

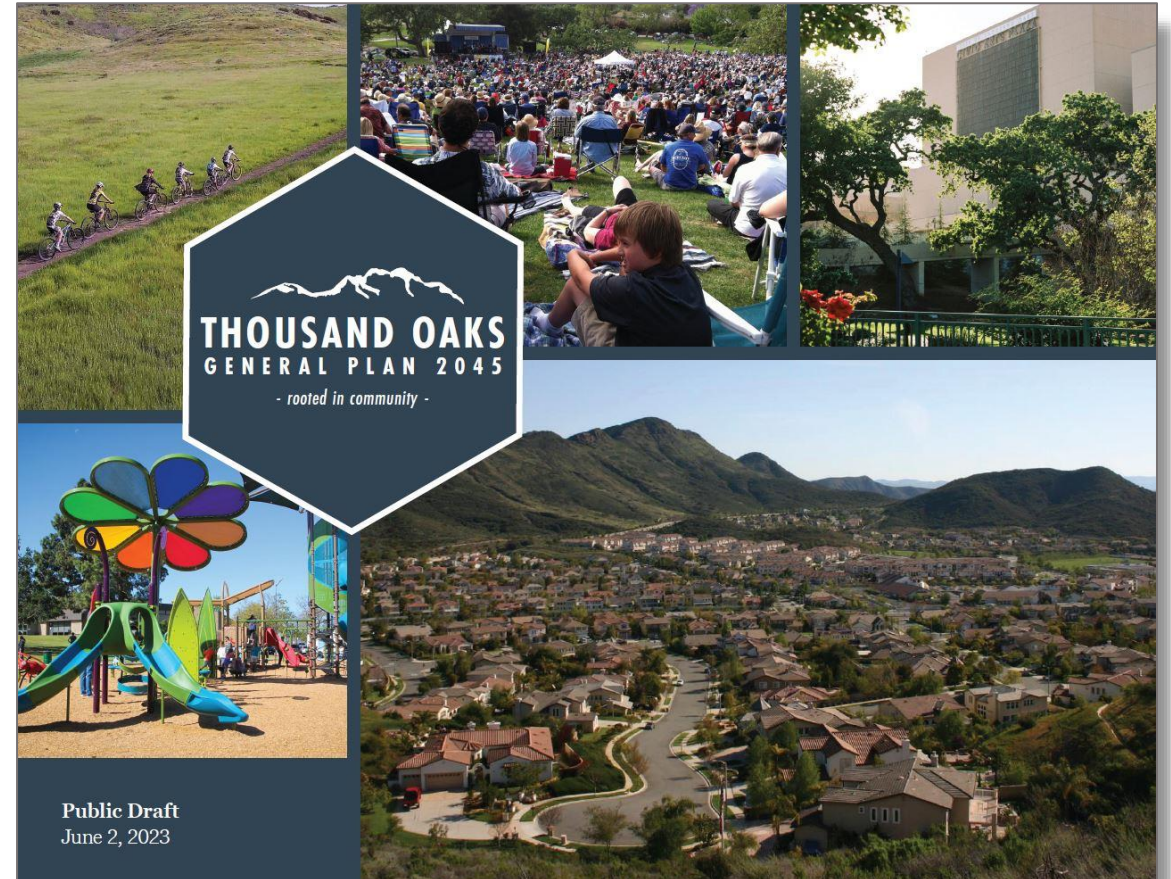


Overview of **Draft General Plan 2045**

Community Workshop #4 | June 29, 2023

AGENDA

- Introduction and Welcome
(6:00–6:15 pm)
- Overview Presentation of
Public Draft General Plan
(6:15–6:45 pm)
- Open House Stations
(6:45–7:45 pm)
- Closing and Next Steps
(7:45–8:00 pm)



OBJECTIVES



Introduce the Draft General Plan to the public



Provide an overview of the Draft General Plan structure and content



Allow participants to ask questions at stations



Describe how the public can comment on the Draft General Plan



Provide an overview of the process to complete the General Plan

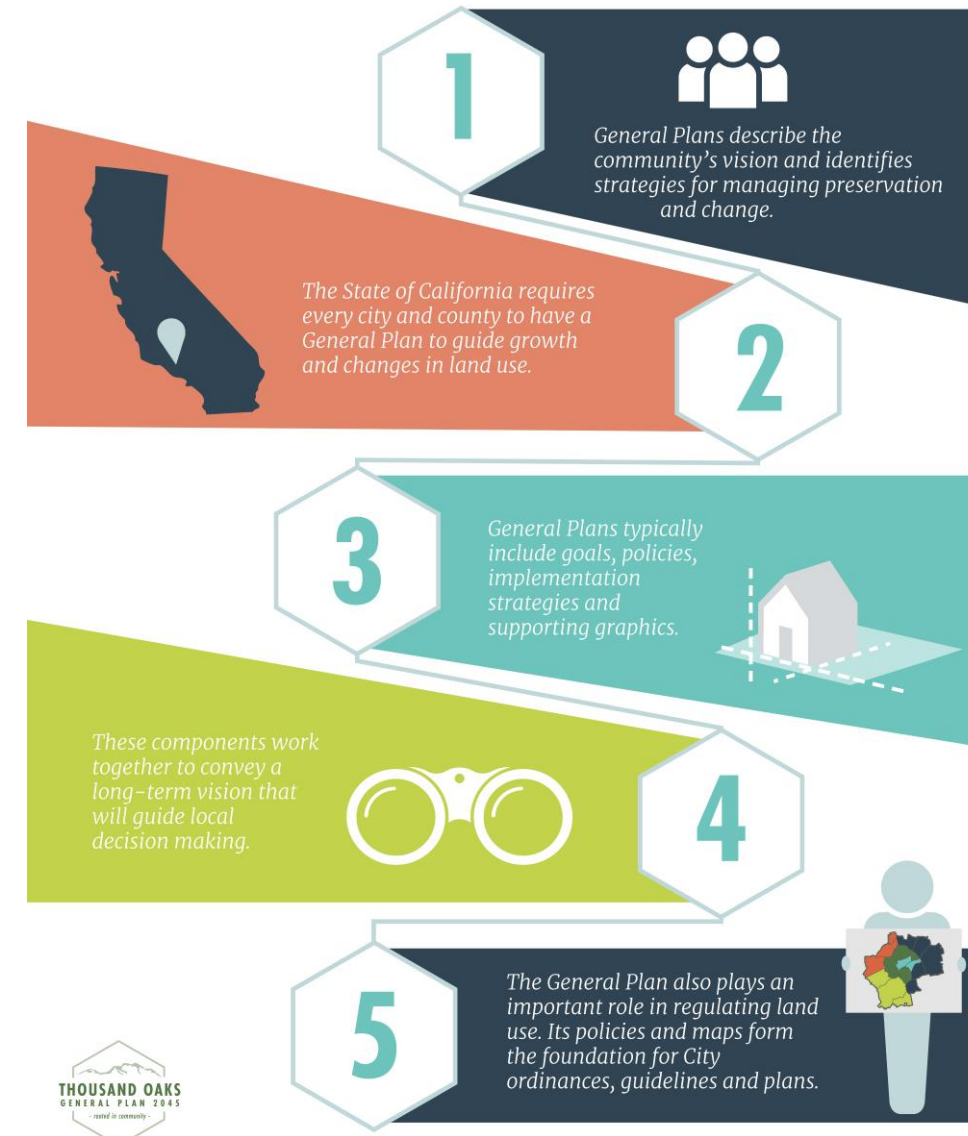
GENERAL PLAN BACKGROUND

WHAT IS A GENERAL PLAN?

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

WHAT IS A GENERAL PLAN?

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



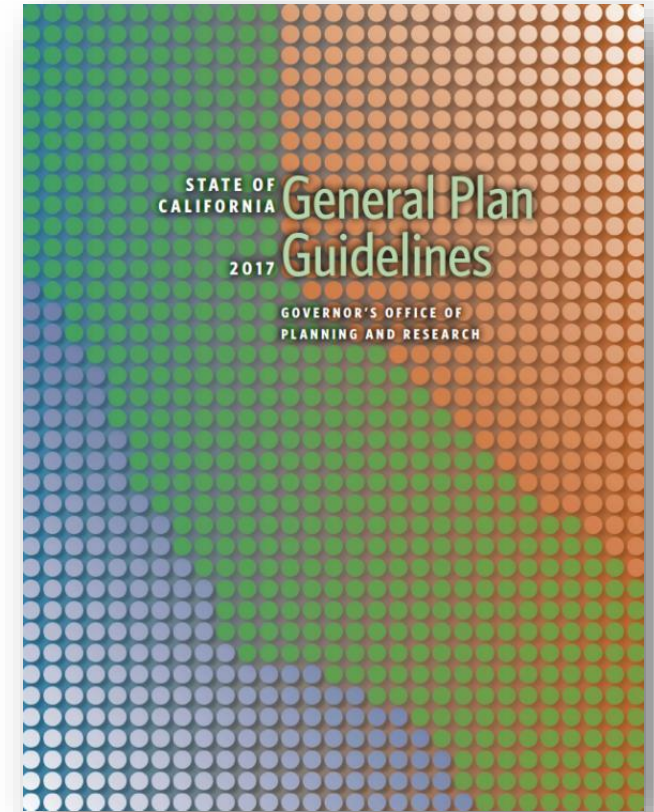
GENERAL PLAN REQUIREMENTS

Required Topics

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety
- Air Quality
- Environmental Justice

Optional Topics

- Community Design
- Equitable and Resilient Communities
- Healthy Communities
- Economic Development
- Climate Change
- Arts & Culture



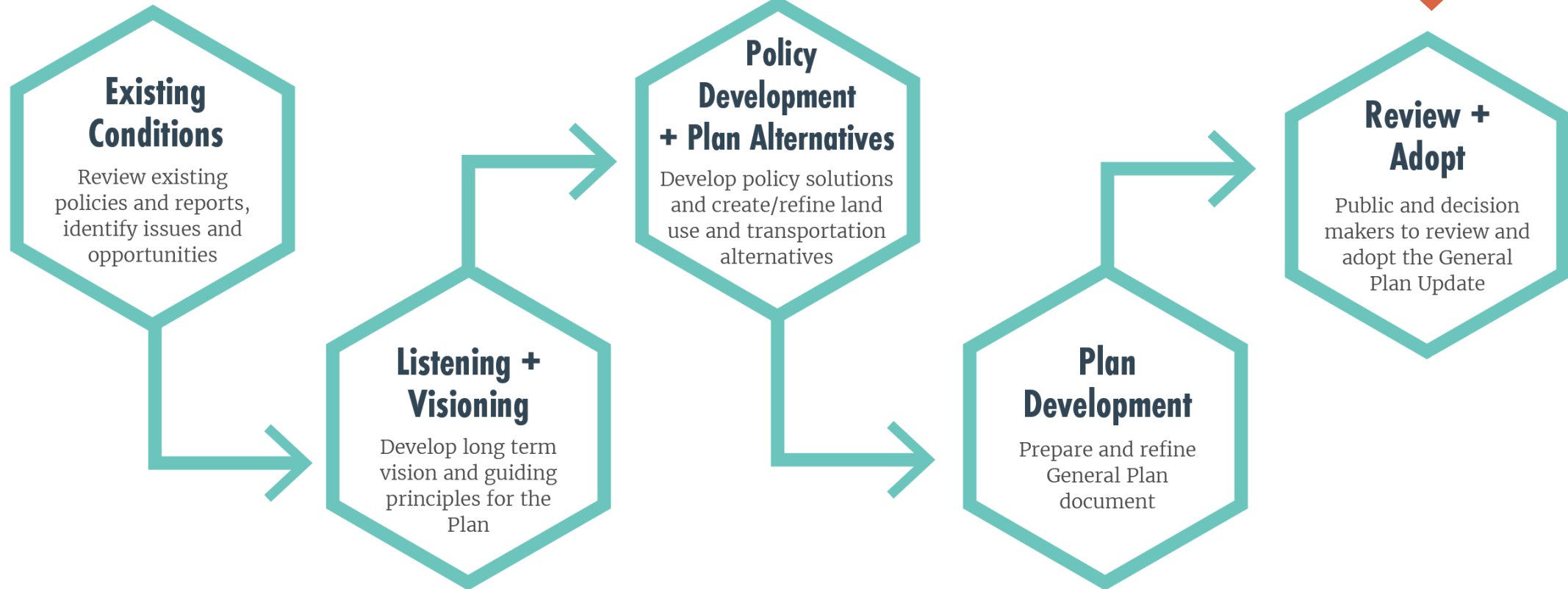
Dozens of new State laws since the process began in 2019



TO2045 PROCESS

Note: The EIR will be released in August

We are here



COMMUNITY ENGAGEMENT ACTIVITIES THROUGHOUT THE PROCESS



OUTREACH AND ENGAGEMENT

- Project Website
 - Regular updates to TOaks2045.org
- Citywide mailer
 - Sent to **38,004 households** via water and wastewater bills
- Email blasts
 - Sent to over **1,500 subscribers 20+ times** during the process
- Newsletters
 - CityScene – **12 articles with over 1,500 subscribers**
 - Economic Development Newsletter – **6 articles with over 5,600 subscribers**
 - Sustainability Newsletter – **4 articles with over 10,000 subscribers**
- Social Media
 - Regular posts to both Twitter & Instagram
- Email Requests made to
 - 167 Homeowners' Associations
 - 48 Religious organizations
 - President of Conejo Council of PTAs
 - CLU Students in the MPPA Program
 - Conejo Valley Unified School District
- Advertisements
 - City Hall marquee
 - Posters in City Hall, Thousand Oaks Libraries, and Janss Marketplace
 - Paid ads in The Acorn and VC Star newspapers
- Flyers
 - City Hall public counter
 - Thousand Oaks Libraries
 - Meals on Wheels
 - Conejo Recreation and Park District volunteers

OUTREACH AND ENGAGEMENT

- 16 General Plan Advisory Committee meetings
- 4 Community Workshops
- 4 Community wide Surveys
- 21 Neighborhood Meetings
- 13 Pop-up Workshops
- 17 Stakeholder Interviews and Focus Groups
- 2 Community Forums
- 4 Office Hours Sessions
- 6 updates to City Council and 4 Planning Commission



OVERVIEW OF THE DRAFT GENERAL PLAN

1. PLAN ORGANIZATION

1. Introduction
2. Process
3. Vision and Guiding Principles
4. Land Use
5. Mobility
6. Parks and Open Space
7. Conservation
8. Community Facilities and Services
9. Arts and Culture
10. Safety
11. Noise

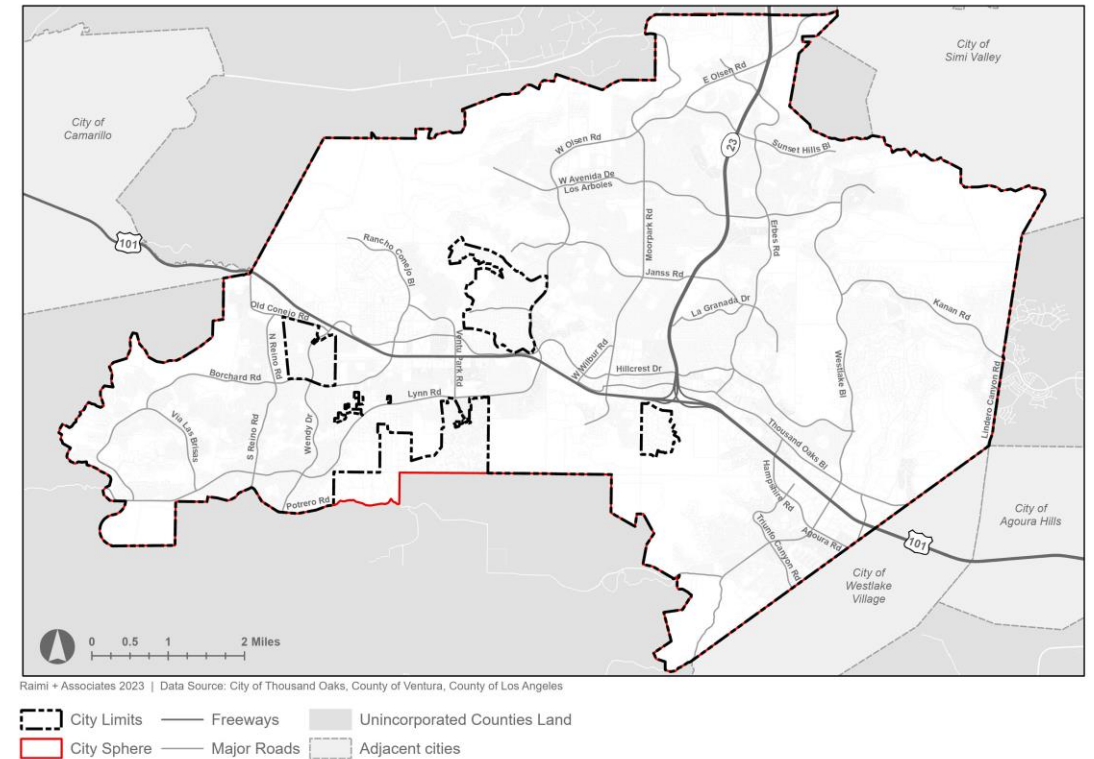
12. Governance
13. Implementation
14. Glossary

Other Components

- Housing Element (Under a separate cover)
- Appendix A: Public Health and Equity
- Appendix B: Emergency Evacuation Analysis
- Engagement Summary and Reference Materials

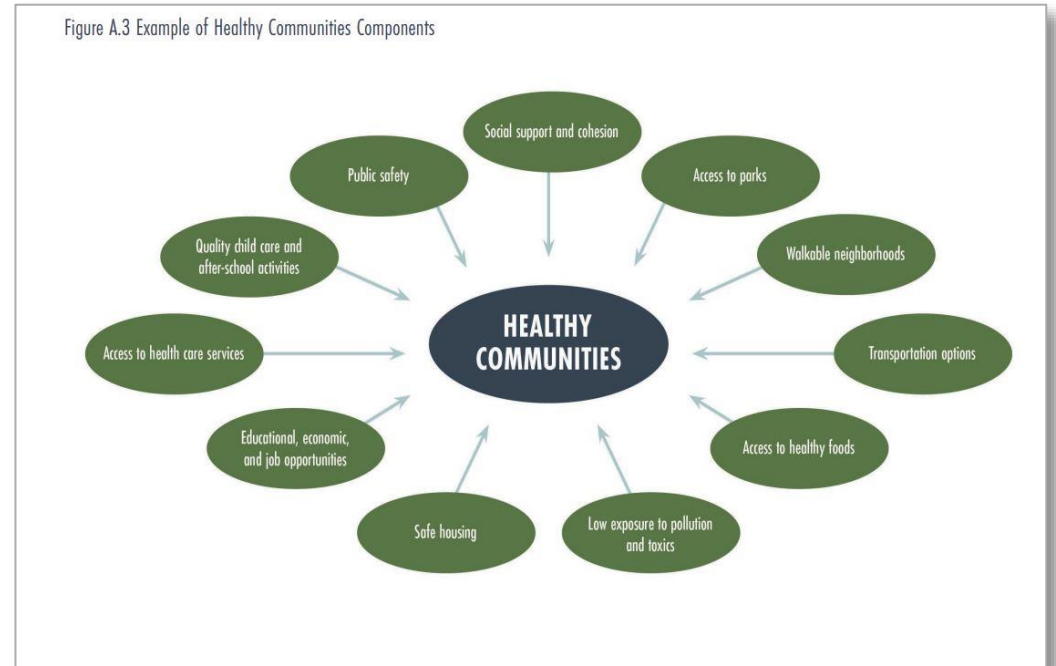
CHAPTER CONTENTS

- Summary of State requirements
- Background information
- Topic specific issues and opportunities
- Goals and Policies
 - Goals: describe the overall vision and direction
 - Policy: specific “position statements”
- Implementation Actions



ENVIRONMENTAL JUSTICE AND SUSTAINABILITY

- Topics addressed in all elements
- Environment Justice
 - Addresses health, pollution and income disparities
- Sustainability
 - Addresses climate change, natural environment, green buildings and other topics



Note to Reader



Policies marked with this icon are related to health, equity, and environmental justice.



Policies marked with this icon are related to sustainability.

3. VISION AND GUIDING PRINCIPLES

Vision Statement:

“Thousand Oaks—surrounded by a ring of open space and varieties of mature, native oak trees—is a tight-knit community where people of all ages, stages of life, and backgrounds can thrive in a suburban, family-friendly environment. Its high quality of life is supported by award-winning public schools and services, extensive parks and recreation offerings, world-renowned arts and culture facilities and programs, and biotech and emerging technology businesses. Residents and visitors alike value the safe, welcoming, family-friendly atmosphere.”



COMMUNITY VALUES

1. A family-friendly community with a high-quality of life accessible to all.
2. An inclusive and welcoming community that embraces ethnic, racial, age, gender, disabled and special needs, sexual orientation, religion, and economic diversity.
3. High-quality parks, public facilities, and services.
4. The protection of open spaces, oak trees, and natural beauty and habitat.
5. A suburban community that is easy to get around, and where you can live, work, shop, and play.
6. The ability to live in the City regardless of income, stage in life, or disability.
7. A recognition that the community will evolve over time and change is inevitable.
8. Safe and convenient mobility options.
9. A diverse and resilient economy.
10. High-quality schools, including public/private schools and institutions of higher education.
11. A community devoted to arts and culture.
12. A safe and healthy community.
13. A City that recognizes its role as a leader in the Conejo Valley, Ventura County, and the Southern California region.
14. A leader in climate change and environmental sustainability.
15. An active and involved community.

(ADDITIONAL) MAJOR STRATEGIES

- Preserve and expand the existing urban forest, especially oak trees
- Expand the number and types of entertainment options
- Expand the high-quality, diversity, and accessibility of public facilities and services
- Take steps to protect the City against future natural or human-caused disasters
- Meet or exceed State-established targets for greenhouse gas (GHG) emissions, energy use, water use, and recycling
- Maintain long-term fiscal sustainability

4. LAND USE ELEMENT

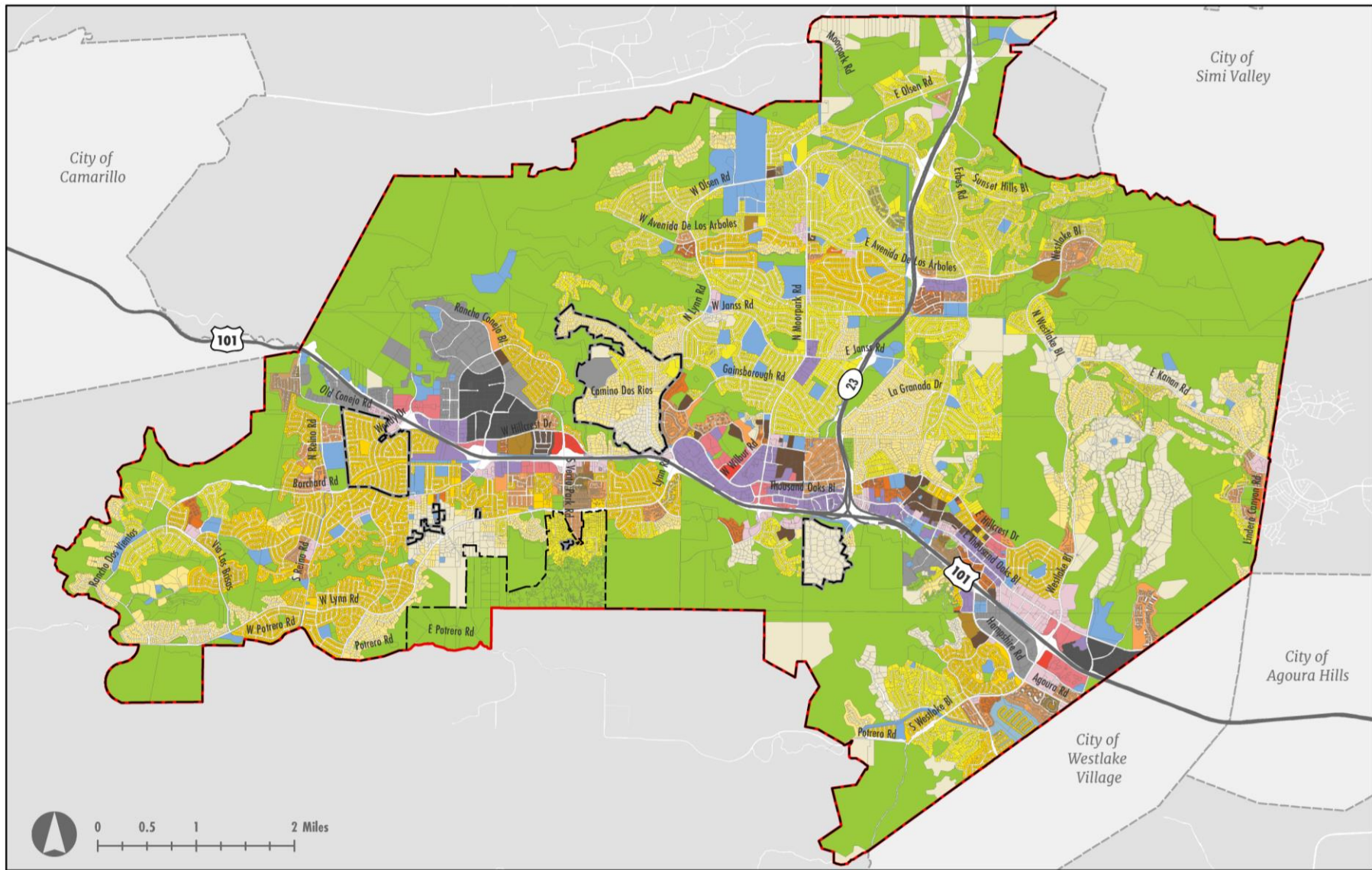
- Describes the distinct types of places that make up the community's vision for the built environment
- Accommodate and plan for necessary change, comply with existing and new State regulations
- Preserve and enhance unique features that attribute to high-quality of life



4. LAND USE DESIGNATIONS

- Describe the intended future use of every parcel of land
- Designations include:
 - A description, list of allowable uses, density and intensity, allowable building height, and illustrative examples for scale and character
- 17 designations in 5 land use categories:
 - Residential (9)
 - Mixed-Use (1)
 - Commercial (3)
 - Industrial (2)
 - Institutional (2)

GENERAL PLAN LAND USE DESIGNATION MAP



Raimi + Associates 2022 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Base Canvas, 2022

RESIDENTIAL

- Neighborhood Rural (0 to 1.0 du/acre)
- Neighborhood Very Low (>1 to 2 du/acre)
- Neighborhood Low 1 (>2 to 4.5 du/acre)
- Neighborhood Low 2 (>4.5 to 6 du/acre)
- Neighborhood Low Medium (>6 to 10 du/acre)
- Neighborhood Medium 1 (>10 to 15 du/acre)
- Neighborhood Medium 2 (>15 to 20 du/acre)

- Neighborhood High (>20 to 30 du/acre)
- Mobile Home Exclusive

MIXED-USE

- Mixed-Use (>20 to 30 du/acre, 1.0 FAR)

COMMERCIAL

- Commercial Neighborhood (0.5 FAR)
- Commercial Town (1.0 FAR)
- Commercial Regional (2.0 FAR)

INDUSTRIAL

- Industrial Low (1.0 FAR)
- Industrial Flex (2.0 FAR)

INSTITUTIONAL

- Institutional
- Parks, Golf Courses, And Open Space

- City Limits
- City Sphere
- Unincorporated County Islands
- Freeways
- Major Roads

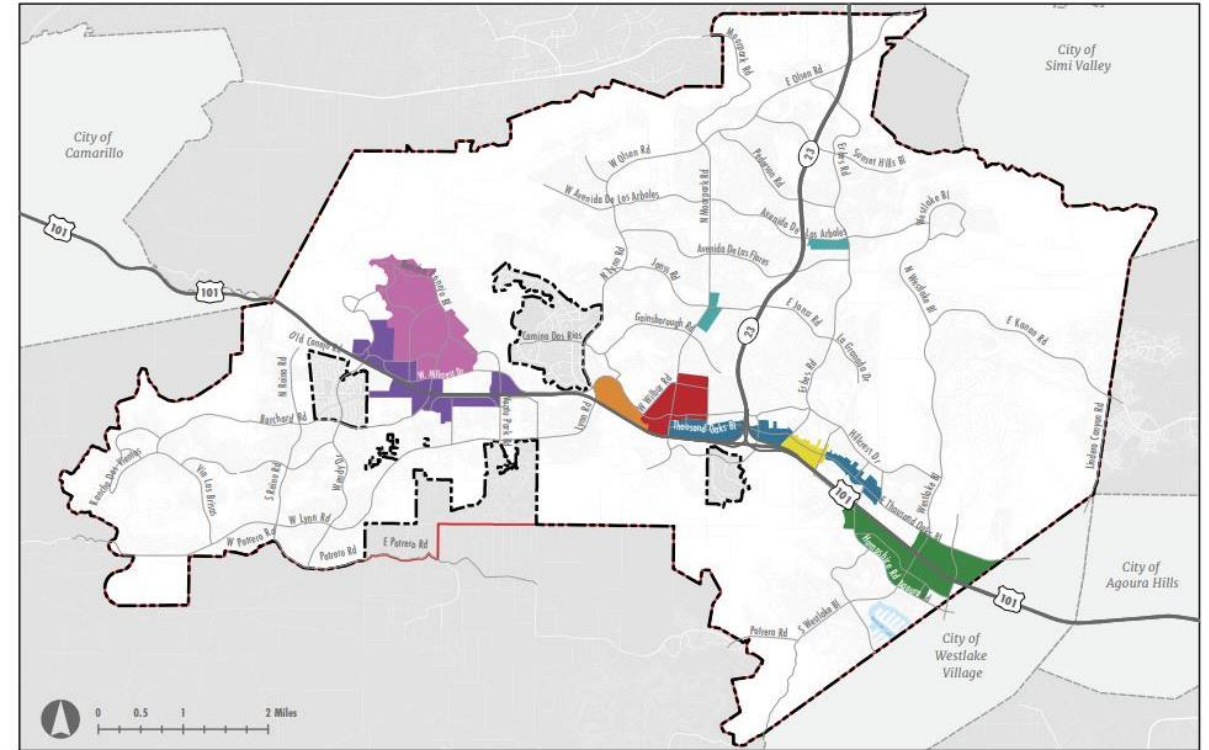
4. CITYWIDE GOALS & POLICIES

- Provide opportunities for targeted infill development
- Preserve existing residential neighborhoods
- Promote housing diversity
- Support the development of new mixed-use areas
- Enhance job base in industrial areas
- Redevelop underperforming commercial and retail areas
- Support high-quality design and public spaces
- Preserve views and vistas
- Power buildings with clean energy
- Promote healthy living

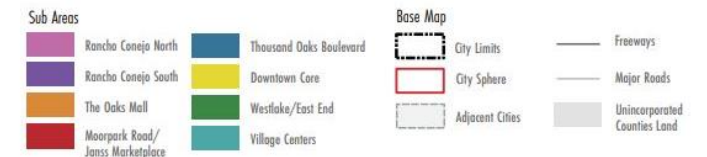
4. AREA SPECIFIC GUIDANCE

- Downtown
- Thousand Oaks Boulevard
- The Oaks
- Moorpark Road and Janss Marketplace
- Rancho Conejo North and South
- Westlake and East End
- Mixed-Use Village Centers

Sub Areas



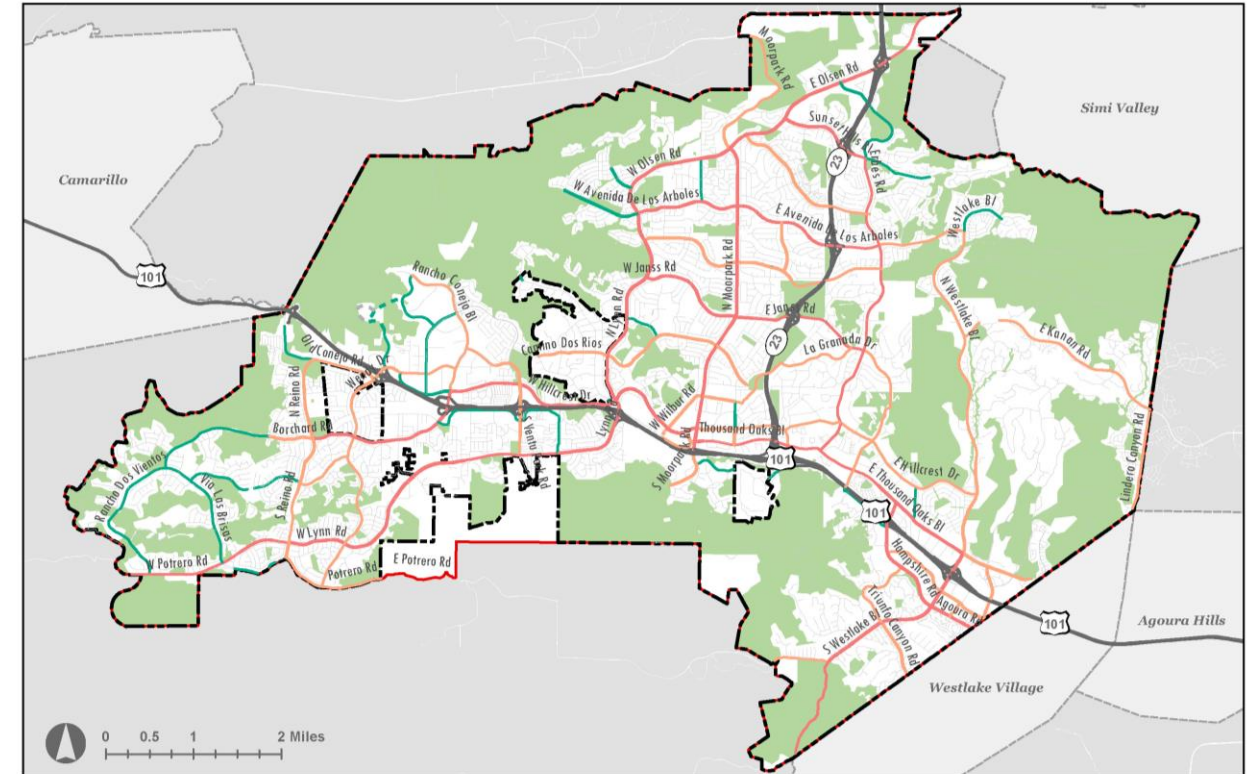
Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



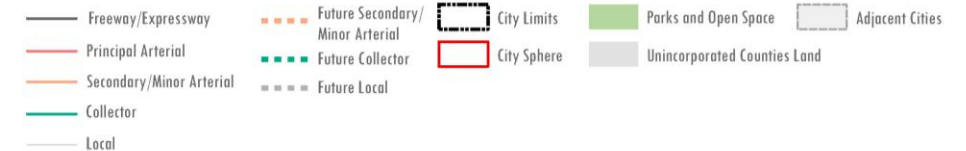
5. MOBILITY

- Describes the citywide multi-modal transportation system including
 - Functional roadway classification system
 - Pedestrian network
 - Bicycle network
 - Public transit network

Roadway Classifications



Raimi + Associates 2019, Nelson\Nygaard 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



5. MOBILITY GOALS

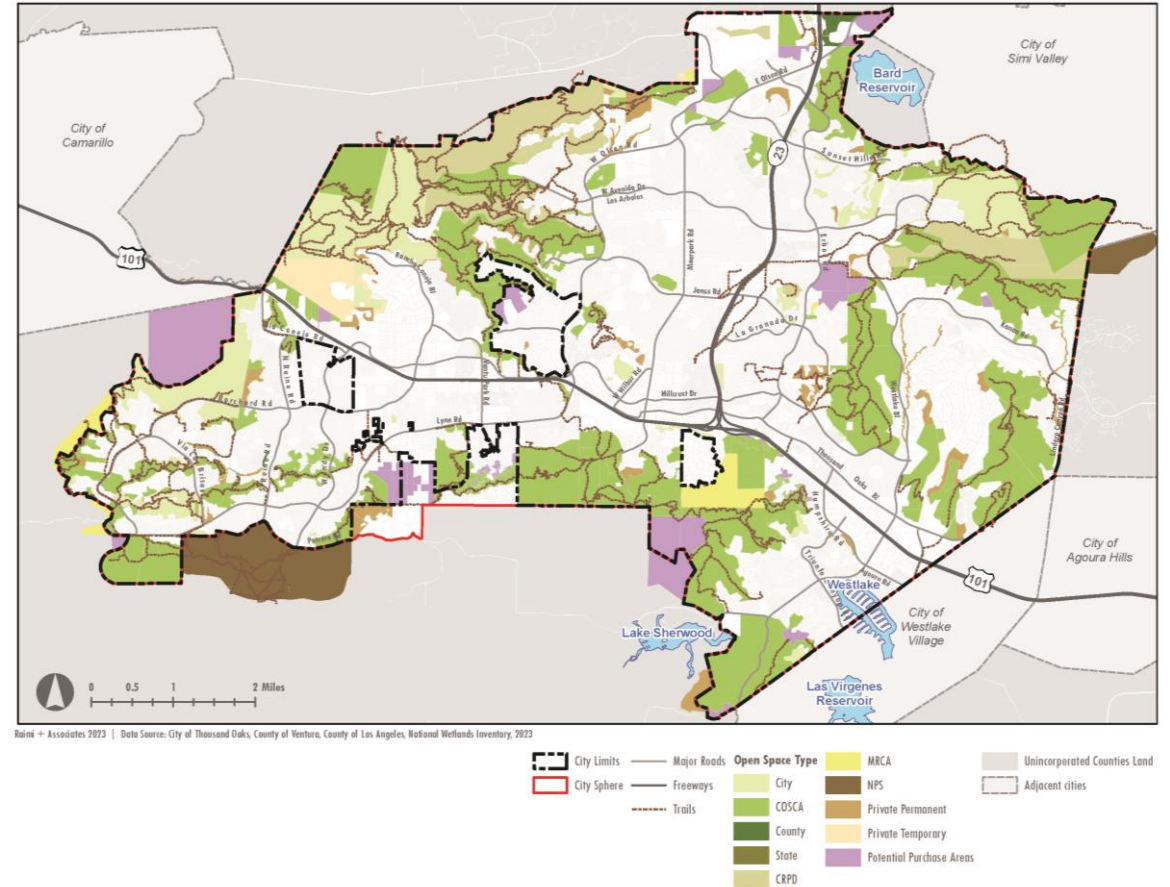
- Maintain a transportation system that supports all users
- Support public transit
- Support active and safe transportation
- Manage infrastructure improvements
- Reduce impacts to the environment



6. PARKS & OPEN SPACE

- Provides an overview of the city's open space, parks, and recreation systems
- Describes benefits of open space
- Includes inventory of extensive parks and open spaces
- Details active partnerships with COSCA and CRPD
- Highlights issues and opportunities for parks and open spaces

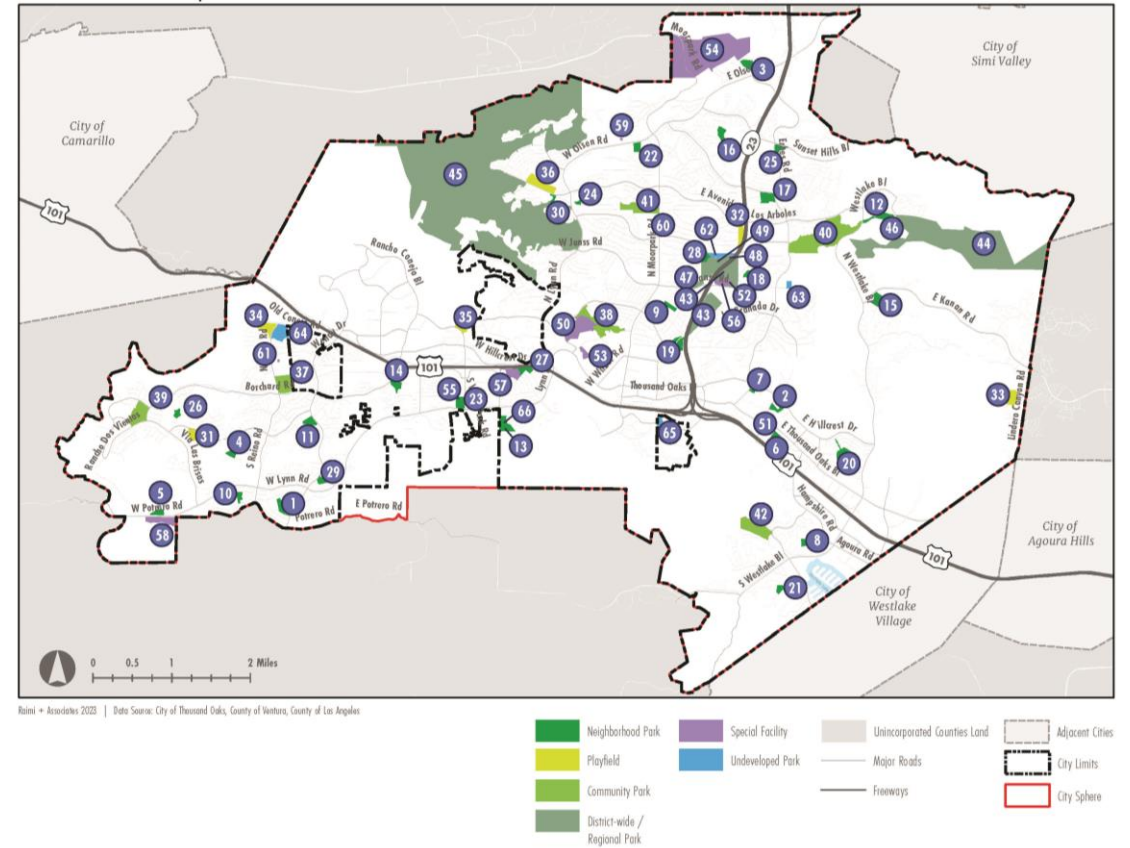
Open Space Inventory



6. PARKS & OPEN SPACE GOALS

- Preservation of open space
- Support “ring of green”
- Protect natural areas
- Encourage outdoor recreation and education
- Manage open spaces to address natural hazards
- Maintain beautiful parks
- Provide a diversity of recreation programs
- Expand parks funding to keep pace with growth

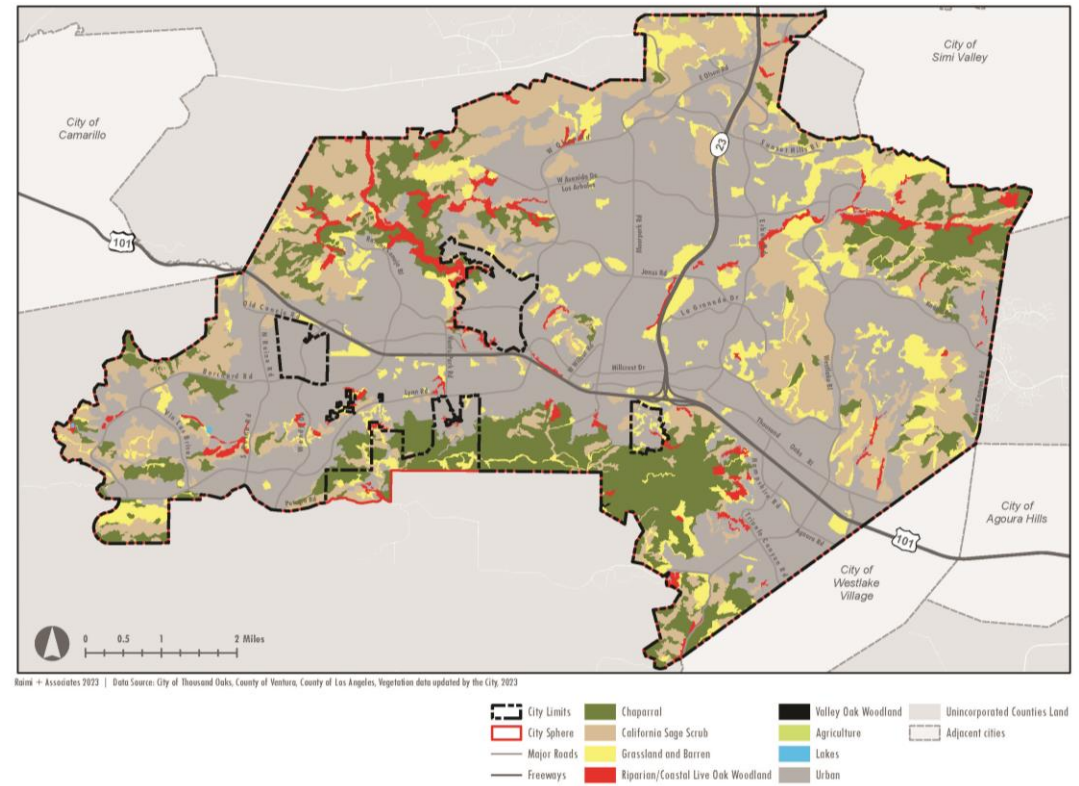
Parks Inventory



7. CONSERVATION

- Addresses identification, conservation, development, and use of natural resources
- Topics covered
 - Scenic resources and landforms
 - Community forest
 - Biological resources
 - Air quality
 - Cultural resources
 - Historic resources

Vegetation Communities



7. CONSERVATION GOALS

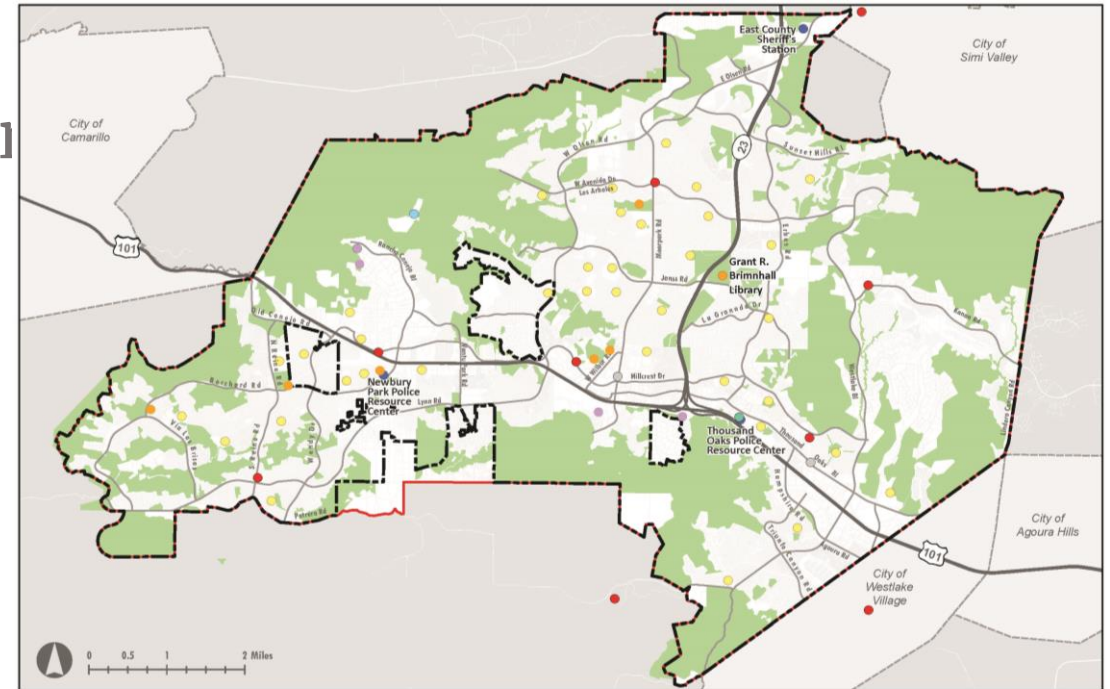
- Conserve physical setting
- Mitigate visual impacts of new development on hillsides
- Maintain and expand the community forest
- Protect oak and landmark trees
- Protect and manage natural areas and wildlife populations
- Protect significant historical and cultural resources
- Maintain air quality that protects public health, safety, and welfare



8. COMMUNITY FACILITIES AND SERVICES

- Describes the condition, accessibility, and level of service for facilities and public services
- Includes goals and policies to support existing and future community needs related to:
 - Community facilities
 - Public services
 - Infrastructure (potable water, stormwater, wastewater, solid waste)
 - Public safety (police and fire)

Facilities & Services



Ham + Associates 2023 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



8. COMMUNITY FACILITIES AND SERVICES GOALS

- Ensure a sustainable water supply and conserve water use
- Reduce solid waste and enhance recycling
- Achieve surface and groundwater quality standards
- Ensure police and fire protection
- Provide high-quality and well-maintained public buildings and services
- Provide library services that support all residents
- Ensure access to quality health and mental healthcare
- Support high quality educational facilities



9. ARTS AND CULTURE

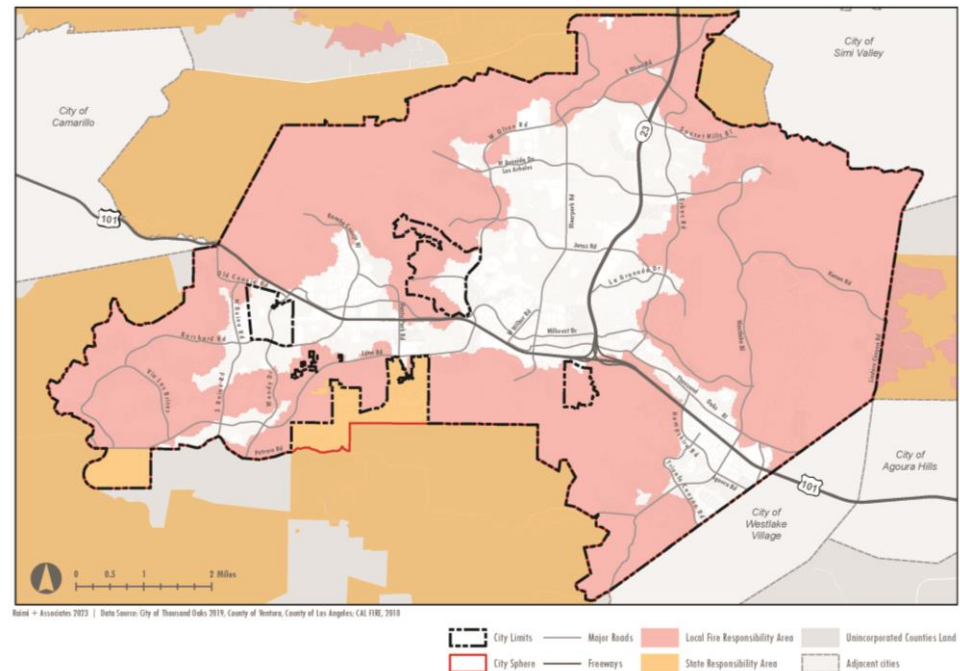
- Citywide arts and culture system
- Provides goals and policies to support and enhance the vibrant cultural environment and creative economy related to
 - Arts and economic development
 - The Civic Arts Plaza and cultural affairs
 - Resident cultural and creative experiences
 - City arts and culture leadership
 - Arts and culture fundings



10. SAFETY

- Addresses natural and human-induced hazards, and building resilience against climate change risks
- Includes goals and policies to protect people, property, and the natural environment. Related to:
 - Seismic hazards
 - Landslides
 - Soil hazards
 - Flood hazards
 - Wildfires
 - Climate change
 - Terrorism
 - Disease

Fire Hazard Zones



10. SAFETY GOALS

- Minimize impacts of earthquakes, floods and hazardous materials
- Provide prevention services to address wildfires
 - Emergency evacuation
 - Fuel reduction
 - Emergency response
- Reduce vulnerability to climate threats
- Reduce energy demand and GHG emissions
- Protect life and property from terrorism and pandemics

12. GOVERNANCE







- Describes the system of governance in the City
- Provides goals and policies to continue being a properly-functioning, responsive, and participatory government related to:
 - Transparency in government
 - Community engagement
 - Racial and economic equity
 - Fiscal sustainability
 - Partnerships




13. IMPLEMENTATION

- Action plan to execute the goals and policies
- Includes descriptions, timeframe, lead responsibility, and corresponding goals
- Organized by General Plan chapter

Land Use

Action	Description	Implementing Goals	Timeframe	Lead Responsibility
LU-A.1 Comprehensive zoning code update	Following the adoption of the General Plan, prepare a comprehensive update to the Citywide zoning code.	LU-1		Community Development
LU-A.2 Create new mixed-use zoning district	Following the adoption of the General Plan, create a new mixed-use zoning district, including performance standards for infill development on parking lots and commercial structures.	LU-5		Community Development
LU-A.3  Inclusionary Housing Program	Adopt and implement an Inclusionary Housing Program.	LU-3 and LU-4		Community Development
LU-A.4 Campus Master Plan	Implement vision of the Downtown Core Master Plan by redesigning the Civic Arts Plaza.	LU-13		City Manager's Office
LU-A.5 Creation of a downtown core	Initiate public/private partnerships to redevelop Thousand Oaks Boulevard as a "main street" with public, retail, lodging, entertainment and/or multi-family uses.	LU-13 and LU-14		City Manager's Office

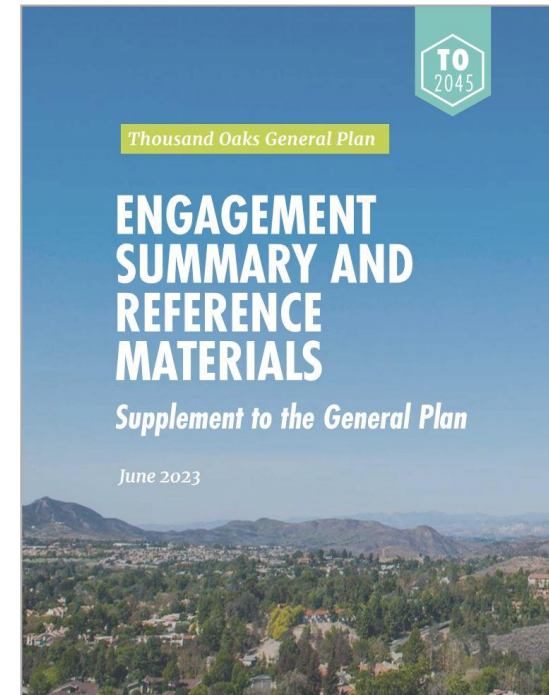
The timeframe for the implementation actions is:

- Short () – 1-3 years
- Medium () – 4-7 years
- Long () – beyond 7 years



APPENDICIES AND SUPPLEMENTS

- **Appendix A: Public Health and Equity.** Background data and information on environmental justice (as required by SB 1000)
- **Appendix B: Emergency Evacuation Analysis.** Analysis of evacuation routes in natural and man-made disasters (as required by SB 99 and AB747)
- **Engagement Summary and Reference Materials.** Detailed summary of outreach and engagement activities with summary notes of meetings.
- **Housing Element.** Required element of the General Plan but prepared separately due to State requirements.



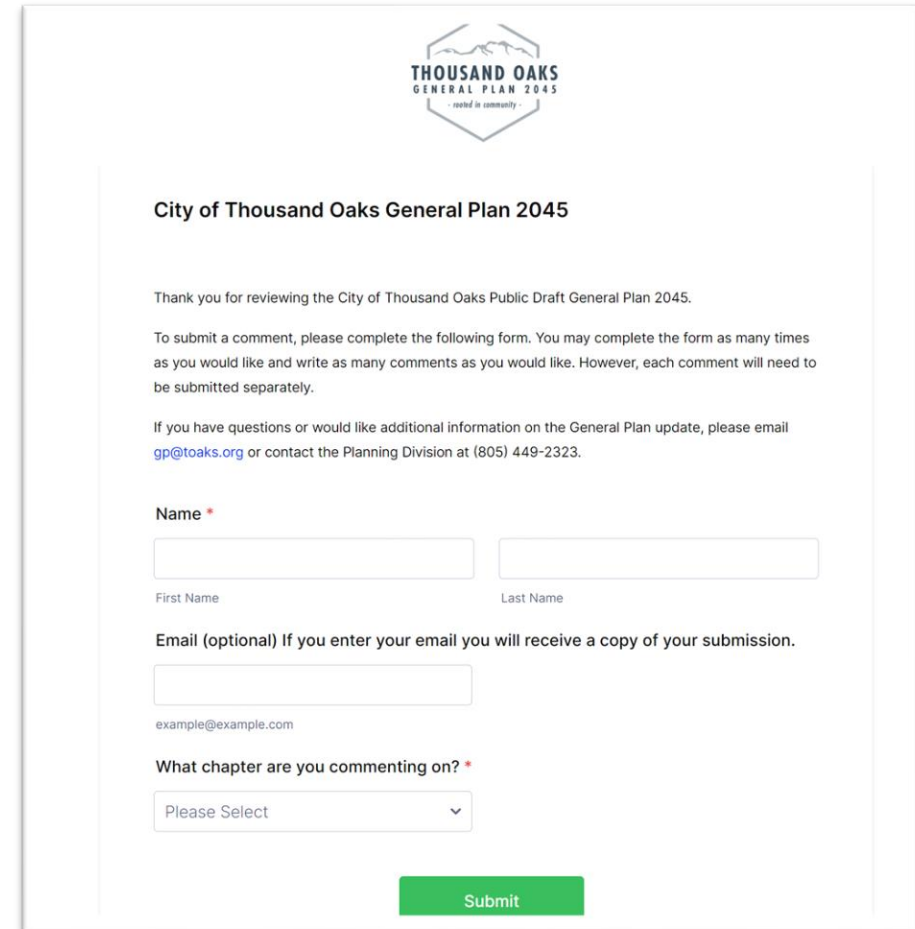
FEEDBACK AND NEXT STEPS

ENVIRONMENTAL IMPACT REPORT (EIR)

- Programmatic EIR assess the potential environmental impacts associated with implementation of the General Plan policies.
- Considers the potential impacts from build out of the General Plan, compared to existing conditions
- Public Draft EIR expected early August
- 45-day comment period

PUBLIC DRAFT GENERAL PLAN FEEDBACK

- Submit comments online
- Each comment is submitted separately
- Complete the form as many times as you would like
- Comments with profane language will be disregarded
- Comment period open through mid September



The screenshot shows a web form for submitting feedback on the City of Thousand Oaks General Plan 2045. At the top right is the logo for 'THOUSAND OAKS GENERAL PLAN 2045' with the tagline '- rooted in community -'. The title of the form is 'City of Thousand Oaks General Plan 2045'. The text reads: 'Thank you for reviewing the City of Thousand Oaks Public Draft General Plan 2045. To submit a comment, please complete the following form. You may complete the form as many times as you would like and write as many comments as you would like. However, each comment will need to be submitted separately. If you have questions or would like additional information on the General Plan update, please email gp@toaks.org or contact the Planning Division at (805) 449-2323.' The form fields include: 'Name *' with two input boxes for 'First Name' and 'Last Name'; 'Email (optional) If you enter your email you will receive a copy of your submission.' with an input box and the example 'example@example.com'; and 'What chapter are you commenting on? *' with a dropdown menu showing 'Please Select'. A green 'Submit' button is at the bottom right.

www.toaks2045.org/draft-general-plan



NEXT STEPS

- July 10 - Planning Commission review of Draft GP
- July 11 - City Council review of Draft GP
- Early August - Draft EIR released (tentative)
- Mid September – Close of public comment period (GP and EIR)
- End of October/Beginning of November – Final EIR and Revised General Plan
- Mid November – Hearings begin

OPEN HOUSE

Please visit the open house stations that correspond to different components of the General Plan

THANK YOU!