

Study Session

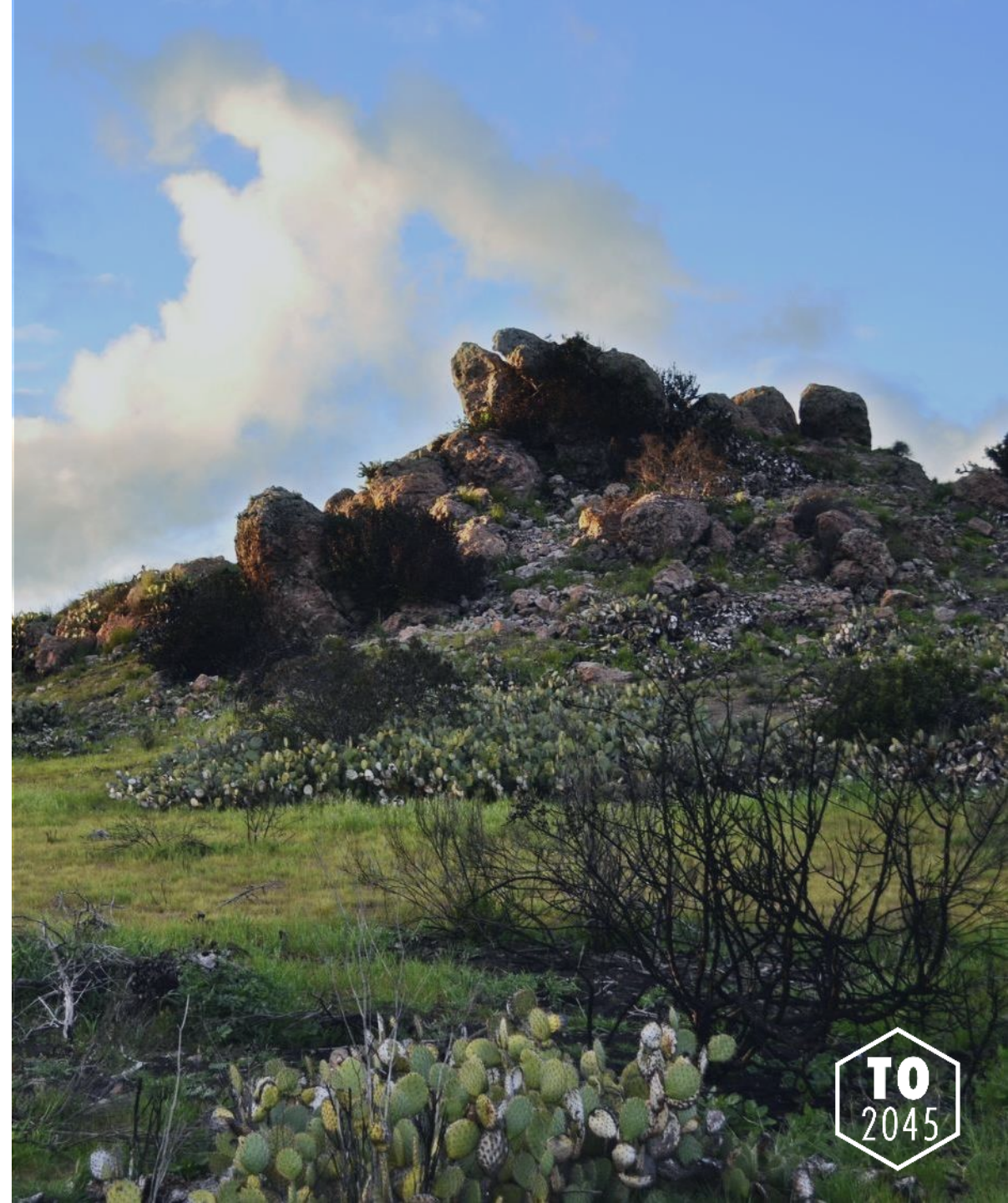


CITY COUNCIL UPDATE GENERAL PLAN 2045

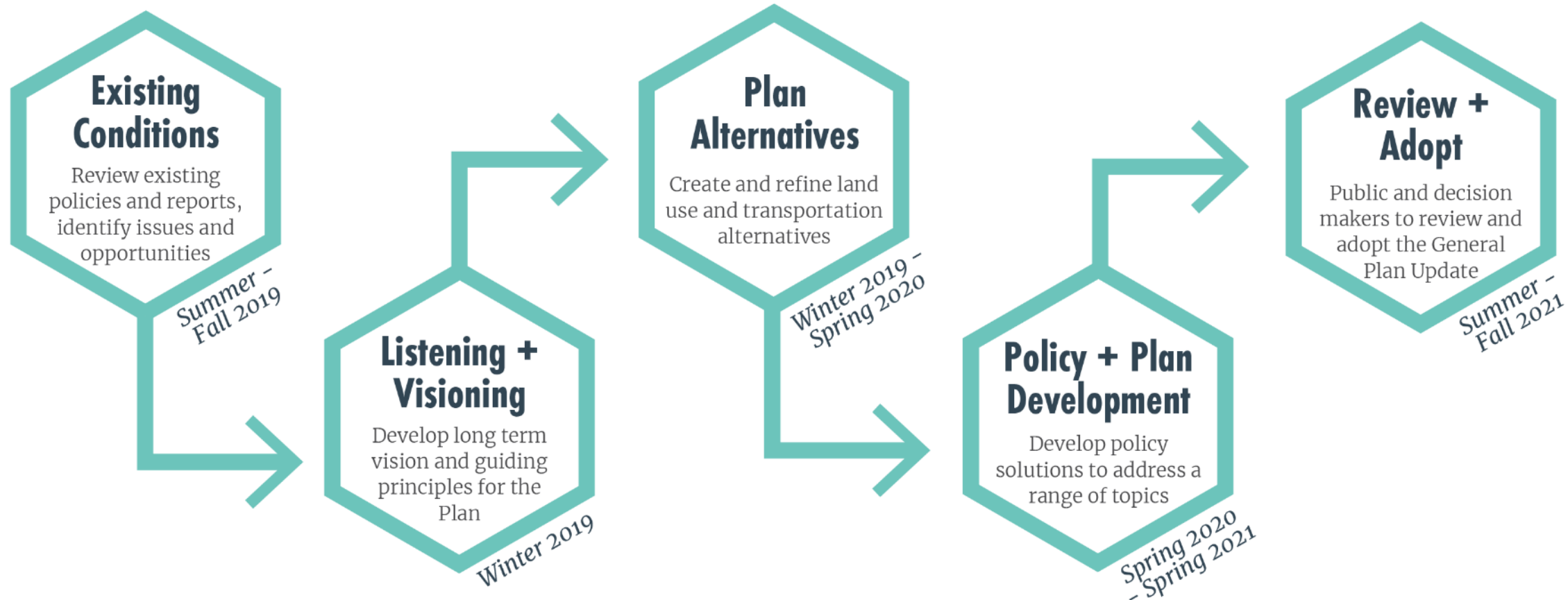
November 19, 2019

AGENDA

- Provide an update on the General Plan progress
- Provide an overview of existing conditions
- Review the results from community engagement activities completed to date
- Present ideas for guiding principles from the GPAC



PROJECT SCHEDULE



EXISTING CONDITIONS:
THOUSAND OAKS TODAY



DEMOGRAPHICS AND POPULATION CHARACTERISTICS

DEMOGRAPHICS

THOUSAND OAKS POPULATION



U.S. Census Quickfacts

MEDIAN AGE

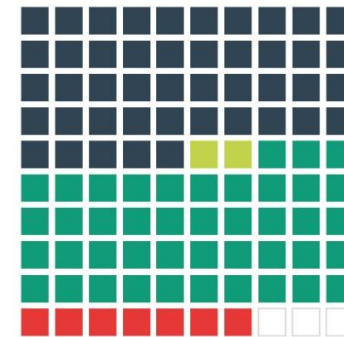
	Thousand Oaks	Ventura County
2017	43.5	37.5

RACE / ETHNICITY (2018)

Thousand Oaks



Ventura County

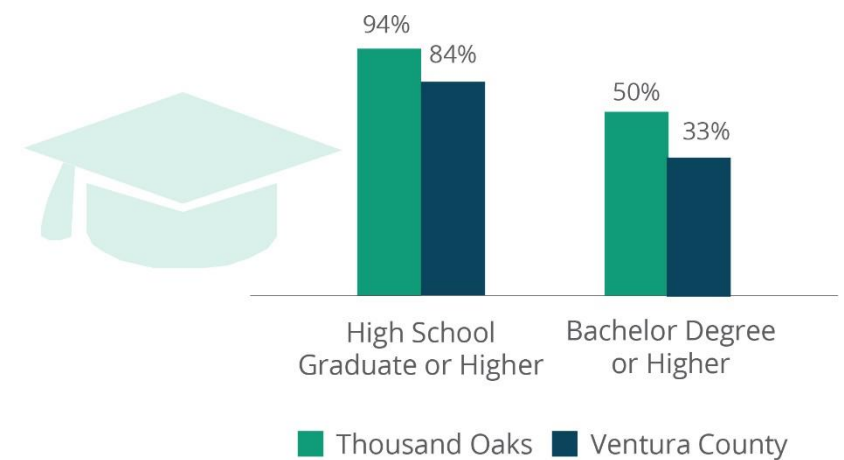


- White (68%)
 - Black (1%)
 - Hispanic/Latino (18%)
 - Asian (10%)
 - Other/2 or More Races (4%)
- White (45%)
 - Black (2%)
 - Hispanic/Latino (43%)
 - Asian (8%)
 - Other/2 or More Races (3%)

U.S. Census Quickfacts - numbers do not add to 100 due to rounding

EDUCATION

EDUCATION: AGE 25 YEARS+ (2013-2017)



U.S. Census Quickfacts 5-year Estimates

DEMOGRAPHICS AND POPULATION CHARACTERISTICS

HOUSING

MEDIAN PROPERTY VALUE (2013-2017)

\$663,600

Thousand Oaks

\$520,300

Ventura County

Thousand Oaks Housing
Stock Built before 1990



HOUSEHOLD OWNERSHIP 2013-2017

Thousand Oaks

Rent (30%)  Own (70%)

Ventura County

Rent (37%)  Own (63%)

U.S. Census ACS 5-year Estimates

ECONOMICS

RESIDENTS IN POVERTY (200% FPL)

Thousand Oaks  **16.5%**

Ventura County  **27.4%**

MEDIAN HOUSEHOLD INCOME (2013-2017)


\$103,793

Thousand Oaks


\$81,972

Ventura County

U.S. Census ACS 5-year Estimates

TRANSPORTATION

AVERAGE COMMUTE TIME IN MINUTES (2013-2017)

26



Thousand Oaks

26



Ventura County

80%

of Thousand Oaks
residents over 16 years
old drive alone to work

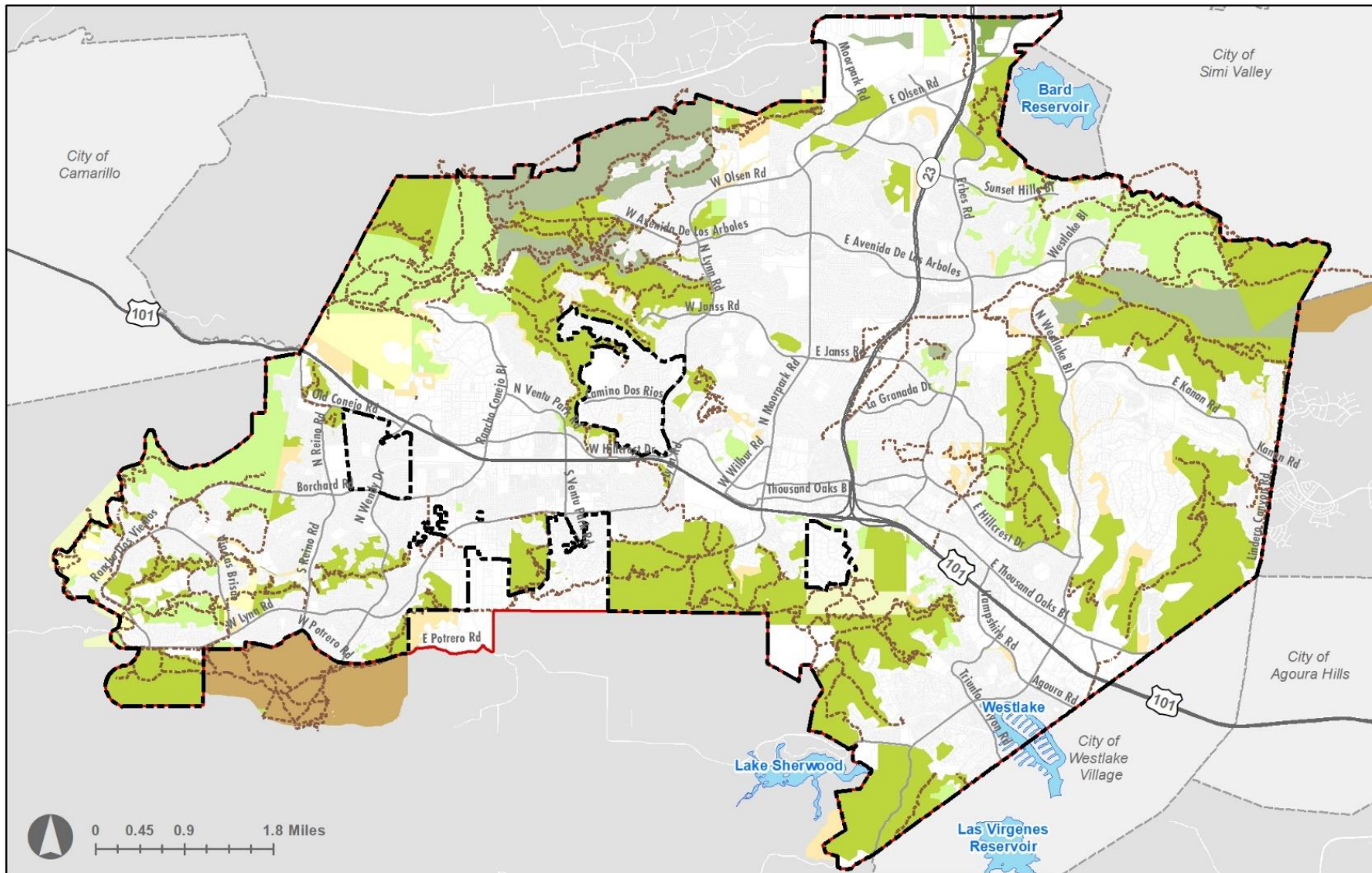
U.S. Census ACS 5-year Estimates

LAND USE

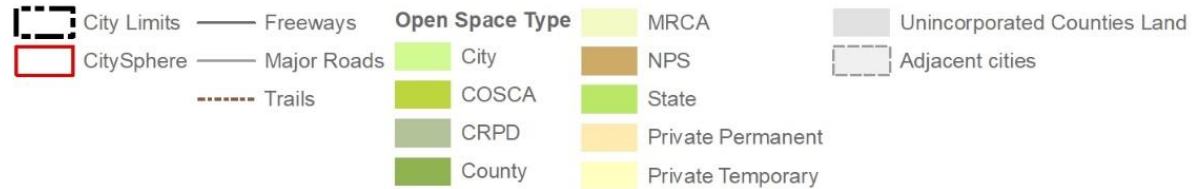
- Significant topography with mountain/hill views
- Low density, suburban character
- Large separation of land uses
- Auto-oriented
- No downtown or walkable “main street” retail areas



OPEN SPACE



Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; State Water Resources Control Board, 2019; National Wetlands Inventory 2018



KEY PUBLIC FACILITIES

- Conejo Valley Unified School District
 - 16 elementary schools
 - Four middle schools
 - One K-8 school
 - Three high schools
 - Two alternative schools
 - One adult education facility
- Civic Arts Plaza + City Hall
- Grant R. Brimhall Library
- Alex Fiore Thousand Oaks Teen Center
- Goebel Adult Community Center
- Newbury Park Library
- Six Ventura County Fire Stations
- Thousand Oaks Police Department
 - Main station
 - Two resource centers
- Thousand Oaks Transportation Center



HOUSING

- 68% of units are single family detached (2019)
 - (CA Department of Finance)
- Median home value (owner-occupied) is \$663,600
 - (2013-2017 U.S. Census)
- 70% of residents own their housing unit
 - (2013-2017 U.S. Census)

Housing Inventory by Unit Type (2019)

Unit Type	Number of Units	Percent of Total
1-unit detached	32,502	67.6%
1-unit attached	5,399	11.2%
2 to 4 units	1,928	4.0%
5 or more units	7,049	14.7%
Mobile home or trailer	1,203	2.5%
Total Housing Units	48,081	100%

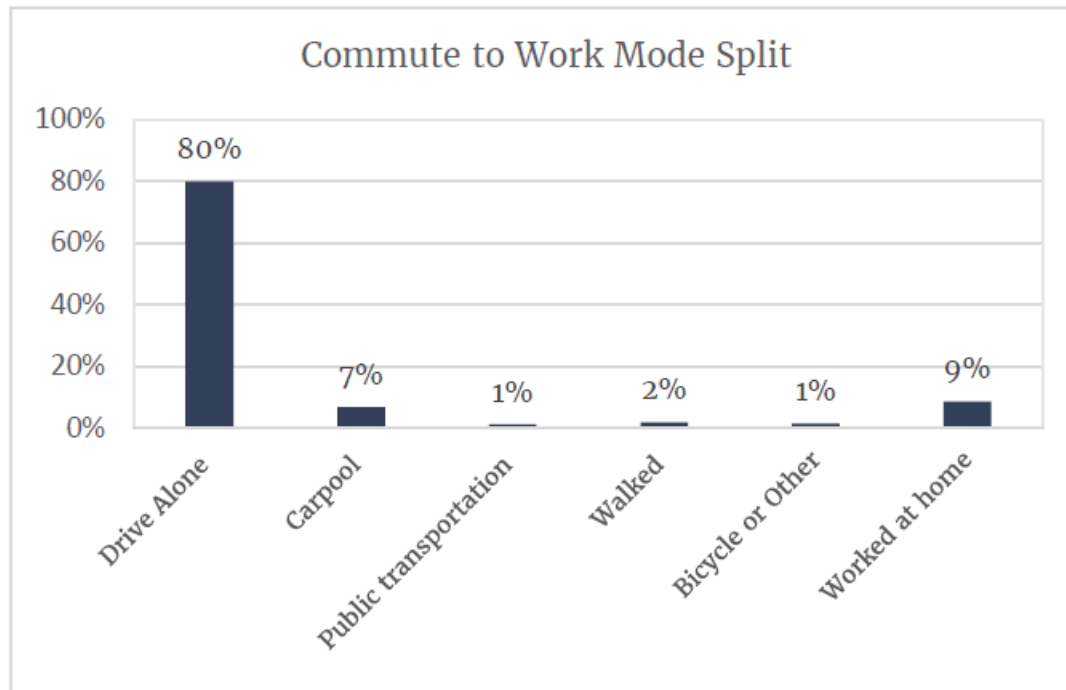
JOBS + ECONOMIC DEVELOPMENT

- Approximately 65,000 jobs (2017 U.S. census)
- Thousand Oaks is net importer of jobs
 - 44,000 employees commuting into Thousand Oaks daily
 - 36,400 residents commute out of Thousand Oaks daily
- Approximately 7% of City's land is for commercial and industrial uses
- Bioscience, education and healthcare are top employers



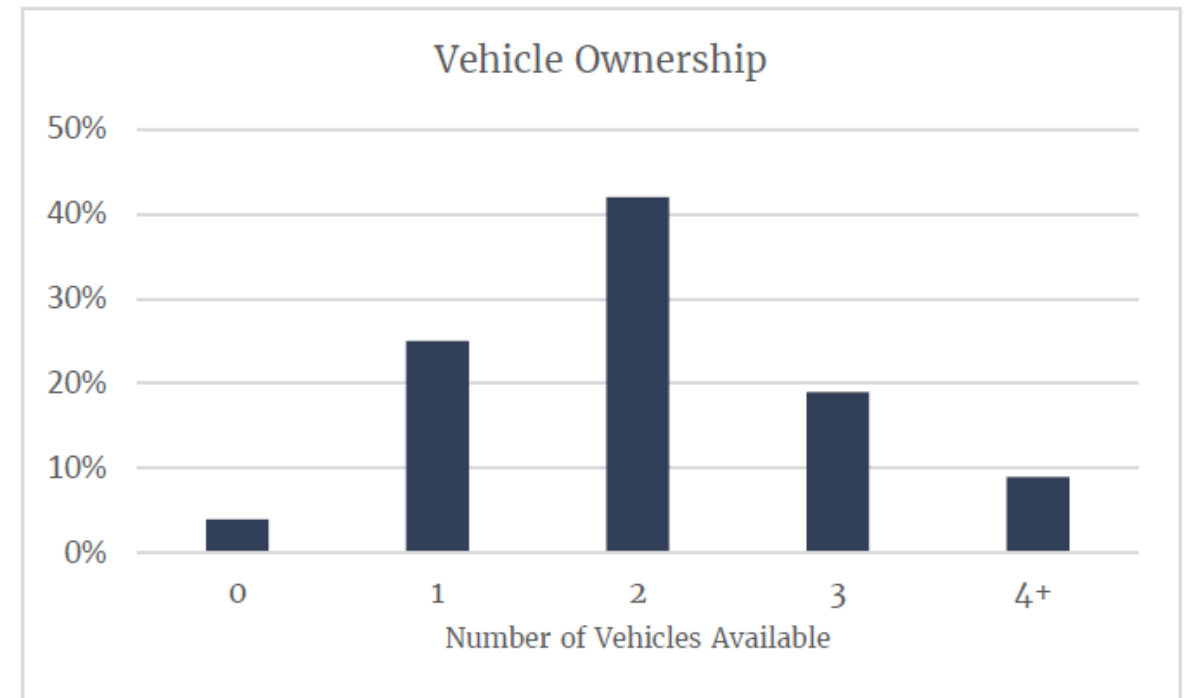
TRANSPORTATION CHARACTERISTICS

Commute to Work Mode Split (% of population)



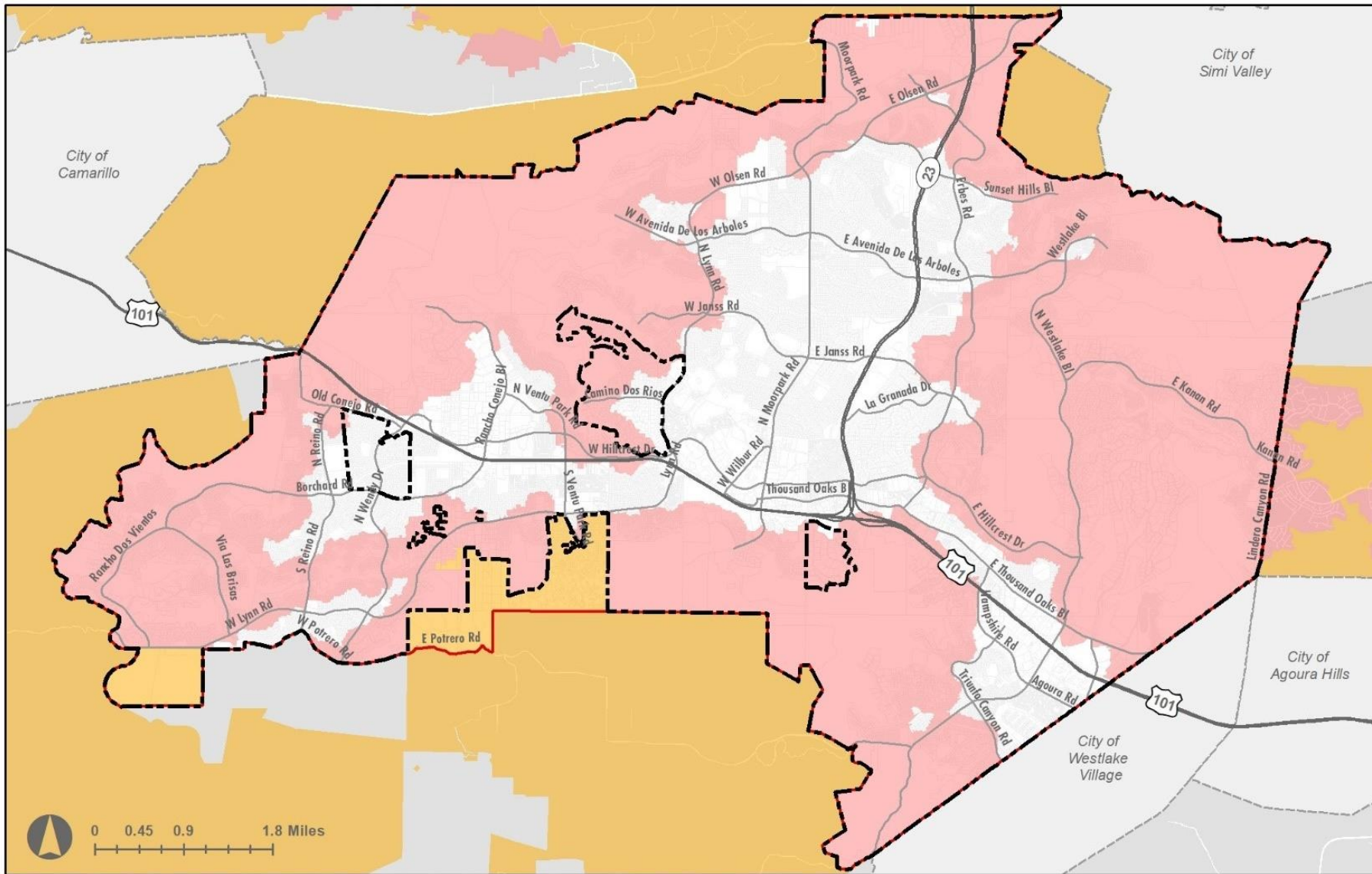
Source: U.S. Census, Means of Transportation to Work, 2017 ACS 5-Year Estimates

Vehicle Ownership (% of population)



Source: U.S. Census, Household Size by Vehicles Available, 2017 ACS 5-Year Estimates

VERY HIGH FIRE SEVERITY ZONES



Raimi + Associates 2019 | Data Source: City of Thousand Oaks 2019, County of Ventura, County of Los Angeles; CAL FIRE, 2010



- City Limits
- Local Fire Responsibility Area
- Freeways
- Unincorporated Counties Land
- CitySphere
- State Responsibility Area
- Major Roads
- Adjacent cities

HEALTH + EQUITY

- Highest life expectancy in Ventura County
- Cancer and heart disease are leading causes of death (same as County)
- 21.9% of adults are obese (County is 27.5%)
- Lower asthma rates compared to County
- Crime rates are relatively low
- Conclusion: Thousand Oaks residents are healthier than County and State

**COMMUNITY
ENGAGEMENT RESULTS**

COMMUNITY ENGAGEMENT ACTIVITIES TO DATE

- Stakeholder interviews
- Economic development focus group
- “Founders” discussion
- Community Workshop #1
- General Plan Advisory Committee
- Online Survey #1
- Community Forum #1
- Pop-up workshops
- Arts Town Hall



TOAKS2045.ORG

- Provides information on:
 - Background resources on the General Plan and land use regulations
 - Information on engagement (agendas, notes, PPTs, etc.)
 - Online survey
 - Project sign-up



PLANNING FOR TOMORROW, TODAY!

The City of Thousand Oaks is embarking on a community-driven project to create a new guiding vision for the City. The initiative, *Thousand Oaks 2045: Rooted in Community*, will result in a new long-range citywide General Plan that preserves the wonderful and unique characteristics of the City – its suburban character, verdant hillsides, amazing schools and a strong sense of community – while creating a more prosperous, unique and sustainable Thousand Oaks.



WHY DOES THIS MATTER TO YOU?

Whether you just moved to Thousand Oaks or have called it home for many years, *Thousand Oaks 2045* is an opportunity for you to help shape its future. This process is a rare opportunity for the community to come together and build consensus on a variety of topics that affect daily life, and to ensure that the plan reflects its concerns and aspirations. Community voices will direct this plan, so make yours heard!



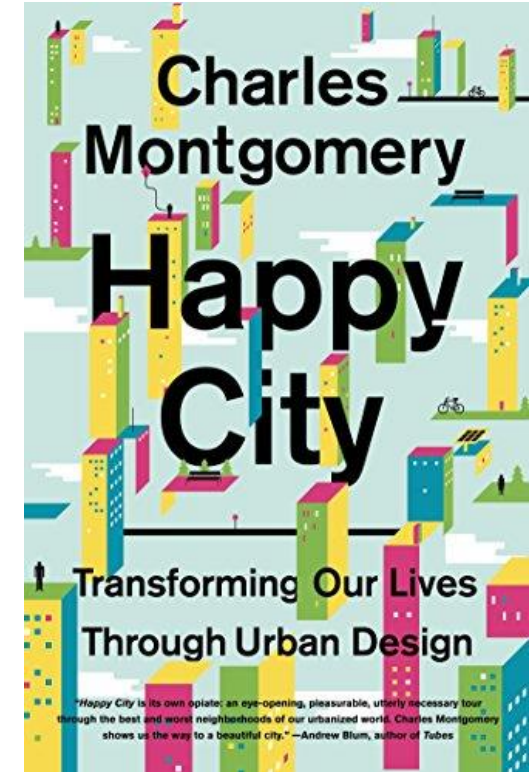
GENERAL PLAN ADVISORY COMMITTEE

- 24 members
- 3 meetings to date
 1. Intro; issues and opportunities
 2. Summary of City land use regulations
 3. Existing conditions; Guiding Principles
- Community participation at meetings



COMMUNITY FORUM #1

- October 2, 2019
- 100+ participants
- Charles Montgomery, author of *Happy City*



ONLINE SURVEY

- Paralleled Community Workshop #1
- Demographic information
- Open ended questions
 - What makes TO unique and special?
 - What issues is the City facing?
 - What is your vision for the City?
- **491 responses to date**



Community Survey #1 TO2045

Welcome!

TO2045 is a community visioning process to update the City of Thousand Oaks General Plan. This effort will result in a new 25-year citywide plan establishing strong and visionary policies to help maintain a prosperous and sustainable city.

The Thousand Oaks General Plan update will cover topics that are important to the community including those mandated by State law. These include land use, housing, transportation, economic development, arts and culture, noise, sustainability, health and environmental justice, safety, natural resources, parks and recreation and more.

TO2045 will be guided by Thousand Oaks residents and we invite you to participate at every step of the process to ensure your voice and vision for our community are heard. Please take a few minutes to answer the following questions.

Next



ARTS & CULTURE

- City Staff
 - City Council members
 - Senior City staff
 - Cultural Affairs staff
- Arts Community
 - CAP Resident companies
 - Visual artists
- Other Stakeholders
 - Conejo Valley Unified School District
 - Parks and Recreation District Director
 - Youth Commission
 - Thousand Oaks Library
 - California Lutheran University
- TO Arts Board of Directors
- Arts Town Hall (30 arts leaders)



ENGAGEMENT SUMMARY

Live and Work in Thousand Oaks	Popups	Survey	Workshop
Live in Thousand Oaks	50%	55%	55%
Work in Thousand Oaks	10%	39%	8%
Both live and work in Thousand Oaks	33%	5%	35%
Neither live nor work in Thousand Oaks	8%	2%	2%
Tenure in Thousand Oaks			
1 year or less	11%	3%	1%
2-5 years	14%	12%	8%
6-10 years	15%	8%	9%
11-20 years	15%	19%	24%
21-30 years	23%	19%	16%
31+ years	22%	34%	43%
Age			
under 18	14%	0%	0%
18-24	4%	2%	1%
25-34	12%	13%	10%
35-44	18%	14%	16%
45-64	38%	43%	43%
65 or older	13%	28%	30%

STRENGTHS

- High quality of life
- Location – proximity to mountains and beaches
- Open space, nature and outdoor recreation
- High quality public/private schools
- Family-friendly
- Fiscally sound with a strong job and retail base
- Community spirit – small town feel/charm
- Clean and safe
- Arts and culture



STRENGTHS (CONTINUED)

- Great residential neighborhoods
- Public Libraries
- Public services – CRPD, adult school, police, fire
- Oak trees
- Beautiful views & clean air
- Community organizations
- Biotech industry
- Shopping
- Higher education opportunities – CLU



Residents LOVE Thousand Oaks!

CHALLENGES/THREATS

- **Quality of life**
 - Accommodating new development without impacting the quality of life
 - Lack of entertainment options
 - Lack of community gathering spaces
- **Housing**
 - High cost of housing
 - Homelessness
 - Lack of housing diversity
 - Unable to attract employees to live in the City
- **Pedestrian and bicycle facilities**
 - Safety, especially bicycle and pedestrian safety
 - Lack of complete bike network
- **Transportation**
 - Traffic congestion
 - Lack of transit



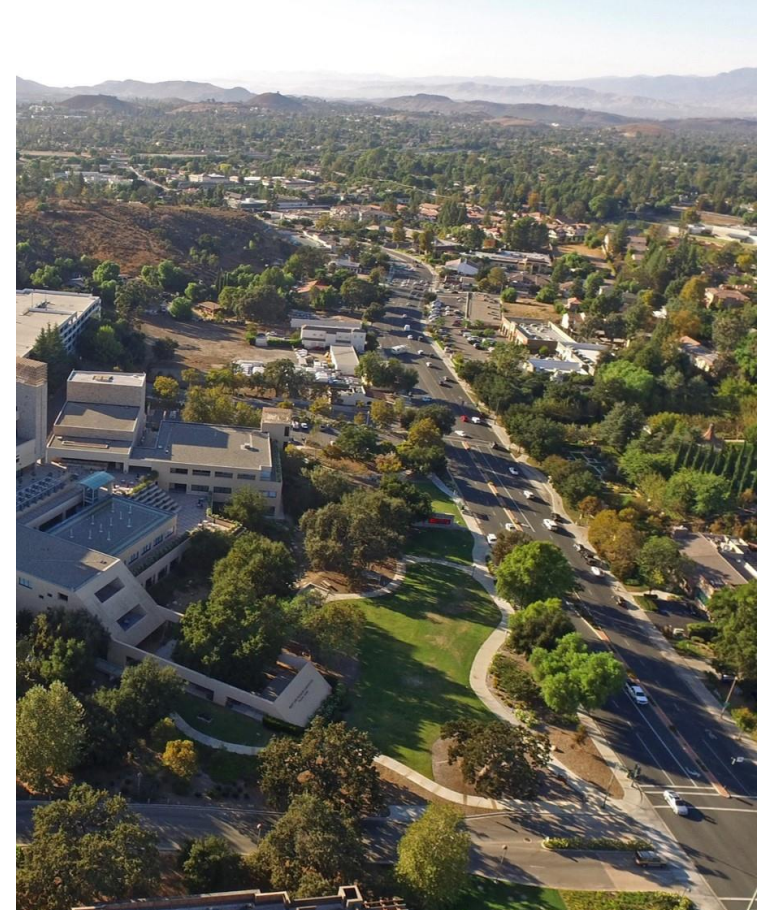
CHALLENGES/THREATS (CONTINUED)

- **Diverse economy**
 - Need higher paying jobs
 - Need diversity of jobs
 - Tax revenue not diverse
- **Retail**
 - Changing nature of retail
 - Too much retail
 - Lots of underutilized spaces
- **City Government**
 - Concern about maintaining high level of public services
- **Demographics**
 - Changing population demographics
- **Environment**
 - Wildfire and other natural hazards
 - Climate change



OPPORTUNITIES

- **Housing**
 - Build a diversity of housing types
 - Build more housing for all income levels, especially lower and middle income
- **Growth and development**
 - Protect character of single-family neighborhoods
 - Protect low-scale character of the community
 - Revitalize TO Boulevard with mixed use
 - Revitalize the shopping centers with walkable, mixed use “village centers”
 - Create a downtown for the City
- **Economic development**
 - Expand the number and diversity of jobs with a focus on biotech
 - Partner with and capitalize on Cal Lutheran Univ.’s presence
 - Expand the tax base



OPPORTUNITIES (CONTINUED)

- **Transportation**
 - Improve pedestrian and bike networks
 - Develop innovative transit solutions
 - Maintain traffic flow
- **Safety**
 - Continue to support the police and low crime rates
 - Expand fire safety/evacuation plans
- **Environment**
 - Expand parks and open space
 - Protect trees
 - Significantly reduce GHG emissions to address climate change
- **Quality of life**
 - Attract more families with young children
 - Construct more community gathering places
 - Expand services for seniors and youth
 - Expand arts and cultural activities



GUIDING PRINCIPLES

GUIDING PRINCIPLES OVERVIEW

- Provides a framework to guide future decision-making
- Flows out of the ideas from community engagement
- Provides an anchor or reference point when considering policy trade-offs
- Has 2 components: “community values” and “key strategies”
 - Community Values (examples)
 - *Maintain the family character of Thousand Oaks*
 - *The preservation of open space and natural beauty for community identity and enjoyment.*
 - Key Strategies (examples)
 - *Protect the character and identity of single-family neighborhoods*
 - *Preserve and expand parks and open spaces and develop a network of trails around and throughout the City.*

VISIONING 2064 PROGRAM – GUIDING PRINCIPLES

1. Support the development of mentoring relationships
2. Foster an environment of academic excellence
3. Maintain a strong quality of life
4. Secure long-term funding for open space around the City
5. Continue to be an environmental leader
6. Promote water conservation in residential areas
7. Create a pedestrian-friendly downtown
8. Promote water conservation of City parks and landscaping
9. Train police officers with improved communication skills
10. Protect the City's data and enhance awareness of privacy and securing issues

DRAFT GUIDING PRINCIPLES– COMMUNITY VALUES (FROM GPAC)

1. A family-friendly community with a high quality of life.
2. An inclusive and welcoming community that embraces ethnic, racial, social, and economic diversity.
3. Diverse and high-quality parks, public services, and public facilities.
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 or stage in life.
7. Recognition that the community will evolve over time and that change is inevitable.
8. A diversity of safe and convenient mobility options.

***DRAFT* GUIDING PRINCIPLES– COMMUNITY VALUES (FROM GPAC) (CONTINUED)**

9. A diverse and resilient economy.
10. High quality schools, including public schools and institutes 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.

DRAFT GUIDING PRINCIPLES– KEY STRATEGIES (FROM GPAC)

1. Create a diversity of housing types and affordability levels, especially mixed use and multifamily development.
2. Protect single family neighborhoods from increased development.
3. Create more meeting and gathering spaces to enhance community.
4. Build a “downtown” for the City.
5. Revitalize underutilized land (including the malls, older shopping centers, and Thousand Oaks Boulevard) with a diverse mix of uses including residential.
6. Expand the number and diversity of entertainment options.
7. Expand the number and diversity of jobs in biotech, healthcare, and education and attract new jobs and businesses to the City to create a balanced and economically resilient economy.
8. Improve public transportation.

***DRAFT* GUIDING PRINCIPLES– KEY STRATEGIES (FROM GPAC) (CONTINUED)**

9. Create a complete and safe bicycle network.
10. Improve walkability in the City.
11. Preserve and expand parks and open spaces, including continued preservation of oak trees, completing a ring of open space around the City, and building new parks as the population grows.
12. Continue and expand the high quality and diversity of public services provided by the City, focusing on youth, seniors, and residents with special needs (such as the homeless population).
13. Attract a wider diversity of residents to the City, including families with children and young professionals.
14. Pursue strategies to reduce the City’s environmental impact, including GHG emissions, reduced water use, and reduced energy use.
15. Protect the City against future wildfires.

FEEDBACK

CITY COUNCIL FEEDBACK

- Do you have any comments or feedback on the community engagement completed to date?
- What additional guiding principles (community values and key strategies) should be added? Should any be modified or deleted?
- Do you have any other thoughts about the General Plan update process?

NEXT STEPS

WHAT'S NEXT?

- Refine & finalize guiding principles
- Publish Existing Conditions Reports
- Begin “alternatives” development process
- Begin discussion of policy topics, such as housing and economic development

Upcoming Events

- *General Plan Advisory Committee Meeting #4*
Thursday, December 12th | 6:00 pm
- *Community Forum #2*
Late January 2019 (date tbd)

Study Session



CITY COUNCIL UPDATE GENERAL PLAN 2045

November 19, 2019