and could not be zoomed in enough to interpret clearly. The image questions regarding the look/feel of buildings could definitely be improved bc I had to keep scrolling around. There has to be a more professional and moderized survey for politicians to use in such a time when computer literacy is an essential skill.
<ul style="list-style-type: none"> • Do not tinker with what we have. You will only make things worse.
<ul style="list-style-type: none"> • All of the alternatives presented are considerably higher than the structures that are there now or are under construction there. Contributing to the desirability and beauty of Thousand Oaks are the lower height of the structures, the greenery around the buildings, and the space between buildings. A street with

Question 13 Comments
<p>buildings like shown in Images 1, 2, or 3 creates the atmosphere of the San Fernando Valley. Our preference is to limit the height of the buildings to 2 stories (maybe 3).</p>
<ul style="list-style-type: none"> • Keep as retail and commercial only
<ul style="list-style-type: none"> • This is all too much unnecessary industrial mixed use developemtn.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Traffic is already bad. Why make it worse?
<ul style="list-style-type: none"> • Keep buildings within the current guidelines.
<ul style="list-style-type: none"> • Lean toward Alternative 2, provided height, density and traffic issues can be mitigated, and substantial green space incorporated into development. Are pedestrian only/resident vehicle access only areas workable possibilities for addressing congestion?
<ul style="list-style-type: none"> • o buildings more than 3 stories
<ul style="list-style-type: none"> • Too dense. Need to limit height and density
<ul style="list-style-type: none"> • Nothing over 2 stories. Originally, no structure was higher than an oak tree.
<ul style="list-style-type: none"> • Do not want development in these 3 alternatives
<ul style="list-style-type: none"> • Nothing above 3 stories.
<ul style="list-style-type: none"> • Areas can be dense and not ugly. Look at Pasadena.
<ul style="list-style-type: none"> • keep commercial
<ul style="list-style-type: none"> • STOP increasing the housing!
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • Absolutely no higher density than is current
<ul style="list-style-type: none"> • Any development in this area should be limited to three stories with medium density and remain commercial.
<ul style="list-style-type: none"> • Mixed use sparingly. For the residential development near Tarantula Hil, minimal mixed use.

Question 13 Comments
<ul style="list-style-type: none"> No buildings over 2 stories high
<ul style="list-style-type: none"> C'mon now - you're indicating that this area has "excellent freeway access" ...but the freeway already is jammed at many times of day.
<ul style="list-style-type: none"> Why turn our neighborhoods into downtown L.A. with multi-story structures.??
<ul style="list-style-type: none"> just put businesses into the vacant buildings already built
<ul style="list-style-type: none"> keep it as is, low density, noo much congestion already
<ul style="list-style-type: none"> None of the above. Leave unchanged.
<ul style="list-style-type: none"> .
<ul style="list-style-type: none"> See previous comments.
<ul style="list-style-type: none"> Retail is dying. Why does Tarantula Hill get a cross walk and no parking when I had to struggle with planning. I guess I didn't know anyone with the city.
<ul style="list-style-type: none"> 5 stories is too high. Max 4 stories anywhere in TO
<ul style="list-style-type: none"> Acquire and redevelop vacant commercial areas for residential use
<ul style="list-style-type: none"> Why? Why do you want to change a place you love? Please. Please! Please: do NOT increase the DENSITY of Thousand Oaks! THAT'S what a responsible City Gov't should be focusing upon! In other words, WHY do you look around at the Paradise you have, and you're decision is to DESTROY it?! You should want to PRESERVE it! Density increase ONLY worsens Thousand Oaks. Please, PLEASE: don't do it!!!!!!
<ul style="list-style-type: none"> stop it
<ul style="list-style-type: none"> Congestion on these roads is already terrible. These complexes look out of touch for Thousand Oaks. Looks more like Reseda Blvd, just missing the panhandlers.
<ul style="list-style-type: none"> These are terrible alternatives meant to confuse citizens so you can pass your plans under the radar of Thousand Oaks residents
<ul style="list-style-type: none"> Do not want more housing
<ul style="list-style-type: none"> Proposed building heights all appear to be higher than 35 feet. Totally out of line with the character of Thousand Oaks. Maintain existing building heights throughout the city.
<ul style="list-style-type: none"> See answers to #11 and #12
<ul style="list-style-type: none"> Contemporary, not Spanish decor.
<ul style="list-style-type: none"> i don't want more housing added but seems it will. my concern is TO is an affluent community. shops/restaurants that attract affluent shoppers very likely cannot live harmoniously beneath mixed use/low income housing. it's a catch 22. makes me think these shops will be low quality and turn these areas into

Question 13 Comments	
	undersireable regions similar to what's happened in the Ralph's shopping center in NP and las casitas
	<ul style="list-style-type: none"> Mixed use, residential & retail
	<ul style="list-style-type: none"> Leave it as is!
	<ul style="list-style-type: none"> Keep it as is
	<ul style="list-style-type: none"> SLOW GROTH is imperative to the quality of life of forward looking TO.
	<ul style="list-style-type: none"> Stop building
	<ul style="list-style-type: none"> No mix use
	<ul style="list-style-type: none"> Stop overpopulating our city
	<ul style="list-style-type: none"> Do not let it turn into Ventura Blvd in the valley. It is horrid.
	<ul style="list-style-type: none"> Reduce development concentration immediately next to the 101
	<ul style="list-style-type: none"> Too many homeless and thieves have moved into town
	<ul style="list-style-type: none"> The alternatives are ugly urbanization. We're a bedroom community. If one wants to live in a city, move to LA
	<ul style="list-style-type: none"> WE DON'T WANT ANY OF IT. There is plenty of low cost housing in OXNARD and Camarillo
	<ul style="list-style-type: none"> Leave it the way it is
	<ul style="list-style-type: none"> Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
	<ul style="list-style-type: none"> Keep as single family dwellings. Otherwise increase police, fire, health, building, and all social services. Do not create a monster
	<ul style="list-style-type: none"> Mixed-use should definitely be an option here. I think access to the Janss mall area is the most prohibitive. Creating mixed-use, making it a vibrant destination, minimizes the access barrier when people are living there and do not need to drive to get there. Further making TO blvd a one way road, and Hillcrest a one way road, including removing the center divider on Hillcrest between Hodencamp and Moorpark should be considered. Go big or go home. Have all developers who are going to be getting the benefit of building mixed-use units to pay a fee to add to a pool to pay for smart infrastructure changes. It might be costly, but Nader can do it smartly, economically and 3 months earlier than anyone else! Minimize people from driving in, create parking outside the area and create a loop from 23 freeway, hillcrest, moorpark, to blvd, or even all the way to lynn. We must have the infrastructure and much better improved traffic flow, especially for the EIR

Question 13 Comments
<ul style="list-style-type: none"> • Stop developing everything ! It's not thousand Oaks anymore !
<ul style="list-style-type: none"> • We don't need mix use. As a result of the pandemic people want space and single family homes.
<ul style="list-style-type: none"> • They all look a little dense. Out of the three alternatives I like 3, but that wouldn't be the entire area covered in large buildings, right?
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • use a combination from each alternative
<ul style="list-style-type: none"> • Put in a park
<ul style="list-style-type: none"> • No added density. Drought area and not enough sources of power
<ul style="list-style-type: none"> • Keep with low density tradition of Thousand Oaks
<ul style="list-style-type: none"> • Traffic is already bad. Increase in density should be minimal
<ul style="list-style-type: none"> • Move Mixed use to Rancho Conejo
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • Build homes for ownership. Don't build more rental units
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • Residential only
<ul style="list-style-type: none"> • These all look like just too much housing and tall buildings give the feel of big city living. I know we won't be the SF Valley, but it will give that crowded feeling while traveling/working/playing along the boulevard.
<ul style="list-style-type: none"> • No tall buildings along TO Blvd.
<ul style="list-style-type: none"> • STOP this insanity.
<ul style="list-style-type: none"> • Keep low density and low profile, mixed use ok if coordinated design
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • we are cowering to a governor who may not be around much longer, no change anywhere, keep TO small
<ul style="list-style-type: none"> • No growth
<ul style="list-style-type: none"> • No high density mixed use anywhere
<ul style="list-style-type: none"> • No high density mixed use, medium or lower, NO SF VALLEY here
<ul style="list-style-type: none"> • Need more nature landscape. Make buildings look like they are in the nature. Not buildings with few trees.
<ul style="list-style-type: none"> • No 4 story buildings. We do not want to become like SF Valley

Question 13 Comments
<ul style="list-style-type: none"> • too dense and already crowded
<ul style="list-style-type: none"> • Keep it the way it is.
<ul style="list-style-type: none"> • Encourage ADU Units to existing homes. That will fulfil the additional housing requirement. Crime comes when you pack in people into high rise apartments. Add low income to the equation and you increase the possibility of crime. I think cramming all those people into one area is a bad idea.
<ul style="list-style-type: none"> • Rebuild area without multifamily housing.
<ul style="list-style-type: none"> • No additional housing developments
<ul style="list-style-type: none"> • no additional multi family housing
<ul style="list-style-type: none"> • No vertical mixed usage whatsoever in Thousand Oaks but allow for rezoning of neighborhood medium density to allow for some multifamily apartments to be built
<ul style="list-style-type: none"> • It looks like I'm in Los Angeles, Ca
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Keep it as we are. Many of us pay higher home prices to be able to move here to be away from dense population like the valley
<ul style="list-style-type: none"> • Maintain As Is
<ul style="list-style-type: none"> • Must limit the building height to three stories. Need more street setbacks
<ul style="list-style-type: none"> • The one that creates less population
<ul style="list-style-type: none"> • Leave as is
<ul style="list-style-type: none"> • No more building
<ul style="list-style-type: none"> • Too commercial
<ul style="list-style-type: none"> • I like # 1 but with the Housing at the Oaks Mall thats is on #3
<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghouls.
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • I would like less apartments not more
<ul style="list-style-type: none"> • Alternative 3 but with lower height and density limits. I'm concerned about the blocking of views and effect on traffic.

Question 14.

What other comments do you have about the Moorpark Road and West Thousand Oaks Boulevard area?

Question 14 had 417 open-ended responses, which are listed below.

Question 14 Responses
<ul style="list-style-type: none"> Allow more development, mixed use, higher density residential, higher buildings.
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Building higher here works.
<ul style="list-style-type: none"> My only concern is the amount of traffic that would result from increased density.
<ul style="list-style-type: none"> Allow higher buildings at Oaks mall and Janss mall
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> See for Entertainment space and for library
<ul style="list-style-type: none"> Alternative 2 is the best as it condenses mixed use zoning in a continuous band creating opportunities for a vibrant walkable community. It is a shame however that the area of the Oak Mall is separated from the TO Boulevard corridor by commercial development. Mixed Use zoning only works when its walkable and not spread out and divided by other uses.
<ul style="list-style-type: none"> Fix it up, make it more aesthetically pleasing- unify the area, make it look coordinated. Clean up what is already there. do not ADD more. CLEAN it up- take the homeless back to LA. They do NOT need to be standing on the corners.
<ul style="list-style-type: none"> Bike lanes & paths!! Please find a way to make sure these areas are easily accessible to bikes.
<ul style="list-style-type: none"> Please, build more affordable homes where my students can hopefully rent or buy one day.
<ul style="list-style-type: none"> Though easy, and tempting, to simply use one's design application to plunk down mega-buildings in someone else's neighborhood, I urge the city planners to muster the valor and restraint necessary to refrain from doing so. Do not plan for massive buildings. Do not plan for drastic, unchecked, ill-conceived population booms. Thousand Oaks should contemplate somewhere low-key and beautiful, then seek out the city planners involved in those cities to come and help Thousand Oaks envision its future. Hiring a company that has lent its services to planning for Washington DC, Philadelphia PA, and Gary IN, all intensively urban, "big city" settings, may not be the best fit for Thousand Oaks.

Question 14 Responses

- Can we seek out a consultant whose proclivity is more in-tune with the open-space feel of our city?
- If there is unused commercial space, I don't see a problem converting to mixed use, but no more than two stories. The spanish style architecture that is already there looks nice. the freeway corridor between Moorpark and Wendy gives an unobstructed view of the mountains and trees along the freeway. we should keep it that way. I'm not in favor of four and five story buildings that block views such as what is being built along the 101 in the San Fernando Valley.
 - The potential for mixed-use development with higher-density housing around the Oaks Mall and Janss Marketplace offers a prime opportunity for affordable and workforce housing, and reconfigures the mall in a forward-looking way.
 - more rental housing that cost less than 2000 dollars a month
 - City buying up land illegally is wrong
 - That area along Moorpark Road is already congested with traffic. Mixed-use is only going to create more traffic problems.
 - Don't mind limited mixed-use at 35 ft or less
 - LOW-MIXED USE WITH OUTDOOR SHOPPING/RESTAURANTS
 - Bring a costco to oaks mall. Costco will bring people to this area . Look at westfield has done in woodland hills and valencia. The mall has to many vacancies. These Macys and nordies at the oaks are not producers for these companies.
Community needs another costco . Look what target westlake done to your tax revenue.
 - Do not alter the feeling of our town, which includes seeing the hills from the freeway!
 - Many people view this part of the city as more of a downtown than the area near the Civic Arts plaza is, due to the ease of accessing it from all parts of the city and the fact that it is already a destination for shopping and dining.
 - Keep the town as a Horse Ranch Style.
 - Get out of our sleepy town! This is not LA
 - We are at what I feel is maximum capacity now on Moorpark Road, particularly when school begins and lets out Monday through Friday. Earlier city planners designed some centers along Moorpark and Thousand Oaks Boulevard in such a way as to make entering and/or exiting the properties nearly impossible; confusing and often dangerous. I would hope moving forward that allowances would be made for any increase in traffic.
 - This is a good area for Arts and Entertainment, which I would really stress for the TO Mall area if it is to survive.

Question 14 Responses	
<ul style="list-style-type: none"> • 3stories only. No matter what. 	
<ul style="list-style-type: none"> • Learn from other cities' mistakes. The grand and overbuilt Caruso-like projects have people living in hives. There is no sense of community. Resist repeating the errors other cities have made. We don't need to over-build. We can plan for housing to accommodate our share of the need; we don't need to plan for so much. 	
<ul style="list-style-type: none"> • No buildings over 3 stories. Do not increase current density requirements 	
<ul style="list-style-type: none"> • Oaks Mall to "Neighborhood Medium", "Neighborhood Medium-High", "Neighborhood-High" and "Mixed-Use High" South of W. Hillcrest." 	
<ul style="list-style-type: none"> • See above responses. 	
<ul style="list-style-type: none"> • Opposed to any buildings over three storys. In favor of mixed use. 	
<ul style="list-style-type: none"> • Traffic and overcrowding are a major concern. We already sit through 2+ rounds of traffic lights during certain times of the day. 	
<ul style="list-style-type: none"> • traffic in that area is already difficult at times, especially on the freeway after 3pm. Increasing housing will just make it worse 	
<ul style="list-style-type: none"> • Dense mixed-use encouraged. 	
<ul style="list-style-type: none"> • Build with a center and square, liveability in mind, otherwise it will just be more buildings, there will be nothing to disinguish itself from any other developed (and possibly overdeveloped strip mall area designed for errand running but not for lingering. <p>The parking lot in front of Best Buy is land that should have been use for a town square, center, piazza instead of using To Blvd in this area as a grid/square. The 'center' plan was the development along TO Blvd, hence City Hall and Civic arts plaza that is not a plaza, buildings that front a boulevard</p>	
<ul style="list-style-type: none"> • I don't think we need to create a " downtown" area as this will increase traffic and draw in visitors from other areas. Thousand Oaks is nice because it's slow and quite. I don't think we need to try to turn our great city into a destination. 	
<ul style="list-style-type: none"> • Again, transportation infrastructure would need to be built out to allow the necessary traffic to be able to flow through this area if capacity is to be increased. It is already rather congested at times, and we don't want the "Valley Effect" to take place where it take 1/2 and hour to drive 2 miles due to poor city planning. 	
<ul style="list-style-type: none"> • Must keep height low- 35 ft. Buildings set back. Lots of plants & trees, eonogh parking. 	
<ul style="list-style-type: none"> • 10. Janss & Oaks Mall are the perfect areas to allow for mixed use, but the heights should match what is currently there. <p>They should also have a nice plaza with gathering areas and an abundance of</p>	

Question 14 Responses
<p>nature for the residents. 12. Must be set back away from the street and not be so tall! Generally, throughout this area, any combination of the Mixed Use Low, Commercial Town and Neighborhood Medium High</p>
<ul style="list-style-type: none"> • Overall, I think this area has untapped potential for creating more affordable housing with residential medium and high, as well as mixed use low and medium, and commercial.
<ul style="list-style-type: none"> • Get rid of Carlson Building Material. An eyesore. Whose pocket is he in?
<ul style="list-style-type: none"> • leave it be
<ul style="list-style-type: none"> • Do not want to see buildings over 3 stories tall
<ul style="list-style-type: none"> • Keep it a clean, outdoor eating, family friendly, entertainment zone. Bring in Farrells, Bowlerama, find a large space for Top Golf. The Janss Marketplace area is busting for these next big ideas!
<ul style="list-style-type: none"> • Turn the oak mall into mixed use apartments
<ul style="list-style-type: none"> • LEAVE IT ALONE
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • No buildings taller than 3 stories.
<ul style="list-style-type: none"> • It would be good if any new multi tenant condos were something that could be purchased and not just rented to make sure that people move here and stay here to live in the community versus apartments where there is higher turn over Of occupancy
<ul style="list-style-type: none"> • Do not allow buildings as tall as 75 feet no matter what. Keep buildings no taller than 45 feet.
<ul style="list-style-type: none"> • Although not as bad as Westlake Blvd/T.O. Blvd intersection, it is a close 2nd. This would only worsen with increased density and current traffic infrastructure/capacity not addressed/improved to accommodate increased density.
<ul style="list-style-type: none"> • As regards question 10., Image 2., any new development at the Janss Mall must conform to the 35-foot maximum building height and generous setbacks as outlined in the original General Plan. As regards question 10., Image 5., the city must require that, upon redevelopment, all impermeable pavement be replaced, wherever possible, with permeable pavers, and plentiful native shade trees and plants to capture, store, and/or redirect all rainfall and storm water, so as to increase natural ground filtration, recharge subterranean aquifers, enhance our local supply of clean water (to mitigate drought and water scarcity), expand any remaining city wetlands, restore vulnerable ecosystems, and reduce threats from flash flooding. <p>As regards question 12., Image 3., the 50-foot maximum height allowed on this</p>

Question 14 Responses

Mixed-Use Low building, is too high. (Original General Plan height limits of 35-foot maximum must be retained.) The minimum setbacks noted for this land-use designation in its description is also unacceptable; sidewalks must be wide and setbacks must be generous.

We can reduce VMT and have a more people-centric, walkable, connected Moorpark Rd and W. Thousand Oaks Blvd. area by creating distinctive Neighborhood Town Squares at both the Janss Mall and Oaks Mall sites:

*IDENTIFY an existing, conveniently-located commercial "center" in each neighborhood.

*REVITALIZE existing vacant spaces around a central, outdoor, public-gathering space (Town Square) in each commercial "center".

*BEAUTIFY and green each Town Square with native trees, plants, gardens and parkland.

*BUILD housing that's actually "affordable by design" within walking/cycling distance of each Town Square.

*POWER each Town Square with clean, inexhaustible, solar-generated, electric energy.

*JOIN each Town Square to its surrounding neighborhood via a network of dedicated walking and cycling paths.

*CONNECT every Town Square and major attraction citywide through an all-electric public-transit system.

*LINK Thousand Oaks to nearby regional cities through strategically located intercity transit hubs.

Here's a more detailed description of the concept: Transportation accounts for our community's largest source of the climate-heating greenhouse gases driving drought, water scarcity and wildfire risk, contributing fully half (50%) of our total emissions. In 2018, commuters drove six million miles, DAILY, into and out of Thousand Oaks. So it's essential that our General Plan Update (GPU2045) and our Climate and Environmental Action Plan (CEAP) actually reduce traffic, noise, congestion, pollution, and Vehicle Miles Travelled (VMT) by enabling more Thousand Oaks residents the opportunity to accomplish our routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of our home:

To create a more people-centric and connected community, the City of

Question 14 Responses

Thousand Oaks should encourage and deliberately design Neighborhood Town Squares in both the Janss Marketplace and Oaks Malls sites (as well as in the Rancho Conejo employment hub, and in all "village centers" citywide) as follows:

IDENTIFY an existing, strategically-located neighborhood "center" for each area where shopping, small business, entertainment, and jobs are already concentrated within walking/cycling distance of the surrounding neighborhood.

REVITALIZE/renovate any vacant spaces to create an orbital, Town Square that features cafes, coffee shops, restaurants, retail, grocers, farmers markets, finance, and leisure activities, all located surrounding a central outdoor feature (a piazza, fountain, park, etc.) with welcoming public seating areas. (There is already much vacant commercial space in Thousand Oaks, and likely to be more in a post-COVID economy in which employees transition permanently to working at home; so it makes no sense to build more when we can't fill what we already have. There is little that will depress investment interest in a community faster than a surfeit of high-end retail that ultimately goes bust, leaving the blight of vacant storefronts. It is also far more economical to efficiently reallocate scarce resources ... like existing buildings ... and to reuse them where possible, than it is to tear them down and essentially waste the materials of which they are constructed, only to have to source/purchase new materials from which to reconstruct them. And, given that building materials and construction contributes 11% of global greenhouse gas emissions, we have to be mindful, in all of our planning decisions going forward, of the huge impacts that energy-intensive processes like creating new concrete, steel and wood has on accelerating the climate crisis.)

BEAUTIFY each Town Square, making it a compelling and attractive social gathering space, by preserving ancient oaks and other heritage trees (which store carbon), and planting abundant complementary tree canopy coverage, park land with ample green space and native plants, and edible, organic community gardens (which absorb carbon, drawing it out of our atmosphere).

Within, or on the periphery of, each Town Square, BUILD a specified/required percentage of housing (similar to university dormitories) that is disability-accessible and actually "affordable-by-design", by combining studio apartments (consisting of a private bedroom, bathroom, and compact living space equipped with a microwave and small refrigerator) with common indoor and outdoor spaces (which allow for significantly reduced rental rates) that offer shared kitchens, lounges, laundry facilities, and courtyards. This arrangement could work equally well for students and singles as well as for seniors by building-in the socializing opportunities that young people so often seek, while also providing mature residents who are still able to take care of themselves, but are downsizing both their belongings and the spaces they have to maintain,

Question 14 Responses

more camaraderie than living alone often offers.

Require that all new, remodeled, or renovated development be all-electric (Eliminating natural/fossil gas connections reduces both construction and operating costs, while also eliminating dangerous indoor air pollution and the risk of explosion.) and POWERed by clean energy-generating rooftop solar (with the intention of ultimately phasing in battery storage-based micro-grids for enhanced community resilience) with EV-charging stations for cars and bicycles.

Equip each Town Square with bicycle racks and rental bicycle fleets; and JOIN each surrounding neighborhood to its Town Square, and to other Town Squares citywide, through a network of separate, dedicated walking and cycling paths (like those in First Neighborhood), and protected bike lanes along surface streets (to ensure less-experienced cyclists feel safe) to enable residents to easily navigate their neighborhoods without having to drive.

Establish fossil-free, electric-powered (ie: electric, not natural/fossil gas) public transit to CONNECT all town squares to one another, and to other frequently visited city attractions (local colleges; middle and high schools during drop-off, pick-up, and special events; malls; the Civic Arts Center; sports playfields; libraries; open space areas; etc.).

Locate longer distance, intercity public transit hubs adjacent to park-n-rides positioned near to the northern, southern and easternmost Town Squares, to LINK them to nearby cities.

- Because of the environment along Moorpark Road I am more skeptical about the viability of mixed-use development here than along Thousand Oaks Boulevard.
- See above
- heavily congested area already, dont see more traffic as a solution to the congestion. More family friendly establishments or restaurants are what we need
- Any high density mixed-use should be concentrated at The Oaks. It's an under-utilized site that could densify better - and without impacts to surrounding areas - than every other location in the city.
- walking , sitting areas for public use
- There is no need for more commercial space in Thousand Oaks and the future may see a further decrease in commercial uses. Add housing only with a maximum of 3 story buildings, ample setbacks from sidewalks and streets for large City shade trees and greenscape. Do not design buildings that create an urban, congested atmosphere that stifles creativity and blocks light. Image 2 might have been acceptable if there was a 25-30 foot setback with trees and plants.

Question 14 Responses	
•	No 4+ story buildings
•	The increasing traffic, and danger on TO blvd when people make left hand turns out of business complexes, new businesses, and the whole pattern of traffic on Moorpark blvd intersections will need to be reworked if you add density; traffic flow issues need to be a part of this plan.
•	I like seeing more landscaping between street and building frontage. No buildings taller than the old B of A building.
•	IF YOU WANT TO ADD DENSITY, THIS IS MORE OF AN APPROPRIATE AREA TO DO IT AS OPPOSED TO NEWBURY PARK/RANCHO CONEJO. LEAVE RANCHO CONEJO ALONE! YOU SHOULD ALSO CONSIDER ALONG THE 23, AT CONEJO CREEK PARK.
•	We need more family recreation; roller rink, ice skating rink, bowling place, dancing at a club or restaurant. More places for families and teens to gather.
•	No buildings over 4 stories
•	na
•	The trends that I see now are positive
•	N/A
•	We have too many useless stores at the Oaks Mall. Need more moderately and affordable function goods. Mall itself could be retail on the bottom and residential on the top. Lot of wasted space there. Janss and Oaks Malls are near multifamily dwellings, condos and townhouses. Makes more sense to put some where parking lots are and convert some flat space to parking structure instead. No cold, modern blocky architecture. Need softer lines and warmer feel, not industrial look. MUST incorporate green areas and park spaces.
•	On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No mixed use.
•	Under no circumstances should you put more buildings & more traffic in this area. ARE YOU CRAZY?? ARE YOU STUPID?? Or you just do NOT give a damn about the people in this neighborhood. Probably ALL OF THE ABOVE !
•	na
•	no comment
•	Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
•	none

Question 14 Responses

- Having come from Brea, CA, they tore their downtown of vacant buildings about a couple of miles from their mall and developed mixed use with Retail on bottom and Housing on top, about 3 stories. This has become a very successful gathering place for residents. As part of the development they created a whole area of small residential units for young families and older adults who wanted to remain in their homes.
- Do Not believe mixed use on blvd. is going to work. People don't want to live on the Blvd. especially above Tire Man or Lesile Pool supply or Instrumental Music. this is the beginnging of the end for T.O. Exactly what the Valley is today! The 1710 building on T.O. Looks totally out of place. You guys are kidding yourselves and not listening to the people that put you in office.
- Too many accidents here the intersections are poorly designed impossible bicycle and pedestrian access adding more retail or housing here with more people here would be impossible to navigate
- There should be an architectural vision/competition for new street facing construction along TO Blvd. that adds visual cohesion and character.
- This area is the main hub of the city and should be able to accommodate large amounts of housing in both mixed use and multifamily structures.
- There is a significant homeless issue that needs to be addressed in that area, which is more urgent to our community than yet more development on what is already a concrete jungle and quite a far cry from the feel this area had just 20 years ago.
- Maybe a few luxury apartments. 4 units to an acre.
- Leave it alone!!!
- The current exit of the 101 at Moorpark Rd. Is dangerous because it is often congested with traffic stopped going northbound on Moorpark Rd. due to the traffic signals at Thousand Oaks Blvd and Hillcrest. What plans are there to improve the flow of traffic exiting the freeway.
- Allow taller buildings at the two malls, Oaks and Janss.
- I think this area is the best area for high-density mixed use development. There are no residential vistas to "spoil" and the area is already a magnet for lots of people.
- I do not like 4 story buildings in our community. I see very poor setbacks, green space and landscaping. Is all parking ipundrrgr? None is shown.
- To Blvd is an accident waiting to happen already.
- Moorpark Rd. already has plenty of people and traffic. I can't even imagine how much worse this will get with more traffic.

Question 14 Responses	
•	No mixed use high. No increased height limits. Overall, would be good area to add some med density housing options.
•	I realize that adding more multi-family housing is needed here, but I don't want buildings over 3 stories. We should also have style requirements to maintain the attractive nature of our city.
•	Developers will never be incentivized to build truly affordable housing unless the city steps in. These photos are beautiful but to me they spell unaffordable luxury apartments. We need compact high density development where affordability is baked into the design, but also an inclusionary housing ordinance that ensures that some or all of the units are actually affordable. Affordability that is determined by the state (based on AMI) still does not result in actually affordable units.
•	Traffic is bad. It is completely un-walkable. There is no unity among the little pockets of shopping and none of the buildings or parking lots have solar panels. It's terrible.
•	None
•	none
•	no additional building
•	How about put in a pocket park where the fire station is?
•	The area could have a small increase in density. There is a fine line between over built and just right this area could be somewhat of a "test" area as to what may work on the Blvd. No matter what happens traffic will as it is now be an issue.
•	Parking will be a problem. Tarantula Brewing is already an issue.
•	We need alternative #4 I prefer Village Centers in all areas plus mixed use medium in most of the areas of change especially Oaks and Janss Malls and in WL near the car dealerships and promenade.
•	Stop it already I moved from the valley to get away from the nightmare.
•	We need affordable housing.
•	Do not want any more than a 3 story building w/1st floor retail. If all apartments 1 floor underground parking necessary.
•	New construction should be low profile with open areas (courtyards) in between buildings.
•	I feel this area is the best area to add some higher density, as it does not obstruct views of anything but the freeway and is so centrally located. This could really be our true downtown center.
•	No more residential housing!

Question 14 Responses
<ul style="list-style-type: none"> • City gateway, prefer rural look over SF Valley.
<ul style="list-style-type: none"> • this is too complex to be handled during the pandemic
<ul style="list-style-type: none"> • This is the perhaps the only candidate for high density. It has somewhat a grid of streets that make it best for a downtown.
<ul style="list-style-type: none"> • Low to moderate density only, mixed-use, or stand-alone regular businesses.
<ul style="list-style-type: none"> • Putting anything above 2 stories in Thousand Oaks will ruin the integrity of the city and make traffic horrible.
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Yes upgrade but don't overpopulate and if not commercial then high income use
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Keep the flavor of the city. 35 feet max.
<ul style="list-style-type: none"> • Buildings no more than 3 stories high
<ul style="list-style-type: none"> • Stop building we don't need any more people in our city. The 101 can't handle anymore
<ul style="list-style-type: none"> • I'm disgusted in this new plan. I don't see any changes to the roads. How do you plan to accommodate the people you want to bring in this community. TAKE A LOOK AT LOS ANGELES !!
<ul style="list-style-type: none"> • I think it's creative to mix some nicely styled attached housing in the dying retail centers. The businesses below and the housing on top look OK in the downtown areas. Keep that crap away from our McMansions. LOL. Thanks!
<ul style="list-style-type: none"> • Just make it prettier, and more efficient is good, but don't make it bigger.
<ul style="list-style-type: none"> • Leave thousand oaks Blvd and Moorpark Blvd alone.
<ul style="list-style-type: none"> • Our small 2-lane roads canNOT handle more traffic congestion, parking impacts, and the strain on our electrical grid and water resources. Thousand Oaks is supposed to be SLOW growth! Shame on you, City Council, for discussing rezoning it from the quiet family town we moved here to 21 years ago to get AWAY from dense population, traffic, and hectic busyness. We commute to our work in other cities, and at the end of the day and on weekends we want to be able to RELAX in our hometown, not battle traffic congestion, long lines in stores, etc. We moved AWAY from that to Thousand Oaks, so please don't turn us into another San Fernando Valley. Look what's happened in Warner Center, Woodland Hills! It looks like a small downtown LA now. Just appalling and sad.
<ul style="list-style-type: none"> • Please, please create a height cap. If we must have more mixed use, please cap the height at 4 stories max in limited areas, and 3 stories max elsewhere.

Question 14 Responses	
•	Just leave things alone. There is absolutely no reason to further crowd the freeway and streets. Keep the open space and stop trying to cram people into Thousand Oaks. This is not Los Angeles. You say this happens over generations. I would like to keep something nice for my grandchildren to enjoy. Hiking trails and open space. No endless traffic or air pollution. STOP PLEASE STOP
•	It has been developed to it's maximum potential already. With so much commercial space now available, why is that not being considered for extended living or commercial development? It's already there!
•	Keep Thousand Oaks the same as it has always been. Do not want this area to look like the valley areas.
•	Keep it a commercial area.
•	Leave it as is
•	Already congested . No more need for housing in this area
•	I agree with the concept that this would be a prime area from more density. But not that much more height. I don't understand high density mixed use in an area that would have businesses other than offices. People move in and then complain about noise from the businesses. T.O. has talked about having a compelling night life at some point, but that adds noise unless compelling means quietly playing board games.
•	Less is more.
•	It is already a busy area I am concerned about more traffic.
•	PLEASE STOP ADDING HOUSING to TO AND NP ...THE FREEWAYS ARE ALREADY SO CONGESTED AT THE PROPOSED AREAS... DONT YOU CARE ABOUT OUR QUALITY OF LIFE HERE? DO THE VERY PEOPLE THAT WANT MORE PEOPLE TO LIVE HERE, LIVE HERE AS WELL??
•	Preserve the history and small town feel of TO. We don't want this becoming another Los Angeles
•	na
•	no comment
•	na
•	na
•	Great area for mixed use.
•	none
•	Keep it mostly commercial and the housing density low.
•	I personally avoid that intersection at all cost. Incredibly dangerous.

Question 14 Responses	
• Mitigate traffic	
• It's fine as-is, for God's sake.	
• Stop trying to make the Conejo Valley worse. It is a unique place, different than the surrounding cities. That's what we love about it. That's why we live here	
• I believe there are areas on both streets that could be used to better advantage, and be more aesthetically pleasing, but I'm against anything taller than two stories.	
• Keep our community safe, managed traffic, density, etc	
• Again, my concern is the upkeep of residential buildings. We have seen too many of these building become rundown and filled with crime. How will the city prevent these problems. I just don't trust some of these landlords and developers. As long as they get their money the don't care about the community and crime. Most don't live locally. How will the city address these problems. I love Image 3, it looks like Santa Barbara architecture which is elegant and traditional California.	
• Moorpark road is already so crowded that I typically use Lynn road to get to a destination I one of the retail areas and cut over one of the streets like Janns or Flores. adding more to it will only increase traffic in the neighborhoods.	
• These proposals all will change the feel of the community for the worse. The charm of TO is it's small town residential community. If I wanted to live in what is proposed I would move back the the San Fernando Valley. That has been turned into tan arm pit.	
• Update some buildings if necessary, but these proposed changes are ridiculous.	
• None	
• Leave TO as is please just add ample sized townhomes for seniors. No more renters.	
• Add another freeway on/offramp, as traffic will be insane.	
• Do not over develop. ☹️☹️☹️☹️.	
• Keep the number of stories to 3. No more	
• More housing is needed.	
• See #9 above	
• The traffic needs to be reconfigured into and exiting shopping centers. Leave the old buildings in TO alone (TO BL).	
• dont want to end up like the valley	
• I wish that you would designate and improve this area (all the way to Janss Marketplace) as "downtown" rather than what's currently proposed. This area	

Question 14 Responses	
	can include some mixed use development as well. I believe that it would attract more people from the East part of T.O. and N.P. (rather than from W.V. where are many more options), so it would be more financially beneficial as well.
•	What's great about TO Blvd are all of the private-owned stores, and no one needs to have bars on the windows (exception between liquor stores and jewelry stores). It is so nice to know that crime is just low in the area. Add hundreds, even thousands, of low income housing, and you're asking for the crime rates to go up.
•	Aren't we crowded enough? Your taking away the beauty
•	WE DO NOT NEED A 2030 SMART CITY. STOP YOUR RAPID AND EXPANSIVE PLAN!
•	na
•	N/A
•	no comment
•	This question really should have a visual to go along with it. Personally, I support mixed use. Our big box store on Hampshire the beloved KMart sight really needs to be a priority here in Thousand Oaks. The rest of our architecture is a hodge podge- the bizarre row home design for the condo type living definitely does not align with any current construction.
•	Na
•	I would love to see more variety of housing in this area. I would especially like to see housing for different income levels.
•	na
•	no comment
•	It is interesting that the Tarantula Brewery is being used as an example of desirability. Even patrons of the Tarantula Brewery would probably not want to live near it. Already traffic is congested when driving past the brewery on popular evenings.
•	Too close to residential which would be impacted, keep as is
•	Will the city plan for the road, traffic, infrastructure, and community planning overall to allow for mix use communities?
•	Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan

Question 14 Responses	
	update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
	<ul style="list-style-type: none"> • It is too busy now, stop forcing more overcrowding.
	<ul style="list-style-type: none"> • Its crowded enough now
	<ul style="list-style-type: none"> • Disturbed by changing height allowances on building. Originally the city would not construct any building higher than an oak tree.
	<ul style="list-style-type: none"> • Do not support increasing our housing density.
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • this is a great place to add density. Especially in the Area surrounding the malls and along Thousand Oaks blvd.
	<ul style="list-style-type: none"> • NO 4 OR MORE STORY BUILDINGS
	<ul style="list-style-type: none"> • Town homes and condos so that teachers and nurses can build equity
	<ul style="list-style-type: none"> • Why increase the traffic? It's bad enough along with accidents.
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Slow growth
	<ul style="list-style-type: none"> • Moorpark Road is already overburdened in this area and the plan is to increase traffic by a significant amount?
	<ul style="list-style-type: none"> • Needs better pedestrian walkways, maybe bike paths off the main roads. Not everything has to be mixed use. But all low density. Buildings need to blend with community and environment.
	<ul style="list-style-type: none"> • No buildings over 2 stories high
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • Maintain safety and security.
	<ul style="list-style-type: none"> • I think this is the best place to add medium-high density housing. Although, nothing should be taller than 4 stories.

Question 14 Responses	
•	Have safer transpo for our kids that really have to go to school. Uber is not safe at the moment due to covid.
•	Incorporate walking and green areas. Utilize underground parking to keep the streets open.
•	no comment
•	I do think that mixed use retail on lower level and residential on 2 upper layers would be good for this area.
•	Na
•	Na
•	Again, we don't need growth for growth's sake, we don't need additional traffic and air pollution...Ponzi-Scheme mentality, sadly, seems to be at the heart of this one.
•	na
•	no comment
•	The vision here is great but really need to connect this area to the others and village centers with a separated bike lane
•	This would make a better downtown than downtown present.
•	Continue with the upscale redevelopment of existing businesses and add more restaurants.
•	I would prefer to see lower density and less height along TO Blvd, compared with higher density and more allowable height at the mall & Janss.
•	Extremely busy as is, might need to move out of TO before City Council ruins it.
•	want to keep it as small as can be...
•	Build more affordable housing for low income families please
•	Leave unchanged.
•	I think this area would be a great place for the multi use developments. Their proximity to the mall, restaurants, and other entertainment venues would allow for a more urban/ walkable hub by revitalizing this area.
•	This area is already extremely busy with dense traffic. Please be wise and thoughtful of how you use this area for your purposes.
•	You need to fix the homeless encampments and the Moorpark Road interchange at 101. It is dangerous and we haven't seen the effects of Rubber Duck and Lupes yet
•	na

Question 14 Responses	
•	no comment
•	Janss and the Oaks may need more than 1 land use designation. Janss needs to be Mixed use High, Mixed use medium and Commercial regional
•	Already noted above.....whatever you do, please protect AGAINST increasing density in Thousand Oaks. It's already at it's limit(127,500 people! That's plenty BIG). There's ONLY two east-west roads, T.O., and Hillcrest.....we can't tolerate more density and growth. PLEASE don't let it happen! Don't DESTROY our town.....instead PRESERVE the wonderful place we have!
•	no comment
•	This area is already very congested. Town homes and condos are okay. Mixed Use low
•	Just hate the idea of adding all these new homes
•	Strongly prefer mostly commercial use. No low income housing and no Section A housing.
•	Parking structure need to be considered so Blvd is clear of cars
•	This is a general comment about the entire proposed growth plan. Where are we going to get the necessary water to allow the level of growth that this change to the General Plan is addressing? All of California has experienced drought conditions in the not too distant past. It will happen again. There is not enough water available for the current population. If Sacramento is forcing us to increase the population density then they need to provide us with the additional water necessary to allow controlled growth.
•	na
•	N/A
•	na
•	no comment
•	N/A
•	na
•	N/A
•	Na
•	Please see remark regarding traffic congestion listed in "Rancho Conejo" comment section
•	Needs Oak trees and other significant trees and all year round green landscape. NO MORE CREPE MYRTLE TREES EVERYWHERE!!!!!! They are sticks 8 months of the year!

Question 14 Responses	
•	If this whole section looked like Image 4, I'd go for a walk every evening.
•	All I see is more traffic--and no answers to were these cars are going or parking... What has happened to the 3 story limit...
•	i don't want more housing added but seems it will. my concern is TO is an affluent community. shops/restaurants that attract affluent shoppers very likely cannot live harmoniously beneath mixed use/low income housing. it's a catch 22. makes me think these shops will be low quality and turn these areas into undesirable regions similar to what's happened in the Ralph's shopping center in NP and las casitas
•	Na
•	na
•	no comment
•	na
•	We will regret any additional changes and additions to this town than we already had shoved down our throats. Once built, we can NEVER go back, and this town will be the concrete jungle that is already happening; with congested apartments and crowded streets, roads, etc. We need to build more parks; retreat areas. There is just not enough of this in the Conejo Valley! How much can people dine out and shopping? We need to keep a low density sparsely populated town, and provide more places of rest and relaxation, such as parks and sanctuary areas. THIS IS WHAT THIS TOWN NEEDS!
•	na
•	no comment
•	na
•	N/A
•	Timing of the lights is off.
•	As more people are shopping online and our local small businesses are struggling, I would love to see incorporation of mixed-use development at The Oaks and Janss shopping areas. I also like the employment-focused area so close to The Oaks.
•	Leave thousand oaks alone
•	No more housing
•	Don't ruin our city
•	The area is already congested. Increased development by addition a medium or high density component is hurts the existing (and potentially re-development) retail.

Question 14 Responses
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • excellent area for mixed use low income family since its close to county health and county social services office plus bank and fwy
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • I think it would be better if it remained a commercial area, opposed to a largely-neighborhood location.
<ul style="list-style-type: none"> • I don't like to have industry zone in alternative 3. Please this area all commercial and residential. Industry area is very easy to attract homeless to sleep there, just like industry area near downtown Oxnard.
<ul style="list-style-type: none"> • STOP the nonsense
<ul style="list-style-type: none"> • The area is already a transportation bottleneck. Additional retail and housing will only add to the problem. Any solution to this area should accommodate both parking needs and wider main streets for traffic flow.
<ul style="list-style-type: none"> • We don't want that area to look like the S. V. valley.
<ul style="list-style-type: none"> • 1. Modify the General Plan to allow for mixtures of uses in the Oaks Mall / Janss Marketplace area, and develop a specific plan to enact the objective development standards for the area.
<ul style="list-style-type: none"> • Leave it alone. we are not an experiment for some young urban planners. We do not like roundabouts or multi facility structures.
<ul style="list-style-type: none"> • The ownership of the Stone Creek Professional Offices ("Stone Creek") located at 195-325 E. Hillcrest Dr. strongly supports Alternative 2 for Change Area B for the following reasons: 1) Fosters Neighborhood Harmony - More multi-residential house opportunities in the Hillcrest/Hodencamp/Wilbur area makes sense given it's consistent with the existing uses and multi-residential housing is already located on three sides of Stone Creek.

Question 14 Responses

<p>2) Reduces the "Future Growth" carbon footprint by enhancing walkability by having more housing within the Hillcrest/Hodencamp/Wilbur area, which is a short distance to a high concentration of shopping/dining/entertainment and employment establishments.</p> <p>3) Improves land utilization by allowing for the repurposing of numerous older office complexes with vast parking lots into much needed energy efficient multi-residential housing.</p> <p>4) Consistent with goal of transferring density from lower density SFD peripheral neighborhoods to the City's central transportation corridor locations like Hillcrest.</p> <p>5) Helps meet City's RHNA mandated for years 2021-2029 of 2,615 of any higher number of new housing units.</p> <p>6) Fosters a concept of having a Downtown.</p>
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Signals every block, like now? Traffic will be ridiculous, as it already is congested the majority of the time.
<ul style="list-style-type: none"> • I think access to the Janss mall area is the most prohibitive. Creating mixed-use, making it a vibrant destination, minimizes the access barrier when people are living there and do not need to drive to get there. Further making TO blvd a one way road, and Hillcrest a one way road, including removing the center divider on Hillcrest between Hodencamp and Moorpark should be considered. Go big or go home. Have all developers who are going to be getting the benefit of building mixed-use units to pay a fee to add to a pool to pay for smart infrastructure changes. It might be costly, but Nader can do it smartly, economically and 3 months earlier than anyone else! Minimize people from driving in, create parking outside the area and create a loop from 23 freeway, hillcrest, moorpark, to blvd, or even all the way to lynn. We must have the infrastructure and much better improved traffic flow, especially for the EIR
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Traffic is already congested, too much retail.
<ul style="list-style-type: none"> • More bike lanes and walking paths from residential to commercial areas
<ul style="list-style-type: none"> • Keep the height of buildings low; 3 stories.
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!! REDUCE THE NUMBERS!!!!

Question 14 Responses	
•	If this looks like the Lupe's development, forget it. Keep the density and height at 30 to 40 units and 35 to 45 feet.
•	I think this area is one of the best suited for mixed-use development
•	N/A
•	N/A
•	no comment
•	Na
•	no comment
•	It's dense enough. More development will cause more traffic
•	Our sources of water and power don't support added density
•	better start drilling for water
•	Any development alternative that reduces Blight. In particular, the blighted properties along Thousand Oaks Boulevard. Moorpark Road has far less properties that could be considered blighted, thus options to improve those properties should be encouraged as well.
•	Should be consistent with community. No buildings over 3 stories! Low to medium density.
•	Get the homeless out
•	Traffic is a major concern by all, I am shocked it is not more directly called out as a requirement. "Getting around must fix traffic first... then you can add more housing
•	Allow more development and higher density housing. Creating business and places for people to live.
•	Build homes people can buy. Enough with the rental development projects. We don't need more stores, online shopping is the future. Shops are obsolete. Rentals push down younger generations and more of this should be about affordable home ownership
•	We do not need more people living in Thousand Oaks.
•	We need to build more pickleball courts !!!!
•	N/A
•	N/A
•	no comment
•	Na
•	no comment

Question 14 Responses
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • So much underutilized space. Attractive, mixed-use would bring new life to the city.
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.
<ul style="list-style-type: none"> • If there was a single three/four story housing development every half mile or so, that would be one thing, but these plans have strips of mixed use along the boulevard/Moorpark road, meaning it could be building after building after building and I do not support that.
<ul style="list-style-type: none"> • Think that The Oaks Mall should have the highest density to create synergy with existing and future retail. This use makes most sense here because it would not be immediately adjacent to single family neighborhoods.
<ul style="list-style-type: none"> • Alternative 1 looks great, but I would love to see mixed use medium along TO blvd continue all the way to Moorpark then continue up the east side of Moorpark at least a bit. Moorpark above Hillcrest with mixed use low on both sides of the street would look so cool and inviting!
<p>PLEASE do not make the Janss Marketplace mixed use high with 5-6 story buildings. That would be so jarring along one of the main arteries of this area</p>

Question 14 Responses	
	with very high visibility. The east end of the Oaks center is PERFECT for mixed use high or even residential high as it is not directly off a freeway exit, and the area is already pretty heavily commercial / industrial.
•	Agree that affordable housing would be great just keep the height down to 50-58
•	There are so many empty buildings in T.O. Businesses closing all the time. Businesses fleeing this state, go to states that are business friendly. Too expensive to live or work here.
•	This area has the most potential for a redesign and needs to encompass the whole area around Janss, TO Blvd and Moorpark road. Low density, low profile and mixed use
•	People will really like living there.
•	Again on non work days these neighborhoods can get a little abandoned. I like the idea of trying to introduce a sense of community for younger people. As the city moves forward much will be learned. Tarantula Hill customers could perhaps walk home together?
•	Please keep the city areas (TO Blvd, mall, Moorpark Rd) cities and keep the dense housing and multi use out of residential neighborhoods. Also, PLEASE make sure any new construction is aesthetically stunning, has plenty of trees, beautiful landscape, etc. If you must add more buildings, make them beautiful.
•	If we can spread the development out enough, I feel like none of the areas need the very obtrusive buildings in some of these pictures. Are there developers interested in building smaller properties?
•	na
•	Changing this area is a waist of time and money since immediate businesses would not match any of these designs.
•	This is an area that makes more sense for increased housing and commercial use
•	Keep all buildings low, no more high rises
•	I support development of this area, especially the east end of the Oaks Mall. But, not taller than 3 stories with any of the buildings!
•	Development is needed in West Thousand Oaks Blvd including mixed use development.
•	na
•	N/A
•	na
•	no comment
•	Na

Question 14 Responses	
	<ul style="list-style-type: none"> We do not want 4 story buildings
	<ul style="list-style-type: none"> Why do we need more hotels? There are already a large number of existing hotels in the area, I do not support adding more hotels along Moorpark Road/Thousand Oaks Blvd. In addition, will we retain commercial/business use at both Janss Mall and The Oaks Mall? There are businesses there that my friends and family frequently go to and it would be annoying if these businesses closed or relocated outside of the area. Some of us like in-store shopping rather than online!
	<ul style="list-style-type: none"> Do not exceed 3 stories on any building designed.
	<ul style="list-style-type: none"> We really need to maintain height limitations. Buildings of any sort that are 5 or 6 stories do NOT belong in our community.
	<ul style="list-style-type: none"> already too many high density housing in the nearby area
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> no comment
	<ul style="list-style-type: none"> Isn't it interesting that in your live presentation and again here, you specifically name a particular business. You mention Tarantula Hill Brewing Company at least three times in your presentation and you have included the Moradian property which includes a LOW RESIDENTIAL area and you are proposing mixed use Medium. It's quite interesting that those properties have the same owner. It appears they are getting preferential treatment by your firm as you present your plan and give your land use designations. You did not mention other businesses specifically... just that one.
	<ul style="list-style-type: none"> Get the reins on the homeless and beggars first. Add more police and make it a safe place for people to shop.
	<ul style="list-style-type: none"> The area is dead and needs housing to help the businesses and create a more walkable area.
	<ul style="list-style-type: none"> Is the area broken. It looks like most properties are rented or open. Why do you think we need more people living near stores. Look at all the apartments around the janss mall and the old mall across the street. Now it's a best buy, Ross and total wines. It was home to the dmv, Safeway and a home improvement store. You just can't thinking that we need more housing. Please contact me if you want my opinion.
	<ul style="list-style-type: none"> Prioritize developments with 100% renewable energy and the highest degree of sustainability in design and construction
	<ul style="list-style-type: none"> It keeps getting harder to get around

Question 14 Responses
<ul style="list-style-type: none"> • This is such a great location for mixed use development
<ul style="list-style-type: none"> • I think these are much better areas to focus mixed use or higher density housing than the parcel near the 101 between Wendy and Borchard Rd. This is because they not only set back from the freeway but they would also blend in better with the existing hills. With proper architectural design, they could be a model for many communities. <p>Over the past 20 years I have worked part of my high tech career in Sunnyvale CA. That city went through an expansion of high density housing and mixed use similar to the proposals here. Unfortunately the overall planning was absent and that region of Sunnyvale CA now looks like a terrible inner city nightmare. It would be good to learn from these mistakes and try to build something much more beautiful.</p>
<ul style="list-style-type: none"> • Try driving down Moorpark Road at noon, it will take you 15-20 minutes from janss to the freeway. Do not add more to this location.
<ul style="list-style-type: none"> • No additional multi family housing
<ul style="list-style-type: none"> • Strongly prefer a maximum of three story buildings
<ul style="list-style-type: none"> • No need to over populate this area
<ul style="list-style-type: none"> • no mixed usage in this town. it goes against the character of our community. build open spacious apartment complexes. no underground parking. keep densities to 30 units per acre.
<ul style="list-style-type: none"> • No multi purpose buildings!
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • No comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • NO COMMENT
<ul style="list-style-type: none"> • Develop opportunity site on TO Blvd
<ul style="list-style-type: none"> • Build more things to do around Tarantual Hill
<ul style="list-style-type: none"> • Build more housing and attractions around the brewery
<ul style="list-style-type: none"> • N/A

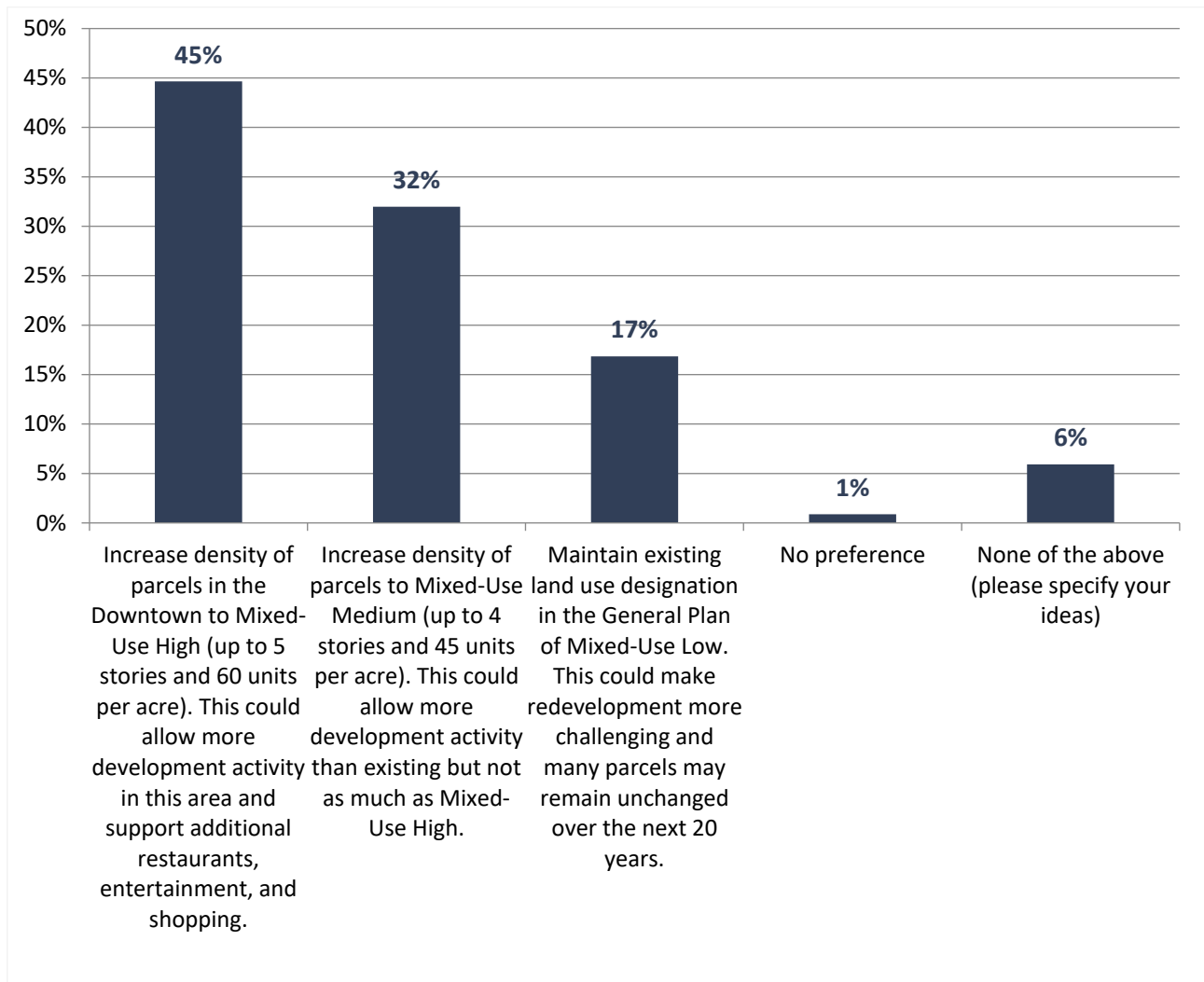
Question 14 Responses	
•	Keep it as we are
•	Redevelop Jann’s mall as housing. Its been underutilized for over 30 years.
•	Avoid wall to wall buildings. Must have pocket parks and green spaces. Don't build right up to the street/sidewalk. Need setbacks and some nice outdoor dining areas.
•	I would not be unhappy to see a few departures from the typical TO style of architecture. The whole city looks the same. Yuck
•	You need to accommodate traffic somehow. Assuming people will walk and bike is just not reasonable.
•	N/A
•	N/A
•	Na
•	na
•	NO COMMENT.
•	N/A
•	Spend the money on getting the homeless off the streets
•	na
•	N/A
•	No Comment
•	N/A
•	No commerce support or public transportation enhancements
•	Less dense
•	Stop developing and start working on social programs you fucking ghouls.
•	Encourage Mixed-Use Development along Moorpark Road and W. Thousand Oaks Boulevard.
•	I think improvements should be done on existing buildings. We have enough stores, office buildings, and homes. Thousand Oaks is getting crowded.
•	Keep as is
•	Keep as is
•	Keep as is.
•	key retail center for the Conejo Valley but some mixed use could improve the look and provide an option for residents who want to be close to shops

Question 14 Responses
<ul style="list-style-type: none"> • n/a
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • not at the moment
<ul style="list-style-type: none"> • Personally, I don't see anything wrong with the way it's now developed. It's convenient, serves the residents, and traffic flows relatively smoothly. I'm very concerned about the effect on the surrounding views from tall buildings and what is often a lack of parking with mixed-use developments. I'd hate to see this (or any other area in TO) look like downtown Glendale--tall, monolithic buildings built to the lot line and very little parking. Also, the area around the Tarantula brewing co. is already a problem--parking is totally inadequate and lots of pedestrians crossing a major thoroughfare are a hazard. Find a way to keep traffic moving on these major roads through town if you want to add pedestrians to the mix.
<ul style="list-style-type: none"> • The Thousand Oaks Mall and Janss Market Place area could allow the construction of taller buildings (4 to 5 stories)

DOWNTOWN AND THOUSAND OAKS BLVD AREA

Question 15.

The Downtown area has been a focus of planning activity in recent years. Suggestions were made during the community engagement process to allow increased densities (above 30 units per acre and 3 stories) to support additional retail and commercial activity. Which of the following best describes your perspective?



Answer Choices	Responses	
Increase density of parcels in the Downtown to Mixed-Use High (up to 5 stories and 60 units per acre). This could allow more development activity in this area and support additional restaurants, entertainment, and shopping.	45%	913
Increase density of parcels to Mixed-Use Medium (up to 4 stories and 45 units per acre). This could allow more development activity than existing but not as much as Mixed-Use High.	32%	654
Maintain existing land use designation in the General Plan of Mixed-Use Low. This could make redevelopment more challenging and many parcels may remain unchanged over the next 20 years.	17%	339
No preference	1%	18
None of the above (please specify your ideas)	6%	121
Answered		2045

Question 15 had 121 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 15 Comments
<ul style="list-style-type: none"> • Allow 4 stories mixed use medium
<ul style="list-style-type: none"> • It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> • allow up to 4 stories mixed use medium/high
<ul style="list-style-type: none"> • Clean up and fill in already existing structures. Make the area look more unified-like we are all one town.
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • These alternatives distinction without a material difference. None of them are consistent with the vision that has for so long been embraced and coveted by Thousand Oaks citizens.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • E
<ul style="list-style-type: none"> • up to Three story. Do you want visitor only seeing high density buildings from the freeway? Really, you are not from this town!
<ul style="list-style-type: none"> • Too much congestion

Question 15 Comments
<ul style="list-style-type: none"> I disagree with the mixed use development along the Thousand Oaks blvd for this part because there are single family home neighborhoods under this proposed "area of change" Do not change the character of single family home neighborhoods. The current general plan states to protect the character of single family homes.
<ul style="list-style-type: none"> No more new buildings! Perhaps upgrading what we already have to bring up to date without adding more people into this town.
<ul style="list-style-type: none"> Hate it
<ul style="list-style-type: none"> No building over 3 stories.
<ul style="list-style-type: none"> No buildings over 6 stories
<ul style="list-style-type: none"> Choice 1 from above: "Increase density of parcels in the Downtown to "Mixed-Use High" AND allow "Neighborhood Medium-High" and "Neighborhood High" in area N. of Los Feliz, E. of Skyline, S. of E. Hillcrest Dr. and W. of Duesenberg Dr.
<ul style="list-style-type: none"> Neighborhoods along the the Thousand Oaks BLVD are single family home neighborhoods. The current general plan states to protect the character of single family homes, keep development away from these neighborhoods to preserve the character of single family home neighborhoods.
<ul style="list-style-type: none"> Traffic, congestion and pollution is already bad.
<ul style="list-style-type: none"> None of the alternatives match my vision for this area.
<ul style="list-style-type: none"> leave it be
<ul style="list-style-type: none"> No more buildings
<ul style="list-style-type: none"> DO NOT CHANGE ANYTHING. Leave it alone!
<ul style="list-style-type: none"> Retain three-story height limit.
<ul style="list-style-type: none"> better to preserve small town look of TO
<ul style="list-style-type: none"> Maintain the land use designation in the original General Plan of Mixed-Use Low with height limits of 35-foot maximum and generous setbacks all along Thousand Oaks Blvd. In connection with the aforementioned building profile, I would support densities of up to 45 units per acre in strategic locations which are adjacent to transit, commercial and retail hubs which are specifically designed to allow residents to accomplish their routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of their home, and where generous setbacks with wide sidewalks are required, and where NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and where bountiful native trees and plants, gardens, and parkland is incorporated into the design. Parking lots, where needed, must be composed of permeable pavers; include

Question 15 Comments	
	plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground.
	<ul style="list-style-type: none"> Pls only Low density and 3 stories or less. The new units @ Erbes/TO Blvd are atrocious and make that one block feel so crowded. It's build right up to the edge of the sidewalk and makes everything feel so crowded. I avoid that area now, including all the businesses that are there.
	<ul style="list-style-type: none"> Dont like hirise buildings - believe strongly that 2 stories max is best
	<ul style="list-style-type: none"> 3 story maximum
	<ul style="list-style-type: none"> I can see some development but not as much as being considered.
	<ul style="list-style-type: none"> Allow Mixed-Use-Medium but up to 3 stories
	<ul style="list-style-type: none"> HOW ABOUT KEEP THINGS TO 3 STORIES? DO NOT TURN US INTO THE VALLEY.
	<ul style="list-style-type: none"> NOTHING over 3 stories high. The 3 story limit blends and extends through the ENTIRE Conejo Valley beyond Thousand Oaks into Calabasas. Mental health and sustainable living require being able to see large expanses of green. The Civic Arts Eyesore is bad enough. Too much density will make our poorly designed roads impossible to navigate and result in blockages and pollution.
	<ul style="list-style-type: none"> On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No mixed use.
	<ul style="list-style-type: none"> ARE YOU CRAZY?? Three (3) stories is IT; NO HIGHER !! We moved here because of the views, the mountains.. WHERE DO YOU LIVE?? Would you like outsiders like yourselves coming to your neighborhood & DESTROYING IT?? If you do this to my neighborhood, I PRAY THAT WHERE YOU LIVE IS DESTROYED & YOU HATE LIVING THERE!!
	<ul style="list-style-type: none"> No mixed use, Nothing above 2 stories or 35'ft. Mixed use put us on the path to becoming a clone of the San Fernando Valley.
	<ul style="list-style-type: none"> Why wasn't there a referendum for The Lakes? Or the Civic Center?
	<ul style="list-style-type: none"> Decrease density in this area.
	<ul style="list-style-type: none"> NO INCREASED DENSITY, no multi story buildings
	<ul style="list-style-type: none"> DO NOT INCREASE DENSITY!!!
	<ul style="list-style-type: none"> No to tall buildings
	<ul style="list-style-type: none"> Keep the 35 ft height limit!
	<ul style="list-style-type: none"> Mixed use, 3-story max, serious re-development to enhance walk-ability.
	<ul style="list-style-type: none"> Other than helping a few developers there are no benefit derived from projects with a majority of high income units. They helped the few developers at the

Question 15 Comments
expense of the quality standards and founding principles of the general plan. They broke the requirements of height limits, and setbacks and other standards which make our city exceptionally nice to live in.
• none
• Maximum 2 story
• No more building
• We don't need this
• Mixed use of up to 3 stories only.
• Don't need to build up any apartments on the existing retail business.
• Dont need more buildings on TO Blvd.
• There should be NO Mixed Use housing allowed in this area. We do NOT need more development and definitely NOT more high-profile buildings.
• We already have enough shopping centers and movie theaters. and they mostly remain empty
• I'm repeating myself. This is another plan for over building and congestion.
• No higher than 2 stories
• This area is already crowded with small streets.
• Area is already congested
• There are not enough resources to support this.
• NO MORE BUILDING
• Leave it alone
• No mixed use. Repair existing. No new
• multiple stories not wanted in downtown, leads to traffic
• None
• None of the above
• Minimize housing here to keep with current uses and resident desires while adding more housing in the Rancho Conejo Area, which will have less impact on current residents.
• Mitigating trafic
• Mixed use but no more than 3 stories.
• do not increase to 4 stories for residential
• I don't like any.

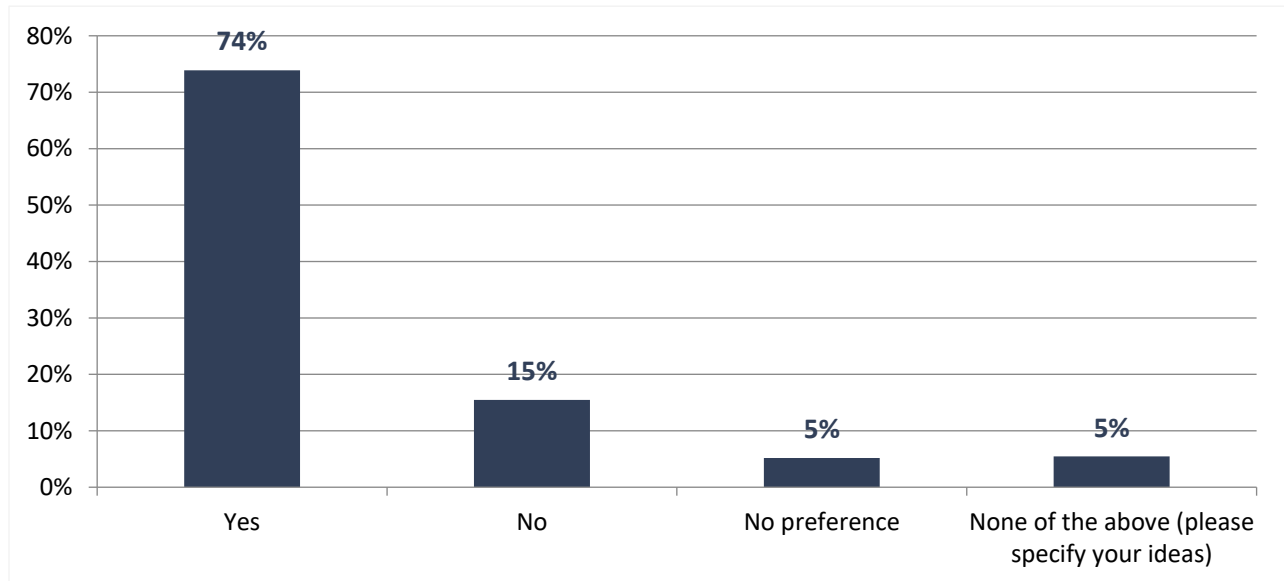
Question 15 Comments
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • See #9 above
<ul style="list-style-type: none"> • keep same
<ul style="list-style-type: none"> • Do not want Mixed-Use in Conejo Valley.
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN THAT FURTHER DESTROYS OUR CITY.
<ul style="list-style-type: none"> • Add Neighborhood High Density on existing residential and keep commercial zones as is.
<ul style="list-style-type: none"> • Add neighborhood high density
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Could support mixed-use medium IF issues with impact of height on viewsheds, setbacks, and increased density impacts to traffic could be mitigated, and substantial green space incorporated into design.
<ul style="list-style-type: none"> • NO BUILDINGS ABOVE 3 STORIES
<ul style="list-style-type: none"> • STOP building!
<ul style="list-style-type: none"> • I prefer up to 3 stories but may agree to limited use of 4 in portions of a development.
<ul style="list-style-type: none"> • No thanks to building heights above 35 ft.
<ul style="list-style-type: none"> • these are too high for the area and T.O. has no high rises
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • No one is going to be walking in your downtown until you control traffic. Correct the homeless population issue so you can enable the police to do preventative patrol.
<ul style="list-style-type: none"> • increase density to mixed-use medium but only if there is no minimum density
<ul style="list-style-type: none"> • more residential. we don't need more retail
<ul style="list-style-type: none"> • Maintain the existing General Use plan for this area.

Question 15 Comments
<ul style="list-style-type: none"> • below 30 units per acre and no higher than 3 stories
<ul style="list-style-type: none"> • Maintain existing land use AS IS- NO mixed low plan
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • All mixed use/ increased housing density but mitigate with TO Blvd traffic.
<ul style="list-style-type: none"> • No we do not need to change
<ul style="list-style-type: none"> • Concerned about the overall density look, feel of these proposed options, to be honest some look too cooperate, while other options try to incorporate families (multi use). I'm concerned about the feel of what Thousand Oaks is trying to achieve. what about fall out, when one opens more home density you start allowing families to live in commercial based areas, possibly homeless issues could be more pervasive or seen. about about trash and environmental issues that may not taken into account. Which goes to the overall look, feel and reasons the rest of the community would want to visit the boulevard during times for eating, entertainment etc..
<ul style="list-style-type: none"> • The downtown stupidity that the city council has WASTED time and money on for years is STUPID. WE DON'T need it. Plenty of empty retail space now
<ul style="list-style-type: none"> • Do not create a mini L.A. High density creates high crime. We have water shortages no We have power outages, there are times when 911 is on hold../Change your vision to no growth let the infrastructure be maintained and restored
<ul style="list-style-type: none"> • The new project where Lupe's was is a nice looking building, but totally out of place on TO Blvd. It does not fit with the overall look of Thousand Oaks.
<ul style="list-style-type: none"> • I am concerned about adding shopping. We have two malls that are having a hard time keeping tenants and you want to add more shopping? Are you trying to force the malls out of business? I usually shop online.
<ul style="list-style-type: none"> • Add a park
<ul style="list-style-type: none"> • No added density. Added density is adverse to our way of life.
<ul style="list-style-type: none"> • As long as these units are not rentals and can be owned by individuals
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • Mixed use is good, just keep it below 58ft high
<ul style="list-style-type: none"> • I rarely use Thousand Oaks Blvd. to much traffic and to many stop lights. I us 191 freeway or Hillcrest.
<ul style="list-style-type: none"> • Redesign - low density mixed use ok. Must be 3 stories high or less
<ul style="list-style-type: none"> • Three and Four is most likely acceptable. But as many of us have learned living on the West Side city government is can make changes by granting variance. My

Question 15 Comments	
	how the buildings started to grow, on at a time. Until we all voted with our cars and came here.
	<ul style="list-style-type: none"> • No growth
	<ul style="list-style-type: none"> • This area is closer to open space and original homes from the area. It should be less developed.
	<ul style="list-style-type: none"> • Keep the city as Commercial and restaurant use only. No mixed use.
	<ul style="list-style-type: none"> • Reduce the existing land use destination in the General Plan. Anyone wanting to look at tall buildings can drive to the San Fernando Valley.
	<ul style="list-style-type: none"> • A good plan for this area would be to build no taller than 3 story structures for mixed use. Two stories would be better to avoid damage to the city skyline but three stories maximum could be workable especially if interspersed with green spaces.
	<ul style="list-style-type: none"> • No
	<ul style="list-style-type: none"> • Like the idea of mixed use if 3 story maximum can be maintained
	<ul style="list-style-type: none"> • No mixture of high buildings!
	<ul style="list-style-type: none"> • Mixed-Use Medium (up to 3 stories)
	<ul style="list-style-type: none"> • Height of three stories must be maintained. Don't want wall to wall concrete buildings. Need more trees and green spaces
	<ul style="list-style-type: none"> • Leave as is
	<ul style="list-style-type: none"> • No building
	<ul style="list-style-type: none"> • Nothing over two stories- otherwise we look like the valley.
	<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghouls.
	<ul style="list-style-type: none"> • Increase the density of the parcels, with multi-family housing buildings, from 4 to 5 floors but with mixed medium / light use

Question 16.

One strategy to incentivize residential development involves reducing the amount of commercial uses and providing opportunities for additional stand-alone multifamily development. Should the City allow multifamily residential buildings without a requirement for commercial uses in limited locations along Thousand Oaks Boulevard?



Answer Choices	Responses	
Yes	74%	1507
No	15%	317
No preference	5%	106
None of the above (please specify your ideas)	5%	110
Answered		2040

Question 16 had 110 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 16 Comments
• None
• Too much congestion
• We have limited water supply in, brining more people into this town will only add to the problem/ shortages

Question 16 Comments	
	<ul style="list-style-type: none"> • First floor businesses, with residential two stories above would be a viable compromise.
	<ul style="list-style-type: none"> • No low income housing! If you can't buy a house here stay in LA
	<ul style="list-style-type: none"> • As long as new multifamily development doesn't turn TO Boulevard into a dark, ugly alley with the views of the beautiful hillsides blocked. Every picture shows buildings that are over-large and out of scale. Buildings should be human-sized, not monumental.
	<ul style="list-style-type: none"> • The City should allow multifamily residential buildings without a requirement for commercial uses in ALL locations along Thousand Oaks Boulevard.
	<ul style="list-style-type: none"> • Depends on type of commercial use if you build multifamily housing with the idea of walkability where are the people walking to: Toyota service center, Auto zone shop, PF changs?
	<ul style="list-style-type: none"> • Yes, but keep building max heights to 35 ft (not the average!), keep current parking standards, keep the "set backs" rules so the buildings are not built right at the edge of the sidewalk to allow for a natural area and not allow the feeling of being in a tunnel when driving by, allow for plazas or gathering areas, work around trees (don't just chop them down) and add a lot of nature, as long as there is thought behind how much traffic congestion will be created by the build.
	<ul style="list-style-type: none"> • There's all kind of commercial use. This area should have upper end stores and restaurants.
	<ul style="list-style-type: none"> • No more buildings
	<ul style="list-style-type: none"> • Should the city approve a new jail and homeless shelter be built right next to city hall?
	<ul style="list-style-type: none"> • Okay as long as no buildings are taller than 3 stories.
	<ul style="list-style-type: none"> • Any multi-family development along Thousand Oaks Blvd. must enable residents to accomplish their routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of their home. Thus, additional stand-alone multi-family developments should only be permitted in strategic locations which are already adjacent to existing transit, commercial and retail hubs, and where generous setbacks with wide sidewalks are required, and where NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and where bountiful native trees and plants, gardens, and parkland is incorporated into the design. Any such multi-family residential developments must also comply with original General Plan maximum height limits of 25-feet/3-stories. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground.
	<ul style="list-style-type: none"> • If they are not monolithic structures. 3 stories or less

Question 16 Comments
<ul style="list-style-type: none"> • Dont like more than 2 story building - something I like about TO has been the restriction that kept that look out of TO
<ul style="list-style-type: none"> • I am not sure what this would mean.
<ul style="list-style-type: none"> • Stand alone residential might be acceptable if built to Thousand Oaks current standards that provide on site open space of 100 sq. ft. per unit, 30 units acre maximum, 3 story maximum and adequate parking of 2 spaces minimum per 1-3 bedroom unit. Setback should be a minimum of 30 feet for 3 story buildings to provide shade for sidewalks and beauty for residents.
<ul style="list-style-type: none"> • But no buildings over 3 stories!
<ul style="list-style-type: none"> • No this is an excuse to allow apartments or condos on T.O. Blvd.
<ul style="list-style-type: none"> • The traffic is congested as it is.
<ul style="list-style-type: none"> • More business, not less
<ul style="list-style-type: none"> • stop placing housing on TO Blvd there is no quality of life there!
<ul style="list-style-type: none"> • TO Blvd can not handle the traffic if there are residential buildings on it.
<ul style="list-style-type: none"> • no additional stand alone multi family development
<ul style="list-style-type: none"> • I am not satisfied with this GP
<ul style="list-style-type: none"> • We have enough commercial and the last thing we need is multifamily development over and above what the state requires.
<ul style="list-style-type: none"> • Is someone not making enough money that we seriously need more residential development? The only residential buildings we need could be condos or maybe something similar to the stand-alone homes in Camarillo for older people. This would make more sense as older people could afford the homes, could walk to businesses, and would care for the community.
<ul style="list-style-type: none"> • Not conducive period!
<ul style="list-style-type: none"> • Use the abandoned KMart
<ul style="list-style-type: none"> • We have the eyesore at Lupe's to look at and no tenants as of yet??
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • If those multifamily development projects include wide sidewalks and common areas to that they are integrated into the surrounding neighborhood, not walled off with locked gates.
<ul style="list-style-type: none"> • In very limited instances
<ul style="list-style-type: none"> • No more commercial
<ul style="list-style-type: none"> • Absolutely No Additional Multifamily Development and Further Destruction of Our Great Community

Question 16 Comments
<ul style="list-style-type: none"> We could have more stand alone multi family buildings as long as the stay within the 30 unites per acre and no more than 35 feet tall.
<ul style="list-style-type: none"> ok for multi-family units no more than 3 stories i.e. on Boardwalk. Other areas on T.O. east of Moorpark - mixes use ok, 3 stories of less
<ul style="list-style-type: none"> !!!
<ul style="list-style-type: none"> Is this a trick question? No more development of any kind!
<ul style="list-style-type: none"> We do NOT need multi-family developments. We moved here to live in a community with SINGLE family homes. Please protect that community we've known for the past 2 decades. Don't ruin it like the San Fernando Valley!
<ul style="list-style-type: none"> STOP- NO MORE BUILDING
<ul style="list-style-type: none"> Single family homes is what Thousand Oaks is and should remain.
<ul style="list-style-type: none"> Yes, but maintain the height restrictions. Why are the only choices to build up?
<ul style="list-style-type: none"> Too crowded
<ul style="list-style-type: none"> No more housing
<ul style="list-style-type: none"> Defiantly no. Not enough resources!
<ul style="list-style-type: none"> No more
<ul style="list-style-type: none"> leave it alone
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> We don't want more traffic we moved here for open spaces
<ul style="list-style-type: none"> None of the above
<ul style="list-style-type: none"> Yes with height restrictions
<ul style="list-style-type: none"> My vote is maybe. Not a strong Yes but could be allowed on a case by case basis.
<ul style="list-style-type: none"> Keep it like it is
<ul style="list-style-type: none"> The area already has to much traffic and the streets are not adequate for the people already approved.
<ul style="list-style-type: none"> Create a charming, hometown feel along T.O. Boulevard.
<ul style="list-style-type: none"> Do not support more building of residential
<ul style="list-style-type: none"> No more multifamily development please we are populated to capacity
<ul style="list-style-type: none"> no multi family building
<ul style="list-style-type: none"> Deny multi family in general
<ul style="list-style-type: none"> See #9 above
<ul style="list-style-type: none"> leave alone wait to see how Lupe site pans out

Question 16 Comments
<ul style="list-style-type: none"> • STOP YOUR 2030 SMART CITY. NO.NO.NO.NO.NO.
<ul style="list-style-type: none"> • Your premise is that incentivizing residential development is desirable. I disagree with that premise. No one is entitled to live in Thousand Oaks.
<ul style="list-style-type: none"> • Remember that we only need to provide 2615 additional bu by 2029, not 81,124 bu. Strategy 16 envisions additional apartment buildings along Thousand Oaks Boulevard. Once again, this would make Thousand Oaks look more like the San Fernando Valley, a place people who have chosen to live in Thousand Oaks have tried to avoid. The recently constructed apartment buildings in Thousand Oaks (such as the ones on Conejo School Road) look cheaply constructed. The new Gateway apartments on the old Lupe’s property look better constructed but are sandwiched between the noisy 101 Freeway and noisy congested Thousand Oaks Boulevard. We noticed no areas that seemed suitable for children. Additionally the adjacent intersection of Erbes and Thousand Oaks Boulevard is congested and unattractive thereby ruining the “Gateway” to Thousand Oaks as a destination.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • It would be yes is you didn't have to change the height and density.
<ul style="list-style-type: none"> • Possibly, depending on size and design of the development.
<ul style="list-style-type: none"> • Limit growth and development
<ul style="list-style-type: none"> • Yes, if buildings do not exceed 3 stories.
<ul style="list-style-type: none"> • STOP building!
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • Thousand Oaks is at capacity now where is the extra infrastructure going to come from to sustain the proposed increase in population?
<ul style="list-style-type: none"> • Unclear if this is a good or bad thing for our community. Be more transparent in your wording.
<ul style="list-style-type: none"> • Stop it. It is too dense now. I feel unsafe.

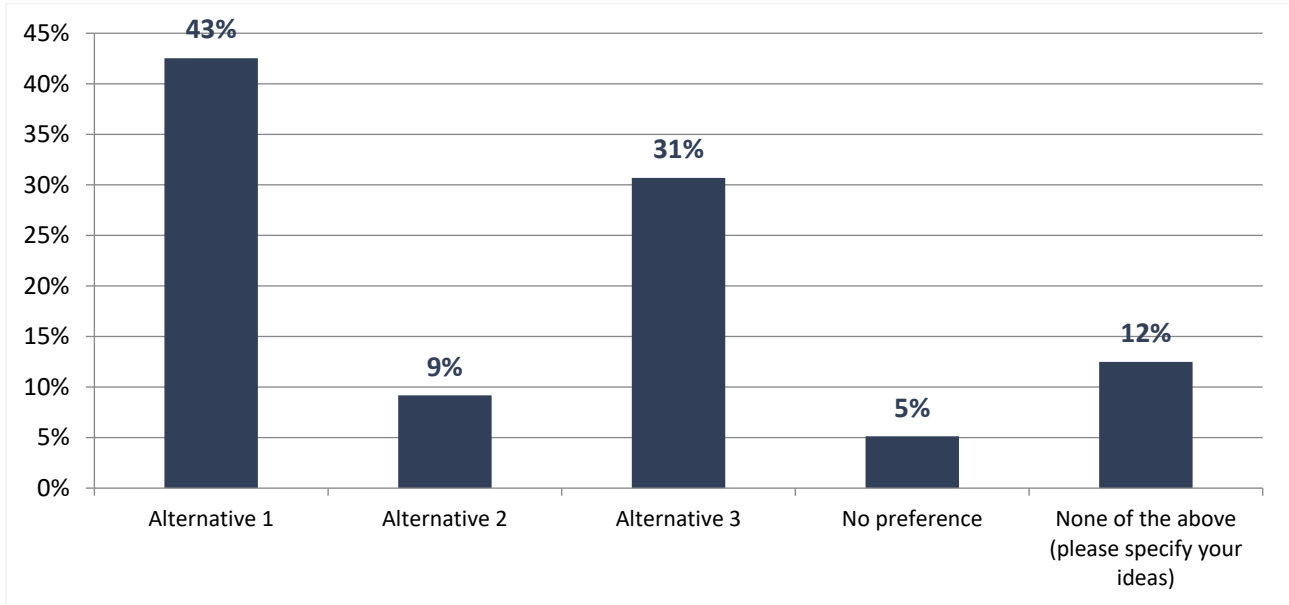
Question 16 Comments
<ul style="list-style-type: none"> • Would you want your kids walking out the front door to TO blvd? Lets keep it commercial.
<ul style="list-style-type: none"> • No way. No additional residential. No low incoming or Section A housing. No way.
<ul style="list-style-type: none"> • Maintain the existing General Use plan for this area.
<ul style="list-style-type: none"> • Yes on west end only
<ul style="list-style-type: none"> • TO Blvd is not wide enough for such traffic.
<ul style="list-style-type: none"> • No we do not need to change
<ul style="list-style-type: none"> • only if its condos
<ul style="list-style-type: none"> • WE DON'T need any of it
<ul style="list-style-type: none"> • There is too much traffic now on T.O. Blvd.
<ul style="list-style-type: none"> • do not allow any increase in population. Clean up what we have
<ul style="list-style-type: none"> • My first answer is No. So unless there is a good reason, which I am open to, this area should still have commercial
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • It should not be residential
<ul style="list-style-type: none"> • No added density.
<ul style="list-style-type: none"> • No more apartments
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • If this strategy allows for avoidance of mixed use high (5-6 stories) in ANY location along TO blvd then yes.
<ul style="list-style-type: none"> • This whole plan to wrong.
<ul style="list-style-type: none"> • No new developments should be added without a total integrated design for the area. Anything added should be low density and low profile (3 stories or less) mixed use ok but do not just add multi family units to existing
<ul style="list-style-type: none"> • It would make more sense to place residential a block or two North and South. Public transportation exists as far East as is needed and West to Rancho Rd. Residential directly on the Blvd. is going to cause conflict.
<ul style="list-style-type: none"> • No growth
<ul style="list-style-type: none"> • Low/med density mixed use should be used to accomplish both goals of an even mix of housing and businesses

Question 16 Comments

- No
- No building
- People have to work to pay their rent or mortgage
- No commercial mixed use (with some housing) makes more sense on the Blvd
- Do not support mixed use, high buildings or underground parking lots.
- Stop developing and start working on social programs you fucking ghouls.

Question 17.

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



Answer Choices	Responses	
Alternative 1	43%	862
Alternative 2	9%	186
Alternative 3	31%	622
No preference	5%	104
None of the above (please specify your ideas)	12%	253
Answered		2027

Question 17 had 253 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 17 Comments
<ul style="list-style-type: none"> The city should keep the current low profile building limits and not add multi-story apartments or townhomes.
<ul style="list-style-type: none"> 45 or 60 units per acre is simply insane for community . Please don't allow it to be ruined, by high density apartments stacked to block any Mountain View.
<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.

<ul style="list-style-type: none"> • Leave well enough alone. Clean up and fill in existing structures.
<ul style="list-style-type: none"> • There should be no mixed-use development anywhere in TO, I left LA county to escape mixed-use hell.
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • No more residential units on T.O blvd
<ul style="list-style-type: none"> • a limit of 3 stories, density that over uses water and creates traffic will not be tolerated
<ul style="list-style-type: none"> • If you build strip-malls and cover them with layers of humanity dwellings, they are still strip malls, no matter what they are called ("mixed-use" or otherwise).
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • Leave alone
<ul style="list-style-type: none"> • Don't want the tall buildings...
<ul style="list-style-type: none"> • The downtown area is a mess. The Lakes really isn't a place to walk around. The retail shops make no sense for a family outing. Just convert the retail to outdoor dining and small snack shops like, coffee, tea, smoothies, ice cream, etc.
<ul style="list-style-type: none"> • All are too dense for TO
<ul style="list-style-type: none"> • Too much congestion
<ul style="list-style-type: none"> • No High density. SaCRAMENTO WILL CHANGE! WE WILL NOT!
<ul style="list-style-type: none"> • No high density mixed use apartments
<ul style="list-style-type: none"> • I disagree with the mixed use development along the Thousand Oaks blvd for this part because there are single family home neighborhoods under this proposed "area of change" Do not change the character of single family home neighborhoods. The current general plan states to protect the character of single family homes.
<ul style="list-style-type: none"> • Keep it simple, I would be open to additional moderate family style restaurants in this area. But not new housing.
<ul style="list-style-type: none"> • Hate it
<ul style="list-style-type: none"> • Don't increase building height
<ul style="list-style-type: none"> • See #18
<ul style="list-style-type: none"> • There is no need to cram in more housing in this area.
<ul style="list-style-type: none"> • No 6 story buildings. Do not increase population density
<ul style="list-style-type: none"> • too congested. keep it is it is!
<ul style="list-style-type: none"> • Alt. 2 except: all the way along Thousand Oaks Blvd (starting from from Fwy. 23 on the West) continuing along both sides of Thousand Oaks Blvd. ending at T.O.

<p>City Hall on the East to be "Neighborhood Medium-High" and "Neighborhood High."</p>
<ul style="list-style-type: none"> • I'm opposed to higher density buildings.
<ul style="list-style-type: none"> • If the City wants to redevelop the Thousand Oaks BLVD that is fine but I am not okay with how single family neighborhoods are listed along with the T.O BLVD as an area of change. Neighborhoods along the the Thousand Oaks BLVD are single family home neighborhoods. The current general plan states to protect the character of single family homes, keep development away from these neighborhoods to preserve the character of single family home neighborhoods.
<ul style="list-style-type: none"> • See above comments. Keep zoning on TO Blvd. low density without multi-use.
<ul style="list-style-type: none"> • Mix of options, but nothing should be considered until we understand the affects of COVID on businesses and the number of people who will now work remotely instead of occupy office space
<ul style="list-style-type: none"> • More residences will increase the population, which will increase traffic, congestion and pollution.
<ul style="list-style-type: none"> • Again all these options are too tall, and cause concern for traffic and parking.
<ul style="list-style-type: none"> • Neighborhood low to medium only.
<ul style="list-style-type: none"> • There is not one size fits all, so: Along TO Blvd only would like either Neighborhood Low to Neighborhood Medium High, Commercial Town, Mixed Use Low or commercial Neighborhood. Neighborhood between TO Blvd and 101 should remain Neighborhood Low Other neighborhoods in this area should not be over 35 ft (not the average!), keep current parking standards, keep the "set backs" rules so the buildings are not built right at the edge of the sidewalk to allow for a natural area and not allow the feeling of being in a tunnel when driving by, allow for plazas or gathering areas, work around trees (don't just chop them down) and add a lot of nature, as long as there is thought behind how much traffic congestion will be created by the build.
<ul style="list-style-type: none"> • Same
<ul style="list-style-type: none"> • too busy
<ul style="list-style-type: none"> • No more buildings
<ul style="list-style-type: none"> • I am concerned about the number of cars and lack of parking in the Alternate plans
<ul style="list-style-type: none"> • My vision does not include hi-rises, noise, traffic congestion and crime.
<ul style="list-style-type: none"> • Retain three-story height limit and retain or increase existing automobile traffic lanes.
<ul style="list-style-type: none"> • Alternative 2, but only if the land use designation is Mixed-Use Low.
<ul style="list-style-type: none"> • I agree with the limited number of properties designated as Mixed-Use High situated around the Civic Arts Plaza, but feel that the remainder of Thousand Oaks Boulevard to Duesenberg Drive has far too many parcels designated as

<p>Mixed-Use Medium allowing maximum heights of 58' or about six stories. This intensity could result in the creation of a "canyon" effect along the boulevard that is too urban in character. It reminds me of Ventura Boulevard in the Encino-Tarzana corridor in the San Fernando Valley. In the 1970's I worked in this area but never much enjoyed going out on the street during lunch hour. In contrast, I prefer "human scale" development with buildings (mixed-use or otherwise) being predominantly three stories in height, with an occasional four story building for variety and architectural flexibility. I want to make walking along the future Thousand Oaks Boulevard an interesting and pleasurable experience, but not an oppressive "urban one". The new mixed-use retail/apartment complex just completed west of the Civic Arts Plaza is an excellent start. This project should serve as a "model" mixed-use concept for the rest of Thousand Oaks Boulevard. ept for the l</p>
<ul style="list-style-type: none"> • All of these alternatives propose an unacceptable build-up of and significant change in the character of the main thoroughfare of our community, which promises to bring more traffic, noise, congestion and pollution from auto emissions, and which will likely create dangerous conditions on escape routes out of the city, thereby compromising resident safety, during emergency evacuation conditions. I am completely opposed to the Neighborhood High and Mixed-Use High land-use designations; these are both much too tall and completely out-of-character with the semi-rural, Nature-centric surroundings that make the Thousand Oaks community both desirable and unique. The maximum heights allowed on the Neighborhood Medium-High and all of the Mixed-Use land-use designations are, likewise, too high. (Original General Plan height limits of 3-story/35-foot maximum and generous setbacks must be retained.) Minimum setbacks (as noted in the Neighborhood High, Mixed-Use Low, and Mixed-Use Medium land-use designations) are also unacceptable; sidewalks must be wide and setbacks must be generous. The Commercial Neighborhood and Commercial Town land-use designations, both at the original General Plan height limits of 35-foot maximum, with generous setbacks, represent the appropriate scale for Thousand Oaks. Parking, where provided, must be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground. Densities of up to 45 units per acre are acceptable IF, and only if, 25-foot/3-story maximum building heights (as in the original General Plan) are maintained, generous setbacks with wide sidewalks are required, NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland is incorporated into the design. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground.
<ul style="list-style-type: none"> • Again, overwhelmed :-(
<ul style="list-style-type: none"> • To congested already - dont like hirise buildings
<ul style="list-style-type: none"> • Probably #2

<ul style="list-style-type: none"> • ,
<ul style="list-style-type: none"> • Some development is ok but not as shown in the Alternatives.
<ul style="list-style-type: none"> • See below.
<ul style="list-style-type: none"> • I DON'T REALLY HAVE A PREFERENCE, BUT THIS AREA IS BETTER SUITED TO INCREASE YOUR DENSITY DESIRES. LEAVE NEWBURY PARK/RANCHO CONEJO ALONE!
<ul style="list-style-type: none"> • no growth
<ul style="list-style-type: none"> • some combination of the 3 that supports high density, but reimagined commercial space...not all has to be retail, some can be office space
<ul style="list-style-type: none"> • No tall buildings. We do not need a "down town" city. We need a more functional city that flows. We have plenty of commercial spaces that go vacant.
<ul style="list-style-type: none"> • Reduced commercial and retail store space. On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No mixed use.
<ul style="list-style-type: none"> • We have more than enough restaurants, which are virtually empty because the prices are too high (I'm talking pre-pandemic) we do NOT need changes!! (Change where you live)
<ul style="list-style-type: none"> • T.O. missed the boat and went in the wrong direction and I believe these alternatives continue to lead us on the wrong path. We have become a clone of every other city in the in the area "Santa Clarita", "Encino", "Tarzana". T.O. was a sheep/ranching community/town. We have copied the aesthetics of every other city along the 101 fwy through the valley and Santa Clarita and went with a Mediterranean style look. We have become a "Caruso Franchise". We should have taken a similar path that the city of Temecula took, Authentic! T.O. has lost its identity.
<ul style="list-style-type: none"> • Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
<ul style="list-style-type: none"> • An alternative where we reject the State's demands.
<ul style="list-style-type: none"> • No tall buildings.
<ul style="list-style-type: none"> • No mixed use housing
<ul style="list-style-type: none"> • Alternative 1, except with Mixed Use Medium instead of Mixed Use Low along Thousand Oaks Boulevard between Rancho and Erbes, and between Oakview (prefer Conejo School) and Duesenberg.

<ul style="list-style-type: none"> • Please stop building low income multi family housing. It is a burden on the community.
<ul style="list-style-type: none"> • We do not need a "Downtown". The reality of a pedestrian type downtown isn't practical here.
<ul style="list-style-type: none"> • Do not build multi story buildings, multi family units, or industrial commercial
<ul style="list-style-type: none"> • It is a crazy, stupid idea. If this is what the citizens of Thousand Oaks wanted they'd be hanging out at The Lakes and that's been a miserable failure!!!
<ul style="list-style-type: none"> • They've been trying to do something in this area for some time, but it's been a lot of money. Pick a different area to focus on.
<ul style="list-style-type: none"> • Definitely do NOT want to see anything over 2 stories. Why must we create a massive city when people could just go to Los Angeles for that???
<ul style="list-style-type: none"> • Two story
<ul style="list-style-type: none"> • That area already feels to crowded, much like the Valley. I avoid going there
<ul style="list-style-type: none"> • You cannot expect us to fully comprehend all of this. Santa Barbara should be the model, not Van Nys.
<ul style="list-style-type: none"> • That area is not "downtown" and never has been. None of the 3 plans are what the residents want. Keep the density low .
<ul style="list-style-type: none"> • Require parks, affordable units, and keep to two story with setbacks.
<ul style="list-style-type: none"> • no additional building
<ul style="list-style-type: none"> • like it small and quiet
<ul style="list-style-type: none"> • Limit building height to three stories.
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • We're moving toward becoming congested city usa which is why most people relocated to Thousand Oaks - to get away from the dense populations
<ul style="list-style-type: none"> • No Build
<ul style="list-style-type: none"> • No alternative maintains a low building profile throughout.
<ul style="list-style-type: none"> • Allow multifamily residential buildings, no higher than 2 stories with underground parking specifically without commercial uses in limited locations along Thousand Oaks Boulevard
<ul style="list-style-type: none"> • When economy picks p, city will have enough revenue, we don't need to become greedy.
<ul style="list-style-type: none"> • Absolutely No Additional Multifamily Development and Further Destruction of Our Great Community
<ul style="list-style-type: none"> • To much mixed use and we should not have any buildings with more than 30 units per acre and over 35 feet.

<ul style="list-style-type: none"> • this is too complex to be handled during the pandemic
<ul style="list-style-type: none"> • no mixed use, keep it commercial
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • No more development of any kind!
<ul style="list-style-type: none"> • Keep our city our city!
<ul style="list-style-type: none"> • leave as is
<ul style="list-style-type: none"> • Keep existing plan as much as possible - all buildings should be no higher than three stories
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • I don't want an influx of population. This is what makes this community a nice place to live.
<ul style="list-style-type: none"> • Again, less density.
<ul style="list-style-type: none"> • None of these plans add parks or open spaces
<ul style="list-style-type: none"> • Beautify, make more efficient, don't increase density
<ul style="list-style-type: none"> • Leave it the way it is.
<ul style="list-style-type: none"> • OPEN SPACE
<ul style="list-style-type: none"> • SLOW growth = NO multi-family house and NO more development.
<ul style="list-style-type: none"> • STOP BUILDING
<ul style="list-style-type: none"> • Let's make use of the development that we already have. If people are looking for more, they can move to downtown LA.
<ul style="list-style-type: none"> • Low density, no more mixed use
<ul style="list-style-type: none"> • Keep Thousand Oaks The same
<ul style="list-style-type: none"> • We already have too much traffic no need for high density residential
<ul style="list-style-type: none"> • There are a few areas where I would support taller building: where they don't impact the open space view or existing homes' views. I don't know how you do that in a General Plan, but until you do I can't support the concept.
<ul style="list-style-type: none"> • Leave as is!
<ul style="list-style-type: none"> • maintain low density
<ul style="list-style-type: none"> • Too tall too much
<ul style="list-style-type: none"> • Not enough resources to support this.
<ul style="list-style-type: none"> • Separate residential from commercial, but within walking distance. It NOT industrial! Cohesive architectural theme not exceeding 3 story.

<ul style="list-style-type: none"> • Mixed use or fully residential if fine if no more than three stories. Not sure how many people would really want to live on TO Boulevard. Whole ethos of TO is to separate residential and commercial.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Don't touch it
<ul style="list-style-type: none"> • Repair everything that is old. Do not build new
<ul style="list-style-type: none"> • Again, the GP needs to be reworked to a more conservative number
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Where is the green space? New York City planners were intelligent enough to set aside LOTS of open space. We are one big concrete jungle selling out to the highest bidding developers.
<ul style="list-style-type: none"> • We don't want more traffic we want open spaces
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Keep the present plan
<ul style="list-style-type: none"> • Keep it alone! No change
<ul style="list-style-type: none"> • Not really sure from the maps.
<ul style="list-style-type: none"> • Keep it like it is
<ul style="list-style-type: none"> • Since many businesses have closed along the boulevard even before the Pandemic, it does not seem reasonable to spend exorbitant funds to build new commercial enterprises that cannot be supported by the community. Perhaps some attractive lower rise multifamily housing instead may serve to support the business we already have throughout the city.
<ul style="list-style-type: none"> • Again I like our city the way it is. We moved here over 25 years ago because of the open spaces and low density.
<ul style="list-style-type: none"> • NO multifamily housing!!!
<ul style="list-style-type: none"> • Leave it as is. Don't force another fiasco on us like you did with The Lakes
<ul style="list-style-type: none"> • See question Mixed use but no more than 3 stories.
<ul style="list-style-type: none"> • Smaller amount of mixed use than what is proposed in all of the alternatives
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • none because they all include heights beyond the current general plan
<ul style="list-style-type: none"> • Who ever set the standards for proposals was out of touch with the community.
<ul style="list-style-type: none"> • Update and/or change old and ugly buildings and strip malls, make them more attractive and useful. Clean up but do not overly build up, T.O. Blvd. Keep the small town charm.
<ul style="list-style-type: none"> • No more build out

<ul style="list-style-type: none"> • I don't like any.
<ul style="list-style-type: none"> • Fight back at the state level.
<ul style="list-style-type: none"> • Appears all alternatives provide for material amount of multi-level residential on Thousand Oaks Blvd
<ul style="list-style-type: none"> • None. It will look awful
<ul style="list-style-type: none"> • No extra building just update what we have and make it nicer.
<ul style="list-style-type: none"> • keep area as is
<ul style="list-style-type: none"> • We're a bedroom community, we don't need a downtown.
<ul style="list-style-type: none"> • See #9 above
<ul style="list-style-type: none"> • wait on Lupe
<ul style="list-style-type: none"> • "Downtown" should not be in this area at all
<ul style="list-style-type: none"> • Leave it how it is, commercial buildings along the street, surrounded by homes and 2-3 story apartments.
<ul style="list-style-type: none"> • STOP TRYING TO EXACERBATE CURRENT PROBLEMS WITH TRAFFIC. SAY NO TO SACRAMENTO
<ul style="list-style-type: none"> • again leave it alone.
<ul style="list-style-type: none"> • None of the options contain enough residential high density
<ul style="list-style-type: none"> • none have neighborhood high density
<ul style="list-style-type: none"> • Again, where is the paired pic- lots of scrolling and the images do not really depict a vision since it's just color themed boxes that mirror Gavin Newson's COVID California Color Coding
<ul style="list-style-type: none"> • This is all a bad idea.
<ul style="list-style-type: none"> • The 2615 bu that are required by 2029 do not require massive apartment buildings to be constructed along Thousand Oaks Boulevard or elsewhere in Thousand Oaks. There are apartment buildings being constructed today that will contribute to achieving that number. If Thousand build about 3 apartment buildings averaging 50 bu each targeting low and very low income residents (1226 bu, 47% of the 2615), we would meet the SB330 dictum for 2029. Are you suggesting that 47% of the 81,124 bu of the maximum theoretical buildout should be reserved for very low or low income levels? This would transform Thousand Oaks and not in a positive way.
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • There is already far too much traffic on TO Blvd without adding additional residential and commercial complexes.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As

<p>a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!</p>
<ul style="list-style-type: none"> • Stop increasing the density
<ul style="list-style-type: none"> • All want to change current zoning law.
<ul style="list-style-type: none"> • Lean toward Alternative 2.
<ul style="list-style-type: none"> • No building over 3 stories
<ul style="list-style-type: none"> • All alternatives are too dense
<ul style="list-style-type: none"> • Prefer to maintain existing land use designation.
<ul style="list-style-type: none"> • They all have too much development
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • NO more housing! I moved here to get away from all that.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • The available space can be utilized according to the current standards, if there is a proposal to change or redevelopment existing properties they can be addressed at that time according to the current development plan.
<ul style="list-style-type: none"> • As previously stated I disagree with the buildings high than three stories.
<ul style="list-style-type: none"> • There elements of all three alternatives which need to be blended together.
<ul style="list-style-type: none"> • No buildings over 2 stories high
<ul style="list-style-type: none"> • Same flawed vision
<ul style="list-style-type: none"> • Again, keep low density and no 3 story buildings rules.
<ul style="list-style-type: none"> • use what exists, no buildings
<ul style="list-style-type: none"> • Keep low density Stay with existing general plan
<ul style="list-style-type: none"> • No more development
<ul style="list-style-type: none"> • Leave unchanged.
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • See previous comments.
<ul style="list-style-type: none"> • Get over it. Who is paying our city council to not listen to its residents?
<ul style="list-style-type: none"> • No buildings should be over 4 stories high in TO

<ul style="list-style-type: none"> • Redevelop existing vacant existing commercial properties. Add more single floor living residential for elderly and disabled - 3 story townhouses are terrible for elderly and disabled!!!!
<ul style="list-style-type: none"> • Please.....PLEASE.....ALL of these plans serve to eat away and lessen the quality of life in Thousand Oaks. Please don't go through with them! way at and DESTROY the precious idyllic life we have in Thousand Oaks. PLEASE don't go through with them! They are NOT designed to preserve or improve our
<ul style="list-style-type: none"> • Thousand Oaks was never intended to have a "downtown" area!!!!!!
<ul style="list-style-type: none"> • Keep Thousand Oaks THE SAME
<ul style="list-style-type: none"> • Maintain the existing General Use plan for this area.
<ul style="list-style-type: none"> • Keep density at 30 per and building 3 stories above ground with 4th story subterranean for parking.
<ul style="list-style-type: none"> • Confine density to Conejo area , Moorpark Rd. and west end of Downtown
<ul style="list-style-type: none"> • fewer residential
<ul style="list-style-type: none"> • We already have way too much congestion there!
<ul style="list-style-type: none"> • Keep it same
<ul style="list-style-type: none"> • My vision for the future of the Downtown area & TO Blvd is to ensure the residents needs first, not the greedy developers & highly paid lobbyist.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • No more housing- TO cannot support more housing
<ul style="list-style-type: none"> • Leave you city alone
<ul style="list-style-type: none"> • Do not turn it into the traffic on Ventura Blvd in the valley.
<ul style="list-style-type: none"> • No changes needed
<ul style="list-style-type: none"> • I'm trying to be opened minded on growth, density and what is proposed for the community, thus my personal hesitation. I do understand there isn't one size that will fit all in this regard.
<ul style="list-style-type: none"> • Leave it as is. Again, more people equals more crime!
<ul style="list-style-type: none"> • This is stupid
<ul style="list-style-type: none"> • Leave it the way it is.
<ul style="list-style-type: none"> • Combination of Alt 1 and Alt 2
<ul style="list-style-type: none"> • Maintain what we have. Do not overtax the existing infrastructure.
<ul style="list-style-type: none"> • No comment
<ul style="list-style-type: none"> • I am not sure yet, but medium mixed-use seems viable
<ul style="list-style-type: none"> • Leave it alone !

<ul style="list-style-type: none"> • Keep it as is.
<ul style="list-style-type: none"> • You are asking people to look at small maps with lots of different designations in many areas with subtle differences and asking for opinions. This isn't a very realistic survey.
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • Keep it the same
<ul style="list-style-type: none"> • Water and power do not support added homes
<ul style="list-style-type: none"> • Slow growth no high density residential
<ul style="list-style-type: none"> • The vast majority of population do not want T.O. to become the San Fernando Valley!!
<ul style="list-style-type: none"> • Move Mixed use to where the actual jobs are (Rancho Conejo and CLU)
<ul style="list-style-type: none"> • Build homes people can own rather than rent
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Leave it as it is.
<ul style="list-style-type: none"> • Traffic is already a problem with only Hillcrest & T.O Blvd.
<ul style="list-style-type: none"> • All three would allow just about the entire boulevard in this area to be housing. That's just too much. And the housing the new designations allow are too tall so you could have development after development of tall buildings. NOPE.
<ul style="list-style-type: none"> • Just keep view corridors open
<ul style="list-style-type: none"> • The current areas of commercial should stay commercial, no mixed use at westlake plaza
<ul style="list-style-type: none"> • Stay away from Thousand Oaks Blvd, anything you are planning is only going to cause more traffic (UGH).
<ul style="list-style-type: none"> • Low density and no more than 3 stories
<ul style="list-style-type: none"> • we don't need a "downtown" and the traffic nightmare it will create, I like the small town feel of TO
<ul style="list-style-type: none"> • No growth
<ul style="list-style-type: none"> • Concentrate only on repair and maintenance. Let other cities take the burdens of low-income projects or condensed housing.
<ul style="list-style-type: none"> • No
<ul style="list-style-type: none"> • All mixed use should be med/low density

<ul style="list-style-type: none"> • Please no high rise building on TO BLVD. Keep the small town feel!
<ul style="list-style-type: none"> • Alternative 1 is closest to my opinion, but I do not want any tall buildings in our community! Nothing should be built taller than 3 stories.
<ul style="list-style-type: none"> • This area is already too crowded and full of stuff I don't need or use. Adding addition housing would only make it worse and who know what businesses will still be standing after this pandemic.
<ul style="list-style-type: none"> • Please keep Thousand Oaks like a SMALL community
<ul style="list-style-type: none"> • I agree with the Downtown vision along Thousand Oaks Blvd, except I think the redevelopment should end at Conejo School Road instead of Duesenberg. The area around Duesenberg/Skyline/Los Feliz is already pretty full and can get congested at times, I do not think these areas can handle additional traffic that mixed-use areas would generate.
<ul style="list-style-type: none"> • too dense in this area already
<ul style="list-style-type: none"> • Keep mixed use out of our neighborhoods. Period. It causes too much traffic.
<ul style="list-style-type: none"> • I think that's too many people in one place. Crime.
<ul style="list-style-type: none"> • Cleanup what you have and enjoy.
<ul style="list-style-type: none"> • See my recommendation listed above.
<ul style="list-style-type: none"> • No additional multi family housing
<ul style="list-style-type: none"> • commercial and retail spaces with an emphasis on social gathering
<ul style="list-style-type: none"> • Commercial buildings only
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Maintain As Is.
<ul style="list-style-type: none"> • Maximum height of three stories must be maintained.
<ul style="list-style-type: none"> • The most rural and lowest population
<ul style="list-style-type: none"> • n/a
<ul style="list-style-type: none"> • Leave as is
<ul style="list-style-type: none"> • No building
<ul style="list-style-type: none"> • People have to work to pay their rent or mortgage
<ul style="list-style-type: none"> • 3 is the closest but i think all the sections that are neighborhood med-high should be High instead.
<ul style="list-style-type: none"> • Do not support mixed use, high buildings or underground parking lots.
<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghoul.

- I think if we beautify the area that will bring more value. I feel we have enough; business, stores, homes. We need to stop building more & more, and focus on making our city beautiful and safe.
- All alternatives allow for too much density and height. There are many neighborhood-serving businesses along this road. Where are they supposed to go?

Question 18.

What other comments do you have about the Downtown and Thousand Oaks Boulevard area?

Question 18 had 420 open-ended responses which are listed below.

Question 18 Responses
<ul style="list-style-type: none"> • need traffic calming measures, bike lane, bike parking, pedestrian friendly, parklets for eating, open up the gated park
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • TO Blvd is already fairly crowded at evening rush hour. Higher density may require widening the Blvd to maintain flow
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Like mixed use along this whole area.
<ul style="list-style-type: none"> • TO Blvd. is not Ventura Blvd. Increasing development along this thoroughfare would increase traffic congestion and cause negative environmental impacts.
<ul style="list-style-type: none"> • Expand 4 story mixed use along this whole area. Prefer wider sidewalks and plaza
<ul style="list-style-type: none"> • parking is a concern; fire department access is another concern.
<ul style="list-style-type: none"> • Alternative 2 is the best as it essentially creates a downtown along TO Blvd with medium density Mixed Use.
<ul style="list-style-type: none"> • Bike lanes & paths and green areas, limited traffic to allow pedestrian and bike use
<ul style="list-style-type: none"> • Less is more.
<ul style="list-style-type: none"> • T.O. Blvd. is charming as it is!!! I'm not against redeveloping existing buildings that are already multi-story with mixed use. I think we need to be very careful about lining all of T.O. Blvd with high rise buildings so we are L.A. Yuck. Why must we do this??
<ul style="list-style-type: none"> • Wrong to buy land from businesses.
<ul style="list-style-type: none"> • it is important to have live-work areas where you can walk or bike
<ul style="list-style-type: none"> • This area needs more reasonable places to eat and play - i.e. ice cream places, acai, reasonably priced food options. Currently the high end, exclusive, unaffordable businesses in the downtown area are not a place our family would hang out. We need more family friendly areas and businesses for locals to visit.
<ul style="list-style-type: none"> • Mastro's Restaurant and The Gardens of the World are not family friendly.
<ul style="list-style-type: none"> • KEEP IT LOW-MIXED USE AND DO NOT OVER-POPULATE.

Question 18 Responses	
	<ul style="list-style-type: none"> To blvd would have to be widened if you want to put all these developments . What about the parking issue
	<ul style="list-style-type: none"> PLEASE DO NOT GIVE MOUTH SERVICE TO THE CURRENT RADICAL REPRESENTATIVES. WE HAVE A HUGE STATE WITH NO DEVELOPMENT. WHY DO THEY NOT DEVELOP THOSE LANDS? BECAUSE, THEY WANT THEIR EXTREME VIEWS, TO IMPACT ANY CHANCE OF A SIMPLE HAPPY COMMUNITY! STAND STRONG. WE CAN VOTE THEM OUT WITH ENOUGH TIME.
	<ul style="list-style-type: none"> No new congestion
	<ul style="list-style-type: none"> For this area why are single family home neighborhoods under an “area of change”? Just because the city wants to expand development along the Thousand Oaks blvd does not mean it has to change nearby neighborhoods. Keep mixed use development away from these neighborhoods and remove the neighborhoods from areas of change. I am specifically talking about the neighborhoods around Los Feliz dr, hillcrest dr, duesenberg dr and Thousand Oaks blvd. Remove us from your “area of change.” Protect the character of single family neighborhoods as it says on the current general plan.
	<ul style="list-style-type: none"> See comments above
	<ul style="list-style-type: none"> As we lose the quirky, interesting and history filled buildings in our little downtown, we shouldn't be replacing them with carbon copies of the San Fernando Valley.
	<ul style="list-style-type: none"> Again, opening zoning for small businesses and services to live / work in this area is working in other areas nationwide!
	<ul style="list-style-type: none"> Too much traffic as is. No more development
	<ul style="list-style-type: none"> The development that is being planned needs to keep climate change in mind. All this development will increase temperatures at a time when we need to do everything in our power to reduce our carbon footprint.
	<ul style="list-style-type: none"> Whatever is decided, traffic must be addressed. Right now I avoid that area due to traffic. I'll never go there to shop once it's developed.
	<ul style="list-style-type: none"> Traffic and infrastructure must be considered for the boulevard and free flow of traffic in the freeway.
	<ul style="list-style-type: none"> All buildings should remain maximum of 3 stories
	<ul style="list-style-type: none"> Bring this to a vote if the people. The way the measure was intended.
	<ul style="list-style-type: none"> This is a highly congested area and the surrounds neighborhoods are full of young families. Increased traffic and/or foot traffic will just bring problems (crimes)
	<ul style="list-style-type: none"> Northeast of Pleasant Way to "Neighborhood Medium-High" and "Neighborhood High."

Question 18 Responses

- I'm opposed to destroying the lovely park area in front of the Civic Arts Plaza and turning it into a shopping mall. Say no to developers.
- The area between Los Feliz Dr. and Duesenberg Dr. and Hillcrest Dr and Thousand Oaks BLVD is a neighborhood with single family homes that does not need further development. The current general plans states to preserve the character of single family home neighborhoods, remove this neighborhood from your "area of change." These neighborhoods are not an extension of the thousand oaks blvd and do not need re-development. Keep new developments out of this neighborhood and remove it from your "area of change" category. Protect the character of single family homes.
- I'd like to keep the main shopping areas and along TO low density, max two stories. Our views and low density is what sets us apart and makes the city nice. There is no need to put a bunch of new developments along TO Blvd or the freeway, since we have space on the outskirts and there are other ways to spread it around so we keep our views and existing open spaces. The new building at the old Lupe's site was a mistake. It blocks views and the style looks obnoxious like Calabasas. Doesn't fit TO old-California elegance. Too bad Al Adams got that in before anyone was onto him.
- Opposed to buildings over three stories. Support mixed use.
- Maintain is as a commerical corridor. Do not introduce housing and its attendant population density, increased water usage and negative environmental impact.
- Caruso should be permitted to re build his existing commercial structure to mixed use residential.
- Lets learn from what happened in the SFV and not repeat history. We have low density a gem here in the conejo that is rapidly becoming strangled on all sides by development. Lets improve what is not being used and keep that open space we have left.
- As stated before, unless there is a revamp in how the area is designed it will continue to be a heavily traffiicked boulevard with no square no pedestrian bridges, walkways no piazza. The new construction that was built along 1700 area of TO Blvd. has no reasonable setback, no landscaping, it is now just stone and brick that is butt up against the blvd. Not attractive.
- Keep buildings low, set back from street with plants & trees, ample parking.
- I'm hoping that this will create a more walkable and livable downtown with affordable housing for many residents.
- Don't make a plan that turns this area into the valley - please! Consider the implications on traffic, and evacuations. If it is too crowded, people will not go there - I know I won't! I'll avoid traffic at all cost! So those businesses will suffer.

Question 18 Responses
<ul style="list-style-type: none"> • Right now you have half of a city center. Expand north. Put bridges over Boulevard to facilitate pedestrian traffic.
<ul style="list-style-type: none"> • This is the definition of disingenuous. Leading questions, designed to trap the respondent.
<ul style="list-style-type: none"> • leave it be ,old school
<ul style="list-style-type: none"> • Keep it quaint and attractive. Please do not let this become the next Ventura Blvd in Woodland Hills to Studio City. Too much hodge podge. Please keep a theme...
<ul style="list-style-type: none"> • Obviously this survey will be ignored. Especially since NONE OF YOU will be living here to experience the effects of your poor decisions. Thanks.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • No buildings taller than 3 stories.
<ul style="list-style-type: none"> • I think with the right development, this could turned into a pedestrian-only zone on the weekends, with parking allowed in the current structure at City Hall, and perhaps shuttles from other parking areas. However, there would be unintended consequences of to the surrounding areas (Hillcrest Road) if the main East-West thoroughfare is closed.
<ul style="list-style-type: none"> • Keep buildings no taller than 45 feet.
<ul style="list-style-type: none"> • Allow condo/townhome purchase of any multi tenant properties instead of renting so that people will have a vested interest in staying longer in the community
<ul style="list-style-type: none"> • If Thousand Oaks is looking to create a "downtown", Moorpark Blvd, with its longstanding commercial and retail focus seems to present a more natural and logical option as a city center than Thousand Oaks Blvd. Additionally, I am adamantly opposed to any plans that involve replacing the beautiful, serene, mature and ancient oak grove fronting the Civic Arts Center with yet another parking structure and numerous additional, unnecessary concrete buildings right on the boulevard. If CLU needs more office space, the university should build it on its own campus, along with additional student housing. <p>Prior to approving any permits for new construction going forward, the City must consider the cumulative wildfire safety and disaster evacuation impacts of proposed projects on the ENTIRE community, including the impacts resulting from a development's resident density in relation to available egress roads ... and especially impacts resulting from the Combined load of multiple or concentrated developments' contributions to likely or potentially unsafe congestion on escape routes out of the city under multiple, simultaneous, disaster scenarios (which are expected to become more frequent in a changing climate), as occurred in November of 2018 when the Borderline shooting, high Santa Ana winds, and Hill and Woolsey wildfires converged to strain resources and gridlock freeways as frightened residents attempted to flee. As the main thoroughfare through town,</p>

Question 18 Responses	
	and one of limited egress arteries out of the city, this need applies particularly to all new development considered on Thousand Oaks Blvd.
	<ul style="list-style-type: none"> • Long term resident of TO, have appreciated the 2 story max and the openness of TO. Dont want to see this change which will make us more like Downtown LA
	<ul style="list-style-type: none"> • like many european downtown areas having inset or areas for eating, talking and people watching without the feeling of overbearing height of buildings.
	<ul style="list-style-type: none"> • The mixed use approvals and preapprovals destroy valuable trees worth hundreds of thousands of dollars. The City should require tree value assessments before so carelessly allowing them to be destroyed. The lack of large trees along with the increase in concrete creates heat islands that increase community temperatures. The Lupe's building is a perfect example of what City Council should not allow with its dark alley effect. Ample setbacks from streets and sidewalks create areas for carbon-offsetting, colorful trees and plants while providing visual interest that creates energy and a sense of ease for people. It is a well know fact that people thrive in green environments and crime increases in congested, urban spaces. Don't allow the updated General Plan to destroy Thousand Oaks character.
	<ul style="list-style-type: none"> • The feeling around the Lakes and the Gardens of World make our city feel more welcoming. I like the walkability feeling. The open feeling, where you can still see the surrounding hills.
	<ul style="list-style-type: none"> • No 4+ story buildings
	<ul style="list-style-type: none"> • THIS AREA IS BETTER SUITED TO INCREASE YOUR DENSITY DESIRES. ALTHOUGH INCREASING DENSITY IS GOING TO CHANGE OUR VALLEY FOREVER. PEOPLE LIVE HERE BECAUSE IT IS NOT THE SAN FERNANDO VALLEY, OR OXNARD. LEAVE NEWBURY PARK/RANCHO CONEJO ALONE! I AM NOT OPPOSED TO THE T.O. BOULEVARD CORRIDOR BEING A MIXED USE AREA. MAKE IT LIKE A NICE, QUAIN T SANTA BARBARA DOWNTOWN, AND IT MAY BE NICE.
	<ul style="list-style-type: none"> • Reduce the overall proposed volume of housing AND commercial growth
	<ul style="list-style-type: none"> • We will never be a Los Angeles downtown. So don't make us look like one. We left LA for a reason.
	<ul style="list-style-type: none"> • Traffic on TO Blvd is challenging already!
	<ul style="list-style-type: none"> • I'd like to see some proposal of transportation - maybe a trolley? impacts on safety (crossing the street) and physical accessibility for disabled citizens (wide side walks, ramps, universally designed public access points)
	<ul style="list-style-type: none"> • More density the better we have a housing shortage
	<ul style="list-style-type: none"> • Revitalize what we have.
	<ul style="list-style-type: none"> • The trends I see now are positive

Question 18 Responses
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • A softer, quieter "downtown" area with a more relaxing feel and being bike and pedestrian friendly with public transit and few cars would be much better than any of these options. Create some affordable entertainment spaces and encourage the arts. Civic Arts tickets are way too expensive.
<ul style="list-style-type: none"> • It is a utopian expectation that mixed use is a preferred alternative. Mixed use builds in a conflict between functions and shared space.
<ul style="list-style-type: none"> • Leave it as it is.....
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Give actual street names that are the borders of each Area of Change.
<ul style="list-style-type: none"> • Do not want mixed use. Renovate update, but no mixed use. No building over 35"ft. Don't need more Promenades or The Lakes type shopping centers. There"s already too much traffic, No more growth. People really don't want to hang out around the civic arts plaza. Are you guys getting the message with the failed Lakes? And why is Caruso Develpoemnet only paying \$1/yr for rent what kind of deal was that?
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • The area around the Civic Arts Plaza and the Lakes should be high density mixed use to act as another hub for the city. Residential areas surrounding the corridor along the Boulevard should have some flexibility to allow for neighborhood commercial uses in horizontal or vertical mixed use configurations.
<ul style="list-style-type: none"> • The corridor could be well integrated into a vibrant community down the the Westlake Promenade with low to medium density housing and upscale outdoor areas. I envision communities with lots of greenery and open space. Older buildings need to be redeveloped or given a "facelift".
<ul style="list-style-type: none"> • Give up on it already. Stop wasting money on trying to make it happen. It will never be what you are trying to make it be.
<ul style="list-style-type: none"> • Please stop trying to ruin Thousand Oaks and Westlake Village. NO ONE who lives here and pays taxes here wants density of any kind. That's why we live here. People can look to other areas if they want "city living" that is not what Thousand Oaks is about. We don't want to be downtown anything, we don't want multi family housing, we don't want more congestion in our streets or schools, we don't want to be the San Fernando Valley. Get the reins on the increasing homeless problem, update and work on occupancy of the existing

Question 18 Responses

<p>commercial and residential spaces. Do not build multi story anything, do not damage the integrity of this area by attempting to make it something it's not and something NO ONE WANTS! Renters and college students do not pay taxes here and are not the voice of this community.</p>
<ul style="list-style-type: none"> • Slow down Thousand Oaks Boulevard. Too many travelers use it whenever the traffic is bad on the 101. I would like to see more crosswalks with lights on the road and indentations to TO boulevard to force traffic to slow down, but still be safe. If we add housing to downtown, we have to make it safe for walking. Less cars, less CO2, less global warming.
<ul style="list-style-type: none"> • This is my second choice of the four map areas to develop mixed use housing. I really like the village centers best.
<ul style="list-style-type: none"> • No 4 or 5 story buildings. Increase affordability and increase green spaces and landscaping.
<ul style="list-style-type: none"> • The only people who are going to love this development are the developers who will take our money and drive home to Brentwood in their fancy cars.
<ul style="list-style-type: none"> • Enough with the building!! No buildings over 2 stories. I "get" that builders will not make a ton of money unless they are continually building, but this is not the "look" that the City Father's had when they created the original plan.
<ul style="list-style-type: none"> • I don't want this area to be developed just to increase tax revenue. The aim should be to improve quality of life. I used to own a condo near the civic arts plaza. I am so glad I moved away to a house because that area is so congested now.
<ul style="list-style-type: none"> • TO boulevard to me does not seem like a downtown, and I am not sure that increasing housing will ultimately change this if there are not other considerations made. Encouraging walking by narrowing streets, adding bike lanes, slowing traffic, increasing window shopping appeal by encouraging interesting retail, reducing parking lots and focusing parking in a central location like a parking structure all seem like good steps in the right direction. Housing should be encouraged in areas that are within walking/biking distance to grocery and other retail. In addition, the city should think about how to increase the amount of roads connecting side streets and making more of a grid system since TO is just an artery road.
<ul style="list-style-type: none"> • Already over crowded as it is, should not be the next Ventura Blvd in Reseda
<ul style="list-style-type: none"> • It isn't really a downtown. Downtowns are populated by pedestrians. There are none in this "downtown" and for good reason. You need to seriously re-think this.
<ul style="list-style-type: none"> • This area does not have the road capacity to handle what is being proposed. Most people that will live in this area will have to drive, no matter how many bike paths, walkways, and bus stops there are, to be mobile in So. Cal. is to drive,

Question 18 Responses	
	the infrastructure is not being improved in any way that I have seen to mitigate this fact.
	<ul style="list-style-type: none"> It's a commercial corridor, help the small mom and pops and keep it quaint instead of high density residential.
	<ul style="list-style-type: none"> no more multi level family housing and low income level housing in this area. We already have so much traffic with westlake high school and westlake hills elementary school nearby!
	<ul style="list-style-type: none"> None
	<ul style="list-style-type: none"> no additional building
	<ul style="list-style-type: none"> Already lots of empty store fronts. We really don't need more.
	<ul style="list-style-type: none"> The alternatives appear to be constructed to meet the state requirements and not one dw unit more. I don't like the compliance focus. We need to create a fun, vibrant city with density nodes that encourage public transportation and protected bike and walking paths. If we don't create density nodes, we will never have the critical mass needed for vibrant common areas and transportation.
	<ul style="list-style-type: none"> We are not the SG valley lets not become it. Stop it already. I pay way over what I can afford to not deal with the plight of the valley
	<ul style="list-style-type: none"> We need affordable housing.
	<ul style="list-style-type: none"> Major concern for both residential and commercial buildings - where will the parking be? Underground - please. We do not have the space for on street parking.
	<ul style="list-style-type: none"> If you need to add residential, I think the "townhouse look" would fit in well with the aesthetics of our city, and will allow more families in a smaller area. We don't need more retail since most are shopping online, so some mixed use could be these townhouses instead.
	<ul style="list-style-type: none"> No high rise buildings
	<ul style="list-style-type: none"> Stop giving incentives to builders! Stop building!
	<ul style="list-style-type: none"> I do not support high density multi family development in the Thousand Oaks Blvd are
	<ul style="list-style-type: none"> No building higher than 2 stories for downtown. T.O. Blvd near Moorpark/Hodencamp okay to have building/mixed-use no higher than 3 stories.
	<ul style="list-style-type: none"> A single main street without a grid does not lend itself to mixed use or being called a downtown.
	<ul style="list-style-type: none"> Traffic is congested already. Increase in density will just make the intersection more unbearable

Question 18 Responses
<ul style="list-style-type: none"> • There should not be buildings above 2 stories high. We are not downtown Los Angeles. We are not the Valley. High rise buildings in Thousand Oaks will ruin our small town feel and make traffic horrible. I am completely opposed to anything above 2 stories tall.
<ul style="list-style-type: none"> • Change speed limit to 45
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Build a pedestrian bridge from the Civiv Arts Center to Gardens of the World and that would be a start to unifying the city. You need to have a vision of unity!!! That would be the first step to uniting our city! Listen to the people. I hope this is not a bogus survey. Be transparent and show the results in the Acorn. I have taken surveys before for TO and had no response or results. Thanks ! Michelle Paz Thousand Oaks resident.
<ul style="list-style-type: none"> • Keep the height down to three stories. Increase the parking requirements from the standard.
<ul style="list-style-type: none"> • No building higher than 50 Feet. Ample parking must be a priority for residents as well as visitors.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • We left "Downtown" for a quieter, more open area with less traffic and crime.
<ul style="list-style-type: none"> • Put a walking trail through town along the creek corridor that connects to all the neighborhoods. Make it easier, simpler, and cheaper for rich fat cats to build giant amazing mansions in the hills around the valley (raises city income and adds HUGE value) think; Sherwood, friends. Update and renovate the downtown by reworking all the dying retail - add some housing above the commercial units. Let those Westlake developers come a little more west and we'll be good. LEave Rancho Conejo alone south of the 101. Thanks!
<ul style="list-style-type: none"> • Increased density will not improve things. Focus on quality first.
<ul style="list-style-type: none"> • Downtown and thousand oaks leave alone.
<ul style="list-style-type: none"> • Thousand Oaks needs to remain SLOW growth. Don't allow any multi-family, high-density housing.
<ul style="list-style-type: none"> • Please, please create a height cap. If we must have more mixed use, please cap the height at 4 stories max in limited areas, and 3 stories max elsewhere.
<ul style="list-style-type: none"> • Traffic is horrible. The new multi use building is in a terrible place and looks out of place. Its nearly impossible to drive through that part of town during rush hour.

Question 18 Responses	
•	Too crowded already
•	There are a few areas where I would support taller building: where they don't impact the open space view or existing homes' views. I don't know how you do that in a General Plan, but until you do I can't support any of the concepts.
•	This area is a home town feel. Leave it alone.
•	Less is more.
•	Overpriced, condensed housing will help no class that lives in their area. It will only add more people to the area crowding it
•	Bring in and support more mom and pop stores
•	no comment
•	na
•	na
•	increased density will be a problem, a negative, increased traffic, if not the right business for the population, the business will fail which means vacancies
•	Having commercial on the ground floor and no more than 2 floors above it for apartments.
•	If Downtown Thousand Oaks is going to be the epicenter of the city, it needs to have draw. its been dead for years. Good small business/restaurants and areas to walk. Forcing foot traffic is key.
•	Set aside some open space. Concrete jungle here we come. T.O. will look like Bakersfield in no time if left up to the current urban planners.
•	The set backs are limited and small businesses will be relocated . It has been hard enough through this past year. I don't want to see expansive apartments and chain retail .
•	none
•	It's hard enough to drive down the road then adding all this traffic and we want open spaces
•	None of the above
•	Needs to be architecturally consistent.
•	I do think it should be na mix with residential kept low density and no building over 4 stories. The biggest thing for me though is building in the open lots and areas that look trashy along TO Blvd.
•	Road conditions
•	This is already overcrowded and we do not need more people to make it more so.

Question 18 Responses	
•	Leave it alone
•	Repurpose what can be done without losing the historic feeling of the downtown area, and keep buildings low, so it doesn't feel congested.
•	I'd like to see more public transportation, walkable and close community atmosphere...like a village. Buildings must reflect our city's commitment to quality and natural beauty. Space to sit and walk and buildings must have lots of trees and landscaping to keep the Thousand Oaks upscale quality of life. I would hate to see developers crowd in too many people and make our beautiful Thousand Oaks trashy. Landscaping is critical to keep everything welcoming and beautiful and increasing our quality of life. I hope the city would require redevelopment that addresses conservation and eco-friendly building and use companies that support our efforts to combat Climate Change.
•	Keep as is
•	I like the idea of putting in more mixed use as long as the height is not increased
•	Keep the small town feel. Do not lose our history trying to compete with the big city San Fernando Valley congestion.
•	See above.
•	What a sham, downtown TO???? Hope the project goes Bk, out of place, unwanted, and unnecessary. Looks beautiful with Auto Zone and Leslie's pool supply right in the middle of it with a smog shop and abandoned buildings. Posers get what they deserve for trying to copy Santa Monica.
•	None
•	Change in general plan to support substantial increase in density and population through areas of TO is a bad vision for the community.
•	We moved here because of the rural life. You are trying to change the the look of the CONEJO VALLEY INTO THE SAN FERNANDO VALLEY ☹️☹️☹️☹️☹️
•	If you change it, it will look like the valley
•	Thousand Oaks should be a beautiful walking city, like Boulder, CO or Burlington, VT. Housing should be close to restaurants, bars and entertainment. Right now, the city is quite ugly and old fashioned and does not attract young professionals.
•	no height or density increases
•	See #9 above
•	We do need to look to the future - what about reusing/re-purposing what we have?
•	n/a

Question 18 Responses	
•	It is already a very congested area with all of the commercial buildings and the surrounding housing, mobile homes, and apartments. There is no possible way to expand the street, meaning it would be packed almost 24-7 if you add hundreds of apartments. No one should be looking at that specific area and be like " You know what this could use? A thousand more apartments!" Ridiculous.
•	Crowding seems to inevitable
•	SAY NO TO SACRAMENTO! STOP YOUR RAPID AND EXPANSIVE PLAN.
•	To maintain the characteristics of Thousand Oaks high density residential properties should be available to be developed on more residential parcels and commercial should remain lower density without additional valley style housing projects.
•	na
•	N/A
•	no comment
•	I can not believe how resistant to smart redevelopment the old guard is around the Thousand Oaks Community. The current design is there is no design. There is no walkable downtown vibe and that is too bad bc we have such nice weather and much more potential to drive employment, successful small businesses, along with diverse living scenarios for a healthy multi-generational community. The best development project is the Lakes and now that center is a ghost town. Again, the RUNDOWN VACANT KMart is a total disaster that should be redeveloped ASAP with attractive mixed use buildings and outdoor spaces.
•	There needs to be more use of the outdoor space. We have some of the most perfect weather!!
•	Na
•	I want there to be more housing for different income levels in this area. I would also like to see this area become more lively and walkable, like a true downtown.
•	na
•	no comment
•	We repeat: The 2615 bu that are required by 2029 do not require massive apartment buildings to be constructed along Thousand Oaks Boulevard or elsewhere in Thousand Oaks. There are apartment buildings being constructed today that will contribute to achieving that number. If Thousand build about 3 apartment buildings averaging 50 bu each targeting low and very low income residents (1226 bu, 47% of the 2615), we would meet the SB330 dictum for 2029. Are you suggesting that 47% of the 81,124 bu of the maximum theoretical buildout should be reserved for very low or low income levels? This would transform Thousand Oaks and not in a positive way.

Question 18 Responses	
	<ul style="list-style-type: none"> If you make any area mixed use, make it downtown, politicians who are supporting this, then keep it by you!
	<ul style="list-style-type: none"> It already feels congested. And, unsafe for walking / biking. Whatever plans makes it feels more neighborhoody and less urban sounds great.
	<ul style="list-style-type: none"> Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
	<ul style="list-style-type: none"> Stop approving height and density.
	<ul style="list-style-type: none"> Keep it the way it is , we already have a lot of people and ctime
	<ul style="list-style-type: none"> The new construction where Lupe's used to stand is an abomination. The removal of the oak trees is and the new buildings are a complete disgrace to the city.
	<ul style="list-style-type: none"> Slow growth
	<ul style="list-style-type: none"> none
	<ul style="list-style-type: none"> Consider more European styling when considering mixed use. Communal goods Stores on ground floors with housing above.
	<ul style="list-style-type: none"> NO BUILDINGS ABOVE 3 STORIES FOR ANY REASON. INCLUDE GREEN SPACE IN DENSELY BUILT AREAS.
	<ul style="list-style-type: none"> Traffic is already a problem and I don't want this area to be made worse by creating more congestion.
	<ul style="list-style-type: none"> We need to use other business centers . Concerns about traffic congestion, water scarcity, evacuation problems.
	<ul style="list-style-type: none"> How dense are you people? I don't want growth. This was a prime location to live to get away from the rat race yet close enough to get to places that I needed to.
	<ul style="list-style-type: none"> Stay with the original plan.
	<ul style="list-style-type: none"> no comment
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> na

Question 18 Responses	
•	na
•	no comment
•	Slow growth
•	There is no need to increase the population density along Thousand Oaks Blvd. If a property owner wishes to develop for commercial activity that's great but there is more than enough traffic along T.O. Blvd as it is.
•	I understand that change is inevitable for Downtown/Thousand Oaks Boulevard. However, the any development should be limited to buildings no higher than three stories with medium density. I prefer residential to commercial as there are too many vacant retail spaces as evidenced by the Oaks Mall, the Janss Mall and other shopping centers. I disagree that the public will surrender their vehicles and be satisfied walking the length of the boulevard. Your desire to create a downtown sphere is complicated by the layout of the boulevard. Santa Barbara is an example of a successful downtown design, but pre-Covid the residents never ventured into the area on weekends due to the traffic and congestion. No matter what the city has said, the traffic on the boulevard is congested and will worsen with continued development. Lastly, overflow traffic from the 101 freeway shifts to the boulevard.
•	Minimal mixed use density if necessary. Traffic is the worst part of Thousand Oaks. The areas between Hillcrest and TO Blvd. are already extremely dense. Possibly the area across Westlake Blvd, from Ralphs could take on some units and change in designation without too much disruption to the City.
•	No buildings over 2 stories high
•	N/A
•	Keep crime low and place clean and green.
•	no comment
•	Underground parking, walking areas and green park areas
•	no comment
•	I am OK with mixed use retail on the 1st floor and residential on 2 upper stories in this area. We need some affordable small studios for our young and old people to live in. Parking must be provided for any and all residential units.
•	Na
•	Na
•	We have the same concerns as expressed earlier. Unfortunately, the alternatives presented in this survey all are based on the same flawed premise.
•	na

Question 18 Responses	
•	This will be a great gathering place and should be the center of activity in TO. Please consider how people get around - a separated bike lane, with low auto traffic are key!
•	no comment
•	City Council is only interested in money\$
•	This is the alternative to the freeway and already is busy after work. With new buildings and apts would result in more traffic.
•	Build more affordable housing for low income families please
•	I think we should not commence further development until we clean up the areas that need remodeling or tear down existing structures and build new buildings that are more attractive.
•	Leave it unchanged. Additional units and capacity are not needed.
•	I think this area is another place that could become a walkable area with the right multi use and businesses
•	It's busy and could be modernised with its current space.
•	You have ruined it already.
•	Along Thousand Oaks Boulevard you should make the minimum mixed-use density 20 du/ac and the maximum density 45 du/ac. You should also eliminate the commercial requirement or at least reduce the commercial requirement in some of the mixed-use areas because it will incentivize residential development. Keeping the minimum density at 20 du/ac is important otherwise it might be challenging to develop some parcels for residential, and specifically for-sale residential projects, because it is difficult/almost impossible to achieve a density over 25 du/ac with a townhome product type. If you make the minimum density 30 du/ac you are limiting residential development along TOaks Blvd to apartments and stacked condos which will take away from the suburban feel of the city. Dense townhomes will fit the vibe of TOaks Blvd much better than large apartment developments.
•	Retail is going away and we have too many unoccupied buildings and stores. Repurpose those over developing on open land. If there is no a single family neighborhood next to the development, go high, if their is a neighborhood shared then do not go over a single story. Mixed use is overrated now, where it should be jobs and homes. I do like the idea of a lake park like Balboa if there was a place for it. That type of mixed use lives up to the values you stated about community, active, etc.
•	na
•	no comment

Question 18 Responses	
•	Get new tenants for the old Velvet Turtle, andArmstrong Nursery vacant sites. If necessary, reconfigure the Westfield Mall, to suit retail market, but.....beyond that, please leave as is. As last resort, if T.O. can't support both Janss Mall, and Westfield Mall, combine all businesses in Westfield Mall, and.....sad to say.....convert Janss Mall into whatever is best use.....that doesn't worsen traffic.
•	no comment
•	This is main community artery. Doesnt make sense to fill it with homes. To the extent we could embrace development like the lakes with condos or townhomes in the back of a large lot, this makes sense. Low density Mix is okay.
•	Leave Thousand Oaks the rural community we moved to
•	Low density housing is fine, but NO HIGH DENSITY housing. It will turn the beautiful Conejo Valley into the horrible San Fernando Valley
•	Need to add some parks or green space.
•	I think this would be the best location to add more mixed housing / commercial
•	No low income housing. No Section A housing. No way!!!
•	Parking structures a must in this area. Blvd would need to be free from parked cars
•	There does not appear to be a shortage of commercial property in this area. The wages paid by small businesses are not sufficient to support the cost of living in a mixed-use environment. Even two incomes from working in a coffee shop or market would not be sufficient to pay the rent/mortgage on a mixed-use dwelling in Thousand Oaks. Only a small percentage of units will be "affordable".
•	na
•	N/A
•	na
•	no comment
•	N/A
•	na
•	N/A
•	Na
•	TRAFFIC CONGESTION?

Question 18 Responses	
•	Get serious about incorporating the landscape plan with the actual housing and commercial areas. Require substantial amounts of trees. Establish medians with trees. Create more parks.
•	The 'downtown area' has no continuity. Rather a joke it's considered downtown. The events at Civic Center too expensive and existing shops of no interest. This has no ambiance as a city center
•	used to live in this area before I moved to NP, alt 2 will be a very nice change to see.
•	T.O Blvd..is too narrow for 6 story building....Why not spend my money putting electric wiring under ground..
•	there's already enough traffic. adding more units without expanding roads first will lead to growing pains. also, low income house = more crime
•	Na
•	na
•	no comment
•	na
•	I support mixed use in the area, but think that it should be limited in height - especially for areas proximal to neighborhood streets.
•	We already have way too much congestion there! We cannot support more infrastructure and residents populating an already congested area. This whole concept of additional building is entirely UNFAIR to current TO residents.
•	na
•	no comment
•	na
•	N/A
•	I am excited by any changes to the Plan to allow for this area to feel more like a downtown by increasing the density of parcels.
•	Stop building
•	Increased development without consideration of existing flow of Traffic and parking on TO Blvd makes the area congested and unappealing.
•	no comment
•	no comment
•	No bedroom community
•	na

Question 18 Responses	
•	N/A
•	na
•	increase mass transit along TO blvd and add another hub away for connecting to LA buses
•	na
•	no comment
•	I'm concerned about the overall density look, feel of these proposed options, to be honest some look too cooperate, while other options try to incorporate families (multi use). I'm concerned about the feel of what Thousand Oaks is trying to achieve. what about fall out, if you start allowing families to live in commercial based areas, possibly homeless issues could be more pervasive or seen. about about trash and environmental issues. which goes to the overall look, feel and reasons the rest of the community would want to visit the boulevard during evening time, dinner entertainment etc...
•	na
•	N/A
•	na
•	I think that some development would beneficial, but not an excessive amount.
•	Any higher density development should incorporate open spaces like parks, sitting/eating squares, etc. to break up the density. Also, need better traffic flow and parking facilities.
•	I already avoid driving on T.O. blvd because of the heavy traffic. I will never use it if you cram more businesses and housing on it. Your plans look like Ventura Blvd. in the S.F. valley. That's why we moved here. The infrastructure will not support all of this building in the Conejo Valley.
•	Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
•	You call this "downtown" but it really should not be considered the downtown. It is a sprawling narrow strip of land. It is not ideal for building a walkable livable downtown.
•	Clean it up. Do not increase traffic or population.
•	na
•	Without better transportation, development of any kind, will create gridlock. Discussing building structures for residing, conducting commerce and industrial activities, without providing a complete reworking of transportation networks is

Question 18 Responses	
	a mistake. The T.O. roadways are woefully inadequate for even current landuse. Increased development without better access to any new development, will be disastrous.
	• No comment
	• no comment
	• N/A
	• do NOT turn this area into the SAN FERNANDO VALLEY with its horrible endless huge buildings and development!!!
	• Wide sidewalks for walking and any ability to minimize the traffic noise on TO blvd would be good.
	• Keep buildings no higher than 3 stories. Do not obstruct view of the mountains.
	• OUR OWN CITY COUNCIL IS GOING TO CLOG UP OUR STREETS, CLOG UP OUR SCHOOLS, CLOG UP OUR PARKS AND OPEN SPACES ALL FOR MONEY, LET PEOPLE COMMUTE IN THEIR ELECTRIC CARS
	• Multi story buildings on both sides of a street creates a "canyon" effect. This is not the 'town square' image of a quaint midwestern city. Look at Chatman, Orange County, CA.
	• N/A
	• N/A
	• no comment
	• Na
	• no comment
	• You are trying to make this street into Ventura Blvd. Do not understand this greed and stupidity
	• No added density.
	• traffic impact...water shortages..population density increases...this is not Orange County!
	• These areas require the most development upgrades in the city. It is hoped that the 2045 Plan will include a variety of options for improving the blighted properties, particularly in the Downtown area along TO Boulevard.
	• Traffic and congestion already increasing. Don't make it worse!
	• Mixed-Use Retail is an illusion. Please study downtown LA where they have built hundreds of Mixed-use projects but the retail shop occupancy is extremely low. It has become a method for developers to get their plans approved and to get to the high-rent units above the empty stores.

Question 18 Responses
<ul style="list-style-type: none"> Do not build useless store fronts. And rentals are detrimental to incoming generations... Build homes people can own.
<ul style="list-style-type: none"> We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> We need to build more pickleball courts!
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Na
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Leave it alone, it is already congested enough .
<ul style="list-style-type: none"> Na
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Na
<ul style="list-style-type: none"> Na
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Bringing more residential to downtown, with associated services will liven up the area. However, green space needs to be mixed in because human beings need outdoor space, as well as coffee shops.
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> Please do not continue with the proposed re do of the Area surrounding the City Hall. Too much cement added & trees taken away.
<ul style="list-style-type: none"> If the city leaders think that they need to "incentivize" developers to create residential units, they are out of their minds. Every developer in CA would love a

Question 18 Responses	
	<p>piece of Thousand Oaks, with or without commercial attached. I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.</p>
	<ul style="list-style-type: none"> • PLEASE no mixed use high around the civic center. If we need additional housing units there are less obtrusive places to add them, such as adding even higher density housing south of Hillcrest, or having longer stretches of mixed use medium all along the north end of TO blvd.
	<ul style="list-style-type: none"> • There this area should not allow buildings owner two stories high. No residential in areas that are currently commercial.
	<ul style="list-style-type: none"> • No tall buildings on TO Blvd.
	<ul style="list-style-type: none"> • I'm against all of this and so is the majority of those that live here!!!!!!
	<ul style="list-style-type: none"> • Requires new holistic integrated design - just adding multi family will be a disaster
	<ul style="list-style-type: none"> • It would be cool to live near Carpenter Theater etc.
	<ul style="list-style-type: none"> • There is pretty good public transit. Especially MTA allows access to the East. It seems to me "apartments" on TO blvd. is not a good idea. Most transit people are good about walking two blocks. Keep simpler services on the busy street. Larger buildings are going to produce traffic and parking issues. I think a lot of us only too well remember living in LA canyons. Wilshire is a good example.
	<ul style="list-style-type: none"> • If we must add more housing DEFINITELY do it Conejo School and Erbes. Don't make TOBlvd so busy with housing. Some medium density multi-use on TOBlvd is ok. TOBlvd should be a beautiful place people want to visit. Great, fun restaurants, live music, shopping. Places to park and spend the evening walking around. Right now you drive one place, eat and leave. We need music, nice lounges, outdoor concerts, fun restaurants with beautiful outdoor patios. Make it a place we want to hang out!
	<ul style="list-style-type: none"> • Thousand Oaks Blvd can sustain some multi-family development, but it doesn't seem at all like the right place for larger, higher density projects. Rancho Conejo seems more appropriate and even then do not need to be 5 stories or that high of a density to meet our requirement of approx. 2500.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • Already over congested
	<ul style="list-style-type: none"> • Additions are not needed commercially or for residential. The balance is perfect for this community and should not be tampered with.
	<ul style="list-style-type: none"> • Mixed use is a bad idea in this area.
	<ul style="list-style-type: none"> • Redesign the money pit albatross that is The Lakes to add more parking and outdoor dining in front, subdivide larger businesses into smaller store fronts

Question 18 Responses	
	with more variety and attract businesses that are more along the lines of middle class dining and shopping. Except for when the skating rink is built no one uses the grass area in front. Don't let Caruso build anymore in TO!
	<ul style="list-style-type: none"> • Build housing around tarantula hill brewery
	<ul style="list-style-type: none"> • To construct 2 or 3 parking structures along Thousand Oaks Blvd. in the commercial corridor of Thousand Oaks Blvd. and to encourage pedestrian traffic and bicycle lanes along Thousand Oaks Blvd. Add more crosswalks along Thousand Oaks Blvd.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • No 4 to 5 story buildings
	<ul style="list-style-type: none"> • I do not agree with adding mixed-use or additional residential fronting Duesenberg, the street is short and narrow and cannot support the additional traffic generated by these types of buildings entering and exiting onto Duesenberg.
	<ul style="list-style-type: none"> • Again, maintaining height limitations is important. I'm sure this will come up elsewhere in the survey, but making the 'downtown' a pedestrian/bicycle friendly environment is a priority for me.
	<ul style="list-style-type: none"> • Thousand Oaks Blvd. is the Main Street of this town. It should be treated with careful consideration when making any changes. It is the face of our community and this town does not like fast growth. The people here like the quiet ease of this town. Let's keep it that way. Otherwise we'll be just like all the other cities in L.A.
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Get rid of the cigar shop on Thousand Oaks blvd. It stinks - can't even get gas at the station next door.
	<ul style="list-style-type: none"> • Again, we need to liven up the area to help our businesses be successful.
	<ul style="list-style-type: none"> • If you want you can call me.

Question 18 Responses
<ul style="list-style-type: none"> • Prioritize climate change and greenhouse gas emissions as the major concern when considering the future of the city and the downtown areas.
<ul style="list-style-type: none"> • It's the one area that maybe could work as a little city
<ul style="list-style-type: none"> • Again, I think great care should be taken so as not to adversely affect the quality of life in the Conejo Valley. Newer structures with mixed use on TO Blvd can be achieved with maximum of 2-3 stories intermixed with green space to keep the semi-rural look of TO.
<ul style="list-style-type: none"> • SO busy
<ul style="list-style-type: none"> • No additional multi family housing
<ul style="list-style-type: none"> • Stop overdevelopment
<ul style="list-style-type: none"> • Build more housing, don't waste land on parking that will be obsolete in 10 years. Think ahead for the future
<ul style="list-style-type: none"> • Do not introduce urban area developing styles into this community. Respect the rural nature of our home and expand on the appeal of what brought up to this community in the first place.
<ul style="list-style-type: none"> • Commercial buildings only - NO High raise buildings!
<ul style="list-style-type: none"> • Allow flexible zoning for mix-use as well as stand-alone residential on the Blvd. Many of the properties on the Blvd are small and odd-shaped, we need zoning that will enable, incentivize, and encourage property owners to reinvest in our community to bring the goals and vision of the Blvd Specific Plan to realization.
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • No comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • NO COMMENT
<ul style="list-style-type: none"> • More bars and restaurants
<ul style="list-style-type: none"> • Build newer and more desirable housing
<ul style="list-style-type: none"> • More student, young professional housing
<ul style="list-style-type: none"> • Slow down the traffic, reduce parking, encourage walking

Question 18 Responses	
•	I think that this part of the plan is most critical. I would like to see a proper downtown. I think it changes the complexion of the city entirely, making it more of a standalone entity than a bedroom community.
•	Incentivize property owners to convert dead retail to high density, walkable mix-use
•	I live in a condo complex off of Thousand Oaks blvd and will be directly impacted by this land use proposal. I support more development period. More housing, more mixed use, more commercial space and at greater density. Thousand Oaks can definitely accommodate more development without sacrificing quality of life. Indeed, quality of life would be enhanced by denser development. In light of climate change, we need a functional downtown that does not require as much driving.
•	N/A
•	Keep as we are
•	Help businesses by building more housing and reducing commercial.
•	Thousand Oaks Blvd Shall Be Too Congested With Structures, As Well As Traffic!
•	To encourage walking/strolling must have trees, shade, places to sit/eat. Avoid at all costs buildings over three stories.
•	N/A
•	N/A
•	Na
•	na
•	NO COMMENT.
•	N/A
•	Get rid of the smoke, vape shops and tatoos parlors in TO
•	Spend the money on getting the homeless off the streets
•	na
•	N/A
•	No Comment
•	N/A
•	I'm worried about parking. The Toyota used car lot should be relocated to the car center, or back by where the body shops and car repair places are. It's an eyesore on TO Blvd.
•	I have some properties in this section I am trying to build housing on. I would really like to see all the smaller parcels zoned high instead of med-high so we

Question 18 Responses

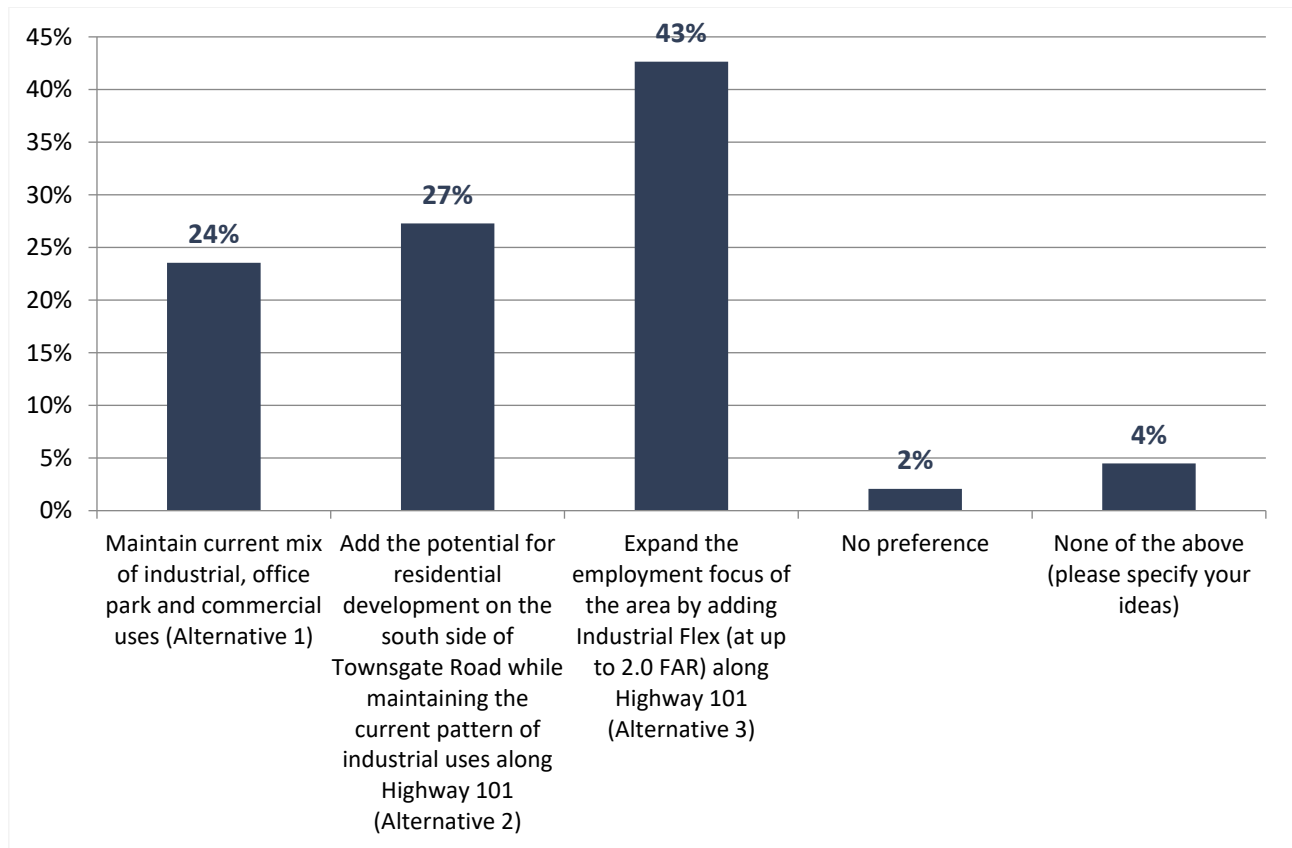
can get more density right off the blvd. It's nearly impossible to pencil out a medium project on under 1 acre given the economics of building and developing smaller projects. If I cant do it I don't see much housing added thats not with a select few builders who have very large projects. I think the community would greatly benefit from a more competitive rental market vs a couple huge apartment projects.

- Do not support mixed use, high buildings or underground parking lots.
- Stop developing and start working on social programs you fucking ghouls.
- develop downtown Thousand Oaks
- Do not build in this area with the possible exception of around the Civic Arts Plaza. T.O. Blvd cannot withstand more traffic and parking issues
- have more affordable housing for students like me! thank you.
- I don't object to all mixed-use, but I don't support anything over 3 stories. We treasure our views of the surrounding hills and mountains and don't want to look at high rises. Also, this is the major route for residents to travel through town. I like pedestrian-friendly areas, but in the downtown area, I don't support any measures that will impede the flow of traffic through town. If the new roundabout down from the post office is any indication, we'll need new traffic planners. They took an area that didn't have a serious problem and, instead of simply installing a four-way stop, put in a roundabout that most residents have no idea how to use. The intersection is now worse than ever!
- In this area there is a great need for housing for many families living in rental houses that are falling on them.
- Key area for entertainment so adding residential would benefit the residents and make a more vibrant community
- Less traffic and make it/stay clean
- Make sure that no crimes will be rampant in our neighborhood.
- N/A
- No response
- Support mixed use.
- This entire area could benefit from wide sidewalks and squares with buildings of up to 5 stories and mixed use.
- To use the downtown you need a medium of trees and landscaping down the middle of T.O. Blvd with parking garage. To attract people to visit you need to supply parking garage (3 stories). Apartment residents own cars - too.

WESTLAKE AND EAST END AREA

Question 19.

The employment district near Hampshire Road and Townsgate Road presents an opportunity to transform either into a mixed-use (residential and office) area or strengthen its role as an employment hub on the east side of the city. What best matches your vision for this area?



Answer Choices	Responses	
Maintain current mix of industrial, office park and commercial uses (Alternative 1)	24%	478
Add the potential for residential development on the south side of Townsgate Road while maintaining the current pattern of industrial uses along Highway 101 (Alternative 2)	27%	554
Expand the employment focus of the area by adding Industrial Flex (at up to 2.0 FAR) along Highway 101 (Alternative 3)	43%	866
No preference	2%	42
None of the above (please specify your ideas)	4%	91
Answered		2031

Question 19 had 91 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 19 Comments
<ul style="list-style-type: none"> • Make no changes and use NO mixed-use development. Keep it all commercial.
<ul style="list-style-type: none"> • It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> • I am against mixed commercial and residential.
<ul style="list-style-type: none"> • Slow growth
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • There is too much traffic already in this town. No of the options work.
<ul style="list-style-type: none"> • This area is already busy enough. You can't assume that everyone is going to live where they work. It's just not realistic.
<ul style="list-style-type: none"> • No no no
<ul style="list-style-type: none"> • Baxter and Kmart pre-approvals will create negative traffic impacts. This is not just an inconvenience, it is a public safety issue.
<ul style="list-style-type: none"> • Alt. 2 except: Change all of "Industrial Low" S. of Fwy. 101 to "Neighborhood High" and Change all along N. of Hampshire to "Neighborhood Medium" and "Neighborhood Medium-High."
<ul style="list-style-type: none"> • Maintain current status without any buildings with height beyond what is there now.
<ul style="list-style-type: none"> • Don't change the Plan.
<ul style="list-style-type: none"> • No more buildings
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • Retain three-story height limit and allow multi-family and/or mixed-use buildings.
<ul style="list-style-type: none"> • Prerve the existing land use
<ul style="list-style-type: none"> • Westlake Plaza (Sprouts, Gelson's, etc.) has zero capacity for increased density. The recent renovation of the plaza reduced the amount of parking available as well as unauthorized removal of Oak trees. Kmart site depends on whether Home Depot is willing to give up its claim to the land. Any development of the site will have to also include upgrades/improvements to the 101/Hampshire Road undercrossing and corresponding on/off-ramps.
<ul style="list-style-type: none"> • Some combo of 1 & 2: specifically, allow mixed use residential along Townsgate but do not allow mixed use medium in Ralph's shopping center as shown in 2.

Question 19 Comments

- While I could support the potential for residential development on the south side of Townsgate Rd., as in Alternative 2, ONLY IF the city is unable to satisfy California affordable housing mandates for the 2021-2029 RHNA cycle (ie: 2,615 units plus a 10-15% buffer) through additional residential allocations in the Rancho Conejo Area, the Moorpark Rd. & W. Thousand Oaks Blvd. area, and in the Village Centers, the 50-foot maximum height and minimal setbacks of the Mixed-Use Low land-use designation suggested for this area remain unacceptable. The 58-foot maximum height and "active ground floor uses located 'at or near the sidewalk'" as described for the Mixed-Use Medium land-use designation suggested for the former K-Mart site is likewise unacceptable. Original General Plan height limits of 35-foot maximum and generous setbacks must be retained, and sidewalks must be wide. In addition, NO heritage oaks or landmark trees can be cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland must be incorporated into the design to create a Neighborhood Town Square in each area in which significant measures are taken by the city to encourage walking/cycling/transit use, and to avoid additional traffic, noise, congestion and auto emissions pollution in the already congested Westlake & East End area. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground.
- Already congested area - dont see more people being added to the area as a solution
- I'm rarely here so have no basis on which to comment
- Dense housing has already been preapproved at the vacant Kmart commercial site along with 3 existing apartment complexes. There is no need to change anything in this area. Industrial GP designation does not need to be divided into additional categories. Leave it alone.
- It's hard with the space but adding both industrial flex and residential is my preference.
- Once again, I am opposed to multi-story dwelling units of more than 3 stories!
- You could incorporate mixed use on BOTH sides of the 101, not just Townsgate. North side to TO Blvd and adjacent business zone on East side of Westlake Blvd. could go mixed use. Also have room for mixed use at shopping center that runs along Avenida Los Arboles to Erbes. Don't limit development to only along 101, disperse people and spread them out.
- There is no need for added commercial space. On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size.

Question 19 Comments

- Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
- either 2 or 3 more housing or industrial.
- See all the reasons above, and in the Acorn letters.
- Leave townsgate develop the Kmart site into housing and a park
- Please do not add housing to this area.
- I don't live there, that shouldn't be up to me.
- DO NOT BUILD ANY MULTI UNIT HOUSING HERE - NONE!!!!
- this area is densely populated already and westlake high school and westlake hill elementary are located which causes heavy traffic.
- none
- I think both north and south of the 101 can support mixed use and industrial / office park.
- No more growth
- do not want growth
- Alternative 2 with NO mixed-use
- Lean to 2nd one above, though no building more than 3 stories (no high density).
- No more development here either!
- Add parks, trails and open space! Plant some trees.
- TOO CROWDED ALREADY
- NO more mixed use housing in Thousand Oaks, nor do we need an employment hub. This is a SINGLE family residential community! Keep it that way.
- I am ok with both Alternative 2 and Alternative 3 for this area.
- How about you just clean up the old Kmart building area.
- Don't add more high rise/high density buildings. No residential in this area.
- Leave my town alone! We don't want a high rise apartment building there.
- Not enough resources.

Question 19 Comments
<ul style="list-style-type: none"> No more new buildings
<ul style="list-style-type: none"> traffic & congestion in that area will be paralyzing. Entering /exiting 101 fwy will be a nightmare especially with commercial & industrial work hours.
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> Stop adding more commercial with residential we want our y to own left open it's already over crowded
<ul style="list-style-type: none"> None of the above
<ul style="list-style-type: none"> Keep it like it is
<ul style="list-style-type: none"> Remain as is
<ul style="list-style-type: none"> Do not change this area.
<ul style="list-style-type: none"> It is too crowded already
<ul style="list-style-type: none"> See #9 above
<ul style="list-style-type: none"> SAY NO TO SACRAMENTO! STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> Again, this survey should have an option to select a choice and additionally comment. This all or nothing survey with poor visuals needs to be updated and recollected.
<ul style="list-style-type: none"> Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> Original city plan.
<ul style="list-style-type: none"> Allow mixed-use development to support employers with commercial/residential uses as appropriate
<ul style="list-style-type: none"> Use funds to remodel and beautify existing structures
<ul style="list-style-type: none"> .
<ul style="list-style-type: none"> Make the old Kmart a homeless shelter/apartments.
<ul style="list-style-type: none"> The problem accross the board is density and height. I agree this area could benefit planning. I went to K-mart as a kid and I havent been a kid for a while.

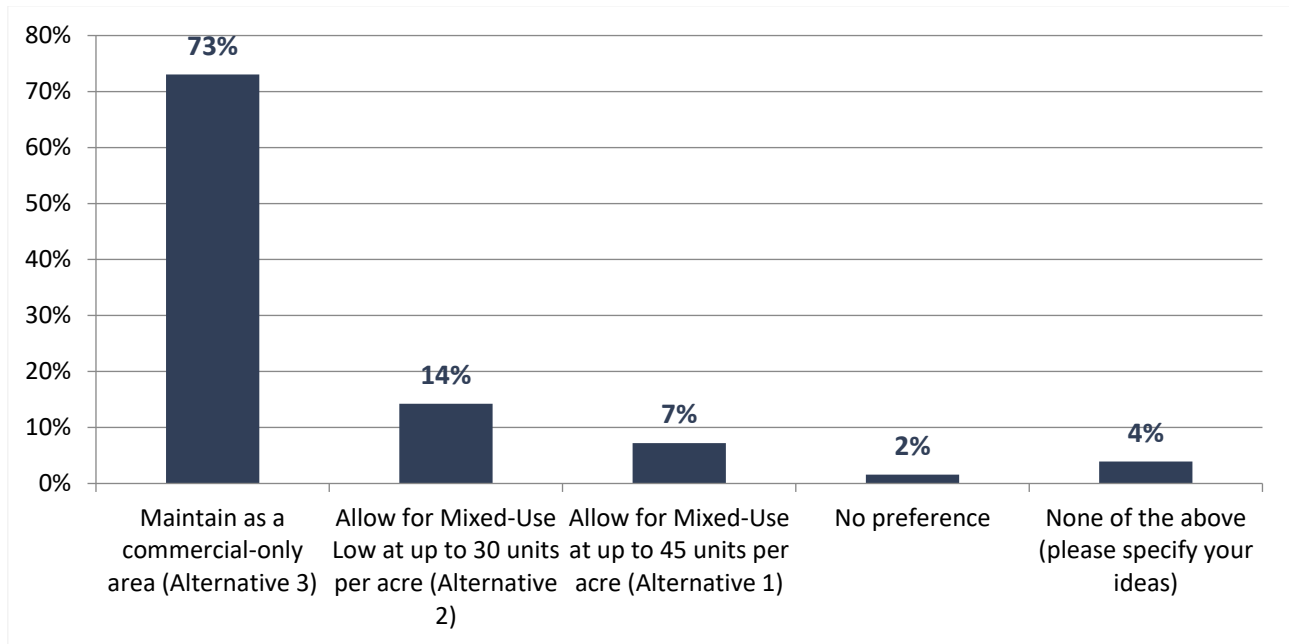
Question 19 Comments
<p>Mixed use off the blvd makes sense. We dont need anything over three stories, and heaven forbid we allow some greenspace in a new development.</p>
<ul style="list-style-type: none"> • Add the potential for residential development on the south side of Townsgate Road while maintaining the current pattern of industrial uses along Highway 101 (Alternative 2) with the height restrictions in the existing General Plan.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • These options completely disregards the current traffic conditions and residents.
<ul style="list-style-type: none"> • This area (KMART location) has always been a dead zone, The second option listed above "could be" a viable option, being there is some blended corp/housing already existing in the general area, what does the surrounding neighbors feel about these types of improvements? Has this been taken into account?
<ul style="list-style-type: none"> • we dont need it
<ul style="list-style-type: none"> • Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
<ul style="list-style-type: none"> • This area is the only area to increase density because currently it has the lowest population per acre.
<ul style="list-style-type: none"> • This depends on what will best benefit the city. If we need more industrial area, I would say 3. If we need more housing then 2. I am happy with the way it is now.
<ul style="list-style-type: none"> • Keep this area low rise as is.
<ul style="list-style-type: none"> • No added density.
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • STOP with all these changes. The old K-Mart building has been empty for at least 25 years. People don't want anything that is going to cause more traffic.
<ul style="list-style-type: none"> • Do not expand commercial, office or industrial in this area. If residential is added it must be low density and no more than 2 stories.
<ul style="list-style-type: none"> • No mixed use in this area and nothing but low density. The roads are too congested and the freeway interchanges are a mess.
<ul style="list-style-type: none"> • No high density housing, med or low only
<ul style="list-style-type: none"> • I see benefits to either transforming Hampshire/Townsgate to employment or mixed-use, however I strongly disagree with all 3 alternatives including changing the North Ranch Shopping Center to mixed-use/apartments.

Question 19 Comments

- Absolutely no housing or multi-story buildings.
- Commercial only
- Maintain As Is
- Stop developing and start working on social programs you fucking ghouls.
- High density housing should be considered at the intersection of Lakeview Canyon Rd and La Tienda Rd (Specifically vacant lot on the corner next to Anthem)
- I prefer Alternative 2 but not at the heights specified. It's all too tall. Wish there was a better way to answer these questions by picking an alternative and then adding a comment. I'm unable to add a comment unless I say "none of the above" even if I generally like an alternative but have some objection to part of the plan.

Question 20.

The Westlake Plaza and Center (on the corner of Westlake Boulevard and Agoura Road) is a vibrant retail area. However, this shopping district has the potential to become a mixed-use activity center that maintains its mix of retail and restaurants but allows multifamily housing. What best matches your vision for this area?



Answer Choices	Responses	
Maintain as a commercial-only area (Alternative 3)	73%	1487
Allow for Mixed-Use Low at up to 30 units per acre (Alternative 2)	14%	290
Allow for Mixed-Use at up to 45 units per acre (Alternative 1)	7%	147
No preference	2%	32
None of the above (please specify your ideas)	4%	80
Answered		2036

Question 20 had 80 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 20 Comments
• Slow growth
• None
• Leave it alone without any changes or new plans.
• This is an already crowded area utilized by the many neighborhood areas in the East end of Thousand Oaks. No need to add mixed-use housing

Question 20 Comments
<ul style="list-style-type: none"> • This is an already crowded area used by many neighbors in the area. No need to create more issues.
<ul style="list-style-type: none"> • Safe the open space
<ul style="list-style-type: none"> • Alt. 1 AND area East of Village Glen, North of Agoura Rd., South of Townsgate all the way to the County Line AND area E. of Hyatt all the way East to the County Line to be "Neighborhood Medium", "Neighborhood Medium-High" and "Neighborhood-High."
<ul style="list-style-type: none"> • No. Use the original Plan.
<ul style="list-style-type: none"> • Use the old k mart
<ul style="list-style-type: none"> • Allow for Mixed-Use Low as long as buildings are no taller than 3 stories.
<ul style="list-style-type: none"> • seriously, leave it alone
<ul style="list-style-type: none"> • Allow multi-family and/or mixed-use residential buildings up to TWO STORIES if not enough demand for 100% retail.
<ul style="list-style-type: none"> • Allow for Mixed-Use Low at up to 30 units per acre (Alternative 2) ONLY IF the city is unable to satisfy California affordable housing mandates for the 2021-2029 RHNA cycle (ie: 2,615 units plus a 10-15% buffer) through additional residential allocations in the Rancho Conejo Area, the Moorpark Rd. & W. Thousand Oaks Blvd. area, and in the Village Centers; and ONLY IF 35-foot maximum building heights and generous setbacks (as in the original General Plan) are maintained, sidewalks are wide, NO heritage oaks or landmark trees can be cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland are incorporated into the design to create a walkable, people-centric Neighborhood Town Square in which active measures are taken by the city to encourage walking/cycling/transit use, and to avoid additional traffic, noise, congestion and auto emissions pollution in the already congested Westlake & East End area. Parking lots, where needed, must be composed of permeable pavers; include plentiful native shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground.
<ul style="list-style-type: none"> • dont see more people being added to an already impacted area being a viable solution
<ul style="list-style-type: none"> • Don't know the area
<ul style="list-style-type: none"> • Mixed use even lower at 20 units per acre. Nothing tall.
<ul style="list-style-type: none"> • Are you Kidding? Westlake residence are going to allow mixed use housing over retail space and I don't blame them. We don't want mixed use.
<ul style="list-style-type: none"> • If it's "vibrant" why try to fix it?
<ul style="list-style-type: none"> • Its a vibrant commercial area stop trying to make everything mixed use leave as commercial

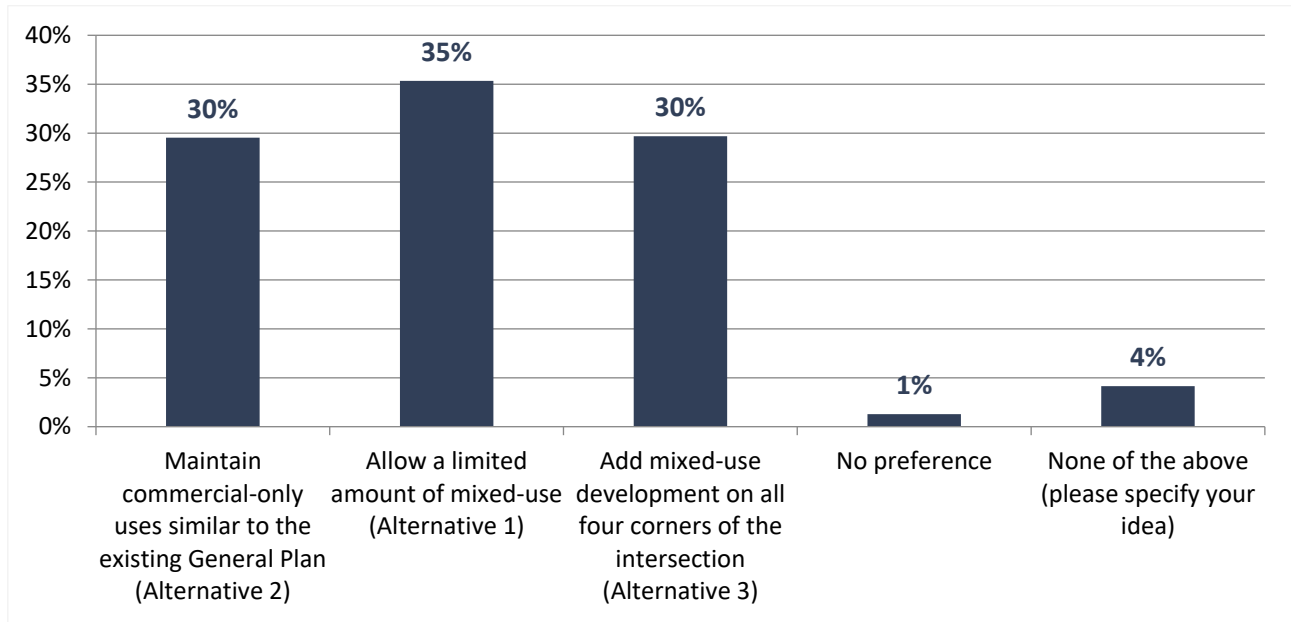
Question 20 Comments
<ul style="list-style-type: none"> • Please do not build multi family housing. This is an upscale community, not the SF valley. Why do you think we left the SF valley.
<ul style="list-style-type: none"> • I don't live there, that shouldn't be up to me.
<ul style="list-style-type: none"> • DO NOT BUILD ANY MULTI UNIT HOUSING HERE - NONE!!!
<ul style="list-style-type: none"> • Mixed use up to 30/acre
<ul style="list-style-type: none"> • No to tall buildings
<ul style="list-style-type: none"> • Would support Alt 2 if 35 ft height limit is maintained
<ul style="list-style-type: none"> • Keep it low rise
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • No more growth
<ul style="list-style-type: none"> • do not want growth
<ul style="list-style-type: none"> • No alternative limits the building height of all new development.
<ul style="list-style-type: none"> • No mixed-use. No ANYTHING
<ul style="list-style-type: none"> • The population is at its max
<ul style="list-style-type: none"> • Multi-family housing would cause too much congestion
<ul style="list-style-type: none"> • Don't build
<ul style="list-style-type: none"> • Add parks, trails and open space! Plant some trees.
<ul style="list-style-type: none"> • Jeep it Light commercial only. NO mixed-use residential should be allowed.
<ul style="list-style-type: none"> • NO MIXED USE
<ul style="list-style-type: none"> • Retail and restaourants should remain separate from any residential development.
<ul style="list-style-type: none"> • If mixed use didn't include raising the height limits, I'd be okay with it.
<ul style="list-style-type: none"> • Not enough resources.
<ul style="list-style-type: none"> • No more development
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Mixed Use is such an overrated buzz word . Drive down Santa Monica Blvd. in West Hollywood is this what you want for our community . Shane on you Al Adams and your lacky developers and overrated out of town Berkley consultant.
<ul style="list-style-type: none"> • We don't want mixed use living we want open soaces
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Keep it like it is

Question 20 Comments
<ul style="list-style-type: none"> • No mixed use
<ul style="list-style-type: none"> • No no no 😞 😞 😞 😞
<ul style="list-style-type: none"> • See #9 above
<ul style="list-style-type: none"> • SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • There is just far too much congestion there already to justify further development.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • Keep as is.
<ul style="list-style-type: none"> • Stop! You are ruining my home.
<ul style="list-style-type: none"> • Do not clutter the area with more traffic due to housing above the shops
<ul style="list-style-type: none"> • 2 to 3 story mix - business street level, residential above
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • Already nearby townhomes. No need to increase density.
<ul style="list-style-type: none"> • we dont need it
<ul style="list-style-type: none"> • Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
<ul style="list-style-type: none"> • only place for increase density
<ul style="list-style-type: none"> • Leave it alone !
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!

Question 20 Comments
<ul style="list-style-type: none"> Alternative 2 is best, but allow access to the shopping district, therefore, no need for mixed use.
<ul style="list-style-type: none"> You ruined this area already cutting down trees and creating less parking
<ul style="list-style-type: none"> Water and power don't support added density
<ul style="list-style-type: none"> Only build residential properties that can be owned by the occupant
<ul style="list-style-type: none"> prefer to leave as is
<ul style="list-style-type: none"> We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> I rarely go to Westlake Village anymore, too much traffic.
<ul style="list-style-type: none"> No residential in this area - if anything is done keep it no more than 2 stories high
<ul style="list-style-type: none"> No mixed use in this area
<ul style="list-style-type: none"> I see benefits to either keeping Westlake Plaza as retail or adding mixed-use, however I strongly disagree with all 3 alternatives including changing the North Ranch Shopping Center to mixed-use/apartments.
<ul style="list-style-type: none"> Maintain as a commercial-only area without other changes.
<ul style="list-style-type: none"> mixed use horizontal low. keep building heights below 35'
<ul style="list-style-type: none"> Maintain As Is
<ul style="list-style-type: none"> Do not support mixed use, high buildings or underground parking lots.
<ul style="list-style-type: none"> Stop developing and start working on social programs you fucking ghouls.

Question 21.

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?



Answer Choices	Responses	
Maintain commercial-only uses similar to the existing General Plan (Alternative 2)	30%	600
Allow a limited amount of mixed-use (Alternative 1)	35%	718
Add mixed-use development on all four corners of the intersection (Alternative 3)	30%	603
No preference	1%	26
None of the above (please specify your idea)	4%	84
Answered		2031

Question 21 had 84 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 21 Comments
• Allow NO mixed-use developments.
• Slow growth
• None
• Focus as a Retail Shopping area only

Question 21 Comments

- Absolutely, NO! The intersection of Westlake Blvd and Thousand Oaks Blvd is extremely busy at all times, due to access to and from the 101, multiple heavily-used shopping centers, students commuting to Westlake High School and Oaks Christian High School, as well as to Westlake Hills Elementary School in the Westlake Hills neighborhood which is accessed from Cascade Ave. off of the Westlake Blvd and Thousand Oaks Blvd intersection. In addition, there should absolutely be NO mixed-use development in the North Ranch shopping center which borders the Westlake Hills neighborhood in the back. This would negatively impact all the residents of the Westlake Hills neighborhood ways too numerous to mention.
- ABSOUTELY NO. This area of Westlake Blvd and Thousand Oaks Blvd is extremely busy at all times due to the shopping centers and high school nearby. Adding mixed use development here will cause problem for all residents of Thousand Oaks . It will also increase traffic, crime and be a danger for the kids going to school nearby at the high school and elementary school.
- no additional housing
- Save the natural beauty of open space
- Alt. 1 AND Baxter Pharma. to "Neighborhood Medium", "Neighborhood Medium-High" and "Neighborhood High."
- Maintain commercial only and do not add height.
- No. Adding residences will increase traffic, congestion, population and pollution.
- This area is highly congested -- cannot accomodate mixed use - it is an impacted area as is.
- Whatever option doesn't involve a mew building
- NO mixed use! Are you insane?? Do you not see how BAD traffic is there already?!
- Allow multi-family and/or mixed-use residential buildings up to TWO STORIES if not enough demand for 100% commercial.
- Maintain existing vibrant retail and shopping uses as provided for in the original General Plan, with maximum building heights of 35-feet and generous setbacks, and with wide sidewalks, at the Commercial Town and Commercial Neighborhood levels. No Commercial Regional, Industrial Flex, or additional Mixed-Use (especially no Mixed-Use Medium or High) is appropriate for this already heavily congested and auto-impacted area and intersection.
- No housing added
- Maybe Alt 1 but be careful! Already so busy there!

Question 21 Comments
<ul style="list-style-type: none"> • That intersection is extremely dangerous. It is very wide. Not a good place to add a bunch of pedestrian traffic. The mixed use needs to away from the intersection. Too busy.
<ul style="list-style-type: none"> • LEAVE AS IS -- TO Blvd. & Westlake has been expanded several times since I moved here 36 years ago... DO NOT, NOT develop this any more -- ARE YOU PEOPLE CRAZY???
<ul style="list-style-type: none"> • maintain as is not add mixed use as indicated in Alt-2, Do not want any buildings over 35'ft. do not want mixed use in this area. why aren't you guys hiring a great law firm to fight our battle with Sacramento over their mandates? Are you not hearing the residence of T.O. We Don't Want More Growth! We are sick of the traffic!
<ul style="list-style-type: none"> • This intersection is badly crowded as it is. Don't make it worse.
<ul style="list-style-type: none"> • Commercial use only its already a poorly engineered dangerous intersection next to a high school dont make it worse!
<ul style="list-style-type: none"> • Are you kidding? You have already destroyed this intersection, what a lovely place this used to be, now you can barely get through the intersection.
<ul style="list-style-type: none"> • I don't live there, that shouldn't be up to me.
<ul style="list-style-type: none"> • ABSOLUTELY NO MIXED USE DEVELOPMENT - NONE!!!!
<ul style="list-style-type: none"> • Allow very limited mixed use up to 30/acre
<ul style="list-style-type: none"> • Traffic is already horrible at this intersection - support maintaining Alt 2
<ul style="list-style-type: none"> • Where? Too congested already!
<ul style="list-style-type: none"> • The intersection is the most congested and adding more high density residential there will make it worse.
<ul style="list-style-type: none"> • no
<ul style="list-style-type: none"> • Leave it alone. The traffic here is already a night mare with the high school don't add anything.
<ul style="list-style-type: none"> • Abhor the idea of mixed use.
<ul style="list-style-type: none"> • Areas at Westlake and T.O. Blvd. corners (including Ralphs Center) should remain as is. The complex east of Ralphs on Westlake can have some multi-family units and mixed use building with most being 3 stories, rare 4 stories.
<ul style="list-style-type: none"> • No new housing !
<ul style="list-style-type: none"> • No mixed-use. No more development!
<ul style="list-style-type: none"> • Population is at it's max
<ul style="list-style-type: none"> • Commercial only
<ul style="list-style-type: none"> • Add parks, trails and open space! Plant some trees.

Question 21 Comments
<ul style="list-style-type: none"> • This intersection is already too busy
<ul style="list-style-type: none"> • NO mixed use housing. Just keep it light commercial to support the EXISTING population size. We do NOT need to increase population density in this area.
<ul style="list-style-type: none"> • NO MIXED USE
<ul style="list-style-type: none"> • Not enough resources.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • Leave it the way it is no mixed use
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Traffic in this area is so bad now we avoid this area. Any additional traffic would be another inducement to leave the city
<ul style="list-style-type: none"> • Keep it like it is
<ul style="list-style-type: none"> • Alternative 3, but without the mixed use at the intersection!
<ul style="list-style-type: none"> • See #9 above
<ul style="list-style-type: none"> • SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • Maintain the current commercial uses only designation EXACTLY like the current General Plan. The Westlake Hills subdivision is lovely. Don't ruin it.
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Original city plan.
<ul style="list-style-type: none"> • Limited amount of mixed use could be acceptable, IF it can be done without impacting traffic flow/causing additional congestion.
<ul style="list-style-type: none"> • Leave it alone.
<ul style="list-style-type: none"> • Traffic problems
<ul style="list-style-type: none"> • None of the above. Keep as is.
<ul style="list-style-type: none"> • There is enough businesses and if you want homes, tear down the business and build hi end living spaces.

Question 21 Comments	
•	More Traffic..what will you do about the traffic
•	Stop building
•	Already heavy traffic & gridlock at times. Additional density does more harm to area & existing residents.
•	No put it all in Westlake
•	NO
•	That intersection is at gridlock now during rush hour.
•	2. Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. 3. Building heights for these areas should be limited, with an average building heights limited to 35'.
•	84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!! REDUCE THE NUMBERS!!!!!!
•	Absolutely not!!
•	This area doesn't support more traffic the housing would cause
•	Owner occupied dwellings only
•	prefer to leave as is
•	We do not need more people living in Thousand Oaks.
•	Leave it alone, already too much traffic!!!!
•	There are some improvements that could be made in all the areas except Promenade. The other three corners could benefit from green space and light retail
•	I like the idea of crating separate identities between the far West of the city contrasted to the far East. Herein lies the problem. How to do it. I suspect some kind of mixed use evolution will do much to begin the process. The auto mall is too big in my estimation.
•	Traffic is horrible with westlake high school there. Nothing to be added creating even a bigger burden on traffic and high school student drivers
•	leave as is
•	Please maintain the area north of Thousand Oaks Blvd (Ralphs/Do It Center and office buildings) area as retail/business. There are many small businesses and restaurants that we enjoy going to, and we do not want the to re-locate out of the area just to add mixed-use buildings or apartments to this area. I also do not agree with placing apartments/mixed-use buildings so close to the existing Westlake Hills neighborhood. Why not add the mixed-use to areas that do not border an existing neighborhood, such as the current area closer to Westlake

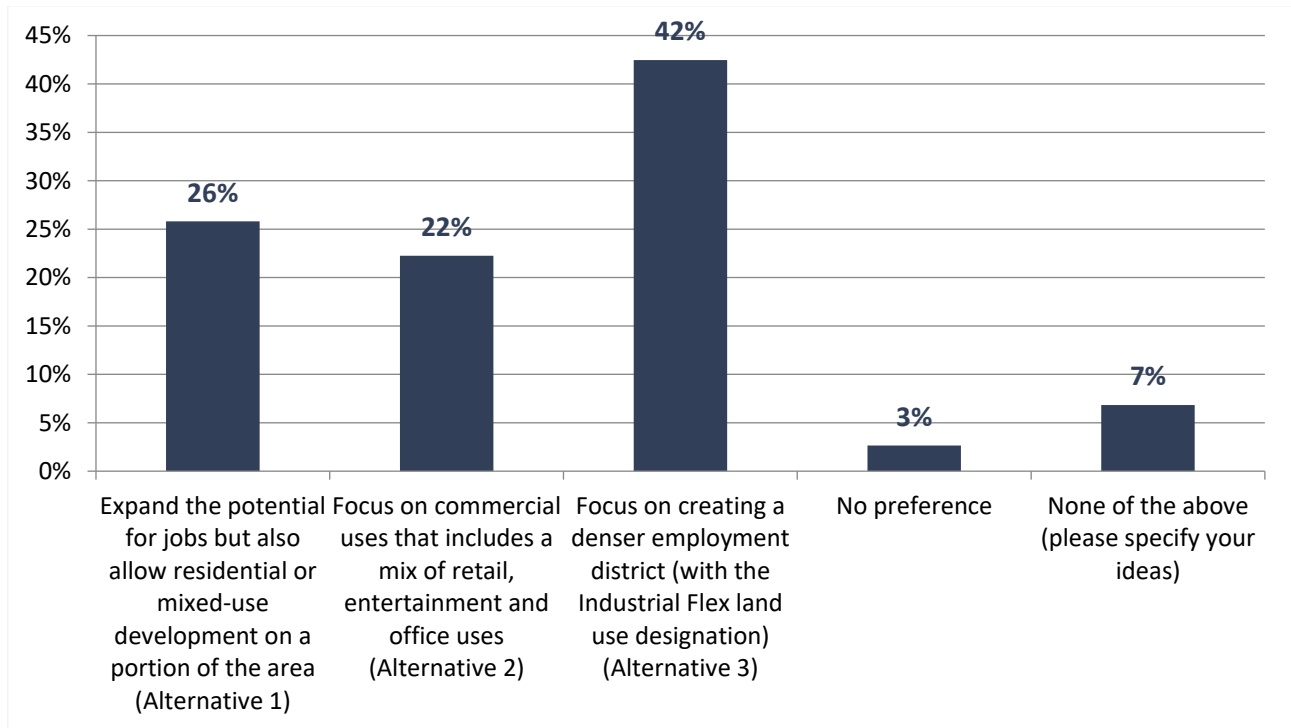
Question 21 Comments

High School or along Agoura/Hampshire Road? All 3 alternatives show proposed mixed-use that would back up to Westlake Hills neighborhood, and I do not agree with this at all. We can easily find alternative places for mixed-use/apartments that do not border an already existing neighborhood. Why are we not given a choice about changing North Ranch Shopping Center to mixed-use/apartments? I disagree with changing this shopping center from dedicated retail/business space.

- No housing in this area at all!!!
- Allow mixed use with a maximum of 3 stories
- mixed use horizontal low. keep building heights below 35'
- People have to work to pay their rent or mortgage
- Do not support mixed use, high buildings or underground parking lots.
- Stop developing and start working on social programs you fucking ghouls.

Question 22.

The east side of the city along Thousand Oaks Boulevard (south of Westlake High School) currently contains low density office and commercial uses. This area has the potential to expand the number and diversity of jobs and to provide an employment anchor on the east side of the city. What best describes your vision for this area?



Answer Choices	Responses	
Expand the potential for jobs but also allow residential or mixed-use development on a portion of the area (Alternative 1)	26%	525
Focus on commercial uses that includes a mix of retail, entertainment and office uses (Alternative 2)	22%	453
Focus on creating a denser employment district (with the Industrial Flex land use designation) (Alternative 3)	42%	864
No preference	3%	54
None of the above (please specify your ideas)	7%	139
Answered		2035

Question 22 had 139 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 22 Comments
<ul style="list-style-type: none"> Keep it as it currently is.
<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> traffic due to westlake high school is a nightmare, adding more density without addressing traffic would be poor planning
<ul style="list-style-type: none"> Slow growth
<ul style="list-style-type: none"> Way too much traffic already
<ul style="list-style-type: none"> Whatever helps balance this area as a whole.
<ul style="list-style-type: none"> Too much traffic already stands as it is now, plus with the High School, we need to think safety, and reduce traffic.
<ul style="list-style-type: none"> This area should be kept as low density office and for commercial uses. Adding medium or high density housing this close to Westlake High School is a recipe for disaster.
<ul style="list-style-type: none"> Should be kept as low office density and commercial. Having more development this close to the high school will just cause more issues especially with traffic and accidents. It would be extremely dangerous.
<ul style="list-style-type: none"> We're fine. No more people
<ul style="list-style-type: none"> Isn't this question a day late? Wasn't the approval given for the Baxter project?
<ul style="list-style-type: none"> Change "Neighborhood Medium" to "Neighborhood Medium-High" and "Neighborhood High."
<ul style="list-style-type: none"> I would agree this is a good area for residential because it would not block views or interfere with surrounding residential neighborhoods. But keep lower density like older TO apartments and set back from the street. Also limit to three stories.
<ul style="list-style-type: none"> Way too much traffic already when school is in session
<ul style="list-style-type: none"> Should be permitted to build a tasteful townhouse subdivision for sale - fee simple
<ul style="list-style-type: none"> Adding residences will increase traffic, congestion, population and pollution.
<ul style="list-style-type: none"> Residential only, 35 ft. max.
<ul style="list-style-type: none"> Allow Neighborhood Medium or lower or just keep as Industrial Low for the job opportunities. Traffic here cannot bare lots of density
<ul style="list-style-type: none"> Whatever option doesn't involve a new building

Question 22 Comments
<ul style="list-style-type: none"> • Allow residential or mixed-use development on a portion of the area as long as no buildings are taller than 3 stories.
<ul style="list-style-type: none"> • Let's turn it into the new jail. Westlake Residents will love that
<ul style="list-style-type: none"> • No preference, but a maximum of four stories.
<ul style="list-style-type: none"> • How will workers get to these office locations during the morning drop-off for Westlake High School and Oaks Christian Schools? The area is a traffic nightmare during this time of day.
<ul style="list-style-type: none"> • Maintain low density office and commercial uses. No Commercial Regional, Industrial Flex, or additional Mixed-Use (especially no Mixed-Use Medium or High) is appropriate for this already heavily congested and auto-impacted area and intersection.
<ul style="list-style-type: none"> • not increasing the amount of people in the area
<ul style="list-style-type: none"> • between alternative 1 and alternative 3
<ul style="list-style-type: none"> • This question is moot since housing has already been preapproved at the Baxter site. Don't add more.
<ul style="list-style-type: none"> • no growth
<ul style="list-style-type: none"> • a combo of 1 and 2
<ul style="list-style-type: none"> • Protect our green space.
<ul style="list-style-type: none"> • What jobs? What commercial uses? Could probably support some low density mixed use.
<ul style="list-style-type: none"> • Maintain existing use. expect employment growth to utilize work-from-home.
<ul style="list-style-type: none"> • SEE ABOVE --- do NOT, NOT expand this area -- the traffic now is absolutely crazy most of the day !!
<ul style="list-style-type: none"> • Focus on commercial, No Entertainment, don't need anymore Promenades or The Lakes. Traffic in this area is already horrible and you don't need to spend money on a study to see that. We don't want bigger intersections. We want less traffic.
<ul style="list-style-type: none"> • Drive through when the high school is starting or letting students out. You'll see it is quite dense enough.
<ul style="list-style-type: none"> • No housing its next to a High School with incredible traffic and noise issues Commercial only no mixed use!
<ul style="list-style-type: none"> • NO
<ul style="list-style-type: none"> • I don't live there, that shouldn't be up to me.
<ul style="list-style-type: none"> • LEAVE IT AS IT IS, DO NOT ADD ANYTHING!!!!
<ul style="list-style-type: none"> • Leave it alone!

Question 22 Comments
<ul style="list-style-type: none"> I would love to see this expanded, but honestly have no trust that this would preserve the beauty of the current area with green space areas, trees, etc. I fear that this will just be another area with concrete, 4-story buildings, and the loss of the area's beauty.
<ul style="list-style-type: none"> It is just fine, as-is. Please do not expand the number of jobs.
<ul style="list-style-type: none"> none
<ul style="list-style-type: none"> No more traffic
<ul style="list-style-type: none"> Nothing should be added to the area until traffic density issues are mitigated. NO mixed-use.
<ul style="list-style-type: none"> Lean towards #1 above, with some multi-family units (not high density) and mixed use building with most being 3 stories, rare 4 stories.
<ul style="list-style-type: none"> No new housing !
<ul style="list-style-type: none"> No expansion! No more development!
<ul style="list-style-type: none"> Traffic in the area of WHS and the TO/Westlake Blvd intersection is already awful, especially during school commute hours. No additional traffic here is acceptable and no mixed use on the major streets.
<ul style="list-style-type: none"> Leave it alone
<ul style="list-style-type: none"> Add parks, trails and open space! Plant some trees.
<ul style="list-style-type: none"> Keep exactly as is.
<ul style="list-style-type: none"> Traffic on school days is already horrific ,NO MORE ANYTHING HERE!
<ul style="list-style-type: none"> NO more employment density should be allowed. People should commute outside the City, as we do, for work. And definitely NO mixed-use housing growth. We do NOT need more population density, either by residents or workers, and our 2-lane roads canNOT handle more congested traffic.
<ul style="list-style-type: none"> I am ok with either Alternative 1 or Alternative 3 for this area.
<ul style="list-style-type: none"> Just because its low density right now doesn't mean you have to create more buildings.
<ul style="list-style-type: none"> Remain as is.
<ul style="list-style-type: none"> Commercial use only, no expansion into undeveloped land.
<ul style="list-style-type: none"> Improve infrastructure first.
<ul style="list-style-type: none"> Not enough resources.
<ul style="list-style-type: none"> No more development
<ul style="list-style-type: none"> No residential
<ul style="list-style-type: none"> None

Question 22 Comments
<ul style="list-style-type: none"> This area is within close proximity to a school and increased buiding puts our children at even more risk at a very busy intersection that doesn't even allow for safe parking of students.
<ul style="list-style-type: none"> None of the above
<ul style="list-style-type: none"> Keep the present plan.
<ul style="list-style-type: none"> Keep it like it is
<ul style="list-style-type: none"> Alternative 3, but with a 3-story height limit
<ul style="list-style-type: none"> Don't change anything
<ul style="list-style-type: none"> Remain as is
<ul style="list-style-type: none"> Maintain as is.
<ul style="list-style-type: none"> Keep as is.
<ul style="list-style-type: none"> Do not add more building and business. That area already has too much traffic. Especially near a large high school. One girl was already killed at that intersection!
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> Keep as is.
<ul style="list-style-type: none"> keep as is
<ul style="list-style-type: none"> See #9 above
<ul style="list-style-type: none"> Why not take the beautiful old Verizon/Baxter building and make those into condos and apartents?
<ul style="list-style-type: none"> SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> Need a visual here- this survey needs some TLC
<ul style="list-style-type: none"> Leave it alone.
<ul style="list-style-type: none"> There is far too much congestion and traffic in the TO Blvd/Westlake Ave area as is without adding new commercial, retail and apartment buildings.
<ul style="list-style-type: none"> Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the

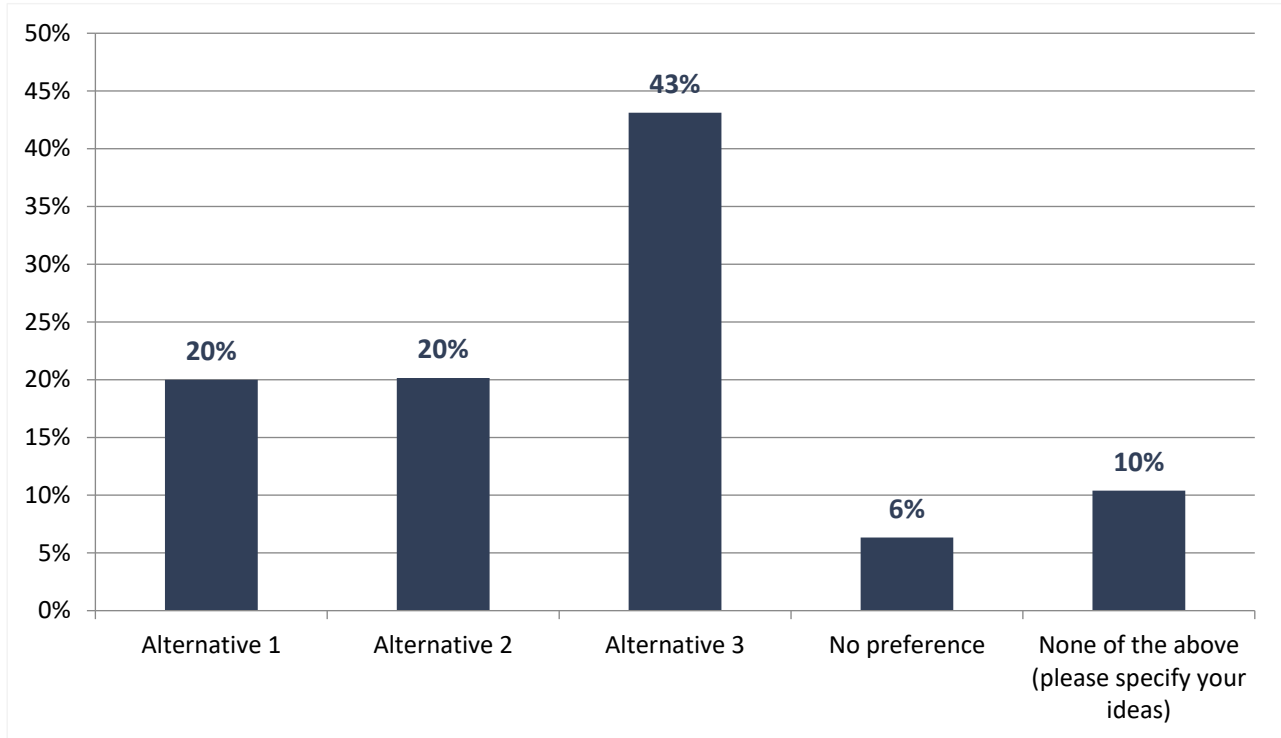
Question 22 Comments
proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Have we consider a sport complex in that area of the town? Westlake has sports fields up on the top of the hills, is there anything that we can add to complement other sports? Industrial space is perfect for some indoor sports such as gymnastics, ice skating rinks.
<ul style="list-style-type: none"> • Original city plan.
<ul style="list-style-type: none"> • Stop this expansion. There are a surplus of office buildings in the area.
<ul style="list-style-type: none"> • There are a lot of empty buildings all over the city, lets make use out of them and not keep building to create more vacancies!
<ul style="list-style-type: none"> • A variation of Alternative 1, allowing for residential or mixed-use development on a greater portion of the area, including the east side of Lakeview Canyon
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • Not sure if this is practical considering roads and freeway.
<ul style="list-style-type: none"> • Keep this area as it is.
<ul style="list-style-type: none"> • No to a ton of development around the high school for multitude of reasons. Keep it as it is. Already a death trap as it is.
<ul style="list-style-type: none"> • No doubt you can anticipate our answer: more traffic, more air pollution, visual degradation - not what we moved here for.
<ul style="list-style-type: none"> • Allow some neighborhood low-medium on a portion of the office/commercial "Baxter" property. The interstecction of Westlake and and TO blvds is already very congested, particularly at school hours. The retail will be more vibrant with more development in downtown TO BLvd corridor but the Westlake/TO Blvd intersection can not handle more significant apartments
<ul style="list-style-type: none"> • Why not leave it as is ??
<ul style="list-style-type: none"> • no buildings,,already is busy there by the mall...have enough traffic
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • Stop. No one goes to businesses. They order on line.
<ul style="list-style-type: none"> • Are you kidding? It's PERFECT the way it is!!!! Don't ruin it! ALL of these "suggestions"EACH and EVERY SINGLE ONE of them, serve to diminish and destroy our City! STOP! Please, PLEASE: DON'T do ANY of these "Proposals". VERY wrong-headed. PLEASE.....PRESERVE the very rare wonderfulness that we're lucky to have in this City!
<ul style="list-style-type: none"> • Leave it alone

Question 22 Comments
<ul style="list-style-type: none"> • More & more people working from home would indicate this area will suffer. I don't believe business is coming back to these buildings quickly. Probably better to leave it as is.
<ul style="list-style-type: none"> • terrible idea for more traffic and people! Especially near a high school
<ul style="list-style-type: none"> • Leave it alone
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • No additional housing. With 10 stop lights & traffic already at capacity, area cannot handle more
<ul style="list-style-type: none"> • Not good for the kids
<ul style="list-style-type: none"> • As noted this area already is defined as commerical/low density... leave it alone
<ul style="list-style-type: none"> • We dont need it
<ul style="list-style-type: none"> • Leave it the way it is. Too much traffic as it is.
<ul style="list-style-type: none"> • Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.
<ul style="list-style-type: none"> • Street names would have been helpful instead of just south of Westlake High School. Same comment as previously. What do we need? How many people are you planning on living here that you need so much housing, shopping and entertainment?
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!! REDUCE THE NUMBERS!!!!
<ul style="list-style-type: none"> • Develop as much residential as possible, with access to the shopping district near by. Potential for jobs would be possible when the underutilized office buildings have development activity.
<ul style="list-style-type: none"> • Keep it the same
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • Homes people that own can live in
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • No more building
<ul style="list-style-type: none"> • Leave it alone, as people and businesses leave California you'll be stuck with more empty building California is in decline!!!!
<ul style="list-style-type: none"> • Redesign this area with mix of community open space and office / commercial

Question 22 Comments
<ul style="list-style-type: none"> • Congested traffic with two schools WHS and Oaks Christian
<ul style="list-style-type: none"> • with so many people working from home now, TO needs to look to how people will be working in the future. Our corporate office is giving up the idea of working in offices when Covid ends, something you all need to consider. We need no more office space, please use the empty ones we already have
<ul style="list-style-type: none"> • Do not increase density in any manor.
<ul style="list-style-type: none"> • No! Traffic is already horrible there with school and new drivers - do not add to the problem
<ul style="list-style-type: none"> • Our city needs to offer incentives to large companies to move into the unused Baxter buildings. This area cannot support an increase in population/traffic! This area is far too congested to support any additional housing. During non-Covid times when Oaks Christian and Westlake High are on campus, this area is extremely congested. Our streets cannot support additional traffic in this area!!!
<ul style="list-style-type: none"> • There is a school right there and traffic is already terrible. We need to protect our children and our lands. No need to develop unless you're trying to turn Westlake and TO into the valley.
<ul style="list-style-type: none"> • Keep low density office and commercial
<ul style="list-style-type: none"> • Keep it as is. No growth and no more change. The footprint of our town must remain unchanged as much as possible.
<ul style="list-style-type: none"> • No housing in this area at all!!!
<ul style="list-style-type: none"> • No preference beyond keeping height of buildings at or below 3 stories
<ul style="list-style-type: none"> • Commercial buildings
<ul style="list-style-type: none"> • maintain current standards to minimize growth and encourage beautification and increase land values
<ul style="list-style-type: none"> • Maintain As Is
<ul style="list-style-type: none"> • No building
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghouls.
<ul style="list-style-type: none"> • No comment

Question 23.

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



Answer Choices	Responses	
Alternative 1	20%	404
Alternative 2	20%	407
Alternative 3	43%	871
No preference	6%	128
None of the above (please specify your ideas)	10%	210
Answered		2020

Question 23 had 210 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 23 Comments
<ul style="list-style-type: none"> Keep as is and do not add multi-story mixed-use developments.
<ul style="list-style-type: none"> NO mixed-use development anywhere in this area.

Question 23 Comments	
	<ul style="list-style-type: none"> As mix use is only available as high number of units per acre, would prefer not having mix use at all, unless it would be 15 units per acre, Spanish style architecture, maximum 2-3 story.
	<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
	<ul style="list-style-type: none"> Fill in existing structures. Less cleaning needs to be done in these areas, which is great.
	<ul style="list-style-type: none"> I am against mixed commercial and residential.
	<ul style="list-style-type: none"> limiting the heighth is an important issue. no building over 3 stories
	<ul style="list-style-type: none"> Mix of alternatives
	<ul style="list-style-type: none"> Slow growth
	<ul style="list-style-type: none"> Leave alone
	<ul style="list-style-type: none"> I
	<ul style="list-style-type: none"> Leave it alone.
	<ul style="list-style-type: none"> None. All alternatives will negatively affect our community in this area.
	<ul style="list-style-type: none"> None! All of the 3 alternatives specified will negatively affect those of us living in the Westlake and East End area.
	<ul style="list-style-type: none"> no more housing
	<ul style="list-style-type: none"> No!
	<ul style="list-style-type: none"> See #24
	<ul style="list-style-type: none"> No 6story buildings
	<ul style="list-style-type: none"> keep it as it is
	<ul style="list-style-type: none"> Overall Generally an Increase in "Neighborhood Medium", "Neighborhood Medium-High" and "Neighborhood High."
	<ul style="list-style-type: none"> Similar to alternative 3, except keep mixed use development only on the K-Mart site. I don't thing the entire Thousand Oaks Blvd needs to be converted into apartments/mixed use. Cool it with the mixed use development along the thousand oaks blvd. As well as strength the employment uses and keep the auto mall.
	<ul style="list-style-type: none"> I'd like to keep the main shopping areas and along TO low density, max two stories. Our views and low density is what sets us apart and makes the city nice. There is no need to put a bunch of new developments along TO Blvd or the freeway, since we have space on the outskirts and there are other ways to spread it around so we keep our views and existing open spaces. The new building at

Question 23 Comments
<p>the old Lupe's site was a mistake. It blocks views and the style looks obnoxious like Calabasas. Doesn't fit TO old-California elegance. Too bad Al Adams got that in before anyone was onto him.</p>
<ul style="list-style-type: none"> • A mix of the alternatives is my preference.
<ul style="list-style-type: none"> • See comments above
<ul style="list-style-type: none"> • It's a bad idea. Don't add residences. It will increase traffic, congestion, population and pollution.
<ul style="list-style-type: none"> • only limited commercial use
<ul style="list-style-type: none"> • A mix of alternative 2 and 3
<ul style="list-style-type: none"> • Too high. Would also like to see housing spread out through TO, not just these specific areas in the survey.
<ul style="list-style-type: none"> • I would like to keep the Townsgate area as it is. Industrial Flex should not be used anywhere in TO. None of these are my vision of this area.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • No high density or mixed use at all.
<ul style="list-style-type: none"> • See previous comments.
<ul style="list-style-type: none"> • Alternatives 1,2 and 3 contain elements of my preferred vision for the future of Westlake and East End area. No single alternative overrides the others as to my vision preferences. My wife and I resided in the Village Homes section of Westlake Village for 30 years, prior to moving elsewhere in Thousand Oaks to live in a less congested area.
<ul style="list-style-type: none"> • With the approval of the Baxter development, area cannot accommodate increased traffic.
<ul style="list-style-type: none"> • Alternative 2 comes closest to my vision for future of the Westlake and East End area, but I am opposed to any expansion or intensification of commercial or industrial uses and/or to any mixed-use beyond that previously described in question 19. (on the south side of Townsgate Rd and at the former K-Mart site) and question 20. (on the Westlake Plaza & Center site) above. The Westlake and East End area should remain unchanged as much as possible; no Commercial Regional, Industrial Flex, or additional Mixed-Use (especially no Mixed-Use Medium or High) is appropriate for this already heavily congested and auto-impacted area.
<ul style="list-style-type: none"> • 2 story building max
<ul style="list-style-type: none"> • somewhere between 1 and 3
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • Kmart and Baxter preapprovals allow for hundreds of new housing units. Freeway on and off ramps at Hampshire and Westlake cannot handle more

Question 23 Comments

- traffic. In the event of mass evacuation, these plans will delay egress, particularly if freeways are closed as we experienced during the Woolsey fire. City Council is responsible for maintaining safety standards in their development decisions. In addition, no new parks are provided and increased density will burden existing parks.
- See comments above. Spread out the density and distribution and don't just squish it in. Again, look at spaces away from 101.
 - Keep existing commercial use as much as possible. Allow limited repurpose, on a parcel by parcel basis, from commercial to residential, within same footprint & height restrictions.
 - PLEASE, please leave Westlake & East End area alone...
 - Keep as is, nothing over 35'ft No Mixed use, no more traffic!
 - Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change. Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
 - Leave it alone. And by the way, can we loose the seldom used bike paths?
 - a series of bad choices aimed to confuse the reader
 - Alternative 3, but including Alternative 2's Mixed Use Medium between Townsgate and Hampshire/Agoura.
 - These are horrible plans. No multi family housing.
 - If mixed use MUST be implemented, keep in the industrial park north of the 101 near Westlake High.
 - I don't live there, that shouldn't be up to me.
 - NO MISED USE ANYTHING, NO MULTI UNIT HOUSING, NO DENSE COMMERCIAL USE - NONE OF IT! YOU CANNOT KEEP JAMMING THINGS INTO THIS AREA WITHOUT RUINING IT. THE HIGH SCHOOL KIDS CAN BARELY TRAVEL BY CAR OR FOOT SAFELY AS IT IS. THIS ARE NEEDS TO BE LEFT ALONE. DON'T BUILD OR ADD ANYTHING, YOU WILL DESTROY EVERYTHING!
 - Combination of alternatives increasing safe foot traffic with mixed use for additional affordable housing.
 - I like a mix of different alternatives
 - Don't like any. #2 has too much commercial even into high school area?
 - Leave it alone.

Question 23 Comments

- Don't think we need to do anything here yet.
- The original general plan seemed to be fine for this area. Continue as is.
- I don't know.
- There is not enough parkland space or Road capacity to accommodate more high density residential. The intersection of Thousand Oaks Blvd. and Lakeview Canyon where the high school is is one of the most dangerous and congested intersections and the city just approved adding more high density to that corner which means thousands more daily car trips. This is classic overdevelopment when the infrastructure can't handle it and the impacts spill out and decrease the livability of the city.
- none
- no change
- Alt. 2, but limit height - no 50/65 ft. buildings.
- Need an alternative #4. Be more flexible. Add in common areas and wide strolling walkways / protected bike paths. Working people are good for retail and restaurants.
- Leave it alone there is too much activity here already. We do not have the resource to make this more dense.
- too dense
- No Build
- I prefer the specific breakdowns indicated above, which are a mix of alternatives
- n/a
- No alternative limits the height of all new construction.
- See previous answers
- There are elements of all 3 alternatives that I like for this area -- mixed use at lower density.
- As with other areas, I prefer a blend. I like mixed use for creation of 24-hour areas of the city, but think that medium density works best and want to be sure we spread that density into many neighborhoods of the city.
- Too much traffic and too many people already.
- Absolutely No Additional Multifamily Development and Further Destruction of Our Great Community
- Alternative one without the industrial flex portion which should be commercial neighborhood.
- this is too complex to be handled during the pandemic

Question 23 Comments
• No new housing !
• They're all AWFUL
• Keep our city our city!
• Leave existing land use plan in effect
• A combination of Alternative 1 and 2 depending on the specific area as specified in above answers
• No of it
• Add parks, trails and open space! Plant some trees. Thanks!
• Open space. No more construction of any kind
• Leave it alone! It's already getting too much traffic and crowded in that area. I already avoid it with long, cumbersome stoplights
• I am generally ok with both Alternative 2 and Alternative 3 for this area.
• JUST LEAVE IT ALONE. THIS IS NOT LOS ANGELES
• No mixed use PLEASE!
• Same comment over and over. Keep the heights low.
• I prefer more mixed use zoning everywhere (particularly residential).
• I don't approve of expansion into undeveloped land, keep commercial areas commercial only.
• Improve infrastructure first, roads, water, sewer.
• Not enough resources.
• Consolidate commercial use - to many business parks half empty - and build residential to replace. Need of office will be dwindling now so many people work from home.
• No more development
• No more residential
• None
• Whichever one is already heavily developed so just add in as many residents so open space will not be touched.
• It is too overcrowded and dense as it currently is now! Wake up and listen to your town.
• Keep it the same
• None of the above

Question 23 Comments
<ul style="list-style-type: none"> • Adding more cars to this area is insane
<ul style="list-style-type: none"> • Keep the present plan.
<ul style="list-style-type: none"> • Stop changing Thousand Oaks!
<ul style="list-style-type: none"> • don't understnad it
<ul style="list-style-type: none"> • Keep it like it is
<ul style="list-style-type: none"> • Don't change anything
<ul style="list-style-type: none"> • Leave it as is!
<ul style="list-style-type: none"> • Keep our community the same
<ul style="list-style-type: none"> • Who ever set the requirement for proposal was out of touch with the community.
<ul style="list-style-type: none"> • Keep as is.
<ul style="list-style-type: none"> • Leave as is
<ul style="list-style-type: none"> • I don't like them
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • No building multifamily structures. we need more parks and rec for our kids and families leave it as is or make a park.
<ul style="list-style-type: none"> • no higher density or height keep as is
<ul style="list-style-type: none"> • It's fine the way it is.
<ul style="list-style-type: none"> • None. My vision is leaving TO the way it is!
<ul style="list-style-type: none"> • SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> • Can't scroll any more. This survey is definitely a work in progress.
<ul style="list-style-type: none"> • Leave it as is.
<ul style="list-style-type: none"> • We have said Alternative 2 would be acceptable on the East Side south of Westlake High School. We do not accept the other aspects of Alternative 2.
<ul style="list-style-type: none"> • We do not need further development. As is well known, many families moved to this area because it was less crowded. To take on more congestion with all its problems is just not feasible.
<ul style="list-style-type: none"> • Please combine alternatives
<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community!

Question 23 Comments
I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
<ul style="list-style-type: none"> • Stop increasing the density
<ul style="list-style-type: none"> • Original city plan.
<ul style="list-style-type: none"> • No multi housing or buildings over the current height limits.
<ul style="list-style-type: none"> • Its' to crowded now
<ul style="list-style-type: none"> • See comments above. More opportunities for mixed use develop, including retail and residential.
<ul style="list-style-type: none"> • No buildings over 3 stories
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • We need affordable senior housing and homeless assistance
<ul style="list-style-type: none"> • Enough of this!
<ul style="list-style-type: none"> • Slow Growth
<ul style="list-style-type: none"> • Only the mixed use, low density south of Townsgate. Some pure residential across WB from Ralph's, and Hyatt Hotel area.
<ul style="list-style-type: none"> • They all suck
<ul style="list-style-type: none"> • False premise underlies this alternative as well
<ul style="list-style-type: none"> • Rezone the K-mart site to allow apartments. Keep the industrial zoning off of Townsgate and Agoura Rd. Allow the Baxter site to add an element of housing. otherwise keep this area the same.
<ul style="list-style-type: none"> • Leave is as is !!
<ul style="list-style-type: none"> • filling the vacancy buildings
<ul style="list-style-type: none"> • Leave unchanged.
<ul style="list-style-type: none"> • Do not want more buildings being built and crowding the area
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • None of the above.
<ul style="list-style-type: none"> • Return to open space after removing the dead end businesses.
<ul style="list-style-type: none"> • No building should be greater than 4 stories anywhere in TO
<ul style="list-style-type: none"> • I don't want ANY of these proposals!!!!
<ul style="list-style-type: none"> • leave it alone

Question 23 Comments
<ul style="list-style-type: none"> • All this will result in more traffic which this area cannot absorb anymore. Rancho Conejo would be more suitable for expansion
<ul style="list-style-type: none"> • Just keep the Conejo Valley the way it is
<ul style="list-style-type: none"> • All of the proposed alternatives would increase traffic density, destroy sightlines, and degrade the quality of life in the city of Thousand Oaks.
<ul style="list-style-type: none"> • Retail, restaurants, office space. No housing.
<ul style="list-style-type: none"> • Leave it as is!
<ul style="list-style-type: none"> • Leave it as is
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • Commercial only - no housing
<ul style="list-style-type: none"> • Do not turn TO blvd into Ventura Blvd in the valley.
<ul style="list-style-type: none"> • All Options negatively impact the current residents, the schools and businesses.
<ul style="list-style-type: none"> • As I noted in previous responses - taking these types of locations and blending family housing doesn't quite fit the model of a true healthy living area for children etc... if this were for Adult living then possibly it could work.
<ul style="list-style-type: none"> • leave it alone
<ul style="list-style-type: none"> • Leave it the way it is
<ul style="list-style-type: none"> • Combination of Alt 1 and Alt 2
<ul style="list-style-type: none"> • Please ! Leave it alone !
<ul style="list-style-type: none"> • I don't live in that area, so I'm saying leave it alone unless there is a problem with the area. If it's not broken, don't fix it.
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • Reverse alternative 1, more residential and less job potential.
<ul style="list-style-type: none"> • My idea is keep it the same
<ul style="list-style-type: none"> • Low density
<ul style="list-style-type: none"> • Westlake Boulevard is already quite busy. Westlake is quaint. I don't live in Westlake, but would like to see it protected from over-development. Let the retirees have a quiet place they can continue to enjoy. Please leave Westlake alone!
<ul style="list-style-type: none"> • Keep things as is
<ul style="list-style-type: none"> • Stick to existing plan as much as possible. That's why we moved to Thousand Oaks

Question 23 Comments
<ul style="list-style-type: none"> • Build homes people can live in
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • Leave as it is.
<ul style="list-style-type: none"> • Need the affordable housing, but keep the height at 58 ft. and below
<ul style="list-style-type: none"> • This is an attractive area that has big setbacks and it is commercial, buildings should be commercial with no building being higher than two stories high.
<ul style="list-style-type: none"> • STOP with all your daydreams, California is turning into a third world nation, even though we're a state.
<ul style="list-style-type: none"> • Keep this area as very low density residential, upscale commercial, open spaces and office
<ul style="list-style-type: none"> • Congested traffic with two schools WHS and Oaks Christian
<ul style="list-style-type: none"> • this is the busiest corner in all TO area. The longest stoplight is at TO and Westlake, I can't imagine anything more going in here, the traffic congestion will be monstrous
<ul style="list-style-type: none"> • Any alternative including mixed-use zoning will create a surge of SFR homeowners to move.
<ul style="list-style-type: none"> • O
<ul style="list-style-type: none"> • No high density anywhere in this area. It is already too congested. Traffic is a mess
<ul style="list-style-type: none"> • No high density housing, med-low only
<ul style="list-style-type: none"> • Do not add residential living space to any of these areas
<ul style="list-style-type: none"> • Build on the old kmart site. Mixed use, no more than 3 stories. Low density mixed use on Townsgate works, too. No new development at the intersection of TO/Westlake, or across from Westlake High School. It's far too congested through this stretch already.
<ul style="list-style-type: none"> • We don't need new spaces to live and work. People need to become more creative and repurpose what already exists. The city streets, citizens, and utilities have a hard time supporting what already is here. Why add more?
<ul style="list-style-type: none"> • I strongly disagree with adding apartments or mixed-use buildings to the existing shopping centers that have Ralphs/Do It Center/Courtyard offices currently. This area backs up to Westlake Hills neighborhood, and could significantly impact the character of this neighborhood. I strongly disagree with all 3 alternatives including changing the North Ranch Shopping Center to mixed-use/apartments. I think this shopping center and the Courtyard offices should remain retail/business.

Question 23 Comments
• No change
• No housing in this area at all!!!
• NO ADDITIONAL MULTI FAMILY HOUSING
• mixed use medium horizontal, no building heights over 35'
• commercial
• Maintain As Is
• Can't see where any of the choices limit the building height to three stories. This is a must.
• combination of the 3
• A combo of the 3 based on previous answers
• Leave as is
• No building
• commercial existing/ add entertainment
• Stop developing and start working on social programs you fucking ghouls.
• Housing should be considered on Lakeview Canyon and La Tienda Road.
• A mix would be perfect.
• No comment
• No comment
• I'd vote for Alternative 2 but don't support anything above mixed-use low or commercial low. I definitely don't want 5 to 6 stories in this area.
• No comment
• No comment

Question 24.

What other comments do you have about the Westlake and East End area?

Question 24 had 327 open-ended responses, which are listed below.

Question 24 Responses
<ul style="list-style-type: none"> I'm unclear but concerned about traffic on To & westlake. westlake is major north south for many residents.
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> No high density residential in this area. No building over 3 stories anywhere. This area is already overburdened by traffic.
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> create village centers-allow mixed use use with wider sidewalks and common areas
<ul style="list-style-type: none"> Mixed Use zoning only works when its walkable and not spread out and divided by other uses. Therefore Alternative 2 is the best as it creates a continuous zone of Mixed Use along the Hampshire corridor. However, per questions 20, 21, and 22, mixed use development should be allowed at these retail centers.
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Allow mixed use of residential so more people can live in different parts of the city.
<ul style="list-style-type: none"> Protected bike lanes and green spaces. Electric transit for TO Blvd!
<ul style="list-style-type: none"> If Thousand Oaks must be vandalized by excessive development, Westlake and East End is the best place to do so.
<ul style="list-style-type: none"> People come to conejo valley to get away from the Big city. We don't want to live in a congested big city
<ul style="list-style-type: none"> the more Affordable housing we have near greats school the more students will attend public school
<ul style="list-style-type: none"> I want any mixed-use buildings limited to 35 feet in height.
<ul style="list-style-type: none"> PLEASE CONSIDER, WE DO NOT WANT TO BE THE VALLEY OR SACRAMENTO, WE WANT TO BE OUR OWN LITTLE TOWN AND WE HAVE THE RIGHT TO BE THAT! STAND STRONG!
<ul style="list-style-type: none"> Overall, I don't think it is a good idea to put much more residential, even if it is mixed use, between Thousand Oaks Blvd and the 101. It is hazardous to health to live so close to a freeway, and Westlake Blvd is almost as wide as a freeway

Question 24 Responses

- through there. It would be noisy and full of car exhaust for people living there and a traffic frustration for them to try to pull out of their own buildings' driveways onto any of the jammed roadways there.
- Comments already stated above
 - All 3 alternatives negatively impact the Westlake and East End area, especially those living in the 600+ homes in the Westlake Hills single-family neighborhood. The alternatives specify that single-family neighborhoods are to be preserved and protected, but all of the alternatives specify mixed-use medium or high density housing in the shopping center backing up to the neighborhood. This type of development would cause many problems for this neighborhood, including increased crime, obstructed views, more congestion, and safety issues for the children attending Westlake Hills Elementary School and Westlake High School. There is no room or reason to add housing in this portion of Thousand Oaks.
 - Adding mixed use housing ESPECIALLY near the Westlake Hills neighborhood is a extremely bad idea. This development will negatively affect the residents of this neighborhood including me. It will increase crime, block our views of our beautiful mountains and cause even more issues (too much to name). All 3 alternatives will negatively affect residents residing in these areas. You say you want to protect single family homes and neighborhoods, yet this is an option?! Developers don't care about the people already living in these areas it's just about money to them. We're already dealing with more crime and safety issues in the Westlake Hills neighborhood and adding mixed use housing right behind us will just generate more. It will also cause safety issues for the children who go to Westlake Hills Elementary School. There is no room or reason for housing in this area of Thousand Oaks. The shopping areas are already busy and heavily used. As someone who works at one of the businesses in these shopping centers this is my worst nightmare as it would cause many problems with congestion and safety issues as well.
 - Leave it alone
 - More thought needs to be given to evacuation due to wildfire. More thought needs to be given to what makes an area livable, like walking to school and after-school activities at park areas. Where will people recreate with all this hive-building?
 - Traffic is already bad in that area. It needs to be addressed
 - No 6 story buildings
 - I know that I have suggested a significant increase overall in Residential Area in the East Side of the City, so I now I am also suggesting a "T.O. Transit Express Bus" route (similar to the "Park and Ride" concept), from the East Side of the City to the West Side of the City (Rancho Conejo Industrial Area).

Question 24 Responses
<ul style="list-style-type: none"> • See above notes.
<ul style="list-style-type: none"> • Oppose buildings over three stories.
<ul style="list-style-type: none"> • Mixed would be best for the chance that more people can live in different parts of the city.
<ul style="list-style-type: none"> • Proceed with caution.
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Most of Thousand Oaks, 75% should only permit building townhomes for sale and restrict any and all apartment complexes.
<ul style="list-style-type: none"> • Keep in mind traffic and safety issues --- too much development impacts an area where there are already accidents (pedestrian/cars) WLHS should be kept front and center as well Oaks Christian
<ul style="list-style-type: none"> • Mixed use or residential should be always allowed to ensure that people can live in as many parts of the city as possible.
<ul style="list-style-type: none"> • If the alternatives allow, I would be interested in potential mixed use on Townsgate. But I don't want to undermine this area as a potential job center, either.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • leave it be
<ul style="list-style-type: none"> • No new building
<ul style="list-style-type: none"> • No matter what, no buildings built taller than 3 stories.
<ul style="list-style-type: none"> • traffic is an area of concern for this area.
<ul style="list-style-type: none"> • Plant a LOT of trees everywhere!
<ul style="list-style-type: none"> • I believe that various traditional residential uses (not mixed-use) would be suitable for the large property situated south of Thousand Oaks boulevard, between Lindero Canyon Road and the Promenade Shopping Center. Presently, the site is developed with a large office building occupied by Anthem blue Cross. On another matter, I do not support adding residential uses to the Promenade Shopping center. This would crowd the site and likely require a parking structure to accommodate the extra parking needs. Aside from the visual blight, my wife and I do not like parking structures and generally do not patronize facilities that have them, including the Thousand Oaks Civic Arts Plaza.
<ul style="list-style-type: none"> • Keep buildings no taller than 45 feet. Avoid impacting Westlake Hills neighborhood and gate way to North Ranch by over developing Ralph's center with tall, mixed use medium density buildings.

Question 24 Responses	
	<ul style="list-style-type: none"> • More restaurants and family entertainment are what are needed. not more housing.
	<ul style="list-style-type: none"> • The preapproval for the Kmart 4 story structure placed directly on the sidewalk destroys the character of this portion of Thousand Oaks. As with the existing apartment complexes, buildings should be placed a minimum of 30 feet from sidewalks and large trees should line the streets to mirror existing Hampshire structures.
	<ul style="list-style-type: none"> • No 4+ story buildings
	<ul style="list-style-type: none"> • AGAIN, THIS LOCATION IS MORE SUITED FOR MIXED USE. LEAVE NEWBURY PARK ALONG.
	<ul style="list-style-type: none"> • no growth
	<ul style="list-style-type: none"> • This area could snarl traffic on the 101 if it becomes too overbuilt. It could be like Wilshire Blvd on the 405.
	<ul style="list-style-type: none"> • This area already has a more citified look. Could be softened and less obviously industrial/commercial. Very busy end of town. It is not central to TO, but it has a more downtown feel because of the office buildings.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • So why don't you work on getting rid of the homeless that sleep on the sidewalks during the day? Set up tents & sleep where the Old Westlake Hospital use to be? Westlake has changed over the past 36 years & NOT for the better & WHAT YOU ARE PROPOSING WILL DESTROY OUR WAY OF LIFE! Do you even care? I think not.... SHAME ON YOU ALL FOR EVEN CONSIDERING THIS! -- Shame on You All !
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • It's already way too crowded in this area. Traffic is Horrible see, we don't need another Promenade or Lakes, we don't want a bigger intesection or wider streets, we don't need a study to tell us this intersection at T.O. and Westlake is over crowded.
	<ul style="list-style-type: none"> • Existing under-occupied or vacant commercial buildings may be repurposed to become residential units as appropriate.
	<ul style="list-style-type: none"> • Some residential/mixed use development on both sides of the 101 would be a plus, but not which places residential units adjacent to the 101, and not in either commercial areas north of the 101 on either side of Westlake Blvd.
	<ul style="list-style-type: none"> • Stop the nonsense please

Question 24 Responses

- Please do not add mixed use anywhere in the Westlake & East End Area, especially south of the 101 freeway. The traffic is already bad and the schools are crowded. This is not what I envisioned when I moved here 30 years ago. The area is starting to become overcrowded and not the open, green area that attracted me here in the first place.
- I don't live there, that shouldn't be up to me.
- This area is has all it can handle. Do not build anything here, no multi family housing, no dense commercial units, nothing. No one who lives here and pays taxes here is interested in becoming downtown L.A. or the San Fernando Valley. Work on the ever increasing homeless problem, work on filling already available spaces, and keep things in good condition. Do not try and house the whole world in Westlake Village and Thousand Oaks. Please stop trying to ruin our city by making it something it's not, and something no one who sustains this community wants it to be.
- Combination of alternatives increasing safe foot traffic with mixed use for additional affordable housing.
- This is my third choice for mixed use development out of the four areas. The Village Centers are my favorite.
- Where will all the cars go? Parking can be vicious now
- An increase in density and height needs to come with the community benefits of reduced carbon footprint by encouraging more walking and biking and actual affordability.
- It should be the busniess and high density housing area for transplants who miss the SF Valley.
- It's quite nice, as is. Please don't try to jam more people and shops in there. The two or three story mixed use idea makes sense, though.
- focus on creating employment district
- None
- no additional building
- Don't want a "corridor" city, Roads flanked by high rise buildings. If I want to live in New York, I would move.
- Tired of hearing about traffic and trees. Let's not make our city a place to drive through when the 101 is backed up. Slow down the traffic on TO Blvd. Put the cars second to the people.
- Drive to this area when school is in session in the morning and afternoon. It is already dangerous for the kids lets not get someone killed so you can benefit financially from your ill concived plan,.

Question 24 Responses
<ul style="list-style-type: none"> We need affordable housing.
<ul style="list-style-type: none"> n/a
<ul style="list-style-type: none"> Stop housing and builder incentives!
<ul style="list-style-type: none"> This has potential to be second city center after Moorpark Rd, but probably better to keep it as is and ignore my answers to 19 - 23 above
<ul style="list-style-type: none"> Adding housing density to this area will de-value property values and will make traffic a nightmare. Traffic is already extremely dense in this area. It seems insane that we're even considering adding high density housing to this area.
<ul style="list-style-type: none"> No new housing !!
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> Na
<ul style="list-style-type: none"> Again three story maximum. Nothing should ever be 75 feet in any plan. Traffic issues must be addressed. Parking above the allowed.
<ul style="list-style-type: none"> Don't build
<ul style="list-style-type: none"> Seriously, plant trees in the medians and keep things nice around here. If you need to do some mixed-use, keep in in the commercial areas.
<ul style="list-style-type: none"> Traffic around Westlake High School is not fun. T.O. Blvd in that area is very narrow and backs up easily. If you must expand, why not outward at edge of city???
<ul style="list-style-type: none"> Leave the area alone.
<ul style="list-style-type: none"> STOP development and minimize our traffic congestion, pollution, etc. DO not attract MORE people into Thousand Oaks, whether that be residents or workers. Our small road infrastructure and local stores (where lines are already getting too long to wait in line to pay at cash registers) simply can't support a larger sized community.
<ul style="list-style-type: none"> I support increasing some residential mixed use in this area, as well as moving to Industrial Flex or higher-density mixed use for some of the current industrial area below Westlake High School. However, traffic on TO Blvd during school hours would need to be addressed.
<ul style="list-style-type: none"> Stop making this into Los Angeles
<ul style="list-style-type: none"> I've been at this for over an hour and am afraid to pause because I'm afraid I'll have to start over. There's got to be a better way. There are pockets that can be developed more densely, but when asked to vote for a plan I can't because they all have huge negatives.

Question 24 Responses	
•	Leave alone and only have retail and commercial use.
•	Simply keep as is.
•	Stop adding housing
•	Don't destroy Thousand Oaks
•	na
•	na
•	consider & address traffic problem, traffic congestion due to conflict of similar high school & business hours. Horrendous traffic Opposed to destruction and removal of native trees/OAK TREES.
•	na
•	The traffic in this area is already bed. by adding residential it could be worse.
•	None
•	None of the above
•	Westlake and Thousand Oaks Boulevard are already a traffic nightmare. Do not complicate this further with residential units. DO NOT.
•	Traffic
•	Don't change anything
•	There is no reason to add buildings over 3 stories for housing. we all know that this will only increase traffic on the 101 as people drive into the city for work
•	Maybe add townhomes and condos people can actually purchase instead of renting for 3800/mo. Put this in the area that housed State Farm, Baxter etc. please no more multi family rental units, destroys the community.
•	None
•	Do not add mixed use medium or high to this area. Traffic congestion is already high.
•	Save our City!
•	SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN. NO 2030 SMART CITY.
•	na
•	N/A
•	no comment
•	What is the current vacancy rate? This survey is so vague and really should not be used to inform public policy. This survey needs to be overhauled and then

Question 24 Responses	
	redistributed. Only the insiders would have a clue what is really behind these questions.
•	Na
•	na
•	no comment
•	This is an attractive viable area. Don't ruin it!
•	It already has retail, so develop that area more, keep it away from existing residential areas.
•	Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
•	Whatever happens please keep the smaller community feeling. Not all crammed in, with not enough parking or people space and the buildings should have a consistent design scheme.
•	Leave it alone and tell Carouso and other developers to ruin somewhere else.
•	TOO crowded I can't wait to leave California, you're destroying our once safe city
•	Make good use of the land where K-Mart has been standing empty for years.
•	none
•	Have you done a study on traffic? What about inviting more accidents?
•	no comment
•	na
•	na
•	N/A
•	na
•	no comment
•	Slow growth
•	Let's stop this desire to overdevelop the Conejo Valley in every area.

Question 24 Responses	
•	As previously stated any new buildings should be limited to three stories with medium density.
•	Need to minimize effects of traffic as much as possible. This area already a nightmare.
•	N/A
•	Nothing much really
•	no comment
•	Keep it clean and have more outdoor dining
•	Underground parking and green areas
•	no comment
•	Na
•	Na
•	Same as comments on preceding alternatives
•	na
•	It would be great to see this grow as an area for employment and also gathering place without increasing auto congestion. The key is to support non-automobile ways of getting around - especially to/from WHS and village centers. A protected bike path would do wonders here
•	no comment
•	It is a scenic area and should be left that way!
•	fill the buildings that are vacant
•	build more affordable housing for low income families please
•	Leave that area unchanged.
•	Stop building businesses that are not needed. We can order online.
•	Mixed-use (aka residential) should be allowed near Westlake High School
•	no comment
•	I love 'em just the way they are!!!!
•	no comment
•	I do not want the city become another Woodland Hills/Canoga Park !!!!
•	This area currently does not have the congestion that plagues Moorpark Rd. Lets not increase equity - by making all major roads equally miserable. Mixed use in line with neighborhood low (10 - 20 per acre)

Question 24 Responses	
•	It's already pretty crowded in that area, and traffic is already heavy throughout the day. Adding more density would be a bad for quality of life for everyone.
•	Again, just really against adding more housing!
•	No low income housing. No Section A housing. No way!!!!
•	make a parking structure for the employeses of the auto center
•	I live in this area and currently have what the proposed changes to the General Plan are advocating. I can walk to the market, drug store, restaurants, and parks. I enjoy beautiful sightlines. The proposed changes will increase the density, destroy the sightlines and degrade the character of the city of Thousand Oaks.
•	na
•	N/A
•	na
•	no comment
•	N/A
•	na
•	Na
•	The city owes the residents of this area for their mismanagement of the oak tree removal incident by the developer of the plaza at the Westlake Blvd and Agoura Rd area. We need these trees replaced with larger trees, not the sticks that were installed. Please take a moment to visit the Vons parking lot to understand.
•	probably good area for out-of-towners to visit for business?
•	mixed use house or low income housing won't exist in westlake/TO. market rates will drive it up. best to leave the city as is.
•	Na
•	na
•	no comment
•	na
•	Isn't it enough that we have the one of the largest intersections with way too many cars at Westlake Blvd. NO MORE PEOPLE/HOUSING/CARS
•	na
•	no comment
•	na

Question 24 Responses
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> Traffic is already a nightmare. Adding additional traffic with the school will not work
<ul style="list-style-type: none"> Stop building
<ul style="list-style-type: none"> Current options disregard current conditions and residents. The plan does not "protect" the single family homes of Westlake Hills. Spread mixed use/house more evenly and on the South side of 101, preferably not right next to the 101.
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> create more walkable roads
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Nothing at this point as more information needs to reviewed, from our collective community before any decision are made
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> I think that alternative 2 is efficient since it allows for residential housing to be considered and possibly constructed/developed, yet it maintains the existing commercial aspects, which allows for changes that are less drastic.
<ul style="list-style-type: none"> If the Baxter project is built I think it should mitigate some of the residential mixed use at Weslake/T.O. Blvds.
<ul style="list-style-type: none"> stop
<ul style="list-style-type: none"> City streets cannot handle all of the traffic that will result from all of your suggestions. The intersection of Westlake blvd and T.O. blvd is the worst intersection in Thousand Oaks.
<ul style="list-style-type: none"> Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. Building heights for these areas should be limited, with an average building heights limited to 35'.

Question 24 Responses	
•	No additional housing. Add Restaurants and Retail. Low use.
•	na
•	The Westlake Plaza does absolutely not need any housing. Its great. Don't mess it up. The Janss Mall needs help. Thousand Oaks Blvd from the 23 Fwy to Moorpark Road needs major help. The Old Kmart needs help. And perhaps we need to re-imagine the Baxter building area. But major changes to this area which are already working, would be a real head-scratcher
•	no comment
•	N/A
•	You are successfully setting out on a plan to become the San Fernando Valley ! Why ? I think we all know why..... \$\$\$.. Developers are in the City Planning Commission's back pocket. You should be ashamed !
•	Provide plenty of parking for both commercial and residential. Each residential space needs 2+ parking spaces.
•	Protect existing single-family residential homes.
•	Residential development with access to all the shopping and business district. Previous K-Mart property could be mixed use medium.
•	N/A
•	N/A
•	no comment
•	Na
•	no comment
•	None
•	The Westlake area already has a quiet beauty and charm to it. High density development should be discouraged. Development projects would be far more beneficial along Thousand Oaks Boulevard.
•	Build homes for ownership by occupants. No more rentals.
•	We do not need more people living in Thousand Oaks.
•	Please build more pickleball courts!!!
•	N/A
•	N/A
•	no comment
•	Na

Question 24 Responses
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.
<ul style="list-style-type: none"> • Adding retail south of Townsgate / Hampshire would be a waste. Is it not possible to make portions of this area high density housing? That would be preferable over mixed use high being added to the Westlake promenade area.
<ul style="list-style-type: none"> • Your plans are not supported by the majority of Thousand residents!!!
<ul style="list-style-type: none"> • In no way should multi family housing or anything n]but low density single family homes be added to this area
<ul style="list-style-type: none"> • We live in the Westlake Hills neighborhood. It already contains over 600 single-family homes. What will be the impact on elementary schools of the three alternatives? There is no single draw to our town stronger than the great elementary schools.
<ul style="list-style-type: none"> • As the area develops some accommodation will be made for residential units. A strict Alt. #3 is not quite how I see it.

Question 24 Responses	
	<ul style="list-style-type: none"> • Already congested with 2 large schools WHS & Oaks Christian, and one elementary in proximity, Promenade and commercial businesses.
	<ul style="list-style-type: none"> • The East End area is a great location to add in buildings and housing. It's hidden from main shopping centers and already has a city feel being close to Costco, etc.
	<ul style="list-style-type: none"> • The area at Hampshire and Townsgate, and the Kmart site, though there are apartments along Hampshire already, is very close to a rural exclusive area east of Hampshire at foothill, as well as the neighborhoods accessed via triunfo. These are well established low density single family homes and that kind of development would overwhelm already taxed traffic areas that are not at all ready for high density housing. The amount of work needed at the 101 and Hampshire is not at all worth the fulfillment of housing by using these areas.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • Leave as is.
	<ul style="list-style-type: none"> • "The Oaks" has the potential to maintain local employment in that immediate region yet businesses still remain vacant. Adding more commercialism is not warranted and mixed use zoning towards residential use creates more rentals from apartments, condos and adds low-income projects.
	<ul style="list-style-type: none"> • The area cannot support more housing. It is too crowded already.
	<ul style="list-style-type: none"> • This is already an overly congested city center, if any mixed use is to be created it should be very limited and placement should be carefully studied to assess traffic flow impacts.
	<ul style="list-style-type: none"> • Do not allow multi-use at the Baxter Way campus! This area cannot support this traffic!
	<ul style="list-style-type: none"> • Let's keep our town beautiful and also keep it lively so the Used have have somewhere to live in somewhere to go out and enjoy. We are losing our young population. We need housing and entertainment
	<ul style="list-style-type: none"> • Maintain and add quality office space, restaurants and movie theaters.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • Low density
	<ul style="list-style-type: none"> • I strongly disagree with the idea to add mixed-use areas and apartments to the shopping centers that contain Ralphs and Do-It Center in all 3 Alternatives. These apartments would back up to an existing neighborhood that is Single-Family, and would significantly alter the character of this neighborhood. Why is

Question 24 Responses

<p>the character of this area not preserved? There is space to add apartments to some of the areas south of Thousand Oaks Blvd or closer to Westlake High School / Lakeview Canyon Road or east of Westlake Blvd that would not affect an already existing neighborhood. Why not decrease the amount of space given to the auto mall instead? We should be given a choice about whether to change the current character of the North Ranch shopping center before just adding apartments to this shopping center and changing its character. I think the North Ranch shopping center/Courtyard offices should remain dedicated retail/business/office space only.</p>
<ul style="list-style-type: none"> • Westlake and TOB is already the most congested intersection in town, the intensification needs to happen elsewhere (closer to Hodencamp).
<ul style="list-style-type: none"> • A concern I have has to do with the Auto Mall, and maintaining it's low visibility signage.
<ul style="list-style-type: none"> • If you mean by West TO the area around Westlake Blvd and TO blvd, it serves its residence well. Currently there are a few unoccupied retail spaces due to COVID, but prior hardly any. It is already a high traffic area. Prior to COVIC I had to sit through the light change at TO and WL Blvd going North. I can't imagine what it will be like if high-density dwellings are built there.
<ul style="list-style-type: none"> • There's been enough change. No more!
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Stop the beggars in this area. Do not allow additional multifamily housing. Remove all homeless encampments.
<ul style="list-style-type: none"> • This area presents the best fit for horizontal mixed use concepts due to presence of jobs, services, retail and all is walkable.
<ul style="list-style-type: none"> • Because these areas are not seen as well from the 101 freeway nor from other parts of the Conejo Valley, they can be good regions to develop higher density housing and business without essentially changing the overall look of Westlake and Thousand Oaks unless you are right there in that area.
<ul style="list-style-type: none"> • No additional multi family housing
<ul style="list-style-type: none"> • There is more potential in this area
<ul style="list-style-type: none"> • No mixed vertical high whatsoever, only mixed horizontal low, building heights below 35', no underground parking
<ul style="list-style-type: none"> • No residence use! Only commercial uses!
<ul style="list-style-type: none"> • N/A

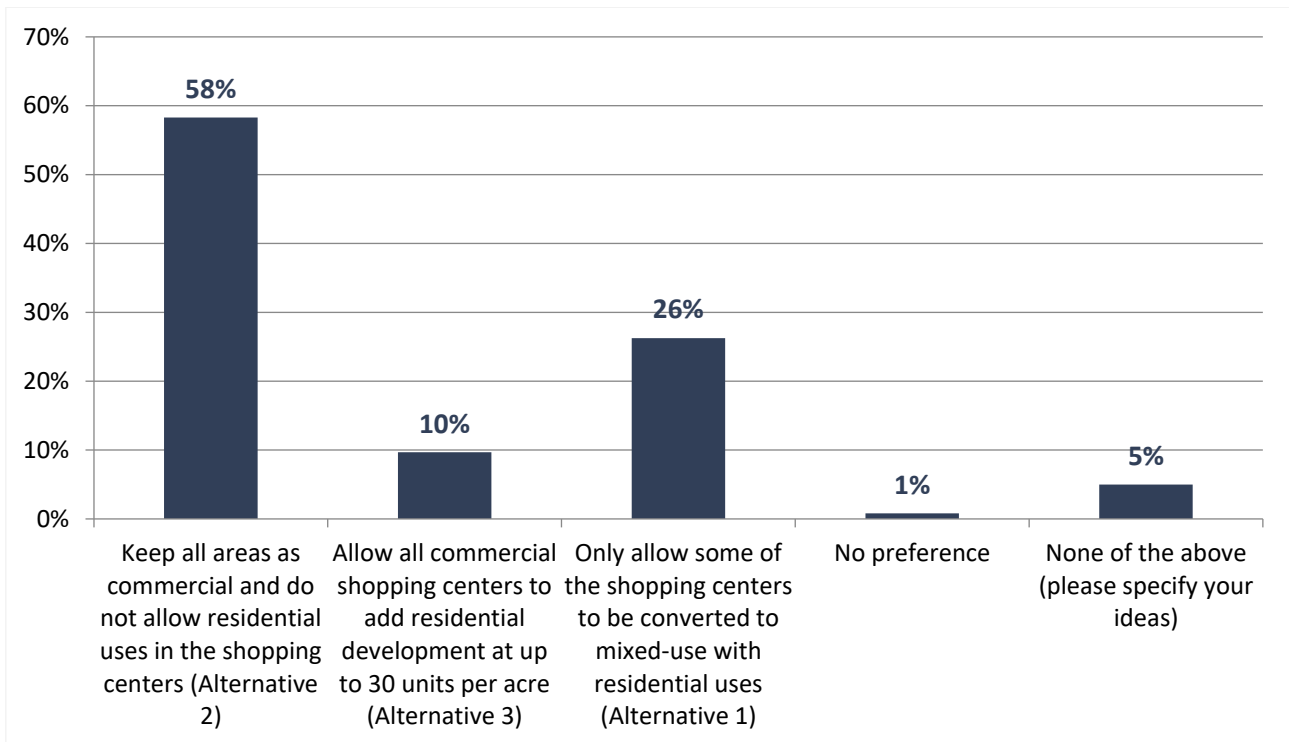
Question 24 Responses
• na
• Na
• No comment
• N/A
• Na
• NA
• na
• NO COMMENT
• Not sure if I selected the alternative that best suits my opinion. I don't think that we should go overboard with mixed use everywhere. I like the idea of being able to live near shopping, but it's not that big a deal to commute to work. I'd be in favor of some more mass transit to support that, especially if it's electric.
• Repurpose empty retail buildings
• Repurpose old Baxter building
• this area has a beautiful, rural character, please work to preserve that.
• N/A
• Too Congested. Why add unnecessary additional Traffic!
• Develop the old KMart as low income housing with lots of green/park spaces
• N/A
• N/A
• Na
• na
• NO COMMENT.
• N/A
• Keep it commercial
• Restrict panhandling
• na
• N/A
• No Comment
• N/A

Question 24 Responses
<ul style="list-style-type: none"> • People have to work to pay their rent or mortgage
<ul style="list-style-type: none"> • This part of the city is where a lot of resistance to density and industrial is likely be generated. Suggest be sure to get input from those residents.
<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghoul.
<ul style="list-style-type: none"> • Need to re-think housing in this area especially surrounding Anthem and Baxter property.
<ul style="list-style-type: none"> • Allow more mixed housing to be built in this area and all areas of Thousand Oaks.
<ul style="list-style-type: none"> • In this area, one of the so-called "Urban Centers" could be created and mixed use with wide sidewalks and common use could be allowed.
<ul style="list-style-type: none"> • Do NOT add anything to this area of Thousand Oaks. Traffic congestion is already horrific. The intersection at T.O. Blvd. & Westlake Blvd. is always backed up.
<ul style="list-style-type: none"> • The plan should not be finalized due to the covid-19 pandemic. Work culture is changing. Redo the plan. Keep the old parts with respect to height.
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • no comments
<ul style="list-style-type: none"> • NA
<ul style="list-style-type: none"> • not at the moment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • My major issues are building heights and traffic.

VILLAGE CENTERS

Question 25.

During the engagement process, many residents recommended that the commercial shopping centers around the City allow mixed-use development to create “village centers” within walking distance of existing residential neighborhoods. What best describes your vision for commercial shopping centers throughout the City?



Answer Choices	Responses	
Keep all areas as commercial and do not allow residential uses in the shopping centers (Alternative 2)	58%	1181
Allow all commercial shopping centers to add residential development at up to 30 units per acre (Alternative 3)	10%	204
Only allow some of the shopping centers to be converted to mixed-use with residential uses (Alternative 1)	26%	531
No preference	1%	16
None of the above (please specify your ideas)	5%	101
Answered		2033

Question 25 had 101 individual comments by respondents who answered, "None of the above" and were asked to specify their ideas. These comments are listed below.

Question 25 Comments
<ul style="list-style-type: none"> Absolutely NO mixed-use developments in these "village centers." Leave them as they currently exist, they are working just fine.
<ul style="list-style-type: none"> It's not appropriate for the City. Designate parcels (not build) for future building - no reason for them to be on T.O. Blvd or main thoroughfares; rather can designate parcels on the boundaries of the City and areas in the outskirts for future development.
<ul style="list-style-type: none"> Perhaps intelligently applied mixed use in current strip malls would be appropriate. Do NOT take this as overall validation, or even commentary for Alternative 1, 2, or 3. This should not be bundled with this Village Center concept.
<ul style="list-style-type: none"> mixed used in newbury park south of the 101 will not be tolerated
<ul style="list-style-type: none"> To add residential units to a shopping center area will aggravate traffic issues and parking issues.
<ul style="list-style-type: none"> Slow growth
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> No expansions!
<ul style="list-style-type: none"> My vision is to keep the shopping centers as they currently exist.
<ul style="list-style-type: none"> Shopping centers should be kept as they are. None.
<ul style="list-style-type: none"> If it is decided that more housing can be built in shopping centers, thought needs to be given to parking, and maintaining shade trees.
<ul style="list-style-type: none"> No it will increase the homelessness and crime
<ul style="list-style-type: none"> Choice 2 above, but "Allow ... 45 units per acre..".
<ul style="list-style-type: none"> The city has no idea if increasing available commercial real estate would result in any reasonable level of occupancy given the current economic situation.
<ul style="list-style-type: none"> No mixed use.
<ul style="list-style-type: none"> Allow pre existing shopping centers to add low amounts of residential, and maintain a maximum or 3 story's tall. Keep parking lots as is.
<ul style="list-style-type: none"> Allow all the shopping centers to convert to mixed-use
<ul style="list-style-type: none"> Shopping centers need community areas.
<ul style="list-style-type: none"> Whatever option doesn't involve a new building
<ul style="list-style-type: none"> I see graffiti, trash, transients, crime. That's a nice visual

Question 25 Comments

- Mixed-use okay if not enough demand to retain 100% commercial; not to exceed three stories.
- I would instead concentrate on creating outdoor patios/areas to gather and enjoy purchases made at the local businesses in the village centers, perhaps even allowing acoustic music events on Friday/Saturday nights.
- Alternative 3 comes closest to my vision for the commercial shopping centers throughout the city, in that it allows all such shopping centers to add residential development to reduce VMT and encourage more people-centric, walkable, and connected neighborhoods. Alternative 3, however, designates Mixed-Use Low, with its 50-foot maximum height limit for this purpose, which is too tall. I am in favor of allowing residential densities of up to 45 units per acre in Village Centers IF 35-foot maximum building heights and generous setbacks are retained as in the original General Plan, IF wide sidewalks are required, NO heritage oaks or landmark trees are cut down (developers must be required to design around them), and bountiful native trees and plants, gardens, and parkland is incorporated into the design to create a Neighborhood Town Square on each site. Parking lots, where needed, must be composed of permeable pavers; include plentiful shade trees; and be located out of sight, behind buildings, as at The Lakes Shopping Center, or below ground. I envision walkable, mixed-use "village centers" which enable residents of all our neighborhoods to accomplish their routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of their home, as described in the Conejo Climate Coalition's "Neighborhood Town Squares" proposal: *IDENTIFY an existing, conveniently-located commercial "center" in each neighborhood. *REVITALIZE existing vacant spaces around a central, outdoor, public-gathering space (Town Square) in each commercial "center". *BEAUTIFY and green each Town Square with native trees, plants, gardens and parkland. *BUILD housing that's actually "affordable by design" within walking/cycling distance of each Town Square. *POWER each Town Square with clean, inexhaustible, solar-generated, electric energy. *JOIN each Town Square to its surrounding neighborhood via a network of dedicated walking and cycling paths. *CONNECT every Town Square and major attraction citywide through an all-electric public-transit system. *LINK Thousand Oaks to nearby regional cities through strategically located intercity transit hubs. Here's a more detailed description of the concept: Transportation accounts for our community's largest source of the climate-heating greenhouse gases driving drought, water scarcity and wildfire risk, contributing fully half (50%) of our total emissions. In 2018, commuters drove six million miles, DAILY, into and out of Thousand Oaks. So it's essential that our General Plan Update (GPU2045) and our Climate and Environmental Action Plan (CEAP) actually reduce traffic, noise, congestion, pollution, and Vehicle Miles Travelled (VMT) by enabling more Thousand Oaks residents the opportunity to accomplish our routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of our home: To create a more people-

Question 25 Comments

centric and connected community, the City of Thousand Oaks should encourage and deliberately design Town Squares in every neighborhood citywide (as well as on the Janss Marketplace and Oaks Malls sites, and in the Rancho Conejo employment hub) as follows: IDENTIFY an existing, strategically-located neighborhood "center" for each area where shopping, small business, entertainment, and jobs are already concentrated within walking/cycling distance of the surrounding neighborhood. REVITALIZE/renovate any vacant spaces to create an orbital, Town Square that features cafes, coffee shops, restaurants, retail, grocers, farmers markets, finance, and leisure activities, all located surrounding a central outdoor feature (a piazza, fountain, park, etc.) with welcoming public seating areas. (There is already much vacant commercial space in Thousand Oaks, and likely to be more in a post-COVID economy in which employees transition permanently to working at home; so it makes no sense to build more when we can't fill what we already have. There is little that will depress investment interest in a community faster than a surfeit of high-end retail that ultimately goes bust, leaving the blight of vacant storefronts. It is also far more economical to efficiently reallocate scarce resources ... like existing buildings ... and to reuse them where possible, than it is to tear them down and essentially waste the materials of which they are constructed, only to have to source/purchase new materials from which to reconstruct them. And, given that building materials and construction contributes 11% of global greenhouse gas emissions, we have to be mindful, in all of our planning decisions going forward, of the huge impacts that energy-intensive processes like creating new concrete, steel and wood has on accelerating the climate crisis.) BEAUTIFY each Town Square, making it a compelling and attractive social gathering space, by preserving ancient oaks and other heritage trees (which store carbon), and planting abundant complementary tree canopy coverage, park land with ample green space and native plants, and edible, organic community gardens (which absorb carbon, drawing it out of our atmosphere). Within, or on the periphery of, each Town Square, BUILD a specified/required percentage of housing (similar to university dormitories) that is disability-accessible and actually "affordable-by-design", by combining studio apartments (consisting of a private bedroom, bathroom, and compact living space equipped with a microwave and small refrigerator) with common indoor and outdoor spaces (which allow for significantly reduced rental rates) that offer shared kitchens, lounges, laundry facilities, and courtyards. This arrangement could work equally well for students and singles as well as for seniors by building-in the socializing opportunities that young people so often seek, while also providing mature residents who are still able to take care of themselves, but are downsizing both their belongings and the spaces they have to maintain, more camaraderie than living alone often offers. Require that all new, remodeled, or renovated development be all-electric (Eliminating natural/fossil gas connections reduces both construction and operating costs, while also eliminating dangerous indoor air pollution and the risk of explosion.) and POWERed by clean energy-generating rooftop solar (with the intention of ultimately phasing in battery

Question 25 Comments

storage-based micro-grids for enhanced community resilience) with EV-charging stations for cars and bicycles. Equip each Town Square with bicycle racks and rental bicycle fleets; and JOIN each surrounding neighborhood to its Town Square, and to other Town Squares citywide, through a network of separate, dedicated walking and cycling paths (like those in First Neighborhood), and protected bike lanes along surface streets (to ensure less-experienced cyclists feel safe) to enable residents to easily navigate their neighborhoods without having to drive. Establish fossil-free, electric-powered (ie: electric, not natural/fossil gas) public transit to CONNECT all Town Squares to one another, and to other frequently visited city attractions (local colleges; middle and high schools during drop-off, pick-up, and special events; malls; the Civic Arts Center; sports playfields; libraries; open space areas; etc.). Locate longer distance, intercity public transit hubs adjacent to park-n-rides positioned near to the northern, southern and easternmost Town Squares, to LINK them to nearby cities.

- Allow mixed-use densities higher than 30 units per acre - these areas should be dense to encourage pedestrian friendly live/work/play environments.
- See my comments below.
- Adding housing to existing shopping centers is only acceptable if additional parking is provided which does not eliminate shade trees placed in parking lots.
- Shopping centers that are NOT in 101 corridor should add some mixed use, especially like Arboles and Janss and north Moorpark Rd.
- On a parcel by parcel basis, existing under-occupied or vacant commercial /retail buildings may be repurposed to become residential units as appropriate. SFD or multi-family appropriate to building footprint and size. No Mixed use.
- I DO NOT believe that "many residents recommended that the commercial shopping centers, etc., etc." -- I call BS, I DO NOT BELIEVE YOU !
- Again, if all we need is 2,600, why add crime and congestion?
- No one walks unless they are on a hike
- NO VILLAGE CENTERS. This is a planned community for single family dwellings, not village centers. NO VILLAGE CENTERS!!
- Very limited mixed use development would be welcome, but not with 30+ units per acre, etc. We don't need MORE people!!! Is no one considering the impact on the environment, schools, etc. by adding more people???
- #2 as long as as we are staying under the 35 feet limit.
- none
- Would support mixed use with height limits and ample parking.
- stop it already.

Question 25 Comments
<ul style="list-style-type: none"> I do not believe in mixed use areas - too dense
<ul style="list-style-type: none"> No Build
<ul style="list-style-type: none"> No alternative maintains a low profile of new construction.
<ul style="list-style-type: none"> allow mixed use with less than 30/acre
<ul style="list-style-type: none"> No new mixed-use anything!
<ul style="list-style-type: none"> leave things alone
<ul style="list-style-type: none"> I would HATE to see tall buildings in this town. If you must do 4 stories, you should build only in low-lying areas and also do a level below ground.
<ul style="list-style-type: none"> Not 3 stories but limit is to 2 stories
<ul style="list-style-type: none"> Leave it alone! We prefer to drive OUTSIDE the community for stores we need to go to. Keep our community semi-rural and LIMIT population here, whether that be residents or visitors. We don't need to attract MORE people to Thousand Oaks and Westlake Village.
<ul style="list-style-type: none"> NO MIXED USE
<ul style="list-style-type: none"> Not enough resources.
<ul style="list-style-type: none"> No more development
<ul style="list-style-type: none"> None
<ul style="list-style-type: none"> If the area is already developed then allow as many residents as possible so that current open space can remain as such.
<ul style="list-style-type: none"> No residential units or low income housing
<ul style="list-style-type: none"> None of the above
<ul style="list-style-type: none"> Keep it like it is
<ul style="list-style-type: none"> Traffic
<ul style="list-style-type: none"> No changes
<ul style="list-style-type: none"> Dont change
<ul style="list-style-type: none"> no change
<ul style="list-style-type: none"> soar
<ul style="list-style-type: none"> See #9 above
<ul style="list-style-type: none"> SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN
<ul style="list-style-type: none"> Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and

Question 25 Comments
<p>frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!</p>
<ul style="list-style-type: none"> • How many of those businesses are still open? Let's worry about that
<ul style="list-style-type: none"> • Need to also provide for new housing developments away from village centers to create a spectrum of housing that caters to a wide variety of renters
<ul style="list-style-type: none"> • Keep as is
<ul style="list-style-type: none"> • Do nothing that will increase congestion or allow buildings to be higher than currently allowed.
<ul style="list-style-type: none"> • Must be kept at 3 story and low density use.
<ul style="list-style-type: none"> • No further devopment until clean up/remodeling is done on existing structures
<ul style="list-style-type: none"> • .
<ul style="list-style-type: none"> • No one is walking. If they do they will be hit by drivers who are speeding or driving distracted.
<ul style="list-style-type: none"> • Don't like the idea of village centers
<ul style="list-style-type: none"> • To me: The idea of Thousand Oaks, is not a place where people WANT to live in a shopping center. I don't see this as a good, or desirable, idea.
<ul style="list-style-type: none"> • Big fan of mixed use - Lets keep in in line with neighborhood low and neighborhood low-medium.
<ul style="list-style-type: none"> • See below.
<ul style="list-style-type: none"> • Stop building
<ul style="list-style-type: none"> • I would consider some areas but I have no confidence in the development process won't negatively impact our streets and freeways. The burden of mitigation seems to be always carried by the existing residents.
<ul style="list-style-type: none"> • Brings in the homeless and beggars
<ul style="list-style-type: none"> • Naive thinking based upon vision of areas that are figments of imagination. We're suburban, car-oriented, and doing "village" centers will not result in them being used.
<ul style="list-style-type: none"> • protect the low density neighborhoods
<ul style="list-style-type: none"> • leave it alone
<ul style="list-style-type: none"> • More people mean more smog, water shortage, and traffic.

Question 25 Comments
<ul style="list-style-type: none"> • keep residential separate from commercial
<ul style="list-style-type: none"> • Only if the shopping centers are 'dying'. If not, we should not need residential here.
<ul style="list-style-type: none"> • Leave it alone.
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • Protect surrounding areas of single-family residential homes.
<ul style="list-style-type: none"> • We have enough shopping centers. This will only create more traffic!
<ul style="list-style-type: none"> • No added density
<ul style="list-style-type: none"> • prefer to leave as is
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • This is not a tourist town. Also, this should have been discussed many years ago. Stop trying to change everything. Sounds like crazy ideas Andy Fox had years ago
<ul style="list-style-type: none"> • Keep everything low density housing and low profile buildings for commercial and retail wit plenty of open space
<ul style="list-style-type: none"> • This is just a bad idea. Apartments near upper-middle homes is going to be a mess. Combined with very poor public transit it will just cause more problems. Caffe' life sure. Like Starbucks near Arboles / Erbes. However the area around Lindero Canyon and Kanan is a bit more reasonable for residential density as such is already near by.
<ul style="list-style-type: none"> • Some low traffic shopping centers (lakes) can be redesigned to add mixed use but it should be lowest density possible
<ul style="list-style-type: none"> • I support a minimal addition of mixed-use, but only low density and nothing taller than 3 stories.
<ul style="list-style-type: none"> • I cant chose one of the plans. But in general most people don't want a ton of mixed us all over the city.
<ul style="list-style-type: none"> • No one walks to a shopping center.
<ul style="list-style-type: none"> • Maintain As Is
<ul style="list-style-type: none"> • No building
<ul style="list-style-type: none"> • Stop developing and start working on social programs you fucking ghouls.
<ul style="list-style-type: none"> • I could support mixed-use in some of these areas but only if kept to 2 stories and if enough parking remained.

Question 26.

What other comments do you have about Village Centers?

Question 26 had 351 open-ended responses, which are listed below.

Question 26 Responses
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Love this concept! Let's widen the radius of some if not all of them to ensure a good amount of flexibility in diverse options, mixed use, etc.
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Love these!!! We want these!!!
<ul style="list-style-type: none"> affords opportunities for relaxing gathering places.
<ul style="list-style-type: none"> I love village centers. They should be everywhere.
<ul style="list-style-type: none"> Village Centers should reposition themselves as mini-downtown centers for community life. By extension, that means adding mixed use development.
<ul style="list-style-type: none"> only use existing structures. Update and clean existing structures to accommodate new retail/office space. We do not need more people moving here.
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Apply intelligently. The goal should be to fulfill real, housing issues, not development as its own ends.
<ul style="list-style-type: none"> They will bring diversity into many neighborhoods and improve quality of live. This will also help ease transportation for residents who do not drive (seniors, youth, people with disabilities, etc.)
<ul style="list-style-type: none"> Village Centers would be terrific. They'd allow our neighborhood shopping centers (which are a little glum right now) to be transformed into mixed-use developments that create hubs for living, dining, shopping and transit.
<ul style="list-style-type: none"> as long as the community can afford to live there
<ul style="list-style-type: none"> However you can do something with the old K-Mart property. That could be mixed-use as long as you limit the height to 35 feet.
<ul style="list-style-type: none"> #7, on the east side of the city, should stay fully commercial to serve all of the nearby neighborhoods that have no other shopping within biking / short driving distance.
<ul style="list-style-type: none"> I live close (walking distance) to the proposed center on Avenida de los Arboles. It already seems more and more like a local destination these days with restaurants and coffee shops as well as everything you could possibly need to do errands, as well as the proximity to bike lanes and hiking trails. With the overwhelming amount of residential in Northern Thousand Oaks, including at least four townhouse complexes within a couple of blocks and the success of the

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retail at the complex, I don't really see there needing to be apartments in the mix there though I wouldn't object to it if the property owner wanted to build some. But overall, the town center concept is a clever one, especially if we can make more pathways for pedestrians to make their way to them through neighborhoods, rather than everyone having to walk there on major roads. It is a constant frustration to me on my walks and hikes how often the neighborhoods are cut off from trails or retail spaces by walls, when there could be a much better pedestrian flow like there is in the Oakbrook Village neighborhood just north of the village center proposal. I can't speak for the other proposed village centers, but I imagine that they all could benefit from similar ideas, especially the ones in other heavily residential areas like Newbury Park that are also in close proximity to trails.

- Make some all residential as i dont see how all these new mixed use will ever be used to its fullest. We dont need anymore vacant buildings
- Comments stated above
- Again, live / work spaces make sense here.
- Adding mixed-use housing in these areas will cause more problems. "Village Centers" do not guarantee that those working in the shopping centers will also live there.
- Just because someone works in these shopping centers doesn't mean they want to live there. You can't guarantee everyone is going to live and work in the same place. In fact, adding mixed use housing will actually cause more issues for the businesses and workers in these areas. Thousand Oaks is not this kind of area.
- There is a reason for zoning: housing and commercial development often are at odds. From the nuisance of noise and the conflict of hours of quiet time, there are challenges to making this work for those who will LIVE in these places, not just those who will build them.
- No more
- Shopping centers near housing will encourage walking and reduce traffic.
- Allow "Commercial Regional" (Supermarkets) in Remote Village Centers.
- Village centers are great for the community in terms of building a sense of belonging and local pride
- Putting residential in with the shopping centers will make it too crowded. Terrible idea. We need people spread out. Designate new residential on the outskirts of town where there are lots of vacant parcels.
- Opposed to buildings over three stories. Opposed to densities over 30 units per acre. Support the concept of village centers.

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	<ul style="list-style-type: none"> • Village centers will result in different types of people living in a lot of neighborhoods.
	<ul style="list-style-type: none"> • The last thing you want to do is increase commercial development and have few takers for these properties.
	<ul style="list-style-type: none"> • I live in Newbury Park close to Reino and Kimber. We chose this area for the neighborhood feel, and also to get away from the transients that hang out in other parts of the town. I believe building up these village centers will draw more transients to them. It will also significantly affect our housing value and make traffic along Reino unbearable
	<ul style="list-style-type: none"> • I love the concept of Village Centers - these can be so good for seniors, young people - families! We need to make a good portion of the residential part of the Village Centers affordable housing.
	<ul style="list-style-type: none"> • Unless you take into consideration existing tenants (possibly grandfathering in the existing tenants) developers may drive existing owners out of business. We have a current problem with businesses not being able to afford the leases and some have to close or move when there are increases to the leases. What is to prevent the cost of developing the Village Centers being passed on to business owners, the effect is to push out the small business owners and we will only be left with the bigger box stores. Without the small businesses, we don't have a 'neighborhood' Village Center
	<ul style="list-style-type: none"> • Village centers allow for an increase in diversity into many neighborhoods and improve the quality of life, and also help with functional transportation of providing hubs.
	<ul style="list-style-type: none"> • Village centers could be good hubs of activity, provided the public transportation options flow from more points around the city to those hubs.
	<ul style="list-style-type: none"> • Keep low, with lots of trees, plants.
	<ul style="list-style-type: none"> • I would really like to see these Village Centers become the hub of their neighborhoods, where people walk and bike to hang out.
	<ul style="list-style-type: none"> • Maybe a new designation could be created, and used SPARINGLY, that allows for higher density, but restricts heights to current building sizes, keeps current parking standards, keep the "set backs" rules so the buildings are not built right at the edge of the sidewalk to allow for a natural area and not allow the feeling of being in a tunnel when driving by, allow for plazas or gathering areas, work around trees (don't just chop them down) and add a lot of nature, and as long as there is thought behind how much traffic congestion will be created by the build. <p>In this new designation, do not allow the entire village to be changed to the new designation by saying for instance only 15% of the plaza can be converted while the rest stays as it is designated currently.</p> <p>This would allow the density that makes sense to the builder, may encourage</p>

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- more housing that is affordable, but keep the profile of the buildings as they are, and not increase density ALL in one area.
- The retail center in Dos Vientos Ranch is wholly unsuited for additional retail uses. Since the center opened several years ago most of the original tenants have gone out of business and some spaces have never been refilled. In some cases original tenants were replaced by another business which also failed. One nice space with outdoor patio area intended for a restaurant remained vacant for years, until it was leased to a day care center.

There is simply not enough support from local residents as most people travel outside the community for their shopping and service needs. It is not that residents are unaware of the center and its tenants, but that they fill few of our needs and are basically an afterthought. Adding more retail/services will not change local residents shopping habits or other destinations for services, such as medical or dental.

At the same time, Dos Vientos Ranch is viewed as a distant "fringe" location that draws little shopping traffic from the rest of the thousand Oaks community. There is no need for any mixed use development at this center. As to higher density residential there is a large upscale apartment complex adjacent to the center and just north of the apartments a townhouse complex. Jamming the center with some additional housing will not change the centers fundamental locational flaw of being on the outskirts of the city's basic trade area for retail and services.

Finally, it should be noted that just a few years after the centers completion, the original developer lost the property owing to foreclosure by the lender.

On another matter, there is no need to add mixed use buildings to the Albertsons center on Reino Road at Kimber Drive. Parking is tight and we do not want any parking structures to clutter up the site and make parking more inconvenient. The same is true of the popular Trader Joe's/CVS shopping center at the corner of Reino and Borchard Roads. Parking at this center is very tight and hard to find in the afternoons. Any additional structures would overwhelm this site and drive away customers.
 - Please do not rezone empty commercial lot at corner of Reino Rd & Maurice Dr as residential. This lot should remain Commercial.
 - the Village Centers are surrounded by single family residences - why would you want to introduce residential of up to 30/acre in the Village Centers? Instead these centers should encourage more walk-ins from the surrounding neighborhoods by re-designing the centers to be approachable from front and back not just the front
 - Make it easy and enjoyable for people to gather outside at these locations.
 - None
 - Good idea, but devil is in the details about keeping it tasteful and attractive for all.

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•	Careful choices with much input from residents in immediate areas
•	I think this is a great idea. I strongly support adding residential development to the village centers.
•	I like the idea of village centers but I am concerned about parking for residents and visitors. I would not like to see parking structures that would become eyesores. It all depends on good planning and design. Village Centers should be beautiful and encourage people to hang out.
•	A few shopping centers are not close to any existing multi-family units. Adding some housing in these areas might not impact traffic as much as adding it to already impacted intersections that already encompass apartment buildings. Again, all current time-tested City standards should be maintained so that Thousand Oaks remains a peaceful, greenspace.
•	No 4+ story buildings
•	no growth
•	No residential development should be added to the centers
•	LOVE the Village Centers idea and would like to expand the radius of them to support more community living (access to transportation, fresh food, cafes, outside dining and retail. Also need to somehow connect the Village Centers to "downtown" TO Blvd. development.
•	Not excited by them. Again, no tall buildings and no cold architecture. Allow green space and recreational activities. Encourage affordable dining and low key entertainment to provide relaxing environment. This is not Starbucks and chain restaurants or pricey gastropubs and bistros.
•	Many of the village centers have developed organically and that's what is appealing about them. Also, many of them already have a mix of housing next to them.
•	na
•	N/A
•	Improve community transportation/ bus service to reduce auto travel. Make shopping centers & village centers the hubs.
•	See above comment -- I think that says it all..
•	na
•	do not want mixed use. Do not want to see mixed use housing on top of retail stores at the Promenade or at the Bed Bath and Beyond shopping center. Do not want building in this area over 35'ft. It's already over impacted do you guys even drive in this area during the day? or in the morning when kids are going to

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school? Seems like you are all at of touch with what's happening in our city. Do yo live in T.O.?

- no comment
- The idea of village centers is exciting. Like the Piazza's in Italy and village centers inmost European cities. The idea of the community gathering and getting to know one another. Can serve as a transit hub.
- Questions and/or alternatives are poorly written. Images provided are inadequate to compare one to another, even on a large computer screen/monitor. Images also lack enough street identification to facilitate a recognition of areas as they now exist. Identification of north/south streets is lacking. Give actual street names that are the borders of each Area of Change.
- The center at the corner of Moorpark & Avenue de Los Arboles is currently within walking distance of several large apartment complexes at Moorpark and Olsen and CLU. There is also a Health Center. Currently CLU provides for housing for their students.
- Village Centers would be an excellent way to create nodes of walkability throughout the city, and could function as transit hubs to create a linked network of transit destinations throughout the city. Mixed use development up to 30 du/ac should be possible at the Village Centers themselves, with missing middle density residential development (up to fourplexes or sixplexes in residential areas, small apartment complexes on main streets) possible within a half-mile walk of the Village Centers, tapering to lower densities further out.
- There are plenty of surrounding areas to live if someone wants that type of environment.
- Build mixed-use more in the shopping centers near industrial and commercial buildings, not in the residential areas.
- The Dos Village Center already has the Condos developments right there. So no room or need to build anymore. The foot traffic is already there to support the shops if they choose to.
- ABSOLUTELY NO VILLAGE CENTERS. GO ELSEWHERE FOR THAT, THERE ARE PLENTY OF PLACES. THOUSAND OAKS AND WESTLAKE VILLAGE ARE RESIDENTIAL COMMUNITIES, WITH SINGLE FAMILY DWELLINGS AND THE CORRELATING SCHOOLS AND MEDICAL CARE. If people want to live in a 'village center', they can go to the San Fernando Valley, Oxnard, wherever. NOT HERE!!!!!! NO ONE WANTS DENSITY HERE, NO ONE WHO PAYS TAXES AND RAISES THEIR FAMILY HERE!!!!
- Support Village Centers as destinations beyond just shopping, mixed use may help that, but many may underground or parking structures for residents of the future mixed use Village Centers.

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- This is the best alternative. They will increase neighborhood walkability and give people a place to go. Bikability can be encouraged. I see densification in these areas as a key to improving transit, using these as transit hubs. I love the idea of diversity of income in our neighborhoods.

- Should the lowest priority

- I used to live within walking distance of the lakes, but I wasn't interested in walking there an "hanging out". This idea assumes that everyone wants to hang out in a public square. I don't think that is the character of the people in our city. Especially now that I have a family, this isn't the kind of place that we would be interested in spending our time.

- Transportation accounts for our community's largest source of the climate-heating greenhouse gases driving drought, water scarcity and wildfire risk, contributing fully half (50%) of our total emissions. In 2018, commuters drove six million miles, DAILY, into and out of Thousand Oaks. So it's essential that our General Plan Update (GPU2045) and our Climate and Environmental Action Plan (CEAP) actually reduce traffic, congestion, pollution, and Vehicle Miles Traveled (VMT) by enabling more Thousand Oaks residents the opportunity to accomplish our routine working, grocery, banking, shopping, dining and entertainment needs/errands within a 15-20 minute walk or bike-ride of our home:

To create a more people-centric and connected community, The Conejo Climate Coalition envisions the creation and deliberate design of Neighborhood Town Squares:

Identify existing, strategically-located neighborhood "centers" where shopping, small business, and entertainment, and jobs are already concentrated within walking/cycling distance of surrounding neighborhoods. (Neighborhoods which currently lack established "centers" within walking/cycling distance of their households could identify appropriate potential sites that could be re-purposed to establish smaller versions of the Town Square concept.)

Renovate any vacant spaces to create orbital, Town Squares, for each neighborhood, that feature cafes, coffee shops, restaurants, retail, grocers, farmers markets, finance, and leisure activities, all located surrounding a central outdoor feature (a piazza, fountain, park, etc.) with public seating areas.

Make each Town Square a compelling and attractive social gathering space by preserving ancient oaks and other heritage trees, and planting abundant complementary tree canopy coverage, park land with ample green space and native plants, and organic community gardens.

Within each Town Square, build housing (similar to university dormitories) that is disability-accessible and actually affordable, by combining studio apartments (consisting of a private bedroom, bathroom, and compact living space equipped with a microwave and small refrigerator) with common indoor and outdoor spaces (which allow for significantly reduced rental rates) that offer shared kitchens, lounges, laundry facilities, and courtyards. This arrangement could

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work equally well for students and singles as well as for seniors by building-in the socializing opportunities that young people so often seek, while also providing mature residents who are still able to take care of themselves, but are downsizing both their belongings and the spaces they have to maintain, more camaraderie than living alone often offers.

Require that all new, remodeled, or renovated development be all-electric (Eliminating natural/fossil gas connections reduces both construction and operating costs, while also eliminating dangerous indoor air pollution and the risk of explosion.) and powered by clean energy-generating rooftop solar (with the intention of ultimately phasing in battery storage-based micro-grids for enhanced community resilience) with EV-charging stations for cars and bicycles. Equip each Town Square with bicycle racks and rental bicycle fleets; and connect each neighborhood to its own Town Square, and to other Town Squares communitywide, through a network of separate walking and cycling paths (like those in First Neighborhood), and protected bike lanes along surface streets (to ensure less-experienced cyclists feel safe) to enable residents to easily navigate their neighborhoods without having to drive.

Establish fossil-free, electric-powered (ie: electric, not natural/fossil gas) public transit to connect all town squares to one another, and to other frequently visited city attractions (local colleges; middle and high schools during drop-off, pick-up, and special events; malls; the Civic Arts Center; sports playfields; libraries; open space areas; etc.).

Locate longer distance, intercity public transit hubs adjacent to park-n-rides positioned near to the northern, southern and easternmost Town Squares, to provide connections to nearby cities.

- I dont want them they will create crime and overcrowding on the existing roads. The alreay build infrastructure can't support them.
- I like the idea of mixed use. Shops on the ground floor, two stories of small apartments above. But it all needs solar panels on the roofs and parking lots (canopies with panels).
- none
- None
- no additional building
- Not a bad idea, but must be foot accessable and provide ample parking.
- I love the Village Center concept. I think it will save Thousand Oaks from becoming a big bedroom where everyone leaves to recreate and dine out. Let's link the hiking trails, neighborhoods, and city center together with Village centers. Make them multi use. Bring vitality to every sector of the community.
- We don't need more building to take our Gods country from us.
- We need affordable housing.

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	<ul style="list-style-type: none"> • Except the one in Dos Vientos. That could benefit from low or medium density residential mix. The rest aren't big enough to create a vibrant environment that gives those places a draw.
	<ul style="list-style-type: none"> • I love the village centers! please include them. they are the most important part.
	<ul style="list-style-type: none"> • Many of these village centers are already surrounded by neighborhoods with plenty of housing in the area.
	<ul style="list-style-type: none"> • the concept of a Village Center is appealing. This should include permanent ownership such as townhomes and condos, but would limit the use of apartments. Westlake south of 101, Around Oaks and Janss Marketplace, and near the CAP/City Hall are opportunities in my view.
	<ul style="list-style-type: none"> • Please drop the mixed-use nonsense.
	<ul style="list-style-type: none"> • I think this is a vital concept that should be integrated into any final map. We all crave neighborhood centers with locally owned shops, cafes, coffee shops, breweries, etc. Each neighborhood should have a central gathering spot like "high streets" in European cities.
	<ul style="list-style-type: none"> • This is my very favorite component of any general plan update. I think that creating vibrant, 24-hour, walkable village centers in every neighborhood of the city would be terrific. We need places to create a "sense of place" - public gathering spaces, neighborhood cafes, coffee shops, wine bars. I also would strongly advocate for drawing a 0.5 mile radius around these village centers that allow for medium density residential development -- places for "missing middle" housing such as "plexes" and townhouses that ease from the neighborhood "center" / "high street" into our traditional single family neighborhoods. This would offer many benefits of economic vitality and diversity.
	<ul style="list-style-type: none"> • Great idea! Would love to see more user friendly, appealing gathering places.
	<ul style="list-style-type: none"> • Village Centers is the idea with most potential to bring vibrancy to daily TO life in this entire plan.
	<ul style="list-style-type: none"> • There is a need for residential use in this area but to keep it low density so the infrastructure in this area is no over run!
	<ul style="list-style-type: none"> • this is too complex to be handled during the pandemic
	<ul style="list-style-type: none"> • vibrant village centers sound great in concept, but by maintaining the surrounding residential, they cannot be made dense enough to be practical. Making them easier and more pleasant to reach by bike or walk would be helpful to the environment. Dedicated paths or converted streets. I suppose it doesn't hurt to pick one for experimenting with an alternative 1 or 3
	<ul style="list-style-type: none"> • Village Centers tend to be near single-family homes. Adding mixed-use to the neighborhood will change the feel of the single-family neighborhood.

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- Putting high density housing in the middle of neighborhood areas will be a nightmare. This will greatly decrease property values for homes close to these high density housing areas. Plus crime will likely skyrocket.
- N/A
- na
- N/A
- Na
- they're a bad idea,
- None
- Add parks, trails and open space! Plant some trees.
- They're great in New York City. This is not New York City.
- Leave alone.
- I think this is a good idea to leverage some of the vacant retail space with mixed-use residential, as long as the development is not too high (3 stories max) and not too large, and is tasteful in design.
- NO MIXED USE
- Mixed use areas are fine as long as heights are not raised. There can be limited exceptions in the few areas where heights will not impact existing residences. I don't think the concept of Village Centers works for most people other than as a nice concept. People don't have time to walk to them on a regular basis, so they'll still need the same parking they have now. Anybody every try to buy groceries or go shopping near the winter holidays? Take away more parking and you'll have a real mess during those times.
- Stay out of undeveloped land and no mixed use
- No high rise housing
- Maintain it.
- Stop building
- Dont build new
- no comment
- na
- na
- Do not like this idea.

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<ul style="list-style-type: none"> • There needs to be a draw to all these centers. places people want to spend time. The current strip malls in Thousand Oaks have many vacancies. adapt them to the now and future.
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Keep the present plan.
<ul style="list-style-type: none"> • The Oaks mall is where mixed use development should be along with the former Kmart site on Hampshire Road.
<ul style="list-style-type: none"> • This would be a fair use of some mixed use, but ONLY IF THEY HAVE A HEIGHT LIMIT OF 35 FEET
<ul style="list-style-type: none"> • Don't add any additional residential development
<ul style="list-style-type: none"> • Keep the village centers as they are. These centers are too close to single-family homes and would dramatically affect traffic and value of these homes. Developing these centers would cause too much disturbance and grief to homeowners during construction. I DO NOT want 3 or 4 stories around my village center, this would completely go against our neighborhood esthetic. Build mix-use around away from our little quiet neighborhood please.
<ul style="list-style-type: none"> • I prefer alternative 2 overall but as i look at these 3 alternatives they all have things that can be kept (Mixed use) and they all have things that should be scrapped (commercial over 4 stories and residential buildings over 3 stores, preferably kept to 2 stories)
<ul style="list-style-type: none"> • I don't know that Village Centers have been done wisely to begin with. When TO got some new restaurants, they were not-so-good chains and there are plenty of shopping/dining areas that can't even keep tenants. If TO wants to thrive, it needs to bring more imaginative restaurants with outdoor patios where kids can play and adults can relax.
<ul style="list-style-type: none"> • Maybe some townhomes and condos that can be purchased for seniors only. No more rental properties.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • No high buildings , no crowding
<ul style="list-style-type: none"> • STOP YOUR RAPID AND EXPANSIVE PLAN. SAY NO TO SACRAMENTO.
<ul style="list-style-type: none"> • Thats too much housing for a small town in very concentrated areas. If density gets spread out on residential properties it will keep the small town feel
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • no comment

Question 26 Responses	
	<ul style="list-style-type: none"> • What centers are requesting to add housing? This survey has serious gaps for everyday citizens who are not already involved in development or politics.
	<ul style="list-style-type: none"> • We have the ability to make walking traffic and create a very healthy town!!
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • There are few existing residential areas in Thousand Oaks that could easily and safely access the village centers without driving. The few number of people living in the village centers could easily access the stores in that village center, but their parked cars would limit the spaces available for other shoppers. Limiting the space for other shoppers would hurt the merchants.
	<ul style="list-style-type: none"> • This survey should clarify more.
	<ul style="list-style-type: none"> • Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such as process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
	<ul style="list-style-type: none"> • Love the ability to walk to the Oakbrook Plaza.
	<ul style="list-style-type: none"> • "Village Centers" can be a problem if not properly managed, kids hanging outside stores, parking etc..
	<ul style="list-style-type: none"> • Leave height and density alone. and stop trying to make us another Valley.
	<ul style="list-style-type: none"> • Crowded
	<ul style="list-style-type: none"> • Village Centers that incorporate a mix of residential and commercial could offer more walkable living options for residents.
	<ul style="list-style-type: none"> • Do not add any height to existing buildings. Keep the views we currently enjoy.
	<ul style="list-style-type: none"> • none
	<ul style="list-style-type: none"> • Already too much traffic there-beware
	<ul style="list-style-type: none"> • Can be pleasant if I less occupied business centers around town.
	<ul style="list-style-type: none"> • I don't like residential near shopping centers. I don't feel safe having people who live so close the opportunity to commit a crime then hurry back to their house.

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•	no comment
•	Na
•	na
•	N/A
•	na
•	no comment
•	Slow Growth
•	We don't need "Village Centers", commercial centers yes, areas that provide services and goods yes.
•	As previously stated, no building should be more than three stories with medium density.
•	I think envisioning them as these areas of great social interaction, and places where people will live and work is unrealistic. Some of the smaller commercial centers could actually be nice for mixed use. Newbury Park. Rollerdome. Trader Joes. The Oaks Mall. Janss Marketplace. Any other development at other commercial centers would need to be no more than two stories.
•	N/A
•	My vision is to have it safe for everyone to just walk there and that more and more people would go out and spend time outside.
•	Parking has to come into consideration. Any housing build should not be taller than the buildings they are built next to.
•	no comment
•	no comment
•	Some are dying (Dos Vientos) .
•	Na
•	Na
•	Commercial gathering areas like Stonehaus and public parks work well and should be encouraged - but we don't need more areas with dense housing in a community the population of which has not changed appreciably during the past decade
•	na
•	I think this is a great concept, the days of driving to strip malls are over, online shopping has destroyed box stores and malls, and we need to embrace the future - attractive places to live near services, and an emphasis on walking/biking as

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	primary mode of transport. Connecting village centers with separated bike paths is really important!
•	no comment
•	Keep existing shopping centers commercial as to not disrupt surrounding residential neighborhoods. Future Village Centers can be constructed as needed with some mixed use properties
•	Village Centers should become more of a focus for new residential building in the city. Several of the areas designated for centers--and particularly Erbes & Arboles--should be targeted for early and major redevelopment. Erbes & Arboles easily could be reconfigured into a "town center" concept with mixed use, like Americana in Glendale or the Collection in Oxnard.
•	keep the centers as is and fill the vacant buildings
•	build more affordable housing for low income families please
•	We need to make sure that retail spaces in existing shopping centers are updated first.
•	Leave as is. No change needed.
•	These areas should be for restaurants and retail
•	No one goes there.
•	na
•	no comment
•	It seems to me that the only people that this idea benefits are developers, and real estate brokers. But, for the rest of us, i.e. the residents and taxpayers of Thousand Oaks, it is detrimental.
•	no comment
•	I think its a great idea, ive seen it successfully implemented in other areas. Especially could help some commercial areas keep tenents by having some business that cater more to individuals who live right next to them. But i think the mixed use per acre allowances in the plan are too high.
•	No low incoming housing. No Section A housing. No Way!!!!
•	On the surface, Village Centers sound like a good idea. However, I don't believe that people will "hang out" in a shopping center. If the businesses at a Village Center become attractive, people from other parts of the city will drive to that center to enjoy the amenities. Now you need additional parking at the center or people will park in the residential areas and create conflict.
•	na

Question 26 Responses	
•	na
•	no comment
•	N/A
•	na
•	N/A
•	Na
•	Please note that when covid hit, those people that were looking to live in mixed use areas now do not want to live on top of their neighbors. They are moving out to the suburbs. We can not but all our efforts into mixed use and have it sit empty. We need more single family homes in the future. Village Centers need not be in all these planned locations. We should center around the Conejo and Moorpark areas first.
•	Personally, I want to see more areas that encourage local-living, or rather, a lifestyle that allows someone to walk to and from all of their wants/needs.
•	Again Traffic...Have you driven around Glendale the Americana...A Mess..street small--traffic terrible
•	TO was attractive as a reprieve from 'the valley'. look at woodland hills today, that's where TO will be in 10-20 years if we continue to expand. i live in TO and work in Woodland hills for a reason, woodland hills is a terrible place. i am a 35 yr old Male.
•	Na
•	na
•	no comment
•	na
•	Keep the current status quo of residents and commercial. And that traffic Circle across form the auto mall is just plain ridiculous, as is all the lights generated from that auto mall in the dead of night. ABSURD.
•	na
•	no comment
•	na
•	N/A
•	People will not walk don't bother
•	Village Centers lend an important vibrancy to residential neighborhoods. Providing housing mixed into them would help reduce the carbon footprint of

Question 26 Responses	
	those who chose to live where they work and also provide new opportunities for tenants as there are many vacancies in the Village Centers.
•	Stop building
•	Okay is thoughtfully dispersed through the community. Disagree with the higher density in some areas.
•	no comment
•	no comment
•	A few are ok
•	na
•	N/A
•	na
•	alot of these neighborhoods are already walkable so adding more residential would significantly improve the businesses in the area
•	na
•	no comment
•	na
•	N/A
•	na
•	Magical thinking. Wishing will not make it so. More bike lanes will not engender more biking. Little mini coffee-shop malls will not garner urban life. People wanting urban lifestyles should move to areas where they are instead of putting them in our suburban paradise.
•	I think that village centers are useful, especially for people who do not own cars or do not have their license yet, since it provides access to resources in an efficient manner.
•	I think village centers are important to build a sense of community and reduce traffic across town
•	Improve public transportation and you won't need "village centers".
•	2. Limit the scope and number of residential units allowed for any plan changes to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%. 3. Building heights for these areas should be limited, with an average building heights limited to 35'.
•	na

Question 26 Responses
<ul style="list-style-type: none"> • NO 5-6 story buildings. They don't belong in our town.
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Build bike paths and walking paths to the commercial centers from the nearby neighborhoods
<ul style="list-style-type: none"> • Plenty of parking
<ul style="list-style-type: none"> • 84,000+ MORE PEOPLE IN OUR SMALL AREA NO WAY!!!! REDUCE THE NUMBERS!!!!!!
<ul style="list-style-type: none"> • Protect surrounding areas of single-family residential homes.
<ul style="list-style-type: none"> • Be careful adding business to new residential in village centers. example: Moorpark Rd. at Arboles (Trader Joe's area) several buildings are vacant, for a long time.
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Not needed. Stop being driven by greed and preserve the natural beauty of this area!
<ul style="list-style-type: none"> • job opportunity for sanitation, who will be responsible....tax payers?
<ul style="list-style-type: none"> • The struggling Village Center in Dos Vientos should be allowed to become a facility that cares for the elderly. There is not enough commercial traffic in Dos Vientos to support this local village center. Residents of Dos Vientos who wish to live out their lives in Dos Vientos could relinquish their large homes, and be cared for in the converted village center.
<ul style="list-style-type: none"> • Maintain existing atmosphere and suburban feel of T.O.
<ul style="list-style-type: none"> • More street lights and traffic control
<ul style="list-style-type: none"> • Keeping village centers as commercial reduces carbon emissions and congestion by allowing residents to make shorter trips for a significant percentage of their shopping needs. Forcing large numbers of residents to start criss-crossing the city for frequent but minor shopping needs will create traffic, congestion and air pollution for the entire area.
<ul style="list-style-type: none"> • We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> • build more pickleball courts!

Question 26 Responses
• N/A
• N/A
• no comment
• Na
• no comment
• na
• no comment
• N/A
• na
• Na
• no comment
• Na
• Na
• na
• no comment
• na
• na
• no comment
• na
• N/A
• I like the Village center idea.
• I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.
• Having only one "village center" at preferably Erbes/Arboles would give that expansive and struggling retail area some needed life. It being more tucked away and larger than other centers would make it more acceptable to see 3-4 story buildings there, and would cause less traffic congestion in an area that's pretty sparse.
• Stop it!!
• Each one should be considered individually. Hard to see them as a single concept.

Question 26 Responses	
	<ul style="list-style-type: none"> • People will only walk or bike to these centers if they have safe ways to get there.
	<ul style="list-style-type: none"> • DO NOT make little Dos Vientos Village center mixed use! It is located directly NEXT to an elementary & middle school! We do not need more traffic for kids trying to get to school safely. Dos Vientos is a tiny community do NOT add apartments to our already tiny village! It's literally the worst idea ever.
	<ul style="list-style-type: none"> • Most of our village centers are great as they are. Some have difficulty with parking and adding housing in these places, particularly at Westlake and Agoura would make parking for the retail even more difficult. There are better alternatives for adding housing.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • No residential developments
	<ul style="list-style-type: none"> • Village centers have tendencies to create smaller stores in efforts to congest parcel space. In turn, this does the same for the nearby residential markets. As a whole, it has the same negative effect as a college with neighboring condos and apartments.
	<ul style="list-style-type: none"> • Any developments should be kept within the current city guidelines regarding height. We are a smaller city, we are not LA
	<ul style="list-style-type: none"> • Encourage pedestrian traffic and provide ample parking.
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • N/A
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Na
	<ul style="list-style-type: none"> • If these "Village Centers" are up for comment, why are we not asking about some of the other shopping centers that are proposed to be changed to apartments (specifically North Ranch shopping center)? North Ranch Shopping Center is a major shopping center, we should not change it's character as it would affect the existing businesses/offices already there and would also impact Westlake Hills neighborhood. So I would extend this idea to keep existing commercial areas as commercial/retail to other already existing shopping centers as well. In addition, some areas near "Village Centers" already have a significant amount of residential area nearby (such as Arboles/Erbes, and Kanan and Lindero).
	<ul style="list-style-type: none"> • Anything we can do to encourage people to walk to centers where they can take care of errands like grocery shopping, dry cleaners, coffee or cafés is great. Reducing the # of car trips is a good first step.
	<ul style="list-style-type: none"> • Na

Question 26 Responses	
•	na
•	N/A
•	no comment
•	Create these centers with plenty of parking and do not allow the homeless population to stay overnight or beg for money.
•	As many of the new residential units as possible should be built as mixed use in Village Centers. Find ways to distribute and incentivize redevelopment in these Centers.
•	Regardless of Alternative, I really think we should include Village Centers.
•	Limit surface/ on-grade parking lots. Build subterranean or structures; rely on greater walkability to reduce parking space requirements. Increased access to convenient transportation will help, too.
•	I believe converting many of the commercial shopping areas into mixed residential units is a good idea particularly if they can be kept to 2 stories. As I mentioned above, my experience with the growth of high density housing in the Sunnyvale CA area where 4 story structures were packed in as close as possible, completely changed the character of that fine city in a short 20 years. My hope is that we do not do this to the Conejo Valley area. Instead careful planning will ensure a much better outcome.
•	Stay as closer to the general plan that currently exists as possible. Please do not turn Thousand Oaks and Westlake Village into the San Fernando Valley.
•	Village Centers will make the area crowded
•	Absolutely no residential in village centers. centers are the only outlet for neighborhoods to gather and potentially recreate. village centers should be designed/redesigned for social gathering of the surrounding low/medium density neighborhoods.
•	Don't turn Thousand Oaks into Los Angeles
•	N/A
•	na
•	Na
•	No comment
•	N/A
•	Na
•	NA
•	na

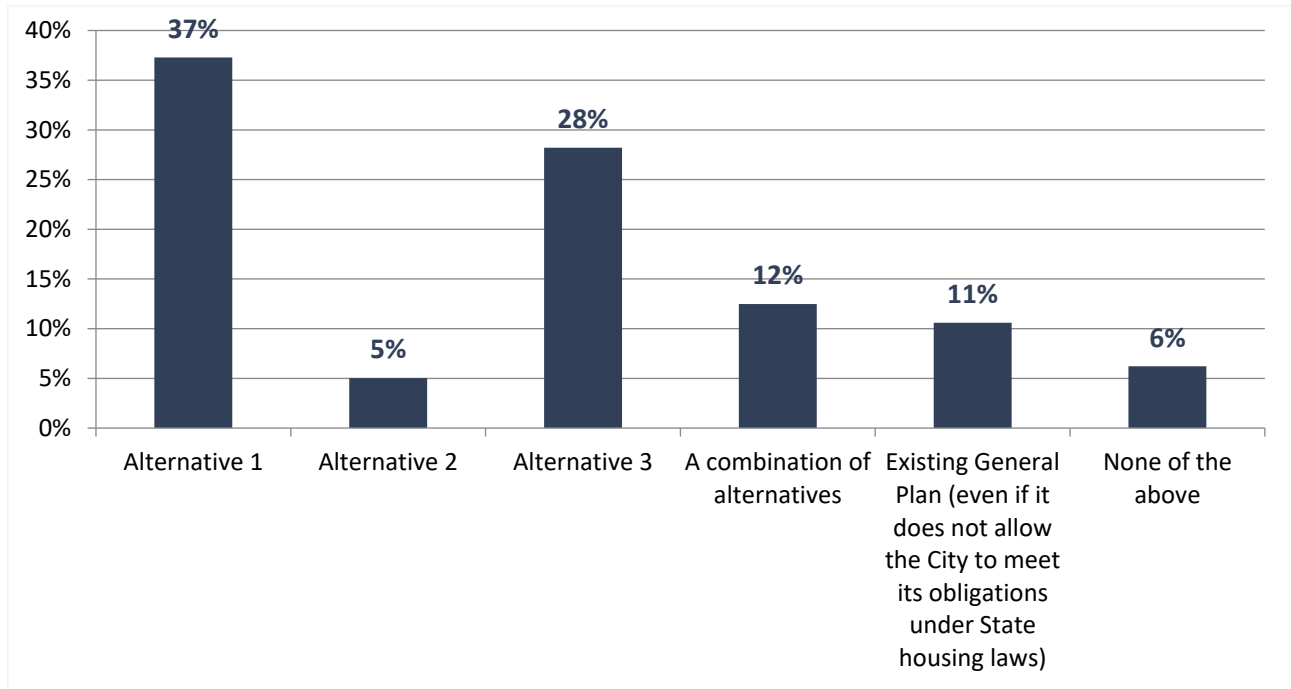
Question 26 Responses	
•	NO COMMENT
•	Keep as services
•	This might be going overboard a bit with the mixed use concept.
•	Expand permitted uses to make the Centers more marketable
•	N/A
•	be careful' neighborhoods are desired because they are low density and peaceful, some people like buzz and some like peace and quite, provide both' current values are based these qualities' don't devalue what we have as a city' don't take away but add quality'
•	Currently Too Congested. Why add Unnecessary Traffic?
•	Keep the building heights to three stories or less.
•	These centers are tucked within single family homes and should NOT be anything other than businesses for the surrounding homes.
•	N/A
•	N/A
•	Na
•	na
•	NO COMMENT.
•	N/A
•	Good idea
•	Make panhandling illegal
•	na
•	N/A
•	No Comment
•	N/A
•	People have to work to pay their rent or mortgage
•	I lived in Columbia MD for a while. It was a group of neighborhoods build around town squares with shopping and services - even houses of worship. It is a little more developed now, but a great concept. There was a good grocery within a short walk, low and high density housing. It was originally planned to be diverse (DC Suburb in the 1960's) when we lived there about 23 years ago it was still

Question 26 Responses	
	diverse, though had maintained it's reputation as a desirable place for everyone. There was also a bus system.
	<ul style="list-style-type: none"> Do not support mixed use, high buildings or underground parking lots.
	<ul style="list-style-type: none"> please do not allow for the building of residential units a village centers. These are mostly around neighborhood communities and more residential units will increase traffic and noise of our sleepy neighborhoods.
	<ul style="list-style-type: none"> Stop developing and start working on social programs you fucking ghouls.
	<ul style="list-style-type: none"> Urban centers are necessary for diversity of age, race, salary, and to help transport people who cannot drive.
	<ul style="list-style-type: none"> These Urban Centers seem magnificent to me and should be created in more areas of the city.
	<ul style="list-style-type: none"> Village centers will become areas for homeless.
	<ul style="list-style-type: none"> no comment
	<ul style="list-style-type: none"> NA
	<ul style="list-style-type: none"> not at the moment
	<ul style="list-style-type: none"> Have more outdoor spaces near malls. Covid made it so that we need to distance ourselves to others
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> I could see very low-scale mixed-use, but I wonder if it's necessary. So far, this concept has not been tested in TO, and I wonder if people will like it. Does anyone really want to live next door to the Von's and OSH? I wish we could try out some of these mixed-use developments before rezoning the entire city in their image.
	<ul style="list-style-type: none"> ensuring long term viability means developments options or we will have long term problems like the k-mart property that sat vacant for years

CONCLUSION

Question 27.

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



Answer Choices	Responses	
Alternative 1	37%	756
Alternative 2	5%	102
Alternative 3	28%	572
A combination of alternatives	12%	257
Existing General Plan (even if it does not allow the City to meet its obligations under State housing laws)	11%	215
None of the above	6%	126
Answered		2028

Question 28.

What suggestions do you have to modify your preferred alternative so that it matches your vision for the future of Thousand Oaks?

Question 28 had 535 open-ended responses, which are listed below.

Question 28 Responses
<ul style="list-style-type: none"> really need to have summaries with these choices. but allow more mixed use. HIGHER DENSITY IN np AND WESTWERN SIDE of TO.
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> I see the need for development in several of the areas of change. Particularly LOVE the mall and janss marketplace areas for vibrant mixed use communities. Love the village center concept - if we are moving some of the single family neighborhood density to areas of change, let's make sure we make the village centers large enough with their density options so that we can ensure options for mixed use and flexible options like converting single family homes to duplexes etc.
<ul style="list-style-type: none"> There should be medium and high density housing spread throughout the city. Cities change and I am not concerned about maintaining the character of the city if it means that people can't afford housing. Provide opportunity for housing that is affordable, not luxury housing that only caters to privileged few.
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> Mostly what I want is for the area to be more friendly to pedestrians and to have more and cheaper housing available.
<ul style="list-style-type: none"> We want common areas. Taller buildings are ok.
<ul style="list-style-type: none"> In an analogy offered by the city planning vendor, think of the City Plan as our city's constitution. A constitution is not to be trifled with...it is truly what constitutes that which is governed by it. We do not throw out the US Constitution when we realize that society changes. Rather, we dig in deeper, seek to understand the core teachings of our Constitution for modern application, and then, and only then, when change is absolutely mandatory, we approach that change in a cautious, and minimalist fashion. To forsake a constitution in the name of renewal is to deny the spirit of those who originally created that constitution, as well as those who now choose to live within its prescriptions, and those who will enjoy its protections for generations to come. The Thousand Oaks city plan, its constitution, was created at the outset as a vision for the future that embodied the spirit of the area. It may require amending on a periodic basis, but the default should be the status quo. Change should be undertaken with the most serious and conservative of outlooks. It should not be relished, almost whimsically, to offer or promote wholesale change. Change to our constitution-plan should be reluctant and minimal, only changing when drastic needs allow for no reasonable alternative. It may well be

Question 28 Responses

time for a minor revision to our plan to ensure that we comply with near and pressing state mandates. But, let us not use this minor inflection point as an excuse to frivolously throw out what generations of inhabitants have supported and striven to protect through local measures and grassroots efforts. The development industry cannot help itself, with no long-term repercussions it assumes no burden for short-term gains it enjoys through the defilement of our environment and our quality of life. And so it is up to us, and our constitution, our time-tested City Plan, to withstand the constant onslaught of pro-development forces, no matter how beguilingly presented. The City Plan is our primary tool to do so, and we must not throw it out when it becomes inconvenient. Indeed, it is when it is inconvenient that it is most needed; these are the trying times that are plan is built for!

To the extent possible, as our default position, this city, through its citizens, must repel outside influence set upon enacting significant change. Change will occur, but only when absolutely necessary, in a measured and reluctant way. Cherish the plan - cherish the city.

- Move the mixed use and residential areas to the downtown and east end of the city. That will lessen the impact to established neighborhoods and help maintain public safety for those living in established neighborhoods.
- No high density and no tall buildings. Take traffic into consideration now not later.
- None
- Common areas: build up so that there are more common areas.
- Alternative 2 mostly matches up with my vision for Thousand Oaks. However, details in other alternatives that promote consolidating mixed use development into viable downtown centers should be considered. Mixed Use zoning only works when its walkable and not spread out and divided by other uses. Any plan that consolidates mixed use zoning into discrete neighborhoods creating opportunities for a vibrant walkable community should be considered.
- Would like the city to be a good steward of what we already have. CLEAN it up- direct homeless invasion to another city/ where htey came from. Fill in existing structures with retail/restaurant/modern needs.
- na
- Village center will be a great option for TO!
- Just build the minimum required by the state. Resist congestion and overcrowding.
- Green spaces need to be added. Public transit in downtown corridor. Bike lanes and paths to cut down on traffic!

Question 28 Responses
<ul style="list-style-type: none"> • I hope City leadership maintains a focus on the wishes of the citizens of the city, not the caprices of a recalled state leader
<ul style="list-style-type: none"> • Any proposal to add increase residential density is begging to overwhelm traffic congestion as well as parking problems.
<ul style="list-style-type: none"> • We do not have to build more housing capacity than is mandated by the state. We should keep our priorities straight and not lose the soul of our community in the quest to keep all of the people happy all of the time. it can't be done. Let's keep T.O. a place where we still want to live. the natural beauty and suburban feel should not be abandoned.
<ul style="list-style-type: none"> • No buildings over 3stories. Mixed use or not
<ul style="list-style-type: none"> • Leave our city alone. We don't need to turn into glendale or other crowded city
<ul style="list-style-type: none"> • Allow mixed-use development in Village Centers, and put mixed-use development with higher-density housing around the Oaks Mall and Janss Marketplace.
<ul style="list-style-type: none"> • We do NOT need to be adding all of this housing which surpasses the state's requiremets - make the plan to meet the actual requirement of 2650 build-out - and make the GP reflect this over a shorter time period. Definitely don't want buildings over 3 stories (35 ft) in our city.
<ul style="list-style-type: none"> • My understanding is that you have to develop 2650 housing units by 2029 in order to comply with the State. Instead of trying to create a plan to 2045, just meet the 2029 requirement.
<ul style="list-style-type: none"> • its 2021 take a leap and move into the future stop living in the past
<ul style="list-style-type: none"> • I am ok with adding some multifamily and affordable housing, but not the amount that any of the alternatives propose as Thousand Oaks could not add that many people and still maintain our quality of life. As it is, I am now stuck in traffic on the 101 and 23 daily, so more people would just add to the traffic. We are often asked to cut back on water use, so where is the additional water going to come from for all these new people?
<ul style="list-style-type: none"> • None. #2 as presented would be amazing!
<ul style="list-style-type: none"> • I've already made comments of some specific modifications I would make to the individual area plans in previous sections of this survey. Overall, I would suggest that sticking to lower building heights (3 stories or 4 at the max) and offering more ownership opportunities (condo and townhouse) rather than strictly apartments, would make those who are adamantly opposed to more development agree to more density.
<ul style="list-style-type: none"> • Maybe avoid being too specific with planning designations and, instead, develop general guidelines that give flexibility to future decision-makers.
<ul style="list-style-type: none"> • NBVC Joint Land Use Study, recommend implementing sustainable land use designations within geographically constrained areas of the City with viable and

Question 28 Responses

efficient land use design policies to foster SB 1462 and SB 1468 for preservation of NBVC military readiness operations for land use compatibility to guide future growth for the City of Thousand Oaks.

- KEEP RANCHO CONEJO AREA SINGLE FAMILY HOME NEIGHBORHOODS PLEASE.

- Include where any new school would be in place with new growth of population.

- Sue the state. The State of California cannot mandate cities to build more housing in violation of the existing plan. The city of Thousand Oaks should not give in to the state and large developers. Thousand Oaks was not meant to be a high development city. As a college student and someone who has lived in Thousand Oaks my whole life, I know I won't be able to afford to live in Thousand Oaks right away and that is FINE. Keep the General Plan as it currently exists. My family moved here because of the way Thousand Oaks currently is. We don't want to become another Valley. Everyone can't expect to live where they want, life doesn't work that way. People move here to get AWAY from the large city life. Adding any more development and mixed use housing will be detrimental to the residents of Thousand Oaks, businesses, environment and local wildlife. There is enough room in California to build housing it does not need to be crammed in the city of Thousand Oaks. Thousand Oaks was not meant to extremely developed and busy. Adding mixed use housing in the proposed areas will especially affect the residents already living in these areas in regards to property values, congestion, accidents, traffic, safety, crime, obstruction of views, interruption to local wildlife and noise. Any of these alternatives will destroy the beauty, serenity and charm of Thousand Oaks. None of the proposed alternatives are positive for Thousand Oaks and residents who LIVE here.

- Keep the General Plan as it currently exists. The state of California should not mandate cities to build more housing in violation of existing plans. There is enough room in California to build housing in areas that are not already developed. Building medium to high-density mixed-use housing in Thousand Oaks cannot be allowed to happen. Thousand Oaks was developed as a suburban community. Those of us who moved here did so for that reason, and to escape the crowded city areas. Adding mixed-use housing will have a negative impact on those of us who live here, especially those of us that will potentially be impacted by the proposed changes. Our property values will decrease, crime and accidents will increase, views will be obstructed, traffic will increase, noise will increase, and wildlife will be negatively impacted. None of the presented alternatives are positive for Thousand Oaks in any way, and will destroy the peace and serenity for those of us who chose to live here.

- Single family home neighborhoods like Rancho Conejo (Borchard rd./Michael Drive area) are fine just the way they are since there is so much traffic already. It would be nice to just remodel the current plaza where IHop/Baskin Robbins

Question 28 Responses

- are. Replacing the NP Library plaza with an outdoor shopping/restaurant village feel is very much needed (similar to the Westlake Promenade).
- Don't forget the past. The Conejo Valley has a rich history and heritage based in Spanish, Rancho, and even Circus styles and types. It must retain it's historical and artistic looks and small town feeling.
- Keep this town unique as it is now. No more new developments.
- The alternatives presented have TO growing nearly double in population, which is comically beyond what is being forecast. This is not wise. It would be smarter to meet the reasonable regional housing need assessment instead of allowing for massive over-development. In addition, future developments should be required to have a minimum of 15% very low and low income housing. All future housing should use "green" construction, and aim to reduce our carbon emissions, which includes more solar energy, water conservation and recycling, fire-resistant materials, and native and low water consumption vegetation. Keeping Thousand Oaks a desirable place to live, work, and recreate should be our first priority. Thank you for the opportunity to weigh in.
- Please, if there has to be growth, then no new buildings should be higher than 3 stories and should maintain its Spanish architectural influence. TO and Westlake should always maintain the vision that even commercial buildings would be beautiful and not disturbing addition to this rural area with beautiful landscape and not turning it into San Fernando Valley. In the past few decades, TO population has been increasing steadily by 30 K residents or so every 10 years, but this new development proposal of 81 thousand units would present somewhat unrealistic influx of approximately 200-300 thousand new residents? of rather lower income housing units of mix use... although one understands city's need for revenue in order to provide the presided infrastructure, one must do it with caution to improve rather than lose the quality of life.
- Leave Thousand Oaks the way it is. Stay out of our city you greedy developers!
- Control excess traffic by use of mixed use of residential and business which attracts young families, encourages walking to businesses. Develop employment of light industrial jobs near housing. Provide green spaces for recreation. One thing sorely missing is grocery stores midtown.
- Rancho Conejo is one of the last remaining open space in the city. Please leave that area alone. There is too much traffic and noise in that area as it is. Adding more housing/buildings will just make it more miserable there. Keep new development to areas that have already been developed,
- build actual HOUSES and/or townhouses for young families to buy, not rent!
- I do not see a preferred alternative that matches my "vision ... Oaks" at this time.

Question 28 Responses

- I believe we need more affordable housing here. We need to protect our open space and have bike routes and encourage community togetherness. I am fine with change as long as it helps the people here first. I am against big developers changing the way our cities ultimately are - we don't want some big urban sprawl. I like the looks of many of these maps! Seems very considerate. I think we all want our kids to grow up and be able to actually afford to live here.
- Avoid further high density development, especially with regard to vertical housing.
- I do not think we should clog up TO Blvd or the area around the 101 with higher density and higher (height) buildings. It will ruin the elegant "small town" feel of the city. As stated above, it is better to let people build new residential at the outskirts of town.
- All alternatives allow for too many housing units, reduce amount by 50%. Opposed to any buildings over three stories.
- I agree about adding units to TO, but the 80,000+ proposed is more than the city can handle. I like the Village centers, if they are done well, with a Old Europe feel to them, and not the sprawl and high-rises seen in LA or the SF Valley. Relatively low buildings with central locations to build community (cafes, places to eat, small groceries, etc). Again, avoid the mistakes made in LA and the Valley
- Mixed use is a recipe for disaster. I could supply photos of AMR illegally occupying an apartment below me a few years ago, until county got them out. Apartments are too high density and our air quality will suffer, water supply will deplete further and traffic more unbearable.
- Meet the state regulations for increasing the number of residential usage. Continue the conversation without making any changes to the General Plan until the citizenry has weighed in to a much greater extent than it has. In fact, put it to a vote.
- Use empty commercial property for additional business use instead of building more structures. Limited mixed use in areas such as the Janss Mall.
- Use the original General Plan. It made Thousand Oaks beautiful. That is why so many people want to live here. It's pretty much built out already, which reduces supply and increases demand, which increases values and prices. This is a normal and natural phenomenon. We don't have to do what the state wants. It is illegal and unconstitutional for a legislature to dictate how we manage our own town. We don't need their money for participating in these programs either. By forcing a change to the General Plan and increasing population, traffic, congestion and pollution, you will lower the value of people's homes.
- Keep residential areas residential (slipper or wetlands area in Newbury Park) and expand areas for mixed use in certain industrial or around TO Blvd where it

Question 28 Responses

will fit in with our existing city. I understand we need more lower income housing but not high density in a residential area.

- DO NOT BUILD ON THE SPACE ON BORCHARD & MICHAEL. Please do not turn TO into the next Woodland Hills. We moved out here for a reason - to get away from the congestion of the busier areas
- Low mixed use as opposed to medium and high mixed use in the areas under consideration. Planning in a grid like manner -- to allow for a square(s), center(s), an agora instead of continuing with strips/boulevards appearance. Use of landscapes that include trees and generous setbacks designed when building new structures. Please do something about Carlson's Building Materials which has taken over the boulevard, it is an eyesore and it's a mystery why that business is allowed to operate the way that it does. There used to small businesses there, music store, feed store and an accountant. They all were pushed out overtaken by boulders and forklifts, even taking up the businesses parking spaces. Carlson's Building Materials has been allowed to expand via more boulders and building materials near the curbs and sidewalks on a prime piece of real estate: TO Blvd. When the City is taking into planning along TO Blvd why isn't this area being discussed?
- Keep all open space on TO blvd, and in the rancho conejo area as open space. The wetland area on the 101 and boarchard would be much better suited as a new site for a park, as this area is constantly flooded during rains. Keep Thousand Oaks slow and quite. This is the suburbs. People live here because of the way it is. If you want to live in a mixed use area they are on both sides of us. Move to the valley, move to ventura. Invest more in keeping our open space open, and protect our picturesque oak trees!
- Create a large mixed use development on a couple of sites like that in Playa Vista. This needs to be a large enough site so that all uses can be accommodated - recreation, some retail, entertainment (bars, cafes etc). Don't break up mixed use into such small pockets that are distinct and separated by wide busy streets. Look to Playa Vista as a model for what can be done here.
- I like a lot of Alternative 3, including the mixed use at Village Centers and higher density nodes at The Oaks and Janss Malls. But I like the option of mixed use medium along more of TO Blvd with the option of residential only. I also like the options of possible mixed use in an appropriate location in Rancho Conejo OR along Townsgate. I know all of these options together may not be feasible, and I still want a balance of job creation centers.
- The existing plan does allow TO to meet obligation. We only need 2,615 units in the next 8 years. Why is this huge plan being pushed? let's not do anything hasty. We are currently losing residents, not gaining. We are in uncertain time right now. Let's meet our 8 year obligation & re-evaluate after this.

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- We have about 120,000 people and I do not want to increase that by over 40,000 more max, so more housing without more PARKING will be a mess
- Single family - allow neighborhood "shops" that are neighborhood serving retail and services.
Multifamily homes for sale, not just renting
Can the city buy land and develop multifamily homes for sale? Or if they own parcels, can the land go to building low income housing or housing that is affordable for sale.
Require that every multifamily rental development that is built have 10% be housing that is affordable
Restrict height limits to 35 Ft, enforce set backs, keep current parking ratios
Running out of time.....
- Plan as exists does nothing to evolve Thousand Oaks from a strip town.
- Height limit: 2 stories. Off street parking: 2 per dwelling. Low density housing only. If we MUST have more housing, the Oaks mall is drying up - use it.
- Dont ruin one of the best places to live in SoCal for greed
Calif. is getting destroyed by the Sacramento politicians, protect what we have before its destroyed
- Keep the open space as much as possible. Keep the 4 story buildings to a minimum and along freeway corridor only. Mixed use with a loft style living above keeps the community feel. Please dont allow sudden over development!
Keep TO awesome and beautiful!
- We are still in the midst of a pandemic. This last year has majorly changed the way we work and shop. We have so many empty office/retail spaces now. We should not be making any major changes to the General Plan at this time. We should only be making plans to add the minimum amount of housing that the State is requiring, 2615 units. In my opinion it would be grossly negligent to rewrite the General Plan with such sweeping changes at this time. And, any new buildings should adhere to the 3 story height limit. I'm very disappointed that the City Council is considering such an aggressive growth plan for our small town rural feeling. I have no interest in becoming another SFV. If the City Council is not willing to listen to its constituents I will vote them out at our next election. Please listen to the people and not the developers!
- See previous comments.
- I think that allowing duplexes in residential areas might be an alternative to high density, multistory buildings
- Stop trying to change this beautiful town with high density living all because you want more benefit from the taxes. You do not need to bow to the State of California. You need to do what we voted you into office for; keep our open

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- spaces and keep our town quiet! But I'm sure the word "recall" never entered your minds.
- Trust has to be earned, and it is clear from many of the comments that the citizenry does not trust the Planning Commission or the City Council to decide what is best for the future growth/development of the City. All of the Alternatives presented are extreme scenarios and/or use a carrot-and-stick approach. It is also unclear what the future of retail and office work is going to look like post-pandemic. More caution is needed in trying to plan for the future in this environment.
 - A very large percentage of new residential units should be townhomes or condominiums to encourage new residents to invest, gain equity and become permanent residents here. Affording a single family home here is very difficult for young people, especially families. If apartments and rentals are the only other option it exacerbates the problem of retaining young people and families who would like to stay but don't envision a long term future for themselves here because of affordability and the desire to build equity. With declining occupancy at the Oaks Mall it should eventually be changed to mixed use with the second story converted to condominiums. Also the Lakes could be converted to mixed use by adding a second story of condominiums or townhouses.
 - Keep TO as it is.
 - Just as our original city planners did 50 years ago, now is the time to carefully consider what our vision is for Thousand Oaks going forward and plan how best to achieve it long-term, rather than being reactive to short-term pressures. The following reflect the priorities which I think should shape decisions relating to our Land-Use Alternatives, to ensure that increased housing actually results in the community benefits our residents expect:
 Focus only on the changes that are needed now to meet CA affordable housing mandates for 2021-2029 and to preserve flexibility in a changing economic and climate environment, as opposed to locking in major changes for 25 years.
 Enhance and preserve the spaciousness and attractiveness of the Conejo Valley, and all surrounding open space, to ensure that scenic vistas and natural surroundings are what dominate our cityscape.
 Preserve the small-town character of our community and maintain maximum height limits of 25-feet in residential zones, and 35-feet in commercial zones as well as all along Thousand Oaks Blvd.
 Preserve single-family neighborhoods by continuing to prohibit multi-family housing on existing single-family lots.
 Create ease of mobility and accessibility to routinely-needed services via a citywide walking/cycling network and emissions-free public transit system.
 Provide housing that is actually affordable so our adult children can live and work in their hometown and our seniors on fixed incomes can remain close to family, and which provides the former with options to buy as well as to rent.

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Evaluate cumulative planning impacts to ensure all residents can evacuate quickly and safely in an emergency.

Evaluate all proposed changes on the basis of how they would increase the realistic (not theoretical) buildout of our city, and thus the actual impacts on our city infrastructure and taxpayers, as well as lost opportunity costs.

Overall, we should be implementing building standards that mitigate the health and safety risks of rising heat and intensifying drought and wildfires (global heating) without incurring the potential negatives about which our residents are rightfully so concerned, including: towering buildings blocking out ridgeline views; concrete corridors devoid of our ancient, namesake trees and abundant natural green space; traffic, noise, congestion and pollution; dangerous gridlock in disaster scenarios; overtaxed infrastructure systems and water scarcity; and a surfeit of high-end retail that ultimately goes bust, leaving the blight of vacant storefronts.

If we specifically design for housing affordability in strategic locations (like in the village centers, where residents can actually walk to nearby retail, dining, entertainment and services) by allowing higher density while maintaining our existing building heights, the resulting apartments will necessarily be smaller, more affordable (by virtue of their size), and more numerous - meeting our city's state-mandated RHNA requirements faster in fewer developments, while also curtailing the construction of yet more, luxury apartments that handsomely benefit developers but not T.O. residents who want housing their adult children and senior family members can actually afford.

The City of Thousand Oaks must also adopt and implement a strong Inclusive Housing Ordinance (IHO) requiring that a specific and significant percentage of all new housing units built in the City meet specified income levels. Offering a density bonus for the construction of 100% smaller units could ensure every unit is actually affordable; and their smaller size would ensure they remain affordable (given that there's a limit to how much tenants would be willing to pay for a small space.).

The City of Thousand Oaks should also work with affordable housing developers, like Many Mansions or National Community Renaissance, to develop city-owned parcels with multi-family housing, for sale, that is actually affordable, to meet our city's state-mandated RHNA requirements faster in fewer developments.

- Use development on West end of city/Rancho Conejo for more housing. Forget about trying too hard to reserve areas for employment spaces. Allow Oaks and Janss for 4 story housing. Otherwise keep low density mixed use along TO Blvd and in Westlake.
- I understand we need more housing but not convinced we need more building. As many have commented, let's reuse the empty/dying commercial sites. I'm concerned about build-out, even if you say it won't all happen. I don't want to lose the wide open vistas we have, including along the 101 fwy, with many developments and the dreaded sound walls which make the freeway feel like a tunnel.

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- Bottom line - the plan is to bring a lot more people into Thousand Oaks that will put a lot more pressure on schools that are not fully updated. Matt Raimi and Drew Powers need to go into the schools for a day.
- Residential and mixed-use densities should be aggressively added to retail focused, commercial zones.
- Providing a living environment for younger generations which they can afford. Make better use of the empty facilities, particularly the larger buildings in all areas.
- We should meet our obligations to the State Housing Laws. As I understand it, the existing General Plan allows for this. I can see that we need more growth so we don't die as a city and become only a bedroom community for the elderly who stay in homes purchased long ago or those with high incomes. There needs to be some planning but I don't like the alternatives. I would feel better about them if I knew the plans for our infrastructure: roads, sewage, water, etc. I don't see people relying on public transportation and bicycles. The bicycle lanes put in, for example, are dangerous.
- I live on the corner of Erbes and Hillcrest in a house and love the proximity to Thousand Oaks Blvd and all that it offers, however, I would love to be able to walk there without getting hit by a car. Also, as I approach 60 I see walking from Erbes and Hillcrest getting harder and harder for me we old body, so I look forward to moving into a place in a "village" where I can access everything on foot, but without getting hit by a car. Hope that makes sense. I love Thousand Oaks and would love to continue living here but it needs to fit my age and pocket.
- The 3 Raimi maps each provide for 81,124 housing units and a population increase of roughly 100,000 new residents. It has never been shown that the original General Plan provided for this drastic increase. Therefore the General Plan update should not change except in small increments that allow for more housing to be built. The City should not allow any apartment complexes which meet less than 25% RHNA very low and low income requirements. All future apartment complexes should require solar, grey water for landscape uses, large trees in wide setbacks from streets and adequate parking.
- I would prefer that only the minimum number of units required by the state of California be planned for rather than a plan that greatly increases the number of residential units in our city and leads to more traffic congestion and other types of congestion here. I don't see the need for a wholesale revision of the general plan. Growth for growth's sake benefits only the developers, not the residents. I feel as though the city council is trying to implement these changes that are recommended by outside consultants and are not wanted by the people that elected them.
- I recently moved to Rancho Conejo from Tarzana. It's hard to know which alternative will keep TO/NP from becoming Tarzana. I love where I live now and

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	I hope we can maintain the character of TO and not become an extension of the valley.
•	I moved to T,O, in 1976 and have been pleased with generally slower development, keeping it from becoming over developed and congested like the S.F. Valley. The traffic flow in our city has already become quite heavy at certain times. More residential development in commercial areas would only make it worse.
•	I am not for changing the existing General Plan without a vote by the community, not just the city council.
•	No 4+ story buildings
•	Keep the open space and make sure COSCA/City of T.O. gets an easement for access/parking to Wildwood at the end of Rancho Conejo (across from the Maintenance Yard) in the office park area.
•	LEAVE NEWBURY PARK/RANCHO CONEJO ALONE. YOU HAVE ALREADY CHANGED THIS PART OF TOWN FROM WHAT IT USED TO BE, AND NOT IN A GOOD WAY. IF YOU INSIST ON ADDING POPULATION AND DESTROYING OUR CONEJO VALLEY, USE THE T.O. BOULEVARD, WESTLAKE VILLAGE, HAMPSHIRE BOULEVARD AS YOUR CORRIDORS. BETTTER YET, CONSIDER CONEJO CREEK SOUTH. THAT IS A HUGE AREA, AND WHO CARES IF WE HAVE TO RELOCATE OR CANCEL CONEJO VALLEY DAYS. I THINK ALONG THOUSAND OAKS BOULEVARD AND THE FAR END TOWARDS WESTLAKE IS YOUR BETTER PLAN. ALSO, IF YOU ARE GOING TO DO THIS, KEEP THE BUILDING HEIGHT DOWN. 4 OR 5 STORIES IS FAR TOO HIGH, AND WE WILL LOOK AND FEEL JUST LIKE THE SAN FERNANDO VALLEY. PLEASE DON'T DESTROY OUR COMMUNITY, AND OUR PROPERTY VALUES. THIS IS ALL SOME OF US HAVE.
•	Fix the 101 freeway north between the 23 and Lynn. More developments only mean this area gets worse.
•	no growth
•	Adding Over 81,000 units is too much for TO. This volume will increase traffic congestion, pollution and impact our overall standard of living. Low to moderate growth is more reasonable and manageable. Additional units can be added over time, but there's no going back once things are built out. If residents are interested in 4 and 5 story housing and modern high-rise buildings they can move to Oxnard or LA.
•	No new buildings. Utilize vacant/barely leased buildings. NO buildings more than 3 stories. Stuck with our general plan. Keep our Conejo Valley just that! Do not let money & greed destroy the last remnants of the reason people live & love CV!

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	<ul style="list-style-type: none"> Expand each Village Center's radius, look for ways to interconnect the centers and the "old conejo" to the "new Conejo" developments on TO Blvd, with an eye towards housing that is affordable and accessible to our aging population, disabled population and helps reduce the use of cars.
	<ul style="list-style-type: none"> Important to integrate more housing amongst retail and office. Keep industrial separate from housing as that is a negative.
	<ul style="list-style-type: none"> Protect our green space. Protect our home values. Revitalize the retail spaces we have for multi use.
	<ul style="list-style-type: none"> In areas of low density housing, I would like to see more mixed use, more affordable housing and multi-family dwellings. The future looks like mixed-use. I think it will attract many more young families, and younger people in general if they are able to live and work here.
	<ul style="list-style-type: none"> The old K Mart could be changed to mix use but the addition of more residential to Rancho Conejo would only make a bad traffic situation worse.
	<ul style="list-style-type: none"> Thousand Oaks needs to stand up for our quiet, suburban lifestyle and not cram in a bunch of people along the 101 and next to established neighborhoods along the 101. The areas of change are ridiculous, very biased and dump the crowding and noise and pollution and construction along an already overcrowded freeway. Very lacking in providing for functional public transit to decrease car trips. Spread the new people out. Tell Sacramento they can't force you to overbuild and the State can encourage people to go live elsewhere. Our climate and needs for imported water mean we can't support the overload. Time to educate Sacramento on why they can't just dump a bunch of people on this area and why it is important to keep our wildlife and open spaces sustainable and unpolluted by overcrowding. Spread out housing, mingle some with industrial areas and don't jam up the 101 corridor. Go back to the drawing board. No tall buildings. Keep density low, no high density anywhere. Hate all of these plans. Awful and ugly. Show little understanding of who the people in this area are and why and how we have chosen to live here. Show some spine. This consulting company clearly does not know and understand this area. They don't even spell major street names correctly.
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> There is no need for added commercial space. Allow existing vacant or under-used industrial commercial to be repurposed to housing within the same envelope of footprint and roof height. Avoid new construction when ADUs or repurposing existing commercial/ retail buildings can meet requirements. Change the tax code to allow Accessory Dwelling Units to be added without tax increases. Count ADUs as a housing unit. Encourage ADU construction via tax

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relief, low-interest finance, rental option. Allow owners and developers to build ADUs, and manage as a rental unit.

 If you count building a ADU on every allowable parcel, Thousand Oaks can easily meet the 81000-unit buildout requirement.
 No construction of high-rise multifamily housing is needed.

- I DO NOT like the current General Plan either because you have always found a way around it to build what you want... What is my vision for T.O.? Leave it as it is. There is enough damage that has already been done by the Council & the developers that you support.. Shame on you all for what you are doing to DESTROY the Conejo. Shame on YOU !

- na

- No buildings over 3'ft.
 No Mixed use buildings.
 No more Promenades or The Lakes type shopping centers.
 People that work at Amgen or Baxter can work anywhere in the country they want, they choose T.O. because of the suburban and open space. They don't work and live here because it's like the San Fernando Valley. Mixed use higher density, taller building on the T.O. Blvd. will take us in the direction to becoming the San Fernando Valley. No More Growth, No More Taller Buildings, No More Traffic.

- no comment

- Added commercial area now seems unnecessary. COVID 19 has forced purchasing changes that appear permanent. Added housing is necessary, to meet expanding commercial growth, and work-from-home now appears to be a permanent change, too.

- No building above 35 ft perhaps 40. I don't want Thousand Oaks to look like the valley.

- Stop trying to add housing in areas with already impacted terrible traffic and noise stop trying to place mixed use housing everywhere

- Density should be aligned with transit accessibility and protected bike lane network development, and the city should attempt to develop these networks more thoroughly where denser development is permitted. Density and height limits should also be somewhat flexible to permit increased height and/or density in projects that provide a reasonable amount of affordable units, reduce individual car ownership through car-sharing systems or other means, incorporate sustainability into the project design, and that incorporate universal design/accessibility and service-enhanced housing.

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- Thousand Oaks attracted home buyers under SOAR, seeking to get away from the city and the valley. Many of us now have remote work arrangements and would not opt to remain in Thousand Oaks if it transforms into another highly populated and over commercialized city. The City NEEDS us property tax payers to stay. Rethink these plans because they are definitely a departure from what made Thousand Oaks special.
- I would support a minimum of growth in residential units if there are sufficient provisions to fund the construction and/or renovation of public schools and the enhancement of public services. The area will require at the very least one additional hospital. I see no current plan to include public services in any expansion proposal.
- No multi family housing for sure. Cleanup what we have. Do not allow homeless in the area. Create a No begging ordinance.
- Keep City obligations north of the 101 freeway and away from the current residential areas.
- We do not need a Downtown Thousand Oaks.
Keep the current building height limits.
Do not build on the wetlands.
I have no problem with building apartments and low income housing as long as they are not above the current height limits, and not on Thousand Oaks Blvd.
- Taller development to allow more common areas. Four stories fine, not skyscrapers.
- I think the idea of mixed use areas be focused in the Rancho Conejo area and T.O. Mall & Janss Mall. I do not like the optics of 3-4 story living along T.O. Blvd.
- Here is an idea in none of the alternatives. I would like to see areas of slightly increase density in a radius of 1/2 mile around the village centers so that individual lots can be redeveloped as duplexes through fourplexes. Perhaps if two lots were developed at the same time we could get some courtyard apartments. This will allow fo rthe development of some "missing middle" housing and keep the character of the neighborhoods. The increased density around the village centers will increase the density benefits to walkability and transit.
- Increase affordability EVERYWHERE! Increase green space, set backs, and landscaping. Plan for the required housing increase of about 3000 units. Forget the 80,000 figure.
- Not one single unit over and above what the state requires. No downtown area - this will be a gigantic disaster except for the developers and the people who are apparently getting paid under the table. Shame on all of them trying to ruin our lovely city.

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- Meet the obligations under State housing laws, but keep to the original General Plan as much as possible. The alternatives have a lot to offer, but that doesn't mean we have to approve it all at once right now.
- I'm left with the feeling that there must be more alternatives than what this report presents.
- We agree that more housing is needed. There are many commercial properties that have become vacant which could allow for housing development that would integrate into new areas. What we are most against are tall high density buildings that change the character of the city and increase traffic and congestion. The focus of any change should not be about increasing tax revenue. It should be about maintaining the overall idea that this city was founded around (which my parents were a part of planning 50 years ago), open space, family oriented, a natural environment. It was an escape from the Valley.
- Thousand Oaks will become No Oaks and worse if this massive build-out continues. Most of us moved here for the beauty of the area, nature, nice people, lack of City "amenities" for better life, etc. Please don't cover every inch of the city with more buildings, roads, etc. This is seriously very sad to see the demise of this city I've called home for so many years.
- Agree more affordable housing is needed and we do need to comply with state law. However, the current suggestions all go too far. Do not take away the feel of our community by allowing multistory buildings. Consider impact of development on traffic, water supplies, wildlife interfaces, wildfire risk, flood risk (less open areas to absorb rain during El Nino conditions), quality of life. I have lived here since 1990 and so much retail has been built and much of it sits empty. These areas should be considered for development before building on undeveloped properties. I would be more comfortable with higher density housing being built on these sites than allowing new development. Maintain our open spaces, keep setbacks from streets.
- That Rancho Conejo stay as is as it's infrastructure can't support the growth you propose. Your plans should focus on the abandoned KMart property.
- There are a number of good ideas presented in the comments part of your 50+ page document. Study them carefully, then start all over. The only thing I like in your plan is the mixed use idea, as long as we aren't going above 3 stories high. And you plan does nothing to make this a more walkable, energy-efficient city. Sorry.
- Provide an alternative that can be acceptable to the residents and doesn't try to add more units than needed, and follow the requirements of Measure E and give the voters a say.
- My vision is to keep the Conejo Valley just that and not turn it into the San Fernando. The proposed heights are not in keeping with existing development, and in my opinion are going to face a large out cry if implemented.

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<ul style="list-style-type: none"> • no expansion of residential housing.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • no additional building
<ul style="list-style-type: none"> • We choose to live in Thousand Oaks because we want to raise our children in the nice, quiet neighborhood that Thousand Oaks has always been. The more expansive building we see continue to happen around us and the increase in the homeless population has us questioning whether or not to remain in Thousand Oaks.
<ul style="list-style-type: none"> • Keep the city "low". The less dense, the better. Not everyone can live here. That's life. I can't afford Beverly Hills either.
<ul style="list-style-type: none"> • Alternative #4. Lots of mixed use. taller buildings just in the Oaks / Janss Mall area. 3 story in the other areas of change. Village Centers for every sector of the city so that neighbors can gather without driving to TO Blvd.
<ul style="list-style-type: none"> • Stick to measure E no more building unless voted upon.
<ul style="list-style-type: none"> • I feel we should revisit SLOW GROWTH - and use the existing vacant structures as part of the mandatory housing requirements of the state. Do NOT destroy any undeveloped land, DO NOT build 3 and 4 level buildings and do NOT have mixed use areas
<ul style="list-style-type: none"> • We need affordable housing.
<ul style="list-style-type: none"> • The areas that have mixed use need to be either dense enough or large enough to create a dynamic lifestyle. 1 block of mixed use is pointless. But several blocks of density allows for small shops, retail, restaurants to have enough interest and excitement to thrive.
<ul style="list-style-type: none"> • At times I considered choosing Alt 3 but I didn't like the industrial aspect. I would rather see the townhouses or mixed used low since the goal is to increase housing in our community at this time over more commercial and industrial.
<ul style="list-style-type: none"> • even more housing than currently accounted for in the three alternatives via even denser developments that are in proximity to commercial/retail
<ul style="list-style-type: none"> • An alternative should have been drafted to reflect all low profile buildings. I understand this would require more acreage, but so be it.
<ul style="list-style-type: none"> • Keep buildings short, keep current residential areas the way they are, no mixed-use, plan and resolve traffic mitigation BEFORE any new development.
<ul style="list-style-type: none"> • I would love to see more opportunities for "missing middle" residential neighborhoods in our community, not just mixed use. I think one way to help accomplish this would be to maintain or add medium density designations to neighborhoods immediately adjacent to the Village Centers. This would allow for gradual transition from commercial/mixed use into traditional single family neighborhoods and also provide more diverse housing options for all

Question 28 Responses

<p>generations, abilities, and incomes. This diversity would promote economic accessibility and vitality for our neighborhoods, businesses, and schools.</p>
<ul style="list-style-type: none"> • I like the idea of allowing high density at both the Oaks Mall and Janss Marketplace to create a downtown core. I really love the Village Centers concept, as detailed above, to help generate walkable, "15-minute" city centers in all neighborhoods. I would advocate for maintaining (or creating, as appropriate) 0.5-radius rings of medium density residential neighborhoods surrounding each village center, to create accessible and diverse neighborhoods throughout the city.
<ul style="list-style-type: none"> • More mixed use will benefit the city.
<ul style="list-style-type: none"> • Greater mix of diversity of cultures and economic activity, some greater population density.
<ul style="list-style-type: none"> • Start with the Village Centers concept--that's the strongest idea here.
<ul style="list-style-type: none"> • Who cares what Sacramento is saying. The housing prices continue to skyrocket despite more supply.
<ul style="list-style-type: none"> • The less new construction in our city the better chance we will have to maintain our wonderful way of life in this community. We are seeing a rise in crime and homelessness in our community. Your proposals will bring more of that.
<ul style="list-style-type: none"> • Thousand Oaks should not build anything over 35 feet and should not exceed 30 units per acre.
<ul style="list-style-type: none"> • In there Rancho Conejo area, please leave the area known as "The Slipper" out of the General Plan. The need for more residential north of the freeway is important for the commercial and industrial employees to maintain a safe way to get to work and recreation! Four to Five story buildings would not impact this area because the infrastructure is already developed to handle new development.
<ul style="list-style-type: none"> • Traffic! Traffic! Traffic!
<ul style="list-style-type: none"> • this is too complex to be handled during the pandemic
<ul style="list-style-type: none"> • see comments above
<ul style="list-style-type: none"> • Oaks and Janss Mall - no more than 3 stories, ok to have mixed-use, prefer to not be high density. I believe the Janss parking lot has 4 levels, so seems like 3 stories, not 4.
<ul style="list-style-type: none"> • The ideas proposed thus far do not match the character and integrity of Thousand Oaks. We are not a city of high rise buildings. We are not a city of dense housing projects. I live in Thousand Oaks because of the beautiful open space and because we do not have high rise buildings and mass housing projects. Multi story housing projects in Thousand Oaks will only contribute to traffic woes. Is the city willing to rebuild all our roads to accommodate the influx in traffic these projects will bring? Putting density housing projects in the middle

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<p>of neighborhood areas will be horrible for property values of neighbors nearby. I certainly would not want to live in a home right next door to a multi-level housing project. Not only will traffic be a nightmare, but also the aesthetics are the exact opposite of what Thousand Oaks is all about. I am also extremely worried about crime rates and putting large scale housing projects in the middle of neighborhoods. This would create ample opportunity for property crimes to occur. I am wholly opposed to all these projects and do not believe this is the way to go for Thousand Oaks and our future. If these plans are enacted, I expect many residents, including myself, will be leaving the city.</p>
<ul style="list-style-type: none"> • Keep our valley uncontested and high end please. Update current architecture and no new low or medium income housing!!!!
<ul style="list-style-type: none"> • My vision of Thousand Oaks & the Conejo Valley is to keep it the small, safe town it is known for & we all love. And to keep the open space as the namesake says-- OPEN.
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • I like Thousand Oaks the way it is. That's why I moved here from the SFV. Our leaders should stand up to Sacramento, in court if necessary, to fight the state's attempt to subvert local government and the people's (if the comments on the briefing book are to be understood) will.
<ul style="list-style-type: none"> • We do not want to become "Santa Monica ized". I own a home in SM and choose to live in Thousand Oaks. The feeling of openness. No buildings over three stories. Our scenic views always available. Consider the sight lines from all the homes and roads. Do not destroy what makes the city great trying to become something else. Keep the commercial/industrial areas where they are currently occupied. Extra parking beyond what is called out must be mandatory for any residential/mixed use.
<ul style="list-style-type: none"> • Keep T.O. as is, as much as possible! Not a fan of mixed use development that has already been built. (1710 TO Blvd is an eyesore, for example)
<ul style="list-style-type: none"> • Prefer no mixed use buildings and stay with the general plan. If necessary, in limited areas, keep mixed use buildings a maximum of 35 ft.
<ul style="list-style-type: none"> • Add parks, trails and open space! Plant some trees.
<ul style="list-style-type: none"> • Keep it classy, stay true to the town's past, do not overbuild what the road traffic can absorb comfortably. No one living here is here because they like high density. With crime on the increase this is just a bad idea.

Question 28 Responses

- Keep the open spaces as is and don't add any housing in the retail or industrial area.
- We moved out of both the San Fernando Valley & Santa Clarita Valley to get away from all the concrete & buildings. Now you want to do the same here in the Conejo Valley. That is NOT why people moved here. We moved here for the beauty & OPEN space that you want to build on.
- NO more building growth, whether that's commercial or residential and especially NO more build-outs of apartments and low-income or multi-family housing. There are other communities where individuals or families that need less than single family homes can move to. Keep our population density limited, and don't ruin the peaceful, semi-rural community we moved to 21 years ago. There's a reason the City of Thousand Oaks is either the 1st or 2nd SAFEST cities in the U.S. with a population over 100K. Don't jeopardize that gem by increased population density.
- My preferred alternative would include the following: Focus new dense growth in three places - Rancho Conejo, TO Mall / Janss Marketplace, and Westlake, particularly around the Baxter campus. Allow all three of those areas to have some residential (3 stories high preferred, 4 max), and some industrial flex at Rancho Conejo and Westlake. Allow all the Village Centers to have some mixed use with residential, again with height limitations.
- My vision of Thousand Oaks has no new buildings that will remain empty after being built. It also has no mixed use buildings. My vision for Thousand Oaks includes open space for the wildlife and NOT LOOKING LIKE LOS ANGELES.
- I was born in 1960 and raised in the San Fernando Valley, moved to Thousand Oaks in 2000. In the 39 years I lived in the valley, I watched it evolve from a peaceful and safe environment to live, (why my parents moved there from NY in 1948), to an overcrowded, gang-ridden, and crime infested land. It was almost unbelievable to find a small-town feel city like Thousand Oaks only 25 miles from the SF Valley. The proposal of any of these alternatives will quickly push Thousand Oaks into the same over-developed, over crowded, and crime-ridden category that the valley now is; the very reason we moved from there to here over 20 years ago. Please do not let this happen to our city!
- Make it closer to the existing GP. Accommodate state obligations; I'd like to fight them but know that it isn't reasonable to do so. Keep T.O. as semi-rural as possible and quit pretending that all of the U.S. should be able to move to the Conejo Valley if it wanted to. The only way housing becomes more affordable is if people don't want to live there. Remember when there was a lot of vacant, affordable housing in the desert? Don't repeat that mistake here.
- Thousand Oaks is attractive to residents because it separates its commercial and residential areas, has great open recreational land use areas, and has low-density housing. Where there is high density housing there often is higher crime

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	and lower quality of life. Keep the elements that make Thousand Oaks stand apart from the San Fernando Valley.
•	Expand infrastructure first
•	Remember the original plan for Thousand Oaks, and why our city remains one of the ONLY cities left that has preserved our green open spaces, restrictions to keeping low buildings to maintain a serene and healthy environment which is a distinctive from all the areas around us from LA County, San Fernando Valley, to the horrible and unending 'high density' building in Camarillo, which used to be open, with the smell of strawberries and vegetables growing and you could breath. Now it's a congested stressful mess.
•	I would like the City of TO to have autonomy as too how many housing units should be added, not the state.
•	Not enough resources and the resources that are here are taxed. Preserve and maintain what we have don't tax it more.
•	The "requirement" for tens of thousands of residential units is ridiculous dreamt up by some state bureaucrat. This should be resisted and the existing nature of TO kept in tact. Just where are all the new "residents" coming from and how will they afford to leave here when it is already too expensive for anyone on average earnings?
•	No more housing
•	Don't make T.O. into the S.F. Valley
•	Repair and beautiful TO the way it is, kee the history. DO NOT BUILD NEW BUILDINGS. sand make TO like Oxnard or LA
•	na
•	na
•	my vision is for Thousand Oaks/Westlake to NOT be developed like the Valley (Woodland Hills & east. It should remain rural, with the native trees and open space and no tall buildings. I've lived here in Westlake Vlg since 1969 & it should remain tranquil and traffic minimal.
•	na
•	The people have been speaking. Looking at all the comments and surveys we are not happy. The plan needs to be reworked or just keep the old one. We were all happy with that. That is why we all moved to this city 20 years ago!
•	Through this plan the board has betrayed everything that we all fought to keep our community from becoming . Stand up for responsible growth that does not challenge already overburdened tax payers and placing buildings that block our views and add traffic and crime burdens to our city. Realize that Mixed Use is a cliché brought about 10 years ago for revitalization of impoverished inner cities

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<p>to beautify them . This is not something our communities need . Caruso and others look at our small city as an opportunity to build on their assets and greed. It is the last of the building gold rush ! There is no place else to go for these developers , Do not cave in to big business and Sacramento . Keep our city the charming town it is and protect the citizens . I have spent the last 25 years of my life in the commercial building sector and I still am in it . I know the players, and this plan will destroy everything this community has strived to keep. "Rooted in Community" ?</p>
<ul style="list-style-type: none"> • People need to control the number of kids they have. I'm not having kids which allows me to live in more expensive locations. We shouldn't cave to mandated developing pressures and build on all the open spaces. Let the folks who have too many kids go live in Palmdale or Bakersfield. Those cities are concrete jungles because of over development. Open space = unique beauty and higher property values.
<ul style="list-style-type: none"> • none
<ul style="list-style-type: none"> • Keep Thousand Oaks wide open spaces and rural we don't want massive housing units or people. It's hard enough the growth we've experienced
<ul style="list-style-type: none"> • None of the above
<ul style="list-style-type: none"> • Something has got to be done to reduce traffic, not add to it in all areas if the city! Have you tried to drive from one end of town to the other? The freeway is even worse.
<ul style="list-style-type: none"> • I think you need to make it a lot easier for the public to understand. I am super into making TO and Westlake the best possible place to live and work. But I would not add any buildings or apartments over 3 stories. That is when you get into what the valley looks like and it will bring more traffic. Just stay a way from what the valley looks like. I love the idea of having a seperate small street near the civic center for a cool eat, shop and walk street. Why is the home depot vacant building not in this. That has to be developed. it looks awful. I am for redeveloping the blvd but you need to be very careful.
<ul style="list-style-type: none"> • My comment in #9 is my strongest thoughts on all this. For myself, I would rather drive or bike to a retail/shopping/industrial area than look at it or be across the street from it. That's why I bought the house I did.
<ul style="list-style-type: none"> • Add only state mandated amount of affordable housing and focus that development to the east.
<ul style="list-style-type: none"> • Generally, a combination of all alternatives but allowing the undeveloped land north of the Wendy/101 interchange over the ridgeline to have more housing in keeping with the obligations under State housing laws while minimizing impact to current residents.
<ul style="list-style-type: none"> • Sue the State of California that is forcing our hand and ruining our area. This development is completely unsustainable and once undertaken, will

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	<p>permanently detract from the quality of life and beauty that your constituency holds so dear. Please read all of the comments on your book and you will find quite quickly how important this is to all of us who vote for you and support you. Please do all that you can to not ruin this unique area for all of us. PLEASE. Do not turn us into Encino. Do not turn us into Compton. Let us be.</p>
<ul style="list-style-type: none"> • Keep rural 	
<ul style="list-style-type: none"> • I support a plan that repurposes existing commercial areas for mixed use, as long as the building height is kept to 2-3 stories, and open areas are left alone, except in the Newbury Park area, where they should be no more than 2 stories. 	
<ul style="list-style-type: none"> • <ol style="list-style-type: none"> 1. Maintain our original founders ring of green. 2. Make landlords and developers accountable for upkeep and cleanliness of their buildings. 3. Give TO a Santa Barbara feel and quality of life. 4. Lots of landscaping 5. Improve public transportation 6. Keep TO green and environmentally clean. 7. Keep crime and gangs OUT 8. Hold developers accountable, they'll make a lot of money and I don't want TO left with problems and lower our quality of life. 9. Address Climate Change and environmentally friendly building standards. <p>Thank you!</p> 	
<ul style="list-style-type: none"> • None 	
<ul style="list-style-type: none"> • Keep the building height below 4 stories for commercial and under 3 stories (preferably 2 stories) for residential. 	
<ul style="list-style-type: none"> • Do not allow additional mixed use, do not increase high limitations above 3 stories. Do not turn TO into an extinct of the San Fernando Valley. 	
<ul style="list-style-type: none"> • Let's clean up and update without changing the feel of Thousand Oaks. Everyone who moved here enjoys a sense of small town feel. It has been a joy to know that NO buildings will ever be taller than 3 stories. Please DO NOT change that. That is what I personally love about T.O., along with our beautiful open spaces. 	
<ul style="list-style-type: none"> • More senior housing to purchase, so that seniors can move out of their 3-4ksq. ft homes and let new families move in. Seniors love it here, they built this community. Thousand Oaks should work with this community to free up homes for families. All 3 alternatives look like they have been influenced by special interests. Please no more multi family rentals. 	
<ul style="list-style-type: none"> • T.O. is a beautiful city. Leave it alone. There is no need to "grow it". 	
<ul style="list-style-type: none"> • We want open space, not more apartments. When building, convert land that's already in use but maybe abandoned or in disrepair. And mostly, fight back at the state level - they shouldn't dictate the character of our city. 	

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<ul style="list-style-type: none"> Mixed use is fine but mind the density so traffic remains bearable. Don't develop to keep the State happy, they will change the rules again, and again. Develop to improve the local quality of life which will support our tax base.
<ul style="list-style-type: none"> WE need to stop building structures and make use and improve what we have so it doesn't get rundown and we need to not build any more multifamily or any buildings.
<ul style="list-style-type: none"> SOAR
<ul style="list-style-type: none"> Protect existing low residential area and be aware of how new development and traffic will impact those areas.
<ul style="list-style-type: none"> Leave TO the way it is. It's perfect. You can't improve perfection!
<ul style="list-style-type: none"> Slow growth! Manage transients!
<ul style="list-style-type: none"> Definitely allow for more development & overall improvement of the City. Make T.O. more desirable to work and live. Focus on the Biotech industry as well as multifamily housing in some selected areas. With the new improvements I would also try to attract Costco to the West part of the City (huge income potential to the City).
<ul style="list-style-type: none"> Roadways need to be part of the consideration to prevent congestion and use of alternate transportation like ebikes should be supported with means of securing/storing/charging.
<ul style="list-style-type: none"> No building over current heights.
<ul style="list-style-type: none"> Leave well enough alone!!! So much bottle necking on the 101 and Borchard it's absolutely terrible
<ul style="list-style-type: none"> Do not increase the population density beyond the ability of the infrastructure to support it. We already have challenges with congestion. Don't make it unbearable with high density.
<ul style="list-style-type: none"> SAY NO TO SACRAMENTO. STOP YOUR RAPID AND EXPANSIVE PLAN.
<ul style="list-style-type: none"> None of these plans offer enough Neighborhood High Density residential. TO should have more parcels that allow projects for owner occupied residential.
<ul style="list-style-type: none"> not enough neighborhood high density
<ul style="list-style-type: none"> na
<ul style="list-style-type: none"> N/A
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Keep uniformity throughout the city. Keep Spanish style throughout.
<ul style="list-style-type: none"> Thousand Oaks needs to get with the times and take advantage of development opportunities that provide mixed use with functional outdoor community areas.

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- I don't really have a preference between all of the Alternatives; I don't have the education or experience to know what would work well in TO. But, I do want to see more housing, different types of housing, and housing for different income levels. I like mixed-use and I want the city to be more walkable (at least in a few areas like downtown). There is nothing to draw young people to live here. I would love if the downtown corridor had places to eat, shop, and live all within walking distance. Also, I support building taller apartment complexes if it means that more affordable units would be included.
- Challenge the state housing laws. No one deserves to live in Thousand Oaks. The last thing we need is more of anything.
- Use the outside -- even consider making a green area with grass trees and water!!!
- Na
- na
- Allow all Village Centers to be mixed use.
- no comment
- We do not prefer any of the Alternatives 1, 2, or 3. The state mandate of 2615 bu and future mandates as well are easily achievable under the existing General Plan. Most citizens in Thousand Oaks live here because the city is filled with trees and greenery, the density is low, there is little crime. It is a bedroom community where many workers commute to other areas to work – areas that would be more convenient to live in but they have chosen not to live in their work communities because they wish to live in the beauty of Thousand Oaks. Thousand Oaks City Council members seem to wish to remake the city in unattractive ways that are not liked or appreciated by ourselves and many of the current citizens of Thousand Oaks. We ask that each city council member explain their coming vote choices in an open forum where all interested parties can attend. Do not hide behind covid. There is no reason this matter needs to be decided by March 15, 2021.
- With everyone fleeing California why are you insisting that we increase and spend money on mixed-use property?
- Continue with the low to medium density for the future of TO. Create green spaces/park throughout higher density buildings.
- Please use a new, simple process that actually informs and engages our residents on the Plan Update. Unfortunately, the current process you have used is very complex and has only engaged an extremely limited number of people. As a resident and business leader in the community, I am disappointed and frustrated that such a process has been taken. TO leaders please go back to the basics and design a plan and process that is simple and engages our community! I know a high majority of people who are not even aware of the plan

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	update/survey and others who are so turned off by the complexity and lack of real information that they are not taking the survey. I do not support any of the proposals provided and would like you to please listen to the majority of the community who are silent or sharing their frustration!
•	Tell the State to go pound sand! Do you want T.O. to end up like San Fernando valley, San Francisco, or Los Angeles? Then tell them to stick it in their shorts and walk around a while.
•	Excellence in planning and design with consistent citizen input.
•	Figure how to meet the minimum government requirements without changing Thousand Oaks to look like the Valley or Santa Monica.
•	Tell Newsom that we want to keep our city the way it is, we do not need more apartments, crime, and congestion! JUST SAY NO!
•	Be wary of building too high, reducing setbacks, impacting traffic flow, and creating an overly "urban" feel such that green spaces, natural viewsheds, and the open space character of the community is diminished.
•	Increase mixed-use and residential opportunities in the East End area
•	Limit additional units to less than 5000. Limit heights to 3 stories or less. No way should plan allow 81,000 additional units
•	Stop removing oak trees and keep building heights down!
•	We only need about 2500 units for the next 8 years. That's all I'll support. We don't need a plan that supports up to 81,000 units
•	NO structures to exceed 3 stories.
•	do not go beyond the state requirement of units for zoning. for us residents this is the only way we can prevent developers from having free reign of our neighborhoods. As the need for offices / retail diminishes its a great idea to add mix use to those places, even putting larger complexes in the areas close to the freeway that DO NOT border existing neighborhoods. i.e. Rancho Conejo industrial area, Oaks & Janss malls, some portions along TO blvd, etc.
•	Keep all buildings 3 stories or less. Require green space within all new developments. Building underground parking instead of tall structures. Get architects who can imagine new use of space instead of reflecting the valley.
•	Only develop what is absolutely required under state law and no more, please.
•	This is the voted plan at this time.
•	Update and modify existing land uses to make more attractive for business and entertainment uses and outdoor recreation. Do not increase the density in our city.

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•	What are you being paid to allow an increase in housing? Listen to the people who moved here to get away from the city!
•	no comment
•	na
•	na
•	N/A
•	na
•	no comment
•	Slow growth
•	Why in the world does more than doubling the population of Thousand Oaks make sense just to get some money from the state? Who could possibly think the doubling or tripling the traffic in Thousand Oaks is a good idea? Do the planners believe that residents in the "Mixed Use" developments would not have cars? That they wouldn't use city streets? There is just no good thing that can come from this kind development.
•	We as a community should dictate what we want, not the state. I have read the land use alternative booklet several times. I am saddened by the lack of comment but for those who have, the majority do not want what you have designated. I understand the need to update the general plan for next 25 years, but why are we telling future residents what to do. They should have their own voice. Do you actually believe that they can change what we implement today? Just look at how difficult it is to change our current laws. A better idea why not make granny flats more affordable in our community. Lastly the city council should reflect the community not the developers. Sadly that is all too true.
•	One thing that has not been discussed is tearing down the Civic Plaza. It is such a blight in the community. When we first moved here we thought it was the DWP. Otherwise, I think I have left comments and notes here ad nauseum. Again, for me, I need to see actual numbers in spaces. I realize this is required by the State. But hard to conceptualize. I also do not want to see people exhaust themselves and use up vital energy which could be used for better issues, fighting all developments. Also, the fact of the matter is people will always have to drive for work. Whether we are a job importer or exporter. Also, also, given the exodus of people from California, this may all be moot in a few more years. People move to Thousand Oaks to escape the City.
•	No buildings over 2 stories high. Don't increase the amount of new housing that had already been approved.
•	N/A

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•	More jobs, more affordable housing, more people moving into TO and make it more prosperous.
•	Just because the State says, doesn't mean we should or have to. Thousand Oaks needs to stay a small community. I do not want it turning into the valley with current neighborhoods destroyed due to increased traffic on streets. Thousand Oaks should look at the land already in use, especially commercial areas such as the malls and the park in ride that is hardly used and make plans for housing where traffic will not impact current communities.
•	no comment
•	no comment
•	No buildings larger than 3 stories in non industrial areas.
•	Na
•	Na
•	Maintain and improve existing parks and open spaces, encourage improvement of multi-family housing commensurate with the existing zoning (the SOAR initiative was a conscious choice of those who live here), encourage commercial redevelopment that is inward focused on people instead of outward-focused on parking lots.
•	na
•	I like the idea of spreading industrial - eg work opportunities along the 101 corridor, and also using the mixed use approach. I think one key to all of this has to be modernizing the ways we get around to thes places, so that the increased density does not lead to increased congestion. Please consider a comprehensive separated bike path to connect all areas of change!
•	no comment
•	Things will change in the future so the alternatives will change with time. Each land development will present it own problem, so alternatives will be planning dept decisions. My vision is the city will remain a bedroom community. This whole process was difficult and i hope people where not discouraged in taking this survey.
•	Stay away from high density mixed use. Focus on some apartments but a lot of townhouses and amenities that work together with housing. Large retail centers and vacant land in the following areas should be focus of change: Rancho Conejo retail and land, Oaks Mall, Janss Mall, downtown corridor, and Kmart site, and portion of Baxter site in East end. East
•	Use areas that have buildings already. Do not use undeveloped land. Do not block our views from our single family homes.

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- Leave, as is, the General Plan and leave Thousand Oaks the town we all moved into several decades ago.
- Focus the highest-density mixed use on a few areas -- Rancho Conejo around Amgen, the Mall and Janss, and Westlake/T.O. Elsewhere, allow medium-density residential and "missing middle" housing along TO Blvd, and place a strong focus on transforming old-fashioned strip malls at the Village Centers into modern, mixed-use areas that allow neighborhood residents to use their cars less frequently. Also, ramp up public transportation between the Village Centers, and consider a tram alongside/above T.O. Blvd. (perhaps next to the freeway) from the mall to the Westlake Promenade.
- Residential expansion further from Westlake Blvd/TO Blvd as it is already congested. Allowing more residential development nearer to Moorpark Rd.
- keep the smallness of the town
- Please make more affordable housing for low income families thank you
- Stay with the original planning vision for Thousand Oaks
- My primary focus is the development of the Borchard wetlands as I live in the community behind the field. The fear of all of the residents is that if we give in to allowing the area to be rezoned away from single family that several years from now some crazy development will happen in the field and our neighborhood will begin looking like the valley. For that reason, I believe everyone is holding fast at this point to be against any proposal which allows changes in the zoning. I have however talked to several neighbors (who live right behind the field) who are open to some mixed use development on the Borchard side of the field, accessible only from Michael or Borchard with a buffer zone and perhaps trees or walking trails between the development and the mixed use stuff. I think perhaps this could be best accomplished by splitting the field in half (draw a north/south line) and rezone only the portion on the east (Borchard) side, leaving a buffer of single family zoning between the mixed use portion and the housing development. Then perhaps the owner could begin planting some trees (as visual buffer along that line) and opening up the buffer area for use by the residents thus gaining their trust.
- Leave it unchanged.
- Less mix use areas. Perhaps only at the Janns center since there isn't much there now and the old Kmart area.
- .
- No development in the watershed area of Rancho and Bouchard. Allow for infrastructure expansion before any construction begins for additional housing, and actually take into consideration the vision of the future of Thousand Oaks. If not it will turn into the San Fernando Valley that is over congested, high crime rate, and not as desirable for living.

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	<ul style="list-style-type: none"> • Use and revamp current commercial and retail spaces that are mostly under-utilised.
	<ul style="list-style-type: none"> • Can you bring back the Yukon Belle, Lupe's and our oak trees?
	<ul style="list-style-type: none"> • I prefer Alternative 2 (spread out, low density mixed-use) but village centers should also be mixed-use low and Thousand Oaks Blvd should have a minimum mixed-use density of 20 du/ac.
	<ul style="list-style-type: none"> • Yes more medium density housing is needed, but not viewable from the 101 and not right next to single family home neighborhoods. Mixed use may not fill the retail part of it as retail is on the decline. What incentives will there be for small family owned businesses to start up? Yes more job related industrial builds in empty existing buildings like NP North Rancho and KMarts types, and where we already have these functions. I am impressed with the work you have done so far. It is the height of the buildings in a residential area of single family homes and the industrial look of some that detour people. Also the concern about traffic in the Rancho area. Can mixed use be an outdoor concert space/arts events space to attract people here for weekend fun, get our dining up?
	<ul style="list-style-type: none"> • I have been here 35 years and we were told the city was built out a number of times. I understand the need for more multifamily housing but it should be done sparingly, with the character of the city as a semi-rural bedroom community. That keeps it nice, desirable, and property values up. Don't destroy what makes this a desirable place to live. There is no need to develop every square inch of the city. People don't want that. We're here because it isn't the valley, or the city of Ventura, or anywhere else frankly. We are unique and once you destroy that with overdevelopment you can never get it back. Why does each new iteration of the city council have to re-do the city plan from previous years? Stop it already!
	<ul style="list-style-type: none"> • na
	<ul style="list-style-type: none"> • Redevelop existing commercial areas for true medium density housing (not de facto ultra high with density bonuses), quit going against overwhelming opinion of residents and trying to destroy our community with packed, ugly Inglewood style development! More single floor housing for elderly and disabled in existing vacant commercial spots would be preferred. No 5 story developments behind Michael Drive!
	<ul style="list-style-type: none"> • no comment
	<ul style="list-style-type: none"> • Ensure that growth reflects changes to the nature of work due to the pandemic. Ensure housing that is built is actually affordable. Make sure green building practices are used. Ensure traffic congestion is kept at a minimum. Keep access to open spaces and do not increase light pollution.
	<ul style="list-style-type: none"> • The vision for The future of Thousand Oaks that I would like to see is PRESERVATION of the bucolic City that we are lucky to have. It has already overgrown it's ideal size, so I DEFINITELY do not feel we should be focusing on increasing it's population even further. Let's preserve the rare idyll that we

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have in Southern California. There are few, if any, Cities in Southern California that have so many wonderful natural benefits as weather and natural beauty that we have. Let's work to preserve those benefits,.....and our ability to live safely, and comfortable within the confines of the City, and ENJOY our good luck to live in such a wonderful location! NONE of these "Alternative Proposals" for the General Plan 2045 accomplish this goal. Without Question, we should NOT be allowing ANY buildings beyond the current height limits. Also, the undeveloped portions ADD to our charm, comfort, safety, and.....beauty of our area. We don't live for the developers and real estate salespeople. They just want to make money.....so that THEY can live like we already do! Don't let them wreck our community just for their own sake. Instead, PRESERVE what we've got, for OUR sake! Thank you!

- All this does not increase the housing units required by the State. The city has to look elsewhere (Rancho Conejo) area to come up with more housing. I think it is not in the best interest of the city to CRAMP in more housing. It actually distort the character of the city. We just like it as is. That is why we moved here in 1971.
- I would love to see all these great ideas thrown together in a plan that allocates 10,000, 15,000 and 20,000 units - not the 30,000 or so the current plan has. In trying to maintain a 80,000 unit spread that was conceived in 1996 to a city that has since been developed creates plans that are flawed based on their inputs. Sacramento is mandating we build more housing, but not 30,000 in the next 25 years. Even with the caveat that obviously the approved plan wont come to fruition immediately or in its entirety its creating a plan for a community no one wants, which is 80,000 units. The kind of development needed to add 30,000 units to the amount land remaining is not the kind of community we currently have nor want. Additionally, cramming as many units as possible also means more apartments. True financial independence is hard to achieve when you have to pay rent for your entire life. Lets increase the number of condos and townhomes in the community. Obviously SFHs are not affordable to a majority of young familys. But starter townhomes like those behind In-n-out are. And they are pathways to create financial wealth and potentially a home in a neighborhood. Renting your entire life leaves you poor, or at least without equity and at the mercy of the landlord. Finally, it should be noted that pre-covid the 101 between Lynn and Wendy was often congested even at random hours of the afternoon and weekends. Unless Sacramento is going to build another lane, we should slow walk the development as much as possible. The infrastructure isnt there. (FYI ive taken the orange line, red line and the 423 bus to DT for work pre coivd im familiar with public transit, its limitations and potentials we just dont have the density nor are we close enough to a major city center to make a busline a reality and Im yet to spot a TO transit bus with more than 10 people inside).

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	<ul style="list-style-type: none"> I think we need to address the fact that some of these mandated unit numbers may be much higher than our community needs. We also need to keep our city as the final voice for our community and be able to challenge the mandates from state government. With the exodus out of California I feel the mandates need to be challenged and questioned.
	<ul style="list-style-type: none"> Please don't overbuild to the point where traffic is horrible. Leave some green space and parks.
	<ul style="list-style-type: none"> Keep TO small and sweet!
	<ul style="list-style-type: none"> Question 27 makes no sense. What are you asking? Different areas have different alternative options. To which area does this question pertain? In general, we strongly support commercial development with limited residential development and no low incoming housing under any circumstances!
	<ul style="list-style-type: none"> Nothing higher than 4 stories on buildings, a lower speed limit throughout town and reasonable wait times at stop lights. More parking areas assigned to new structures
	<ul style="list-style-type: none"> My vision for the future of Thousand Oaks is that it remains as a unique community that maintains the character that the people who developed the existing General Plan had envisioned. A place that you can live, work, and play while surrounded by undeveloped open space. We cannot let the people in Sacramento destroy our quality of life just because they are jealous of what we have. Ventura County needs to join together with other like-minded communities in Santa Barbara, Los Angeles, Orange County and other locations across the state to fight back.
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> no comment
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> I like some elements of Alt 1 and 2... but again 4 story above street level will be an eyesore. (Hell, even when they widened the freeway to, what 6 lanes each was, and put in the sound wall - residents and strangers traveling the freeway can't see the hills/views. It detracts from the "charm" of T.O.!) Freeway and surface streets will have to be widened again - Lynn will have to be turned into a "Freeway" of it's own! Also, with high density... commenters on the zoom meetings were right - freeway and main arteries like Lynn and Moorpark will be a "parking lot" most of the day. Gridlock - bad for air quality, bad to gas mileage, bad for stress... not why we moved here in 1970! There has to be

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	another way! Santa Monica - they raise one older home... build two. Maybe that should be done in "older" areas with big lots here?
•	High density housing and mixed use in Conejo area only. 3 to 4 stories mixed use at the Mall area, Low level mixed use in Moorpark Rd area and Downtown. Commercial, retail and office in the other location development areas.
•	Please have the same vision found here but for transportation, traffic safety and off-loading the current and future traffic load into transportation alternatives such as biking paths, walking, no car zones, expand busing. Please try to consider how you want future methods of transport to play a role in our beautiful city.
•	I think most areas in TO should adopt either alt 1 or alt 2 features, depending mostly on high density walkable living, and only partly on which zones attract the most out of towners.
•	Need to think of Traffic,Parking..Street maintenance, and under ground electric and cables..More and more power outages.with fires and winds. Can't have more people and housing with out fixing the already exciting problems.
•	I believe we should keep the existing General Plan rather than creating a new General Plan. The saying "if it ain't broke, don't fix it" comes into play here, as a very high amount of residents (including myself) believe that keeping Thousand Oaks small as it is, and not into another SFV will keep an increased quality of life in the city. I was born and raised into this city but my parents, and much of everyone else moved to Thousand Oaks to escape the hustle and bustle of bigger cities. Some of the proposals in here are completely inane and drastic, such as bringing 6-7 story buildings, which would completely wreck traffic and the mountain views for many people, and mixed use housing, which would instantly fail after development as our existing retail is already failing because of the COVID-19 pandemic, e-commerce, and bad company management. Perhaps the city should focus on trying to get business to move into the existing, empty retail rather than trying to build new retail, which will likely be abandoned. The existing plan has no problems with it, and does not need to be changed at all.
•	keep TO the way it is.
•	It's already too crowded and overpopulated. And we Certainly do not need libraries of all things...is a library need to complete this survey? There's some land. Level the Janss library and use that and the land to its South for minimal add'l housing.
•	Na
•	na
•	na
•	I support mixed use, but do not support 5+ story developments.

Question 28 Responses

- 2/12/21

Thousand Oaks Planning Dept./City Hall

2100 Thousand Oaks Blvd.

Thousand Oaks, CA 91362

Attn: General Plan Project Team

I attended the General Plan Update Community Workshop on February 2, 2021, held via Zoom.

The overall take away from this meeting, which was presented to the city dwellers as being participants in all decision making, and speaking for many others who were participants at this meeting, in reality never got an opportunity to voice an opinion), is that the council agenda script was pre-drafted, with no consideration of public opinion, and is prepared to “shove” this agenda down the throats of Thousand

Oaks residents, come what may.

You mention surveys that were taken by community residents, which incidentally were done by many, voicing the same opinions as expressed in this letter regarding concerns about density population, over building in our (once) beautiful town destruction of open land, code and spec violations, all of which amount to vague and unsuitable plans; however these survey responses went completely and unabashedly ignored. No consideration was ever given to pushing back on the state’s ridiculous senate

bill 330 mandate, signed by an over reaching governor, in complete violation of city’s rights and our Measure E, which has since been manipulated. Rather. It is selfish of our town representatives to refuse to act as true representatives of the people and not fight back city hall BIG GOVERNMENT. It’s a gross misrepresentation of the townspeople’s desires, which is to keep our town as is, and abandon these projected changes. The city instead hires consultants using our tax paying monies in order to put on a

fancy display of showism at planning meetings, designed to act as though public opinion is counted, but in truth the determination of plans is way way after they were already drafted, in the name of “we care about your concerns and opinions”. These consultants, hired out of Berkeley, know nothing, much less care, about the culture and infrastructure of this town poised, staged to talk the talk of building out and ruining a beautiful, well run town. They speak on our behalf as if such individuals could possibly know or possibly ever represent what is best for Thousand Oaks?? How dare our representatives hire such individuals, which amounts to selling out the residents of this town out. It was an embarrassment of a meeting, insulting to Thousand Oaks residents. It will as well be an embarrassment to live in this community, caused by these utterly ridiculous schemes of building upwards and outwards, jamming apartments into small spaces everywhere you can find open land, to the extent

that the land comes to represent the ugliness of an urban concrete jungle. Roads, fire fighters, police do not accommodate this load of people living here. No one wants a ridiculous “downtown” area in this town, where in fact no one is going to go ; parking won’t be viable let alone the fact that throngs of people will

Question 28 Responses

be milling about. You can go to San Francisco for that; look at that travesty of a show that once beautiful San Fran city was.. This governor clown will be long gone, and we residents of Thousand Oaks will be left holding the bag with an overflow of buildings, people and more than likely, empty apartments, not to mention assisted living residencies that cannot possibly be filled as the elderly baby boomers reduce in numbers, and those residencies turn into yet more random apartments.

All that is asked by this committee is for residents to compromise our desires for this town, which actually translates solely to adhering to your destructive plans of a once beautiful, spacious town populated with thousands of renters and undesirables. Really?! There are people who cannot afford to live here. So be it. There are always people who cannot afford to live somewhere. I could not afford to live here, until I could afford to. That's how it goes. NOT EVERYONE CAN OR SHOULD LIVE SOMEWHERE THEY CANNOT AFFORD TO LIVE. Rather, you expect residents to make considerations and exceptions to accommodate every single person, just so "no one's feelings get hurt". So the policy instead becomes "let's destroy a perfectly wonderful scenic town, so no one feels left out" . THIS IS WHY WE LIVE HERE; because of the aesthetics that exist now, and why we pay the high taxes we do. In all the proposals presented, the number of homes / apartments are exactly the same in all your projections.

The worst part is that you have not considered our desires one iota. The reps at this meeting are telling us what they fully intend to do.. It was obvious from the start of the that negative comments were screened in order to streamline all comments that were in agreement with these utterly ridiculous plans. The meeting was fabricated in order to project fancy euphemisms of "CATCH UP" and "BALANCE", "VIBRANCY" .

Catch up WITH WHAT?! Lifestyle here is perfect the way things are. Catch up until we represent East L.A., or worse the South Bronx? You speak of BALANCE!?! What does this even mean!?! There has been an equilibrium in this town for decades upon decades. TENSION? The only tension caused in this town will be what you create with your over crowdedness , lack of open space, transient apartment dwellers by the droves who don't' pay taxes, could care less about the aesthetics of this town, and soon, will not be able to make their rent money, increased panhandling homeless, and more crime.

5 story buildings!! This was never to be approved in the Conejo Valley! I cannot believe you are going to turn this town into a complete bum pan handling megatropolis. Welcome "ugly" Ventura Blvd. with its ugly wall to wall stores, apartments, multitudes of people and homeless, disgusting lifestyle. Congestion – you think we are going to go to congested areas with our money? The reason we don't go to the valley is because of terrible parking with too much congestion. But who would care, as such thinking is not a lucrative way of thinking , truth be told. There is no general acceptance of your concept of "vibrancy" . Vibrancy is a quiet, open land spacious boulevard and town – people enjoying nature. THAT IS WHY WE LIVE HERE.

Then there's the completely uninformed individuals who pose question about

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“re-purposing” parking lots for residential building. An idiotic, staged comment at best. There’s a small voice asking, begging, to consider designating more areas for parks, which gets immediately shut down, with “no we can’t: ...no, actually wrong choice of words... WON’T make this consideration; it is not enough of a money maker for the city, It won’t bring in the revenue that is so craved which really is the bottom line for the city council. We have enough wealth in this community to fight back mandates from big government but the current state of affairs does not line the deep pockets. Like the monstrosity of the auto mall, which we all agree, is an utter eyesore from the freeway, not to mention from Thousand Oaks Blvd. Roundabouts and pedestrian walkways will only lead to more accidents, and worse, dead pedestrians. This has already been proven over and over again in towns such as Glendale, where street crossing pedestrians at designated areas between traffic lights are constantly hit by drivers.

Overall, the meeting amounted to nothing absolutely other than a group of handpicked presenters . packed with handpicked individuals asked to present pre-designed questions. it was so obvious that this was pre-all planned. The polls in the meeting? Another fabrication. They give NO option whatsoever other than your options . All members of the council session were already tied into this plan, as pre coordinated by this group, with the sole purpose of composing plans shove down residents throats

without thought or care about me, mine, and the families of this town. – they were simply reading from a script during the entire meeting. The representatives of this town have completely done a poor job of protecting and defending this community as a whole

There is no alternative but to STOP the insanity of this planning committee, stop this rampage and pillaging of our town, and these preposterous notions that this town is out of sync with balance and vibrancy. Now you have approved this building behind the Lakes area, thanks to Caruso and his buyoff money; another individual who could care even less for our town. This display of “showism” to make it appear as though we are all in agreement is NOT and never will bring the residents of this community into agreement ; rather the plans will turn this town into a bungling, hodgepodge group of projects that are ruinous and uncoordinated. People in this town (residents) in the Conejo Valley are not okay with this. There is absolutely no positive in these destructive projects other than lining deep pockets and determining to make this our town look gross like driving North on the 101 through Oxnard. That plan is one of the worst planning projects of the century.

I speak for many who are of the same mindset and opinions as expressed in this letter, who can no longer swallow this destruction of our town being shoved down residents throats. It’s exploitation of our beautiful town that the residents built with our tax money, yet we have no say whatsoever in it’s future.

A.M. Huffine
Thousand Oaks, CA

Question 28 Responses	
•	na
•	no comment
•	na
•	N/A
•	Keep the quality of life as is. It is already good. Changing it by adding more housing will take that away.
•	There are benefit to all three, but Alternative 3 looks the most promising when thinking about the future resiliency and prosperity of TO. Creating more opportunities for employment and housing choices would benefit TO greatly. Of course, creating more pedestrian access and bike paths would benefit our community as well.
•	Stop building
•	No more housing- moved to TO for the open space - no more housing
•	I don't see any option presented that doesn't lead to a San Fernando Valley feel. Thousand Oaks is a bedroom community of LA, it will not become a Pasadena, or Santa Monica. Our appeal is our good school, open spaces and easy of getting around. Plus this plan seems to make our mobility worse, adding traffic and congestion to the 101 corridor and is short sighted in the city's viability. One of our attributes is (was) the access to the 101, the canyon roads to the beaches, driving north to Santa Barbara or the Bay area, access to the 23 Fwy to 118 as an alternate route.
•	Get developers to build mixed use or total residential hi rises on TO Blvd in the "critical corridor" so there would be a true downtown feel.
•	no comment
•	no comment
•	Keep density increases in low range, do not encourage a bedroom community city
•	Do not build on the wetlands site between Borchard-101-Denise.
•	na
•	N/A
•	I'd love to see more (and larger) outdoor plazas and gathering places and outdoor dining, both overall in Thousand Oaks but particularly where we live in Newbury Park. Also, how do we attract better dining options for the west end of Thousand Oaks? The Oaks Mall has an underused outdoor area (between the movie theaters and the indoor mall) that would be more attractive with outdoor dining, more seating, a fire pit.

Question 28 Responses	
•	na
•	increase the mass transit system in the city so that you truly have less dependence on cars
•	na
•	no comment
•	na
•	N/A
•	na
•	Stop spending hundreds of thousands of dollars to bring utopians in to promulgate their visions upon us. One of the speakers, a Dr. somebody had no clue about TO's industrial base and his documentation had, if I remember clearly, a 2005 study as his most recent "evidence." Lots has changed in 15 years. My vision for TO is to leave us alone. Stop planning for us. We're as intelligent, perhaps more intelligent than the planners who seek to impose their vision upon us.
•	I think that the existing plan for alternative 2 is already well-developed since it includes a mixed and diverse plan, rather than a more rigid plan.
•	It will be important to combine aspects of different alternatives. I like village centers. Don't love high rise bldgs but realize we need housing and jobs. Don't like lots of sprawl with paved parking lots that make other modes of transportation difficult.
•	Do not approve of 13 acre lot behind kohl's for 10-20 du. 130-260 units. Area 4 Or 36 acre proposed 1080-1620 units Area1. Newbury Park does not need more housing, impact on community would be negative.
•	Thousand Oaks is in dire need of a city hub that features a walking street that includes mix-use, and particularly commercial development (restaurants, shops, entertainment).
•	More people equals more crime and degradation. You are trying to create another San Fernando Valley. Why not change our name to West San Fernando Valley and simply hire more police. All you want is money instead of quality!
•	Stop your low cost housing and growth nonsense
•	As did most people, we came here for the clean air, less traffic congestion, beautiful parks, and the wonderful views. Please, please don't force this beautiful area to look like the S. F. Valley.
•	<ol style="list-style-type: none"> 1. Modify the General Plan to allow for mixtures of uses in the Oaks Mall / Janss Marketplace area, and develop a specific plan to enact the objective development standards for the area. 2. Limit the scope and number of residential units allowed for any plan changes

Question 28 Responses

to what's needed to accommodate our city's Housing Element update, which is 2,615 units with a buffer of 10–15%.

3. Building heights for these areas should be limited, with an average building heights limited to 35'.

4. No further changes should be made to the General Plan or zoning densities at this time. Any additional changes over and above this limited scope should be considered "significant", enabling voters to "have the power to vote yes or no when significant changes to the General Plan are proposed."

5. The Council should initiate a study to evaluate the true capacity of city infrastructure to support any further proposed development, including but not limited to the capacity of roadways for handling traffic, water resources and availability, and wastewater treatment plants.

6. Develop policy proposals for a long-term funding approach to pay for increased infrastructure costs as housing increases are considered.

It is understood that there is a need to identify a limited residential density increases for our mandatory Housing Element update. However, these increases should be in areas that make sense from a long-term city planning perspective. Any changes should be limited in scope to meet the requirements of the Housing Element update. With that in mind the council should consider that,

1. Open space should be protected. No changes should be made to existing parks and open space lands or any changes in the voters' role in protecting them.

2. Building heights should be low in profile, avoiding taller structures

3. Height standards for zoning should include specific requirements that mitigates imposing building mass and height on streetscapes.

- #1 priority should be more housing, with #2 being creating livable walkable neighborhoods so residents don't have to use their cars just to go to the store to get a loaf of bread.

- Lower density improves quality of life. If individuals insist in higher density make them live in the cesspool

- No expansion of housing in current neighborhoods. Upgrade shopping and commercial centers with mixed use but low numbers of units. Make ALL additional housing single family. NO apartments. Townhomes only. NO RENTERS.

- na

- Fix transportation first. The way Camarillo and Oxnard are expanding, traffic will crawl through T.O. unless we develop better ways to move people.

- Infrastructure. Additional cars, many more, can be expected and should not be an argument against our future development. We need to aggressively change the flow of traffic for the future. Rancho Conejo seems best suited to allow for additional traffic. Janns/Moorpark will need to change. Thousand Oaks Blvd - Caruso can build a parking structure with his units, or we can park at civic arts or mixture of all of that and possibly shut down TO blvd to traffic at times or

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	altogether and make it a walk/bike only area, or whatever. This requires great thinking and the costs of not doing it are so much greater than the substantial cost to do it. Maximizing traffic flow is the single most important issue to the quality of life in Thousand Oaks. Believe it. When you live in the city, you are pissed every day as you get into your car and it takes 1 hour to drive 4 miles to the store.
•	no comment
•	N/A
•	I want to keep areas like Rancho Conejo—that are beautiful—preserved as much as possible vs overbuilt (and UNDER-occupied) It would be good to have walkable nice areas but NOT at the cost of having lovely TO turn into the horrible way the "Valley" is now
•	I think building new housing with mixed use and commercial applications is a good move for the city but we need a more walkable city. Please consider dedicated bike paths and walking paths all over the city.
•	Increasing the density of housing, which obviously increases the population, will degrade this community forever. The infrastructure cannot sustain it while maintaining a great quality of life which is why we originally moved here in the first place !
•	I like Thousand Oaks the way it is. I'm not sure exactly what it is you are trying to change. If the malls are failing and want to do something different with their land, they can bring in ideas. What is going on with K-Mart and the old Conejo Valley High School? Looking at your plan it seems like you want to add 50,000 people to this area and have to find them jobs and housing. Yes, it is expensive here, but we are less expensive than Los Angeles and Santa Barbara. It is expensive everywhere in Southern California.
•	Do not allow TO to become an extension of the San Fernando Valley!
•	STOP THE MADNESS WE DO NOT HAVE TO MEET A GOVERNORS LAWS AS A CITY!!!!!!
•	Protect areas of and around single-family residential homes.
•	Each alternative has pro's and con's. What fits best in the west city differs from the east city. The difficulty making a "downtown" is the city was not laid out with a town square plan. It is one long strip, not walkable. Stop trying to make it what it is not.
•	N/A
•	N/A
•	no comment
•	Na

Question 28 Responses
<ul style="list-style-type: none"> no comment
<ul style="list-style-type: none"> Maybe update the existing strip malls. Adding denser housing will ruin the character of this town!
<ul style="list-style-type: none"> None. Water and power sources don't support any of the ideas
<ul style="list-style-type: none"> find the resources first, water, power, gas to support these increases, in population, and traffic ..
<ul style="list-style-type: none"> I have worked on planning and construction of multi-billion dollar upgrades to wastewater treatment plants, and on Public Works construction projects, financed by Public Debt. The City would be wise to limit the total amount of new development based on avoiding the massive costs to expand the existing wastewater treatment plant and other essential infrastructure, including water, power and roads. The new development will not be paying for all the infrastructure expansion costs, as it will be too expensive. When the existing infrastructure has to be "improved", all of the existing property owners in the city will be saddled with large increases to their utility bills, or property tax bills, or both. Please do not over-authorize too much development in the 2045 Plan. The state regulations do not care how much it costs to comply with upgrades necessary to properly treat the wastewater generated by the new development.
<ul style="list-style-type: none"> Keep 3 story restrictions in place
<ul style="list-style-type: none"> Stick as closely as possible to original plan
<ul style="list-style-type: none"> No more affordable housing . Increasing opportunities for jobs is great but only single family homes please
<ul style="list-style-type: none"> Fight with the state.. All of their projections for housing allocations given COVID are now WRONG. Even consider dropping the need for state and federal matching funds.
<ul style="list-style-type: none"> Build houses for ownership of the people who live in the homes.
<ul style="list-style-type: none"> Keep the local village centers as is, but incentivize building improvements and possibly allow additional retail businesses to be located so that we increase instead of decrease the availability of local retail for residents near these areas. This will increase convenience for a large percentage of the total population and will further enhance Alternative 2 as the best carbon footprint choice.
<ul style="list-style-type: none"> CLU is not optimized as a cultural and commercial hub. Changes at the Arboles/Moorpark Village Center cannot be the only changes.
<ul style="list-style-type: none"> We do not need more people living in Thousand Oaks.
<ul style="list-style-type: none"> Build more pickleball courts! Also allow for overgrown Oak Trees to be trimmed down greatly in residential private property as the leaves they drop in our city are a nuisance and have thorns on them!
<ul style="list-style-type: none"> N/A

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<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • Expand the roads and lessen traffic before engaging the public in increasing population, pollution, and crime. If you must develop, do not impact residential neighborhoods with high-density projects anywhere nearby (including the swamplands in Newbury Park). Consider how people will be working from home for now on and realize we don't need so much commercial development going forward.
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • Na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • All new development needs to be beautiful, include green space, be close to transportation and other services, and provide a wide variety to options for all income levels and all stages or life. Livability is the goal.
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • no comment
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A
<ul style="list-style-type: none"> • There are no transit options, so improve bike lanes, add trolleys from NP to Oaks & Janss Mall & T.O Blvd to Westlake & another Up & down Moorpark Rd with connections to CLU and Goebel, Teen Center & Library.
<ul style="list-style-type: none"> • It might make sense to wait for Governor Newsom to get recalled so that we don't let his team impact long-term housing decisions for the City of Thousand Oaks.

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- I think that the leaders of Thousand Oaks are going against the wishes of the VAST majority of citizens by finding ways to increase housing, and doing so in a way that circumvents the requirement for a vote by the populace.
- I would like for the majority of the city to maintain the existing general plan designations. I realize we must meet the RHNA minimums and plan for future RHNA requirements; however, that doesn't mean we have to plan for as many housing units as any of these plans allow. Back when the city council decided to rezone the neighborhoods that were not built out and had left over units, council members promised it was going to be very limited. Now, it seems like that's gone out the window and the city is shoving too much housing down our throats even before the state does.
 - Don't oversaturate this area with retail by forcing mixed use in areas that are clearly commercial / industrial. Focus mixed use low/medium along the highly visible Moorpark and TO blvd, and NO 4-6 story buildings in these areas. If more housing is needed add mixed use high or neighborhood high to less visible areas.
PLEASE planning department stick with more traditional and timeless (perhaps Santa Barbara-esque) aesthetic of all buildings in highly visible areas. Young people and families just want to live in this area and still find classy architecture attractive. We don't need angular / modern / industrial architecture to convince younger people that we're a "cool" city. Please also continue to force the use of trees in front of buildings and in walkways etc, particularly for buildings 3+ stories. As I'm sure you know, adding a few trees has a huge impact on making an area feel less urban.
 - Lots more affordable housing with seniors in mind near retail and lots more transportation with seniors in mind. I think more seniors than young people will be needing multifamily affordable housing
 - Existing plan with the conversion of old Kmart, Jann's mkplace, the oaks, to med density mixed use. Areas of light manufacturing in Newbury park, and Agoura. No Buildings over two stories high.
 - no mixed use high density unless at Oaks Mall area only
 - The majority of people in Thousand Oaks do not want this! Wake up city hall. Stand up to California housing laws. Tired of the demands issued by "The Peoples Republic of California." This state is trying to control every thing, too much "BIG GOVERNMENT." Thousand Oaks take a stand for your citizens. Learn to say "NO"
 - Thousand Oaks is a family community - keep it that way - do not turn into San Fernando Valley or Woodland Hills - people can move there.
 - Consider the effect of all three alternatives on existing elementary schools. Young families move to TO so their children can start out in good public schools, not like the L.A. Unified, which is a disaster.

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	<ul style="list-style-type: none"> As before, developing a kind of unique neighborhood/character between the East and West ends of town. I suspect that a form of mixed use can play a role.
	<ul style="list-style-type: none"> Support general plan update, thank you for thinking outside the 50 year old box!
	<ul style="list-style-type: none"> I think with the changes in retail/pandemic causing less shoppers, we can add housing near the Oaks Mall at low profile, and mixed use. The Rancho Conejo area can grow the commercial and mixed use housing for future employees and young people
	<ul style="list-style-type: none"> All these plans will turn Thousand Oaks into the SF Valley. What alternative motives do the city leader have for such drastic development
	<ul style="list-style-type: none"> *Buildings must remain 3 stories or under. *Any apartments or lower income housing should be Conejo School Rd & Erbes. *Maintain mandatory tree minimums and landscape square footage to ensure we do not turn into the valley. *Keep tree lined streets *Make TO Blvd a fun, lively place to park and hang out for hours. Bars, lounges, restaurants with outdoor patios, live music, etc. *Ensure any new construction is esthetically stunning *Ensure ample parking where new housing is built so we don't turn into LA. Hidden parking is necessary as well.
	<ul style="list-style-type: none"> Just wait to see who replaces Newson, this bill may be recalled. Or the City should fight to have the bill reversed. I am sure there are other mid size cities in the state who do not like this bill, and want to remain the size they are. Why don't you and the councils of these other cities band together to recall the SB? With people rising up against leadership, in this cancel culture, lets fight becoming the Valley. Please elected officials, do your best to keep this place the way it is, that is why most of us are here.
	<ul style="list-style-type: none"> I love the idea of adding much needed housing and commercial to the Rancho Conejo area. It seems like a perfect fit. Going 5 stories is too drastic, but changing some zoning in that area to allow for housing more dense than single family seems very appropriate and would likely fill a need for housing that could be afforded by people that would be drawn to the area for jobs, etc. Overall in the Moorpark/TO area, I think adding housing above existing commercial would not be as effective as finding unused areas to add lower density multi unit buildings. For the East end, my first thought was why all three alternatives fail to explore the idea of reducing the size of the auto mall. I am well aware of the positive financial impact of the auto mall, but has there been any thought to the fact that the auto industry, like retail and cinemas, etc. will also be changing. Do the auto mall brands need the same amount of space to sell the same number of cars? I think it would be worth looking at how selling cars will be changing over the next 5-10+ years. Already with covid we have seen new alternatives such as bringing test drives to the customer's home. Do the dealerships need to have

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<p>that many cars on the lot, or can they be customized, ordered and delivered directly to the customer? Retailers like Best Buy are already doing that -- large appliances for example are kept in Ontario warehouses and brought in for customers after they view floor models at the stores. Same idea. Probably most important in choosing areas for development are to look at existing capacities for increased movement and traffic. Hampshire and the 101 has zero capacity. Westlake and TO has much more and is built for a higher density. Moorpark and TO can take some additional possibly. The data on traffic should tell the story here and make the decision easy.</p>
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • No growth.
<ul style="list-style-type: none"> • Existing homeowners take great pride and invest their life savings into their houses in an effort to live in Thousand Oaks/Westlake Village. This purpose is to live in a community without all of the blunders that Los Angeles created. Alteration do not need to be made, only proper maintenance of this beautiful city.
<ul style="list-style-type: none"> • Keep density low in congested areas (specifically in the Westlake cluster near the onramps) no high buildings like the Lupes site, we can slow down on development. It doesn't all need to be done now. We have tons of retail spaces empty, we don't need more.
<ul style="list-style-type: none"> • Only meet the bare minimum of the the State housing laws keeping mixed use at medium/low density and prioritizing commercial business for increased job growth. All new buildings should be the lowest possible height. No SF Valley here.
<ul style="list-style-type: none"> • I see the need for our community to create a land use vision for our future. However, Covid has turned our world upside down and I do not think any of us can foresee the needs of our community in the coming years. The need for office space has proven to be unnecessary for many companies. The need to live near one's work has changed during this past year. Before we create hundreds/thousands more apartments/condos in our city, I think we need to pause and see what our future holds. It is too tumultuous of a time to plan for our future. In the meantime, we should simply be looking to meet the states requirements, pause there, and wait and see.
<ul style="list-style-type: none"> • Not agree with building apartments. It might decrease educational level.
<ul style="list-style-type: none"> • All I can say is please be open to developing the land that can help our families stay local.
<ul style="list-style-type: none"> • None
<ul style="list-style-type: none"> • na
<ul style="list-style-type: none"> • N/A

Question 28 Responses	
•	na
•	no comment
•	Na
•	Please do not change the general plan. We do not want 4 to 5 story buildings here.
•	Please remove the proposed change to North Ranch Shopping Center to have apartments. The North Ranch Shopping Center should remain as it currently is, dedicated to retail/business/office space. It is easy enough to add apartments elsewhere without affecting an already existing neighborhood (Westlake Hills) so adversely.
•	Keep the existing height limits and than see about adding some residential in existing shopping center areas.
•	My concern is density, whether it is units per acre or building height. We already have too much traffic and a seemingly abundance of empty offices.
•	Nearly the entirety of this document is about building - growth - commercial development. Please, please remember that one of our greatest assets as a city is our beautiful open space. If we build and build right up to the dedicated areas of natural beauty, then what does that say about our overall priorities.
•	If the corner of TO and WL Blvd had to be used as mixed-use. It should be low density only, and at the Promenade, not Westlake Plaza. Westlake Plaza backs to a neighborhood.
•	Na
•	na
•	N/A
•	no comment
•	In general you did not engage the city residents as you claim you did. 125 people participating is not a "robust community engagement effort" There are over 130,000 people in the city of TO. Have you done the math? You engaged .000961 of the population of the city in your robust effort. Remove the residential portion of the Moradian property from your "Area of Change" and protect it as you claim your intent is for all Single Family residential neighborhoods. You cannot move this parcel up 6 levels from low residential to Mixed Use Medium and retain any sort of credibility.
•	Do not densely populate this area with multifamily housing, crime and traffic.
•	Keep the plan flexible to a changing world -- more shared workspace opportunities, create mini-villages that are sustainable ecosystems, and allow

Question 28 Responses

<p>height in areas where it makes sense based on topography, distance from other uses, and would not significantly impact scenic vistas.</p>
<ul style="list-style-type: none"> Definitely add Village Centers.
<ul style="list-style-type: none"> 1. Design that protects our valley oaks and maintains a sense of place- please don't select designs that mimic Irvine, Encino, Santa Clarita, etc. We have a history that those of us who were raised here love, honor that in design standards. 2. It needs to be much safer to get around the city by bicycle. 3. I know it isn't part of the general plan update specifically, but the city needs to get serious about identifying and acquiring key sites for affordable developments. I keep hearing "incentivize" development, but that is not a serious approach. Work with the area housing authority, put up some funding, get beautiful and necessary affordable communities built.
<ul style="list-style-type: none"> All enacted changes to the general plan should take into the effects of climate change on the economy, wilderness areas, water and land resources, and changes in lifestyle that comes with a shift to renewable energy and sustainable lifestyles.
<ul style="list-style-type: none"> Protect single family neighborhoods, especially in Rancho Conejo. Do not build multi family residences there. Build multi family residences in areas away from single family neighborhoods.
<ul style="list-style-type: none"> Focusing on multi use retail commercial and residential so that it is balanced - more village type centers - Janss and Oaks add multi use/3 story residential on areas such as old nursery to increasing area housing and utilize empty spaces such as that.
<ul style="list-style-type: none"> I moved to VC nearly ten years ago, and the lack of housing has been very challenging. I do not want our future generations, my children, to have the same challenges I have experienced. Alternative 1 allows for a good balance of housing and job growth.
<ul style="list-style-type: none"> I think a more modest approach to mixed use in areas that are already commercial would be the best approach. I also believe that high density housing should be designed to blend in with the landscape. Building on sites clearly visible from the 101 Freeway would also diminish the reputation of the cities in the Conejo Valley such as the open parcel between Wendy and Borchard. Building an attractive park in that parcel could help increase the general beauty of the Conejo Valley with denser mixed use areas place in areas that blend in better.
<ul style="list-style-type: none"> More access streets to new locations. Do not overcrowd current streets
<ul style="list-style-type: none"> People move to Thousand Oaks because it doesn't have population density and it doesn't have tall buildings. Open space preservation, single family residences and neighborhoods are the focus, along with schools, the arts and safety. These things are scarce enough and hard enough to maintain in these times, please do

Question 28 Responses	
	not destroy this city. We have families, entertainment, schools, places of worship, stores and restaurants and that's how we like it.
	<ul style="list-style-type: none"> Keep buildings at or below 3 stories
	<ul style="list-style-type: none"> I did my best to review the briefing book and form an opinion, but it is just too difficult and complex without spending inordinate amounts of time on it. From my perspective, the most important thing is that we do NOT have 6 story buildings in Thousand Oaks.
	<ul style="list-style-type: none"> Stop trying to over populate our areas. We don't want the Conejo Valley to turn in to the San Fernando Valley. There are other areas that are underpopulated for housing outside of ventura county.
	<ul style="list-style-type: none"> Redesign alternatives to not include any vertical mixed usage building, no building heights to exceed current general plan max of 35', densities to remain at 30 units per acre, focus on open spacious residential designs instead of packed in, high-density, urban designs. No underground parking.
	<ul style="list-style-type: none"> Leave it alone
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> No comment
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Na
	<ul style="list-style-type: none"> NA
	<ul style="list-style-type: none"> na
	<ul style="list-style-type: none"> NO COMMENT
	<ul style="list-style-type: none"> I agree with the four areas of change, but I think that packaging them into three alternatives isn't helpful. We should focus on the alternatives for each and prioritize them. Above all, I think that the downtown concept, with more mixed-use, is much more important that the others, although it certainly will take the most time. TO needs a city center!
	<ul style="list-style-type: none"> working to preserve the individual beauty and quality of life Thousand Oaks offers by limiting development and preserving neighborhoods and rural areas.
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> Keep as is
	<ul style="list-style-type: none"> Redevelop Kmart site as high density residential only. There is too much vacant commercial and more commercial hurts all businesses. Allow part of Oaks Mall to be residential before Oaks Mall becomes a dead mall. Parcel by borchard and

Question 28 Responses	
	alice should be high density residential similar to what is behind staples and Michael's in Westlake. However, a secondary access road should be built as Wendy can't handle current traffic..
•	do it with care' you could lose more than you gain' poll more especially the fringes of the plans, go door to door on those streets, it is peoples lifelong investment you are messing with, their property values!
•	Maintain the Small, Rural Atmosphere in that Thousand Oaks once was. The Thousand Oaks in that We were born, raised, shall continue to live in. A City in which we shall be Proud to call Home..
•	Building heights must be limited to three stories. No exceptions. All projects must include green spaces/parks/trees. All areas should include benches and tables
•	Placing mixed use or multi family units south of the 101 at the end of Alice is completely out of the question. This is the only area in all of the plans that is currently 100% residential & will completely transform what this neighborhood is. At MOST it could be considered for lower density multi family units of no more than 2 stories with a lot of open space. This will allow for more housing while having less of a traffic impact on the surrounding neighborhood. When I bought my house I was assured this was zoned for low density single family housing & now you're changing the game.
•	The state housing laws are arbitrary, and subject to change. You never should have changed the measure E housing bank. You have continually ignored constituents who want to maintain a suburban feel for TO, instead giving voice to developers and your paid urban consultant. TO does not have to be affordable to everyone - it is a privilege and not a right to live here. Many people spent years saving to live in a place like this. In areas where housing can be added, it should be condos or townhomes so young people have an entry into ownership. That enhances the city, without the transitory nature of apartment renters and all the congestion and crime that comes along with it. Even the wording of all your surveys is geared toward developers interests rather than the constituents that you are paid to represent. Do your job and find a way to maintain the character of TO without turning it into the Valley.
•	N/A
•	N/A
•	Na
•	na
•	NO COMMENT.

Question 28 Responses	
• Overall the plan looks decent & we have to move ahead. However there is a huge concern over the vacant land in Rancho Conejo between the 101 & flood control channel. It is simply not appropriate to build out this area as proposed.	
• N/A	
• Get rid of the cheap motels along the 101 corridor in Thousand Oaks, especially in Newbury Park. They are a den for prostitution and drug dealing.	
• na	
• N/A	
• No Comment	
• N/A	
• Thousand Oaks should stay Suburban & Rural. Stop promoting growth when the statistics don't back up that we have this growth.	
• No building	
• High density on most smaller parcels instead of med-high. The community like smaller owner occupied projects more than huge development projects. There are great benefits for renters and local contractors by letting smaller parcels compete by giving them more density to add housing.	
• Do not support mixed use, high buildings or underground parking lots. We moved here for the "small town, safe" feeling- if we wish to live in a larger city, we will take our money and move.	
• The state makes laws and changes laws. To implement such drastic changes to our community would be frivolous. Once done they will just change the law saying we need more of x,y,z... The law could even be repealed. On another note please protect the oak trees! Encroachment is NOT protection. These trees need lots of space.	
• I would prefer that we provide mix use development however that we limit the number of stories. Thousand Oaks is a unique town and we don't want it to look like LA with high rises.	
• Stop developing and start working on social programs you fucking ghouls.	
• Include properties north of Hillcrest Drive within the General Plan Update for Multi-Family or Mixed Use Development. Encourage mixed use town center on Thousand Oaks Boulevard. Encourage mixed-use town center near Rancho Conejo District especially on vacant 30 acre property on Borchard south of the 101 Freeway.	
• Housing needs to be considered for the Westlake and East End area. This is a perfect location to provide housing near existing jobs, which is also walkable to a variety of retail options.	

Question 28 Responses	
	<ul style="list-style-type: none"> The need for decent housing for all citizens can be solved or half solved by creating urban centers and allowing more housing construction throughout the city.
	<ul style="list-style-type: none"> The city should encourage the construction of taller buildings, with multi-family housing and a greater opportunity for common areas.
	<ul style="list-style-type: none"> We chose to live here 2 years ago because we like the city the way it is today. We prefer no major changes in the future for the city. If we had wanted a place with more houses, jobs, and businesses nearby, we would have chosen another city to live in.
	<ul style="list-style-type: none"> Change the City Plan to meet legal requirements for "affordable" housing. Transform areas which are eyesores to low density mixed use
	<ul style="list-style-type: none"> Use the expertise of "many mansions" and find the \$ to build or convert apartments for affordable workers.
	<ul style="list-style-type: none"> no comment
	<ul style="list-style-type: none"> Build bigger community
	<ul style="list-style-type: none"> more affordable housing and outdoor places
	<ul style="list-style-type: none"> Have a safer place for our kids and make sure that their future will be better than us
	<ul style="list-style-type: none"> More open space and better structures (some for commercial other for residents)
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> N/A
	<ul style="list-style-type: none"> While participating in the meetings as part of this process, I was under the impression that by allowing increased height and density in more parts of the city, we could avoid 4- to 6-story buildings, maintain our views, and still meet our obligations under State housing laws. I was shocked to see that all the alternatives in this plan instead place dense, tall buildings (both commercial and residential) in all areas of the city. Also, I wonder if we couldn't rezone some areas to simply residential uses if we're so short on housing. I'm not convinced that mixed-use is the greatest alternative. I know planners love it, but the developments I've seen in other Southern California communities are horrendous--large, big-box buildings that probably provide a lot of units but are so ugly that the residents hate them. Surely Thousand Oaks can maintain the character of our beloved city while still meeting State obligations. I really hope we can keep the city low and maintain our views. Seeing the mountains while driving around town is one of my favorite things about living here. Please don't destroy our views with high-rise buildings.

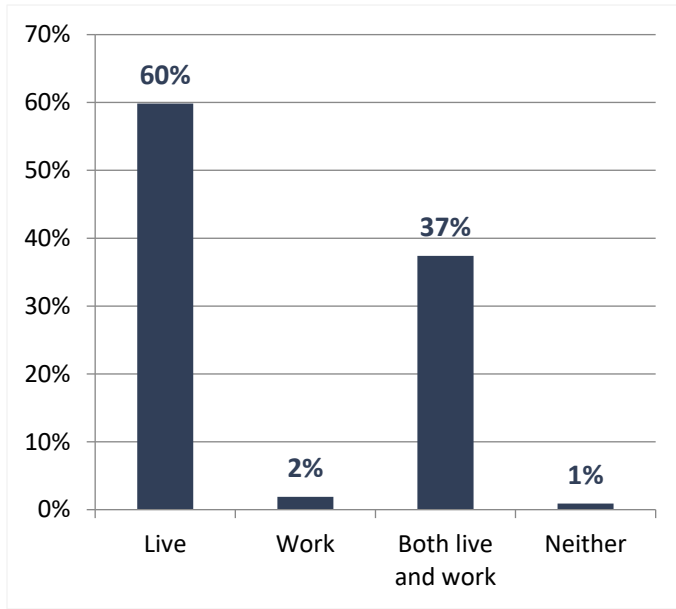
Question 28 Responses

- less restrictive general plan would encourage future development and ensure a better Conejo Valley for our grand children

DEMOGRAPHICS

Question 29.

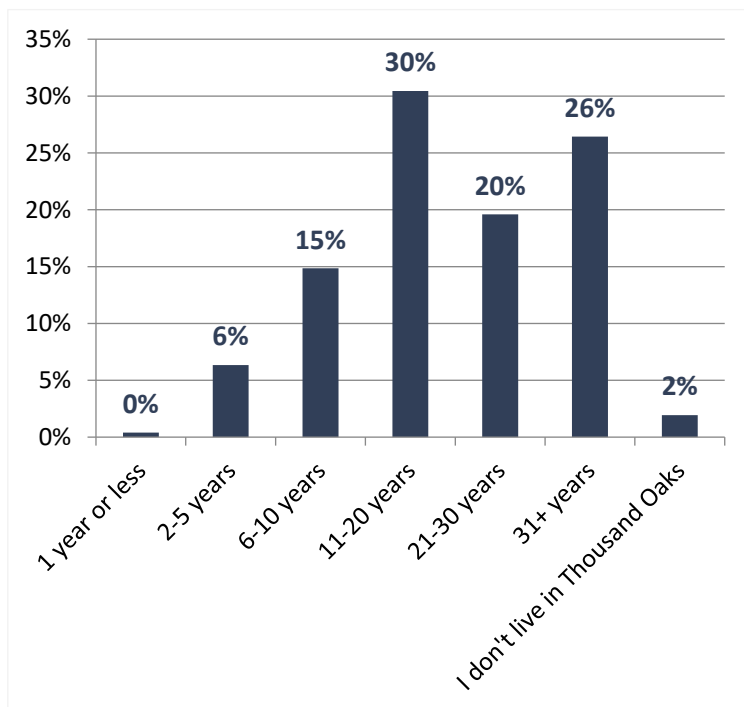
Do you live and/or work in Thousand Oaks?



Answer Choices	Responses	
Live	60%	1211
Work	2%	38
Both live and work	37%	757
Neither	1%	18
Answered		2024

Question 30.

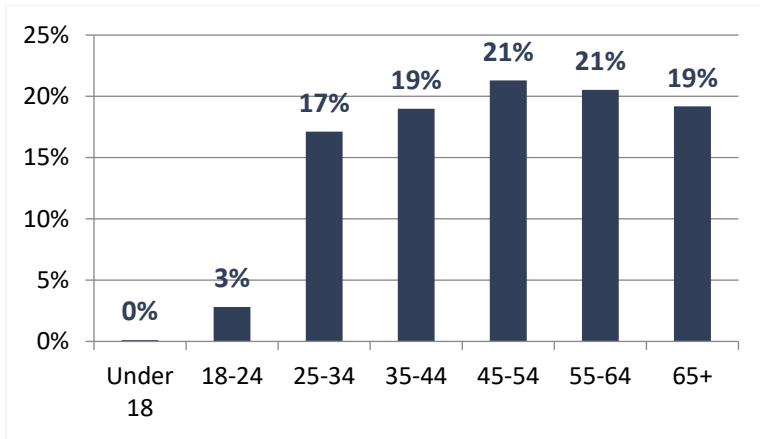
How long have you lived in Thousand Oaks?



Answer Choices	Responses	
1 year or less	0%	8
2-5 years	6%	128
6-10 years	15%	300
11-20 years	30%	615
21-30 years	20%	396
31+ years	26%	534
I don't live in Thousand Oaks	2%	39
Answered		2020

Question 31.

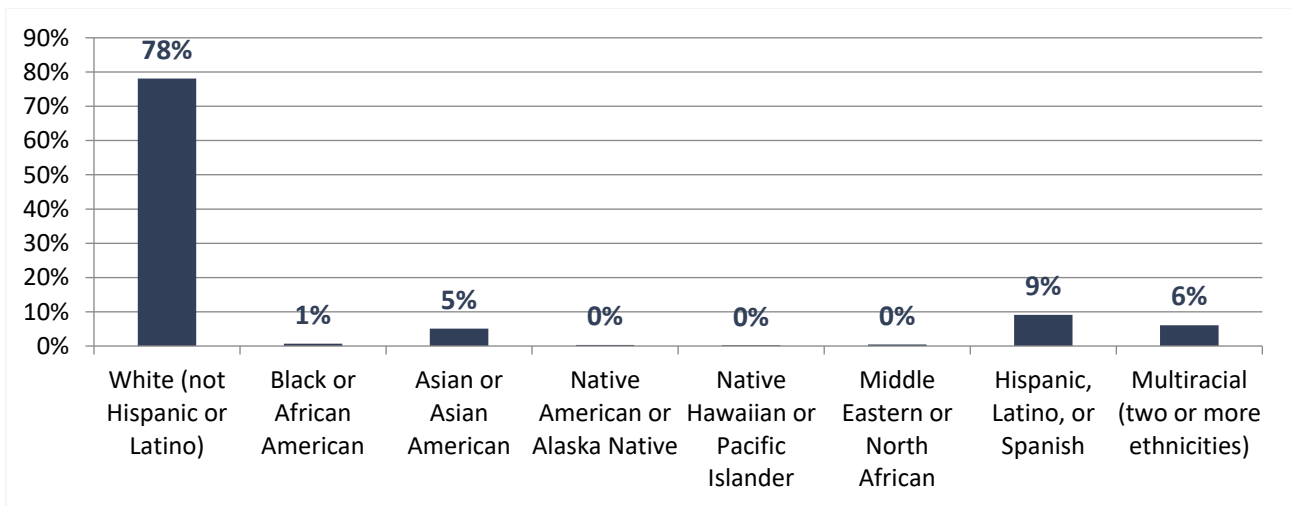
What is your age range?



Answer Choices	Responses	
Under 18	0%	2
18-24	3%	56
25-34	17%	341
35-44	19%	378
45-54	21%	424
55-64	21%	409
65+	19%	382
Answered		1992

Question 32.

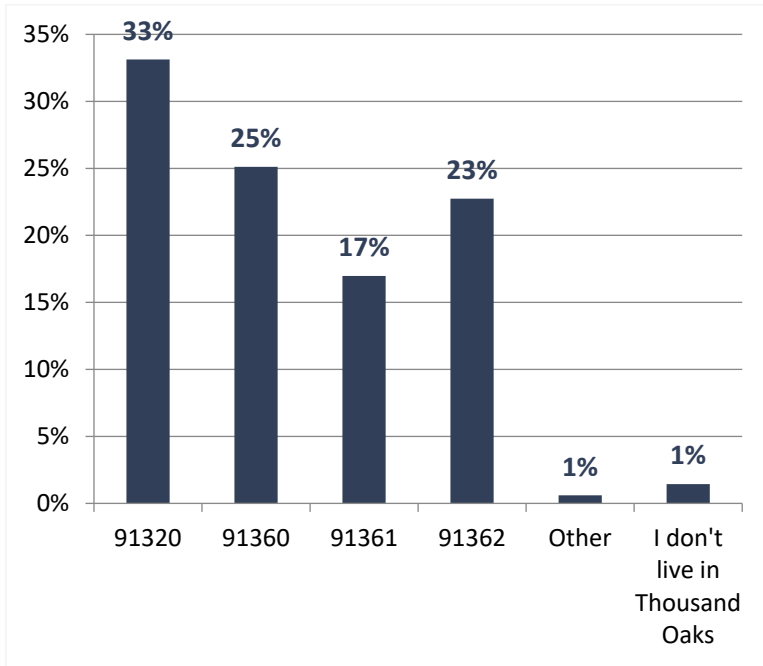
How do you identify?



Answer Choices	Responses	
White (not Hispanic or Latino)	78%	1519
Black or African American	1%	13
Asian or Asian American	5%	99
Native American or Alaska Native	0%	6
Native Hawaiian or Pacific Islander	0%	4
Middle Eastern or North African	0%	9
Hispanic, Latino, or Spanish	9%	177
Multiracial (two or more ethnicities)	6%	118
Answered		1945

Question 33.

What is your zip code?



Answer Choices	Responses	
91320	33%	666
91360	25%	505
91361	17%	341
91362	23%	457
Other	1%	12
I don't live in Thousand Oaks	1%	29
Answered		2010