



*Thousand Oaks*

# LAND USE & COMMUNITY DESIGN

*Existing Conditions | March 2020*



# CHAPTER 1: BACKGROUND

This report provides an overview of the existing land use pattern in the City of Thousand Oaks, including zoning, General Plan designations, and current development. It summarizes key plans and policy documents that will impact and inform the 2045 General Plan Update. This also reviews the urban form and design characteristics of the built environment.

## Regional Location and Form

The City of Thousand Oaks is in the southeast part of Ventura County in southern California, as shown in Figure 1.1. The City is located in the Conejo Valley and is surrounded by the Santa Monica Mountains to the south, Conejo Mountain to the west, the Mountclef Ridge to the north, and the Simi Hills to the east. It is about 40 miles northwest of Downtown Los Angeles and about 50 miles southeast of Santa Barbara. Thousand Oaks City Hall is about ten miles inland from the Pacific Ocean. US-101 and State Route (SR)-23 run through Thousand Oaks and provide connections to other cities throughout the region.

## Area History<sup>1</sup>

Thousand Oaks' first inhabitants were the Chumash Native Americans. They remained the area's only settlers until Spanish explorers visited the Conejo Valley in 1542. The Spanish issued land grants to settlers in the Conejo Valley in the early 19th century. Settlers established ranches, orchards, and farms. The first recorded permanent settlement in Thousand Oaks was built in the late 19th century along the El Camino Real stagecoach route (present day US-101). By the mid-20<sup>th</sup> century, the construction of the US-101 and SR-23 freeways provided Thousand Oaks with convenient vehicular connections to the greater Los Angeles area. Beginning in the 1950s, ranchers and other landowners began to sell their property to residential developers, who built mostly detached single-family housing units. The City has grown in area since its incorporation in 1964 due to annexation of areas in unincorporated Ventura County, but growth has slowed considerably since the 1980s.

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<sup>1</sup> History. City of Thousand Oaks. 2019. Retrieved From: <https://www.toaks.org/departments/city-manager-s-office/public-information-office/history>

## Planning Area

Per the State of California’s General Plan Guidelines, the general plan must cover the territory within the boundaries of the adopting city or county as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning.” Key planning terms, including City limits, Sphere of Influence, and Planning Area are described below:

**City limits.** City limits refers to land inside of the boundaries of the City of Thousand Oaks.

**Sphere of Influence (SOI).** The SOI is the “probable physical boundaries and service area” of the City as defined by the State General Plan Guidelines. The Local Agency Formation Commission (LAFCO) in Ventura County adopted the SOI for the City of Thousand Oaks.

**Planning Area.** The area a general plan covers is known as the “planning area.” Often, a planning area is the same as a city’s SOI.

The Planning Area for the 2045 General Plan Update includes land within City limits and land within the City of Thousand Oaks’ SOI. City limits are shown in black in Figure 2 and the SOI (also the 2045 General Plan update Planning Area) is shown in red.

The Planning Area for the 2045 General Plan Update is different from the Planning Area from the existing 1997 General Plan. The Planning Area for the existing 1997 General Plan included areas outside of City limits and the City’s Sphere of Influence and is shown in blue in Figure 1.2.

For the purposes of this report, the term “Planning Area” refers to the 2045 General Plan Update Planning Area. References to the

1997 Planning Area will be noted as such and referred to as “1997 General Plan Planning Area.”

The Planning Area covers about 37,400 acres, of which about 35,500 acres are within City limits and about 1,900 acres are in unincorporated Ventura County. There are four clusters of “County Islands,” which are unincorporated areas surrounded by the City of Thousand Oaks on all sides. The four County Islands clusters are as follows:

**Casa Conejo.** Casa Conejo is in the southwest part of the Planning Area, just south of US-101. It is bordered by Borchard Road to the south, Jenny Drive to the west, Old Conejo Road to the north, and Debbie Street and Virginia Drive to the east. It is about 300 acres.

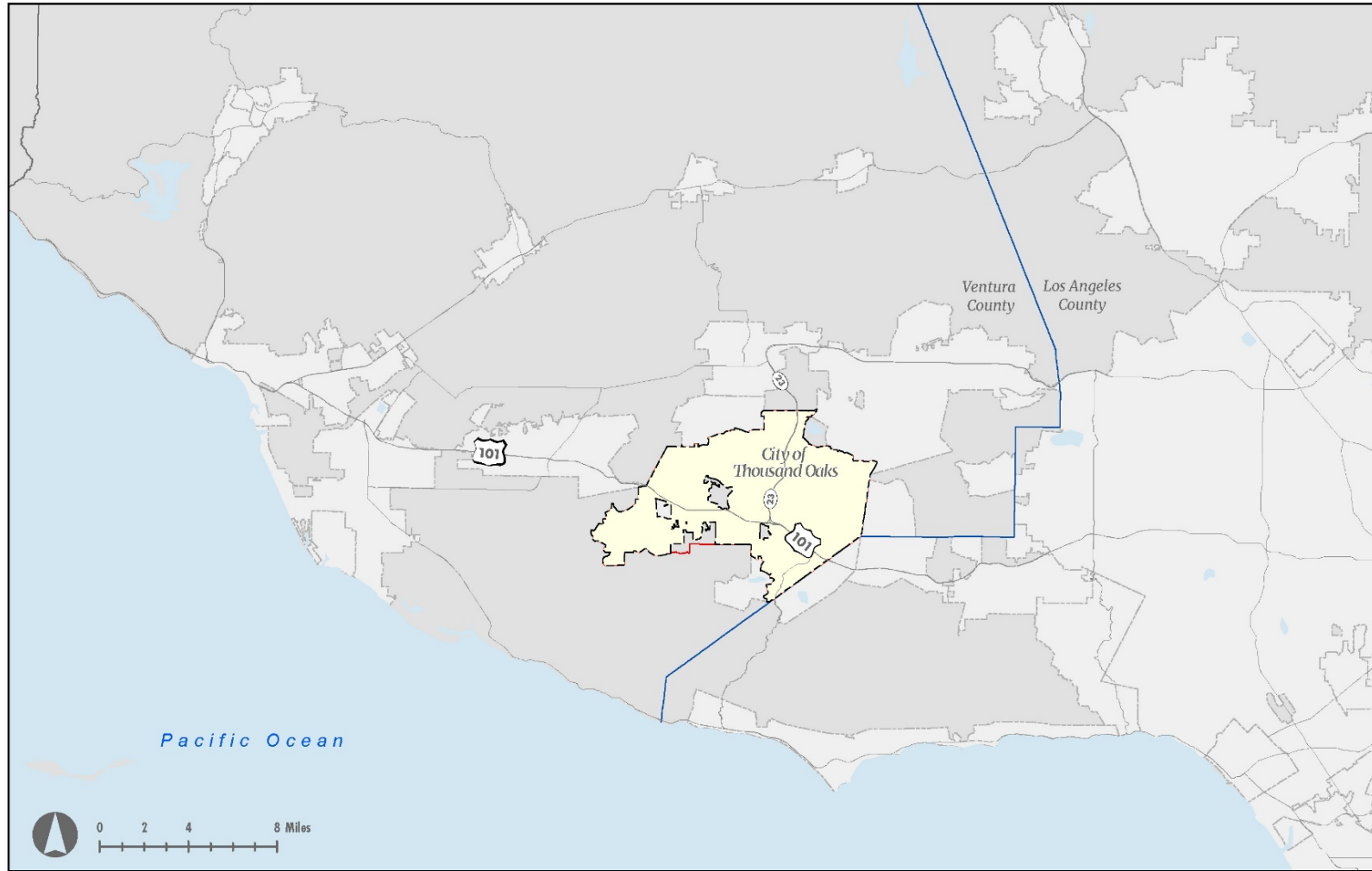
**Lynn Road.** There is a cluster of unincorporated islands along/near Lynn Road between Lynnview Street and Mapleleaf Avenue in the southwest part of the Planning Area, including the Ventu Park area and Kelley Estates, that are collectively referred to as the Lynn Road unincorporated area. It is about 800 acres.

**Rolling Oaks.** The Rolling Oaks County Island is bordered by Haaland Drive to the north, the Conejo Ridge Open Space to the east and south, the Los Padres Open Space to the south, and roughly Rimrock Road to the west. It is about 160 acres.

**Lynn Ranch.** This County Island is bordered by open space areas to the south and west, the Arroyo Conejo Open Space to the north, and Lynn Road to the east. It is about 610 acres.



Figure 1.1 Regional Location

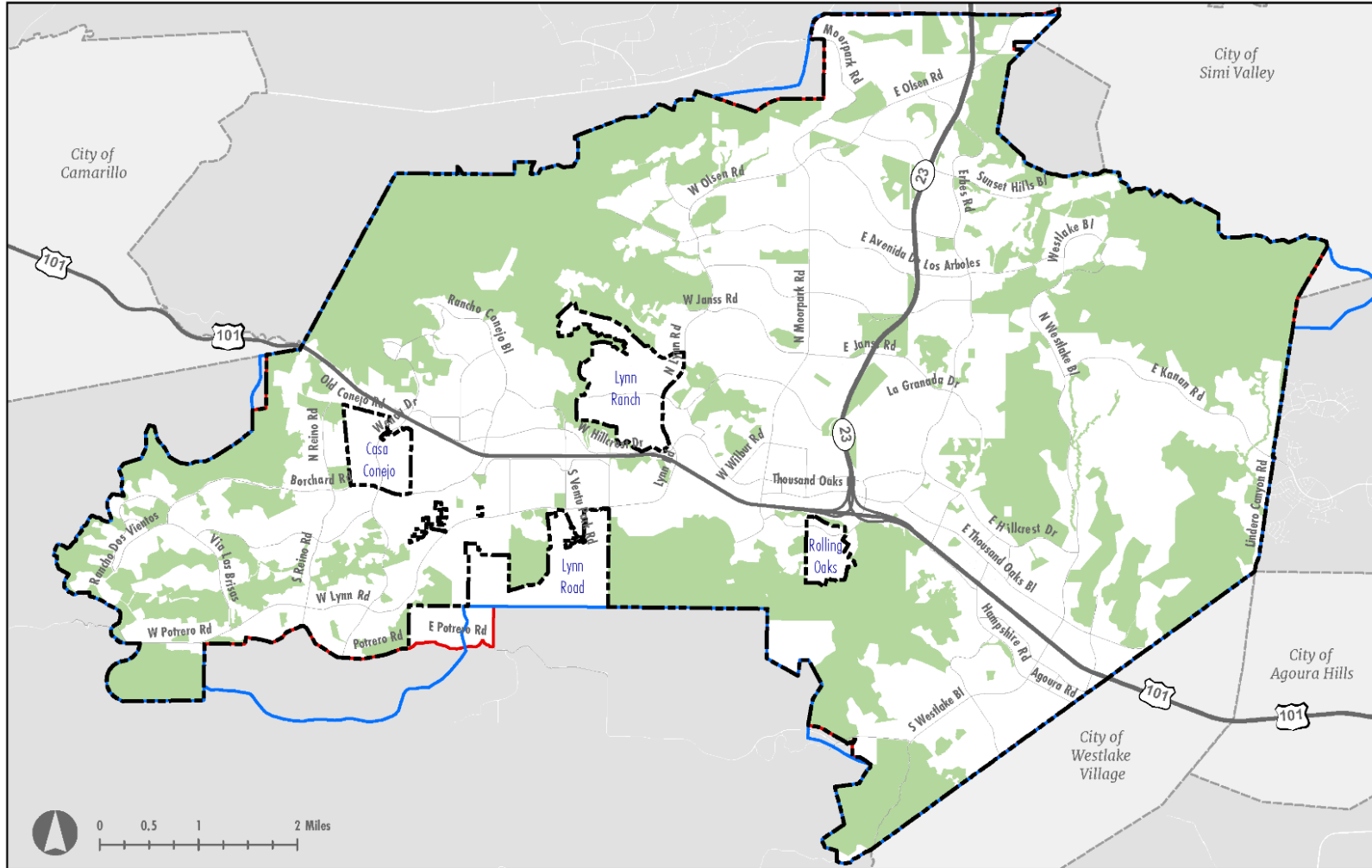


Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



- Unincorporated Counties Land
- Major Roads
- Freeways
- County Line
- Adjacent Cities
- City Limits
- City Sphere

Figure 1.2 Planning Area



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



- 1997 General Plan Planning Area
- Unincorporated Counties Land
- Adjacent Cities
- Major Roads
- Freeways
- City Limits
- City Sphere

# CHAPTER 2: EXISTING LAND USE

Existing land use refers to the way land is currently being used in the Thousand Oaks Planning Area, as of 2020. Existing land uses are mapped in Figure 2.1 and described in this chapter.

## Open Space

Per Table 2.1, open space is the most prevalent land use in the Planning Area, occupying 45 percent of the land area. About 88 percent of open space areas are accessible to the public. Most of the open space is managed by the Conejo Open Space Conservation Agency (COSCA), an agency formed via a Joint Powers Agreement by the City of Thousand Oaks and the Conejo Recreation and Park District (CRPD) to facilitate open space acquisition, management, and conservation and to coordinate land use and policy decisions.

Abundant open space and parks are two of the distinguishing characteristics and most highly valued community assets in Thousand Oaks. Thousand Oaks is set apart from neighboring communities with its ring of natural open hillsides, mountain views, and public trails that wrap around the City. For more information about open spaces, refer to the “Parks and Recreation” section of this report.



*Open space in Thousand Oaks*

## Residential

Residential land uses are the second most prevalent land use, occupying about 31 percent of the land within the Planning Area. Most of the residential development in Thousand Oaks is in the form of detached single-family homes, and most of these are tract homes in subdivisions built in the last half-century.

The Planning Area also has low-density ranch-style and estate homes in some areas. Multi-family housing is distributed throughout the Planning Area, most commonly in the form of townhomes, condominiums, and duplex-style housing. Multi-family housing occupies a relatively small amount of land in the Planning Area, representing about 1 percent of land in the Planning Area. The Planning Area has eight mobile home parks, all located close to US-101. Mixed-use development that mixes residential development with commercial uses is very limited in the Planning Area, occupying less than 0.02 percent of land.

## Commercial

Commercial development occupies 3.5 percent of the Planning Area and is mostly clustered along US-101 on Thousand Oaks Boulevard, Newbury Road, Hampshire Road, and Hillcrest Drive, which have convenient vehicular access.

Among commercial uses in this area are auto dealerships and service shops, restaurants, regional retail (department stores, shopping malls), hotels, offices, and personal services (e.g. salons). The City's largest commercial centers include the

Thousand Oaks Auto Mall, The Oaks shopping center, and the Janss Marketplace, among others.

Neighborhood-serving commercial is built on major intersections throughout the Planning Area, including the intersections of Avenida de Los Arboles and Erbes Road, Janss Road and Moorpark Road, and Kimber Road and Reino Road. Examples of neighborhood-serving commercial include grocery stores, personal services, restaurants, and small offices.



*The Westlake Plaza and Center in Thousand Oaks*



## Industrial

Industrial uses cover less than 2 percent of the Planning Area, and include biotechnology, warehouses, research and development facilities, offices, and manufacturing in buildings with large footprints. Many industrial uses are close to US-101 and enjoy convenient freeway access. Other industrial areas include the Rancho Conejo Industrial Park in the western portion of the Planning Area, south of US-101 in Westlake Village, and south of US-101 on Old Conejo Road. Many industrial uses are R&D facilities, including the city's largest employer, Amgen, which has a 105-acre campus.

## Public/Institutional

Public-serving and institutional uses are distributed throughout the Planning Area, and include places of worship, the Los Robles Regional Medical Center, public and private schools, California Lutheran University, the Grant R. Brimhall Library, Teen and Adult Centers, and Civic Arts Plaza. Public/Institutional uses comprise about 3 percent of the Planning Area.

## Vacant

Vacant land is distributed throughout the Planning Area and occupies 3 percent of the land area.



*The Thousand Oaks Civic Arts Plaza*



*California Lutheran University, a private four-year institution in Thousand Oaks*

Table 2.1 Existing Land Use

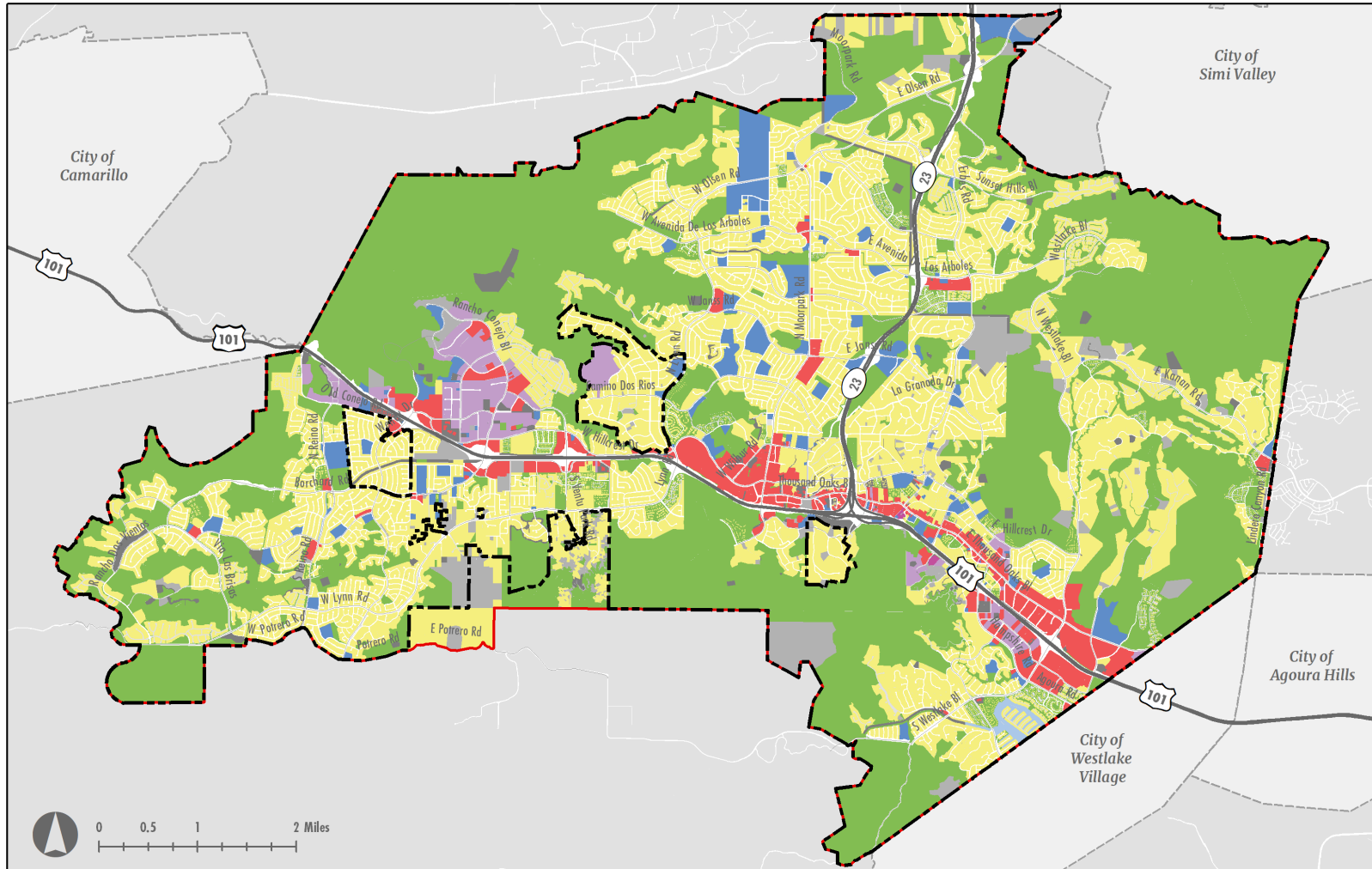
Land Use	City		Sphere of Influence		Total	
	Acres	Percent of City Total	Acres	Percent of SOI Total	Acres	Percent of Total
Residential	10,222.1	28.8	1,181.6	63.1	11,403.7	30.5
Commercial	1,317.6	3.7	0.0	0.0	1,317.6	3.5
Industrial	584.0	1.6	77.3	4.1	661.3	1.8
Public/Institutional	1,140.2	3.2	28.8	1.5	1,169.0	3.1
Mixed Use	9.2	0.0	0.0	0.0	9.2	0.0
Open Space	16,523.7	46.6	204.2	10.9	16,727.8	44.8
Water	73.0	0.2	0.0	0.0	73.0	0.2
Transportation/Utilities	499.2	1.4	17.8	0.9	517.0	1.4
Vacant	1,054.5	3.0	200.1	10.7	1,254.7	3.4
<b>Sub Total</b>	<b>31,423.5</b>	<b>88.5</b>	<b>1,709.8</b>	<b>91.3</b>	<b>33,133.3</b>	<b>88.7</b>
ROW (calculated)	4,063.3	11.5	162.1	8.7	4,225.3	11.3
<b>Grand Total</b>	<b>35,486.8</b>	<b>100.0</b>	<b>1,871.8</b>	<b>100.0</b>	<b>37,358.6</b>	<b>100.0</b>

Note: Numbers may not add due to rounding. Residential Common Areas (894 Acres in total) are included in Open Space

Source: City of Thousand Oak, 2020; County of Ventura, 2019.



Figure 2.1 Existing Land Use



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



- Residential
- Commercial
- Industrial
- Civic/Institutional
- Mixed Use

- Open Space
- Water
- Transportation/Utilities
- Vacant

- City Limits
- Sphere of Influence

- Major Roads
- Freeways

- Unincorporated Counties Land

- Adjacent Cities

# CHAPTER 3: EXISTING LAND USE REGULATIONS

## Existing General Plan

The City’s Development Plan (also known as the General Plan) was adopted in 1970. Since then, the City has updated General Plan Elements on an as-needed basis. Key General Plan goals and policies are summarized as follows:

- Preserve open space and the natural aesthetic qualities of the Conejo Valley.
- Provide an integrated circulation and transportation system consistent with the Conejo Valley’s form and needs.
- Enhance access to major arterials and limit cut-through traffic.
- Encourage a variety of transportation modes, including bicycling, walking, public transit, and equestrian.
- Provide a balance of places for living, working, shopping, education, civic uses, cultural uses, and recreation.
- Provide and maintain a system of natural open spaces, trails, parks, golf courses, equestrian, and recreation.
- Encourage compatible industrial, commercial, and residential land uses.
- Create a ring of publicly accessible open space around the City by preserving hillsides.

- Locate industrial and commercial land uses near US-101.
- Encourage economic development and sound fiscal planning.

General Plan land use designations are mapped in Figure 3.1 and listed in Table 3.1. The mapped area in Figure 3.1 represents area within the 1997 General Plan Planning Area. Residential land use designations, allowed uses, and density ranges are listed in Table 3. The Plan does not describe allowed uses and density ranges for commercial, industrial, and institutional land use designations.

Overall, the City has developed in a manner generally consistent with General Plan goals and policies. For example, the City has preserved much of its natural resources and open spaces, confined most of its industrial and commercial land uses to areas near US-101, and protected its cultural resources. While many of the General Plan’s goals and policies remain relevant, they were last reviewed in 1997 and it is appropriate to update them to reflect current conditions.

Table 3.1 General Plan Land Use

Land Use	Acres	Percent
Commercial	1,377	4
Commercial/Residential	372	1
Elementary School	246	<1
Existing Park, Golf, Open Space	16,414	42
High Density	565	2
High School	153	<1
Industrial	1,188	3
Institutional	584	2
Intermediate School	83	<1
Lake	47	<1
Low Density	9,094	24
Medium Density	1,918	5
Mobile Home Exclusive	130	<1
Proposed Park and Recreational Area	316	<1
Reserve	628	2
Residential Developable Land	327	<1
Undevelopable Land	1,340	4
Very Low Density	3,989	10
<b>Grand Total</b>	<b>38,770</b>	<b>100</b>

*Note: Totals may not add due to rounding. Acre totals cover land in the 1997 General Plan planning area.*  
*Source: City of Thousand Oaks, 2019.*

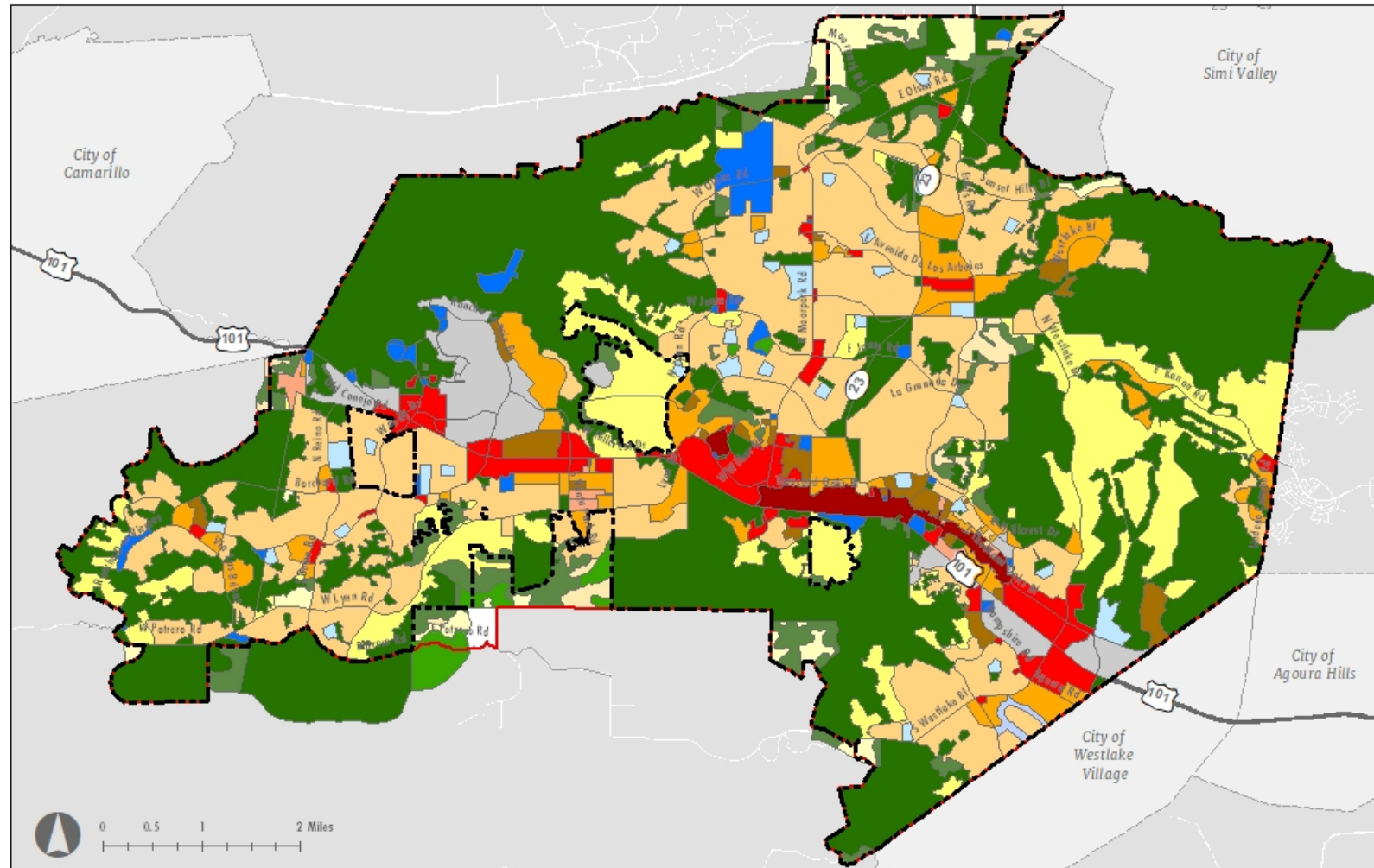
Table 3.2 Residential Land Uses

Land Use	Uses Allowed	Density
Very Low Density	Detached housing	0-2 dwelling units/net acre (du/ac)
Low Density	Attached or detached housing	2-4.5 du/ac
Medium Density	Townhomes, condominiums, mobile homes	4.6-15 du/ac
High Density	Any type	15-30 du/ac
Commercial/Residential	Residential, commercial, or mixed-use projects provided that the City adopts a Specific Plan for the land.	Not defined

*Source: City of Thousand Oaks General Plan Goals and Policies, 1970, updated 1994, 1996, 1997.*

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Figure 3.1 General Plan Land Use



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



High Density Residential	Mobile Home Exclusive	School	Unincorporated Counties Land	Adjacent Cities
Medium Density Residential	Commercial/Residential	Existing Park, Golf, Open Space	Major Roads	City Limits
Low Density Residential	Commercial	Proposed Park and Recreational Area	Freeways	City Sphere
Very Low Density Residential	Industrial	Residentially Developable Land	Lake	
Reserve Residential	Institutional	Undevelopable Land		

## Existing Zoning

A map of existing zoning designations is shown in Figure 3.2. The distribution of zones is roughly similar to the General Plan land use designations. The single largest zones within the City limits are Open Space (34 percent of land), Residential Planned Development (27 percent), and Single-Family Residential (11 percent), together accounting for about 70 percent of the Planning Area. Roughly 47 percent of the City is zoned for residential, either as residential zones, mobile home parks, or residential planned development. Parcels in the unincorporated SOI are under the jurisdiction of the Ventura County Non-Coastal Zoning Ordinance. Most parcels within the Planning Area in unincorporated Ventura County are zoned for residential use.

Table 3.3 Zoning

Zoning Designation	Acres	Percent
<b>City of Thousand Oaks</b>	<b>35,499</b>	<b>95</b>
<i>Residential</i>	<i>17,657</i>	<i>47</i>
HPD Hillside Planned Development	1,208	3
RA Rural Agricultural	268	<1
RE Rural Exclusive	1,324	4
RO Single-Family Estate	455	1
R1 Single-Family Residential	4,188	11
R2 Two-Family Residential	4	<1
R3 Multiple-Family Residential	130	<1
RPD Residential Planned Development	9,948	27
TPD Trailer Park Development	131	<1
<i>Commercial</i>	<i>1,252</i>	<i>3</i>
CO Commercial Office	147	<1

Zoning Designation	Acres	Percent
C1 Neighborhood Shopping Center	234	<1
C2 Highway and Arterial Business	294	<1
C3 Community Shopping Center	396	1
C4 Regional Shopping Center	173	<1
CPD Commercial Planned Development	9	<1
<i>Industrial</i>	<i>1,041</i>	<i>3</i>
M1 Industrial Park	1,014	3
M2 Light Manufacturing	27	<1
<i>Public, Open Space, and Other</i>	<i>15,549</i>	<i>42</i>
OS Open Space	12,512	34
PL Public, Quasi-Public, and Institutional Lands and Facilities	2,599	7
SP Specific Plan <sup>1</sup>	439	1
<b>Ventura County</b>	<b>1,869</b>	<b>5</b>
<i>Residential</i>	<i>1,808</i>	<i>5</i>
OS Open Space	619	2
RA Rural Agricultural	144	<1
RE Rural Exclusive	170	<1
RO Single-Family Estate	587	2
R1 Single-Family Residential	286	<1
RPD Residential Planned Development	1	<1
<i>Non-Residential</i>	<i>62</i>	<i>&lt;1</i>
M1 Industrial Park	62	<1
<b>Total</b>	<b>37,368</b>	<b>100</b>

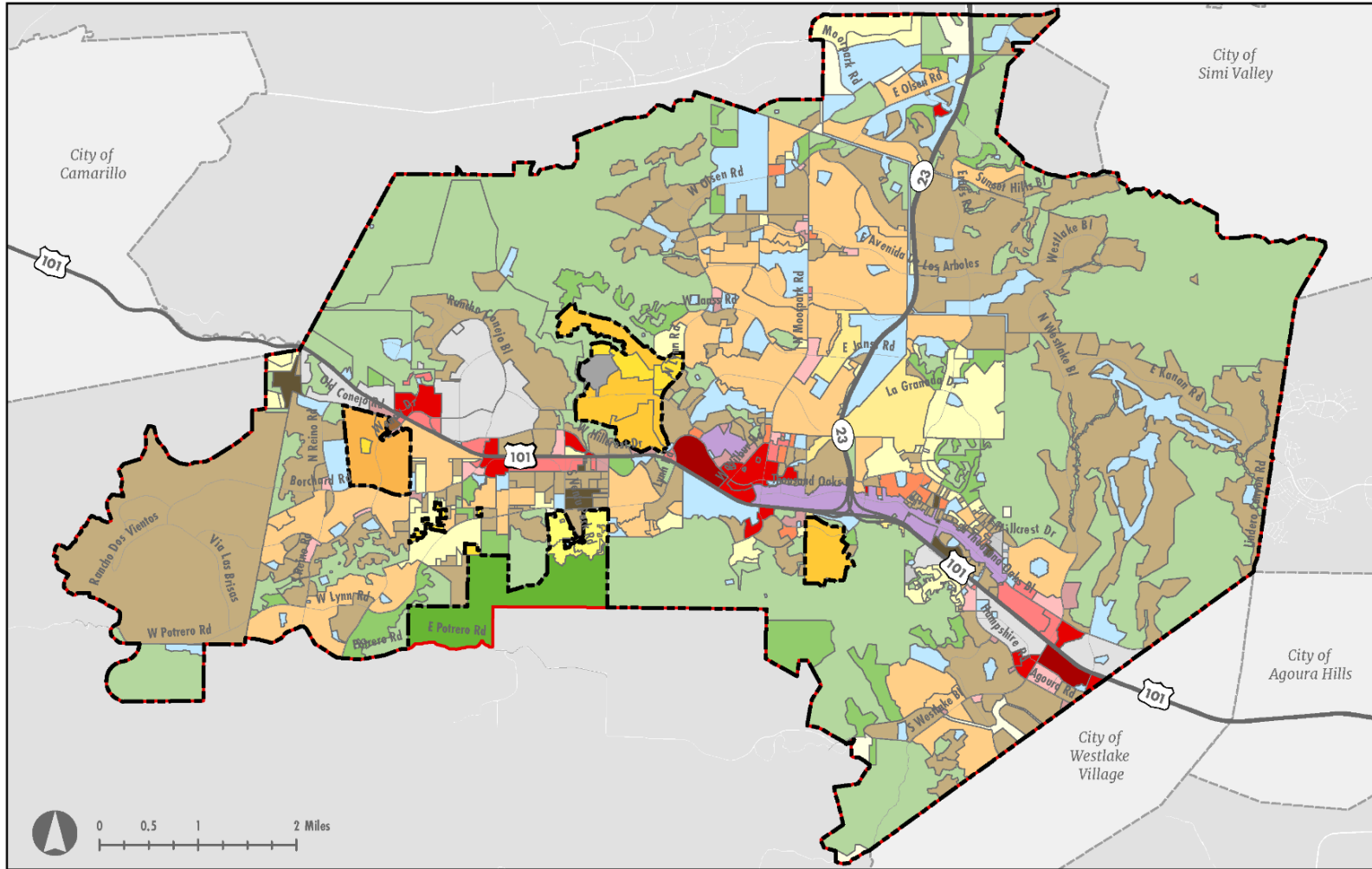
Note: Totals may not add due to rounding.

1. SP (Specific Plan) represents all Specific Plan areas combined.

Source: City of Thousand Oaks, 2019.



Figure 3.2 Existing Zoning



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



	R-1	C-0	C-4	O-S	R-O	Unincorporated Counties Land	Adjacent Cities
Thousand Oaks	R-2	C-1	M-1	SP	R-1	Major Roads	City Limits
R-A	R-3	C-2	M-2	Ventura County	RPD	Freeways	City Sphere
R-E	RPD	C-3	HPD	R-A	M-1		
R-O	TPD	CPD	P-L	R-E	O-S		



## Planning and Policy Documents

### Existing Specific Plans

There are 14 Specific Plans in the Planning Area, including the Wildwood (1967), Lang Ranch (1968), Dos Vientos (1988), Rancho Conejo Industrial Park (1983), and Thousand Oaks Boulevard (2001). Specific Plans were developed with the intention of prescribing land uses and development patterns based on site-specific needs and characteristics. Though most Specific Plans areas are built out, there is potential for additional development in some Specific Plan areas. Specific Plans are mapped in Figure 3.3. For more information about the development programs and status of each of the City's Specific Plans, refer to Table 3.4.

### Other Plans and Documents

#### Downtown Core Master Plan (2018)

The Downtown Core Master Plan (2018) focuses on a half-mile section of Thousand Oaks Boulevard, between Erbes Road and Conejo School Road. This 68-acre area includes the City's Civic Arts Plaza with City Hall and theatres, Gardens of the World, The Lakes shopping center and other uses including retail, office, single-family residential, restaurants, and an assisted living facility. The City owns 27.5 acres, a significant portion of the Plan area, located almost entirely on the south side of Thousand Oaks Boulevard. These assets are key building blocks for the creation of a downtown which will be a robust, walkable, and entertainment-oriented center of activity in the Conejo Valley. The Plan envisions additional commercial, civic and non-profit uses, retail,

restaurants, improved pedestrian connections, a Town Square in front of Civic Arts Plaza for cultural and event programming, and active mixed-use frontages along Thousand Oaks Boulevard.

#### Ridgeline Study (1988)

The Ridgeline Study identifies ridgelines within and surrounding the Conejo Valley and proposes actions to control or restrict development on significant ridgelines. The Study identifies ways the City can control ridgeline development, including through public ownership of ridgelines, designating ridgelines as Open Space in Specific Plans, instituting zoning controls, and requiring site planning techniques that reduce visual impacts of development. The Study identified ridgelines that should remain as public open space and ridgelines that could potentially be developed. As of 2019, some ridges south of US-101, near the Arroyo Conejo Open Space Area, and in the western part of the Planning Area have been developed.

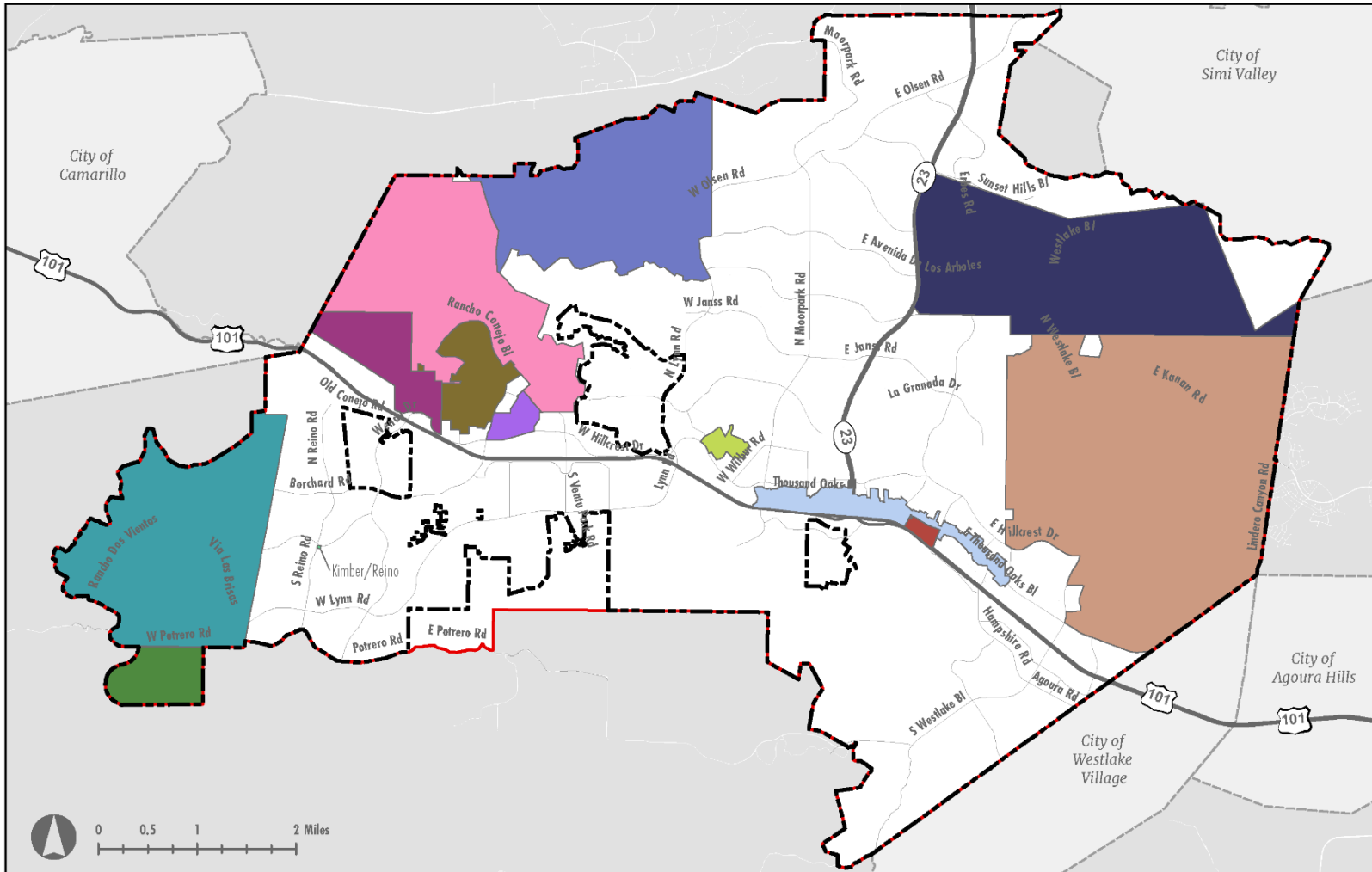
Table 3.4 Specific Plans

Specific Plan	Date	Size	Description	Implementation/Status
SP 1: Wildwood	1967	1,861 acres	Plan for low density residential, public facilities, parks, and open space.	Implemented with amendments.
SP 2: Lang Ranch	1968	2,622 acres	Plan for residential, parks and open spaces.	Not implemented. Lang Ranch later annexed to the City via Specific Plan 3.
SP 3: Lang Ranch	1968	2,622 acres	Plan for residential, commercial, public facilities, and parks and open space.	Implemented, with amendments.
SP 4: Westlake North Ranch	1972	4,653 acres	Plan for golf course, parks, open space, residential, schools and public facilities, and limited commercial.	Implemented with amendments.
SP 7: Rancho Conejo	1983	1,862 acres	Plan for residential, open space, industrial/office, public facilities, and park uses.	Implemented with amendments.
SP 8, 9: Dos Vientos	1988	2,188 acres	Plan for residential, limited commercial, school, public facilities, and open space	Implemented with amendments.
SP 11: Civic Arts Plaza	1989	24 acres	Plan for a government center, performing arts center, public park, offices, and retail complex to serve as a centerpiece for Thousand Oaks	Developed with Civic Center, performing arts center, and shopping center. The City-owned Westside area has opportunity to redevelop. The Downtown Core Master Plan (2018) provides an updated vision for the area around the site, including Thousand Oaks Boulevard. A campus master plan is currently in progress to re-envision the Civic Arts Plaza.
SP 12: McCrea Ranch	Late 1980s	287 acres	Plan for residential, commercial, schools, and public facilities, and open space.	Not implemented. The McCrea family later transferred land to the Conejo Recreation and Park District in 1995 to preserve historic resources.
SP 13: Seventh Day Adventist	1997	451 acres	Vision for retail, commercial, schools, industrial, and open space.	Implemented with amendments. The new Lowes/LA Fitness shopping center is the most recent development in this area. Some vacant areas remaining.

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Specific Plan	Date	Size	Description	Implementation/Status
SP 15: Rancho Conejo Industrial Park	1983	349 acres	Plan for industrial and related development.	Implemented with amendments. Some vacant lots remaining.
SP 16: Amgen Center	1994	103 acres	Plan for a campus-like corporate headquarters for biotechnology research and development	Implemented with amendments.
SP 17:401 West Hillcrest Drive	1997	62 acres	Plan for the area including “Firework Hill” and the City's first Civic Center.	Partially implemented. SP 17 has been implemented. Arts Center, Conejo Parks and Recreation District, and the National Park Service have facilities on site.
SP 18: Kimber/Reino	1999	0.6 acres	Plan for limited commercial development that is compatible with adjacent residential areas.	Implemented.
SP 19: Rancho Potrero	2007	326 acres	The City of Thousand Oaks, Conejo Recreation and Park District, and the Mountains Recreation and Conservation Authority purchased the land in 1993.	This is open space and an equestrian center.
SP 20: Thousand Oaks Boulevard	2011	346 acres	Plan for mixed-use (retail, office, commercial, and residential) development. Vision to create a unique commercial corridor for Thousand Oaks that is economically viable, self-sustainable, and pedestrian friendly.	Implemented with amendments.

Figure 3.3 Specific Plans



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



	Rancho Potrero		401 West Hillcrest		Civic Arts Plaza		Unincorporated Counties Land		Adjacent Cities
	Seventh Day Adventist		Amgen Center		Dos Vientos		Major Roads		City Limits
	Wildwood		Thousand Oaks Boulevard		Kimber/Reino		Freeways		City Sphere
	Westlake North Ranch		Rancho Conejo Industrial Park		Long Ranch				
	Rancho Conejo								

## Voter Initiatives

### Measure E

Measure E is a growth control measure approved by voters in November 1996 and approved by City Council in December 1996. The purpose of Measure E is to ensure any residential or commercial development does not place an undue burden on the City's topography and infrastructure. Measure E requires voter approval for any amendments to the Land Use Element of the General Plan that would result in a net increase in the acreage of land designated "commercial," or a net increase in the maximum potential number of residential units that were allowed under the General Plan Land Use Element when Measure E was passed in 1996.

An increase in allowed residential density or capacity in one area could be approved without voter approval if there is a reduction in allowed residential density elsewhere, if there is no net increase in the total number of potential dwelling units citywide. Units resulting from a decrease in maximum allowed density are placed in a "bank" for accounting purposes. For instance, a change of a site's General Plan Land Use designation from Medium Density Residential to Low Density Residential would result in City Council approving a General Plan Amendment and placing the difference in the maximum potential number of units into the "bank."

For more information about Measure E, please refer to the Measure E page on the City of Thousand Oaks website:

<https://www.toaks.org/departments/community-development/planning/measure-e>

### Measure W (Parks Initiative and SOAR)

Measure W, also known as Save Open Space and Agricultural Resources (SOAR) and Parks Initiative, was first approved by voters in 1998 and renewed in 2016. Per Measure W, changing a General Plan land use designation from parks, golf course, or open space to another use requires a public vote. In addition, Measure W prohibits the City of Thousand Oaks from approving urbanized land uses and extending urban services outside of the City Urban Boundary (CURB), which is coterminous with the City's Sphere of Influence.

## Available Vacant Land and Infill Development

As shown in Figure 3.4, there are about 1,255 acres of vacant land in the Planning Area. However, per the existing General Plan land use map, some of this land is considered undevelopable because it has a slope grade of more than 25 percent. Of this vacant land, about 886 acres of vacant land could potentially be developed. Many developable parcels are scattered throughout residential neighborhoods in the Planning Area, suggesting that the Planning Area has capacity to accommodate a limited amount of continued residential growth. There are also several vacant parcels in shopping districts near the freeway that could accommodate residential or non-residential development.

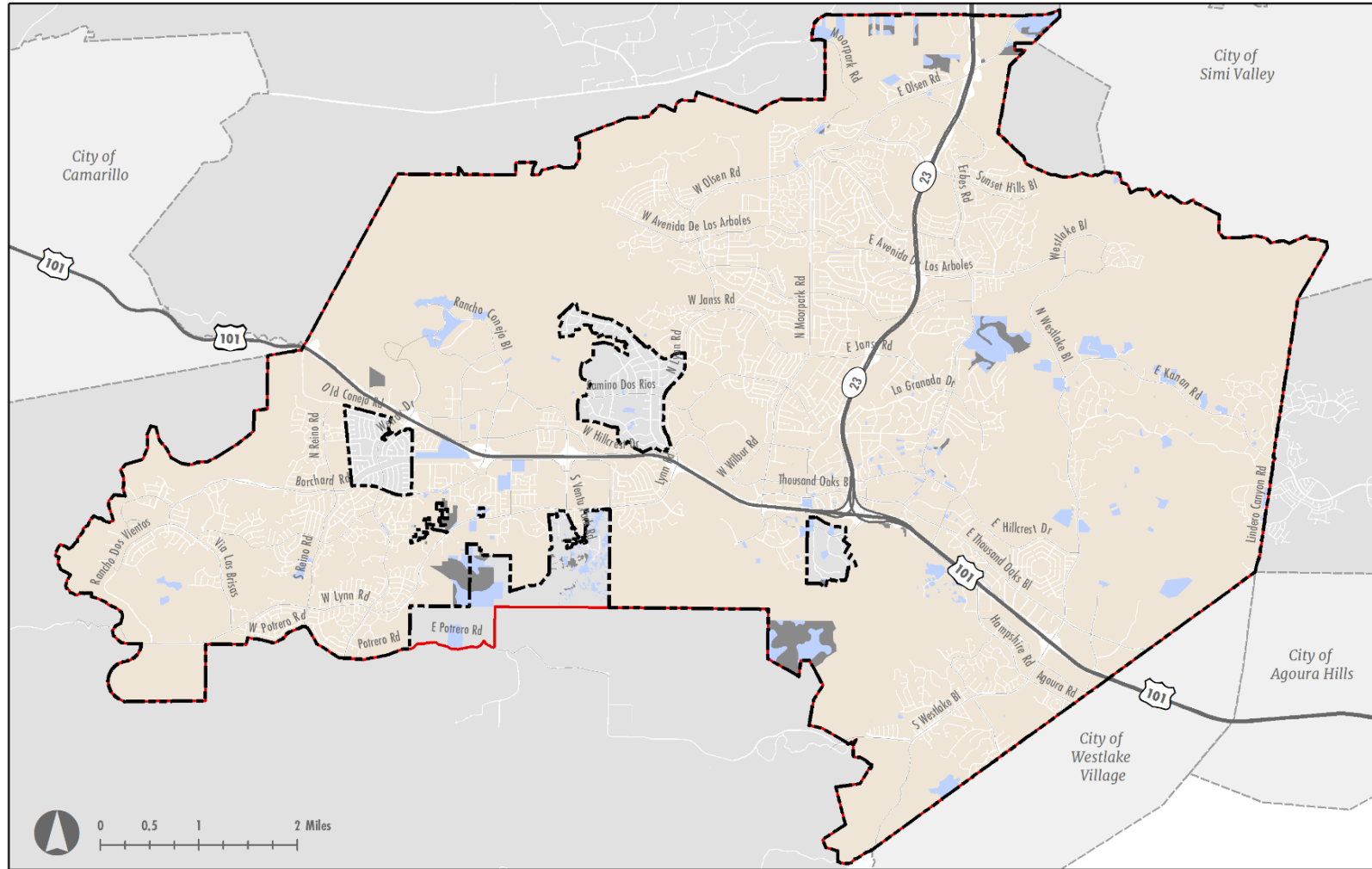
Because vacant land is limited, most future development is likely to occur as infill development through redevelopment of previously developed sites. Infill sites include previously developed sites that are now underutilized such as the former K-Mart site on Hampshire Road, as well as large surface parking lots that could be replaced with structured parking.



*A former K-Mart building located at 339 Hampshire Rd. is an opportunity site for redevelopment.*



Figure 3.4 Vacant Land



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



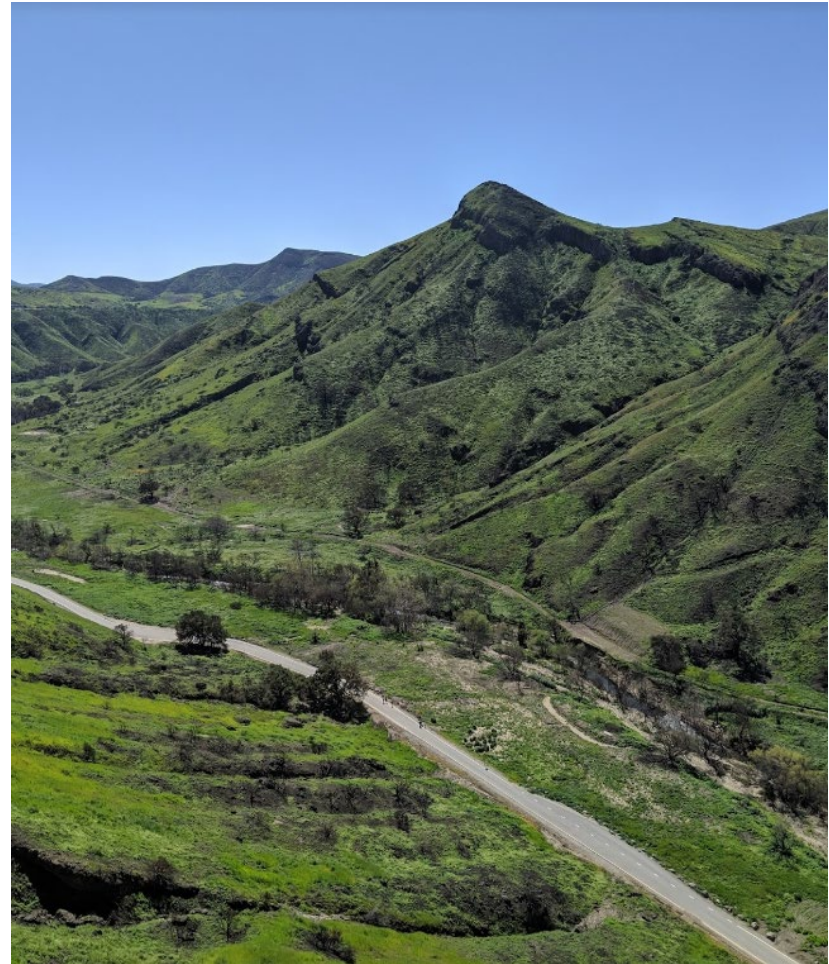
- Vacant and Developable
- Vacant and Undevelopable
- City Limits
- City Sphere
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- Freeways
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- Non-Vacant Parcels
- Adjacent Cities

# CHAPTER 4: URBAN FORM AND CHARACTER

An analysis of community design and urban form, while not required by statute, is one of the central components of the General Plan because understanding characteristics of the built environment—the location and design of homes, stores, parks, offices and other spaces and the way one moves between these places—is vital to strengthening quality of life. This chapter provides an overview of the various neighborhood sub-areas and place types in the City, delineating the character and uses within each.

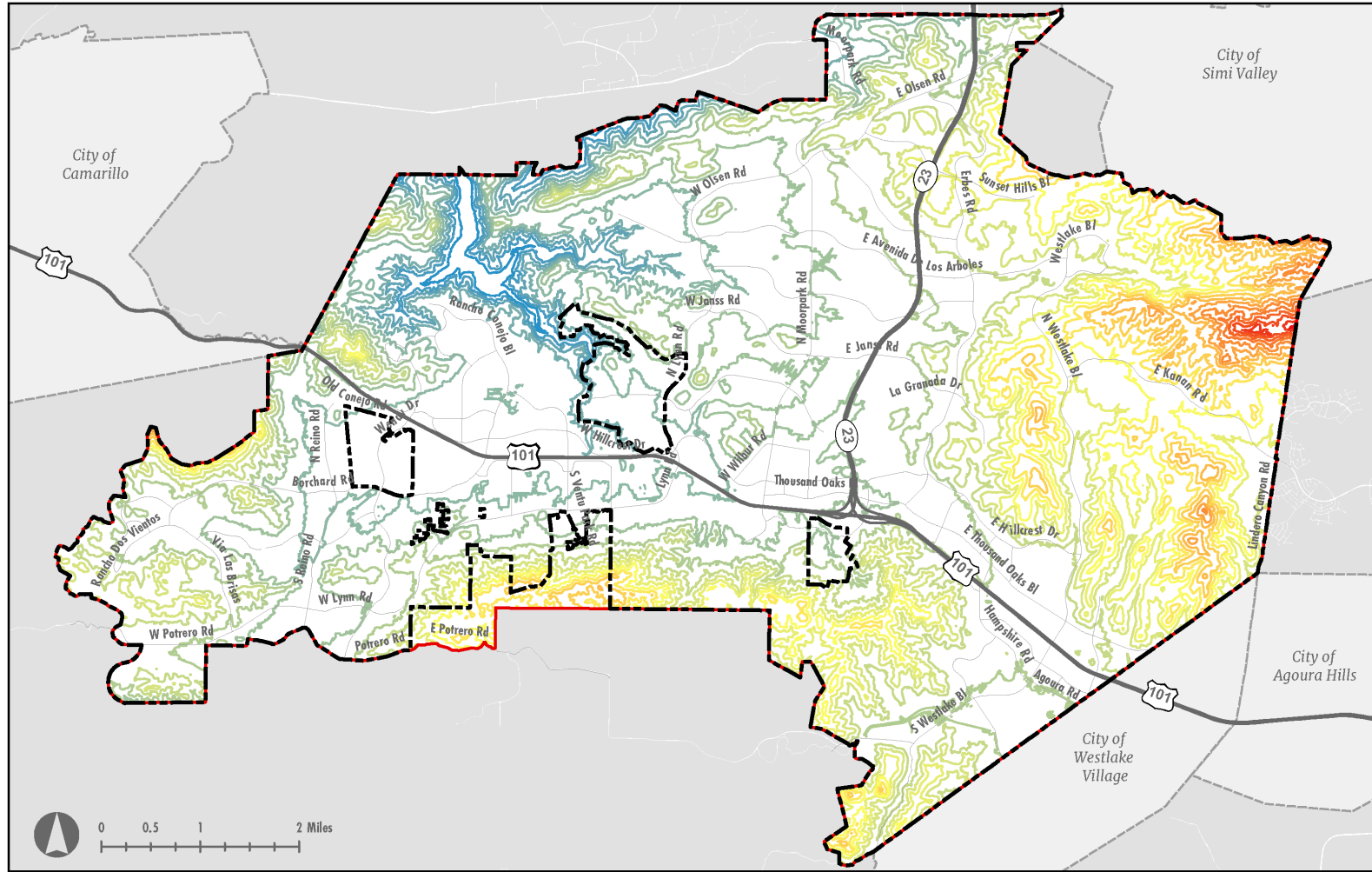
## Topography

Thousand Oaks is situated in the Conejo Valley. The Conejo Valley is about nine miles long and seven miles wide and is elevated about 600 to 900 feet above sea level. The Planning Area is framed by the Santa Monica Mountains to the south, Conejo Mountain to the west, Mountclef Ridge to the north, and the Simi Hills to the east. Per Figure 4.1, which maps 100 feet contour intervals, populated portions of the Planning Area are mostly built in a flat basin surrounded by rising hills. Some built portions of the Planning Area, including many residential areas in East Thousand Oaks and Westlake, are built atop hillcrests.

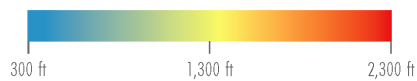


*Thousand Oaks' Hill Canyon*

Figure 4.1 Topography



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



- Unincorporated Counties Land
- Major Roads
- Freeways
- Adjacent Cities
- City Limits
- City Sphere

## Growth History<sup>2,3</sup>

The area now known as Thousand Oaks was first settled by Chumash Indians. The first recorded permanent settlement was in 1875, when James Starr Newbury constructed a post office. Soon after, settlers built the Stagecoach Inn and the original Timber School (for information about Historic Landmarks, see the *Community Focal Points* section of this report). These structures were built along El Camino Real (later US-101), which served as a transportation corridor for people travelling between Los Angeles and San Francisco. The rest of the Planning Area was left in its natural state or used for ranching. By 1950, development in Thousand Oaks was mostly limited to a small, walkable area around El Camino Real.

Development rapidly accelerated in the 1950s and the 1960s. The construction of the Ventura Freeway (US-101) provided Thousand Oaks with convenient vehicular connections to the greater Los Angeles area. Thousand Oaks began to transform, with subdivision development emanating outward from US-101 and along Moorpark Road. Shopping centers, industrial parks, schools, and churches arose alongside residential development. California Lutheran University, a major employer and stakeholder in the community, was founded in 1959 and opened its doors to students in 1961.

Most development has been in the form of residential subdivisions, with a few notable exceptions. The biotechnology

company Amgen started in 1980 in a modest office in Thousand Oaks, and by 1995 had expanded to a 105-acre campus in the Rancho Conejo Industrial Park. Other biotechnology companies clustered near Amgen alongside US-101. The SR-23 freeway was completed by 1981, giving residents and commuters access to Moorpark and Simi Valley. The City's Civic Arts Plaza opened in 1994, with a performing arts center and City offices on Thousand Oaks Boulevard.

The City's boundaries have changed significantly since its incorporation in 1964. Several Specific Plans, including the Lang Ranch, Dos Vientos, Rancho Conejo, and Rancho Potrero Specific Plans, planned for areas to be annexed into the City. Thousand Oaks' growth has slowed considerably since its heyday in the mid-twentieth century due to open space preservation and lack of remaining developable land, but it continues to change gradually over time as property owners develop or redevelop land.

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<sup>2</sup> History. City of Thousand Oaks. 2019. Retrieved From: <https://www.toaks.org/departments/city-manager-s-office/public-information-office/history>

<sup>3</sup> Thousand Oaks Development Plan. City of Thousand Oaks. 1970.



## Neighborhoods

Thousand Oaks has grown and changed over time with development of distinct subdivisions, tracts, and neighborhoods. In some instances, a neighborhood covers a large swath of land and represents an accumulation of individual tracts and in others it represents one subdivision that was built over a period of time. Many residents refer to their neighborhood by name, referring to the development name, historic name, or name of associated open space. The following neighborhoods are illustrated on Figure 4.2.

1. **Read Ranch:** Read Road primarily consists of large lot, single family homes adjacent to Tierra Rejada Valley. Development largely occurred between 1980 and 2010.
2. **McCrea Ranch.** McCrea Ranch is a historic ranch and landmark which was built in the 1930s. The property is now owned by Conejo Recreation and Park District to preserve the historic structures and ranch land. The property has an interpretive center which was developed in 2011.
3. **Enclave Estates:** Cornell Ranch is primarily large lot single family homes developed between 1998 and 2003.
4. **Sunset Hills:** The Sunset Hills neighborhood includes residential, commercial, open space, parks, and a private golf course and racquet club. Development occurred between 1970 and 2000.
5. **Woodridge:** The Woodridge neighborhood consists of one gated community tract. This area also includes open space, private park and trailhead. Development occurred primarily in 2000.
6. **Lang Ranch:** The Lang Ranch Specific Plan was approved in 1968. The neighborhood includes multiple residential tracts (some gated), open space, parks, and Lang Ranch Elementary School. Most development occurred between 1995 and 2005, however the Oakbrook Regional Park Chumash interpretive center was built in 1990.
7. **Kevington Estates:** The Kevington Estates residential neighborhood was developed between 1960 and 1980 in a steep hillside area. The neighborhood is also home to Meadows Arts and Technology Elementary School.
8. **North Ranch:** The North Ranch Specific Plan was approved in 1972. Since then many custom homes have been built slowly over the years. This area includes the private North Ranch Country Club and Golf Course, as well as mountainous open space.
9. **Westlake Hills:** Westlake Hills is a residential tract built in a hexagonal design in 1975. The neighborhood includes Westlake Hills Elementary School.
10. **Westlake:** The Westlake neighborhood consists of medical, commercial, industrial, residential, open space, and parks. The area includes half of the human-made Westlake Lake, Westlake High School, Westlake Elementary and Carden Conejo School. Most

of the development occurred between the 1960s and 1990s.

- 11. **Skyline:** The Skyline neighborhood is made up of small lot residential, limited industrial and commercial, and open space. Since 1995, many available lots have been purchased and protected as open space. Development in this neighborhood has taken place since the 1940s.
- 12. **Royal Oaks:** The Royal Oaks neighborhood is primarily residential backing to Thousand Oaks Boulevard. Newer development has included multifamily residential including apartments and townhouses. Development in this neighborhood started in the 1950s.
- 13. **Old Town West:** Old Town West is a residential area with some of the original single-family homes of Thousand Oaks. This area has seen change in recent years with the introduction of townhouses. Development in this neighborhood dates to the 1950s.
- 14. **Los Feliz East:** Los Feliz East is a residential neighborhood with primarily single-family homes and townhomes. The area includes one affordable housing development. Development has occurred in this neighborhood since the 1940s.
- 15. **Los Feliz West:** Los Feliz West is a residential neighborhood with varying densities including, apartments, single family homes, and several affordable housing developments. The neighborhood also contains Conejo Elementary. Newer development

in this neighborhood has tended towards denser condo and apartment projects. This neighborhood was originally built in the 1940s.

- 16. **Downtown:** The Downtown Neighborhood of Thousand Oaks has two main Specific Plans, 11 and 20. The area contains mixed use, residential, commercial, parks, a small amount of open space, and the Civic Arts Plaza (built 1994). Many underdeveloped and some vacant lots also exist. Downtown Core Master Plan (CAP) adopted in 2018 with 4 main recommendations that will affect this area: a) streetscape improvements, b) Town Square concept, c) Westside property development, and d) arts and cultural programming. To further this concept a Campus Master Plan encompassing three blocks around the CAP is being prepared. Development started in the 1940's to present
- 17. **Rolling Oaks:** The Rolling Oaks neighborhood is an unincorporated Ventura County enclave made up of large lot single family residential, including equestrian properties, and open space. Development in this neighborhood has taken place since the 1960s.
- 18. **Greenwich Village:** The Greenwich Village neighborhood is made up of open space and single-family homes characterized by narrow and deep lots. The area has associated special design standards and was built between the 1940s and 1990s.
- 19. **Los Padres:** The Los Padres neighborhood is primarily residential, including multi-family and single family



with additional medical and commercial uses. This neighborhood is home to the Thousand Oaks Surgical hospital. Development in this neighborhood mainly took place between the 1960s and 1980s.

- 20. **Los Robles Golf Course:** This neighborhood is home to the Los Robles Greens Municipal golf course. In addition to the 18-hole course, Los Robles Greens offers event, conference, and wedding venues, a restaurant and bar, and programming year-round.
- 21. **Greenmeadow:** The Greenmeadow neighborhood is a single-family residential area with park space, built between 1977 and 1990.
- 22. **Ventu Park:** The Ventu Park neighborhood consists of single-family residential in both the City of Thousand Oaks and unincorporated Ventura County. Mix of City and County residential. Built:1950s to present
- 23. **Upper (South) Ventu Park:** This single-family neighborhood is an unincorporated enclave of Ventura County. The area is characterized by small and irregular shaped lots, some of which are vacant. Development has occurred since the 1950s.
- 24. **Kelly Estates:** The Kelly Estates neighborhood is made up of single-family residential in both the City of Thousand Oaks and unincorporated County of Ventura. The neighborhood includes some vacant lots. Development has occurred since the 1960s.
- 25. **Newbury Park:** Newbury Park is a neighborhood that has a variety of land uses including single-family

residential, multi-family, commercial, civic, institutional, and light industrial. This neighborhood is home to one of the cities three high schools, Newbury Park High. This area has seen development since the 1960s.

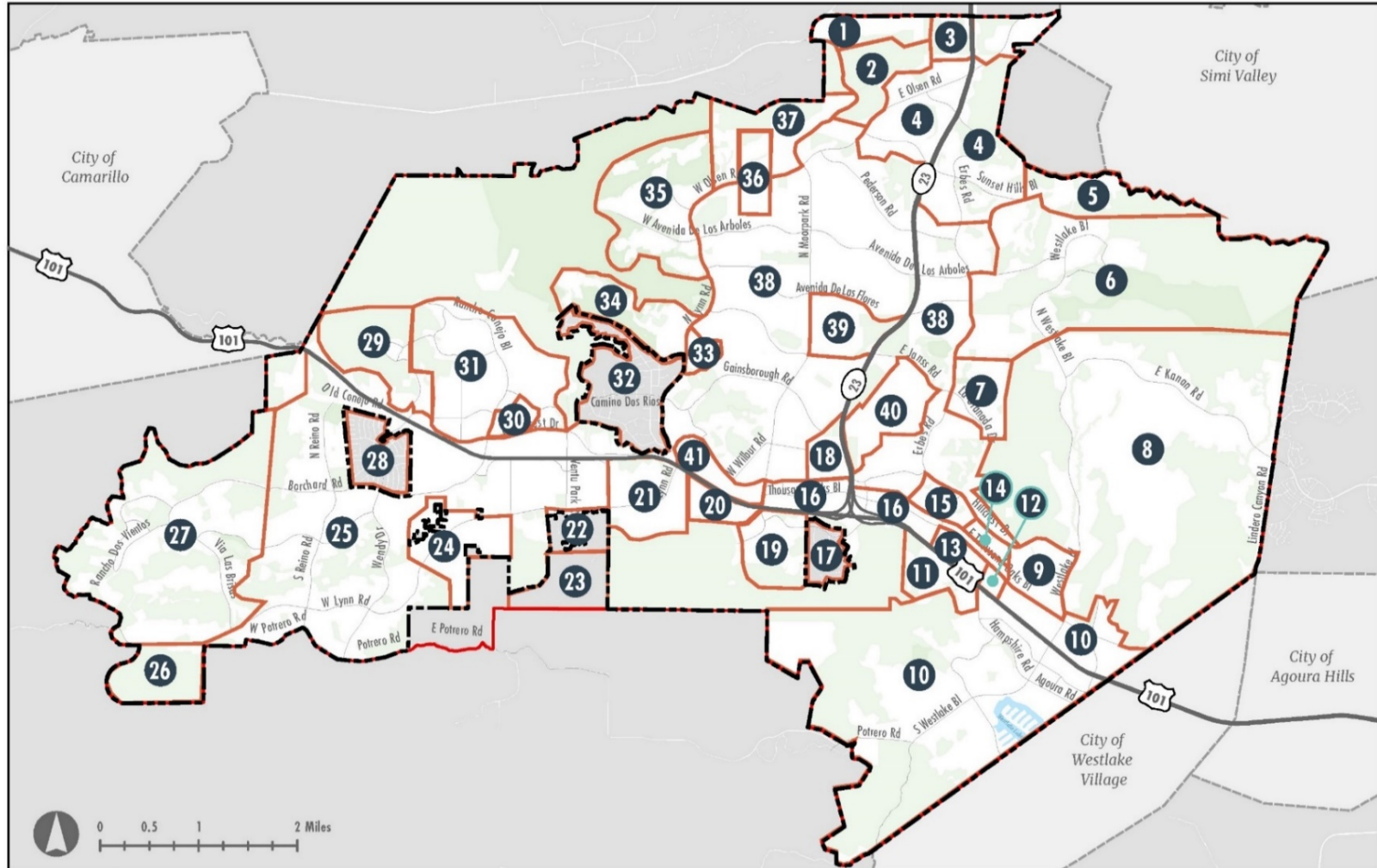
- 26. **Rancho Potrero.** The Rancho Potrero neighborhood is a Specific Plan area comprised of open space and trails and the Circle K Stables which is a public equestrian center with horse boarding.
- 27. **Dos Vientos Ranch:** Dos Vientos Ranch is Specific Plan area of mostly single-family residential with some multi-family residential, commercial, open space, and institutional uses. The area has developed since 2000.
- 28. **Casa Conejo:** The Casa Conejo neighborhood is a County of Ventura enclave made up of single-family residential, and one elementary school.
- 29. **Seventh Day Adventist.** The Seventh Day Adventist Specific Plan area was approved in 1997 and built from the 1940s until present day.
- 30. **Amgen:** The Amgen Specific Plan was approved in 1994. The area is home to the City's largest employer, Amgen.
- 31. **Rancho Conejo.** The Rancho Conejo neighborhood has two Specific Plans which were both approved in 1983. The area is characterized by single-family and multi-family residential, industrial and light manufacturing,

commercial and retail. This area includes some vacant land and has seen development since the 1960s.

- 32. **Lynn Ranch.** The Lynn Ranch neighborhood is an unincorporated Ventura County enclave. The area includes primarily single-family residential, institutional, and commercial, as well as Teledyne Technologies research center.
- 33. **Eichler Homes.** The Eichler neighborhood is a small tract of single-family homes by 20<sup>th</sup>-century post-war developer, Joseph Eichler. The homes were built in the early 1960s and retain much of the original character from that era.
- 34. **Lynnmere.** The Lynnmere neighborhood is a gated residential community of single-family homes built in the 1980s.
- 35. **Wildwood.** The Wildwood neighborhood is made up of single-family and multi-family residential, with parks, open space and institutional uses. The area was built between the 1960s and 1980s.
- 36. **California Lutheran University:** This neighborhood is made up of California Lutheran University, a private university which was founded 1956. The campus includes lecture halls and classrooms, student housing, university union, library and bookstore, cafes, chapel, as well as stadium, playfields, and community pool. This is the current temporary training center for the Los Angeles Rams Football team.

- 37. **Mountclef Village:** The Mountclef Village neighborhood is made up of single family, multi-family residential, and senior and assisted living centers. The neighborhood also includes open space and the Thousand Oaks YMCA. Development primarily occurred between the 1970s and 2010.
- 38. **Central TO:** Central Thousand Oaks is made up of a mix of single-family and multi-family residential, commercial, institutional and civic uses, as well as parks and open space. The Thousand Oaks Teen Center and Ault Center as well as Grant R. Brimhall Library are in this neighborhood. Development has occurred in this area since the 1960s.
- 39. **Waverly Heights:** The Waverly Heights neighborhood consists of primarily single-family residential on large lots, many with horses. This area also includes the Conejo Valley Adult School, Waverly Park, community garden and dog park. Development in this neighborhood occurred in the 1960s.
- 40. **Conejo Oaks:** The Conejo Oaks neighborhood is primarily single family residential on large lots. The area has been developing since the 1960s.
- 41. **Oaks Shopping Center.** This neighborhood is made up of retail and commercial in association with the Oaks Shopping Center. Smaller suburban strip malls are located on the peripheral, including hotels and medical uses and some vacant lots.

Figure 4.2 Neighborhoods



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



- City Limits
- City Sphere
- Major Roads
- Freeways
- Adjacent Cities
- Unincorporated Counties Land

## Year Built

Most buildings in the Planning Area were built in the 1960s, 1970s, and 1980s, emphasizing the massive housing boom that occurred during that era. Many of the newer (post 1990s) structures are in the eastern and southwestern portions of the Planning Area. Figure 4.3 illustrates the successive waves of residential expansion that occurred, radiating outward towards the east, north, and west.

## Building Footprints

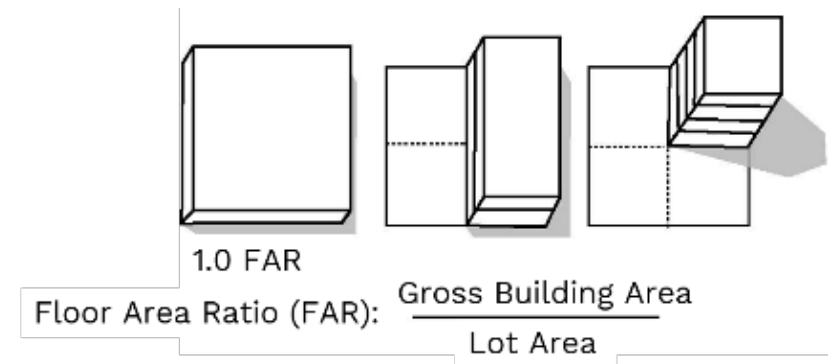
Building footprints (Figure 4.4) show the amount of land devoted to buildings, compared to landscaping, streets, parking lots, parks, and open spaces. It provides a snapshot at how dense and urban a community is and whether there is a regular or irregular building pattern. The pattern of footprints in Thousand Oaks illustrates:

- Open spaces surround development in the northeastern, northwestern, and southern parts of the Planning Area. Urban development “leapfrogs” smaller open space areas in other parts of the Planning Area, particularly in the eastern and southeastern areas.
- The pattern of building footprints reveals a compact system of curvilinear neighborhood streets in many parts of the Planning Area.
- Footprints in the Planning Area is most sparse at the edges of development. Buildings are most spread out in the northern extent of the Planning Area and in portions of the east side of the Planning Area.

- The largest buildings in the Planning Area are situated along US-101, in industrial and office park settings, or in shopping centers. Many of these buildings are surrounded by large surface parking lots.

## Floor Area Ratio (FAR)

The development intensity of non-residential land uses can be measured through floor area ratio (FAR) which divides gross building area over lot area. A greater FAR indicates a greater building intensity. As shown in Figure 4.5, most non-residential development in the Planning Area is built at an intensity of less than 0.25 FAR. Higher intensity buildings (greater than 1 FAR) are mostly located in shopping districts and office parks. This suggests a pattern of separation between low-density residential uses and higher density commercial and industrial uses.



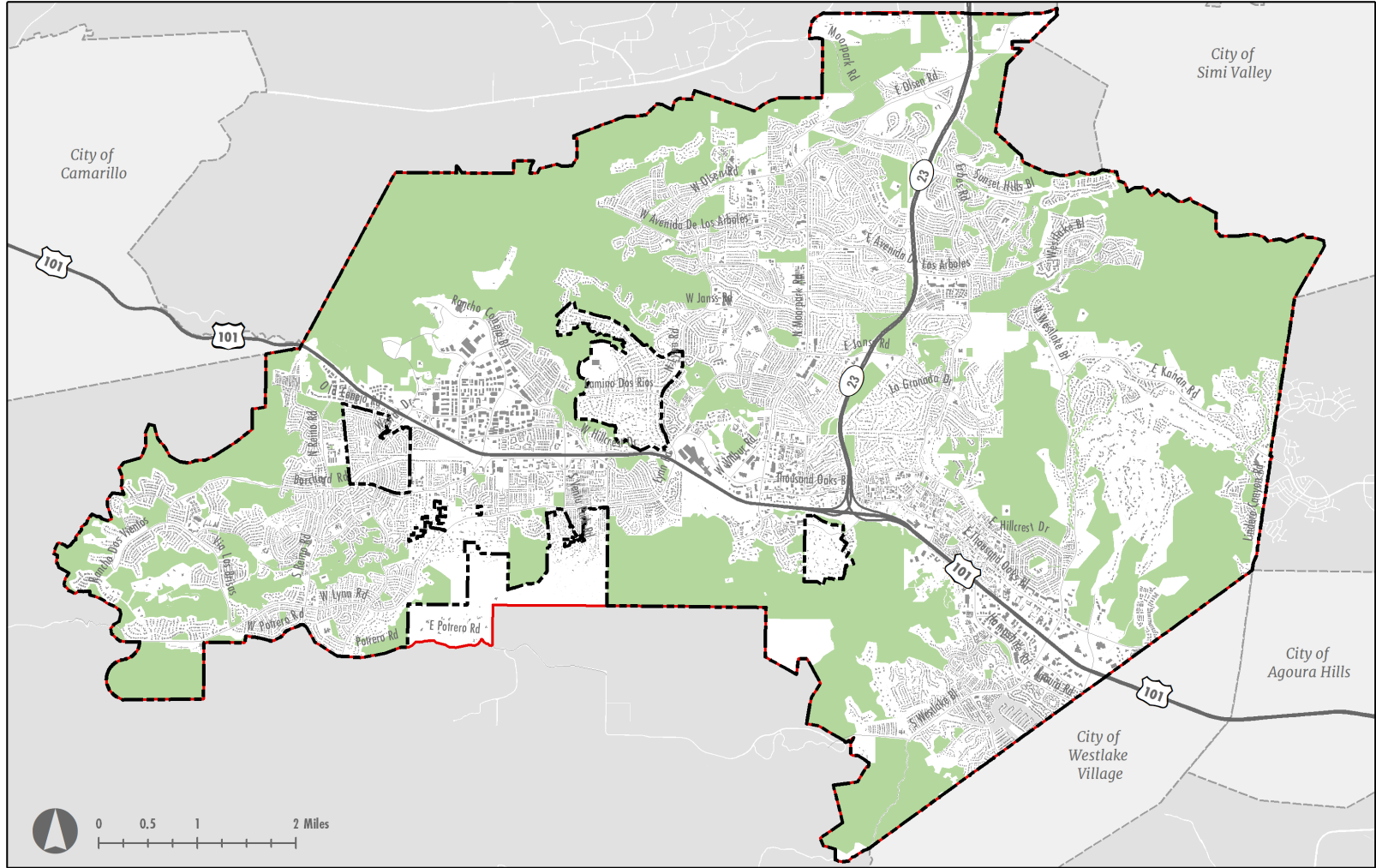
*Floor area ratio (FAR) is the measure of gross building area divided by lot area. As seen in the diagram above, a site with a maximum of 1.0 FAR could have a single-story building covering an entire lot, a two-story building covering half of the lot, or a four-story building covering a quarter of a lot. All three buildings have the same floor area.*







Figure 4.4 Building Footprints

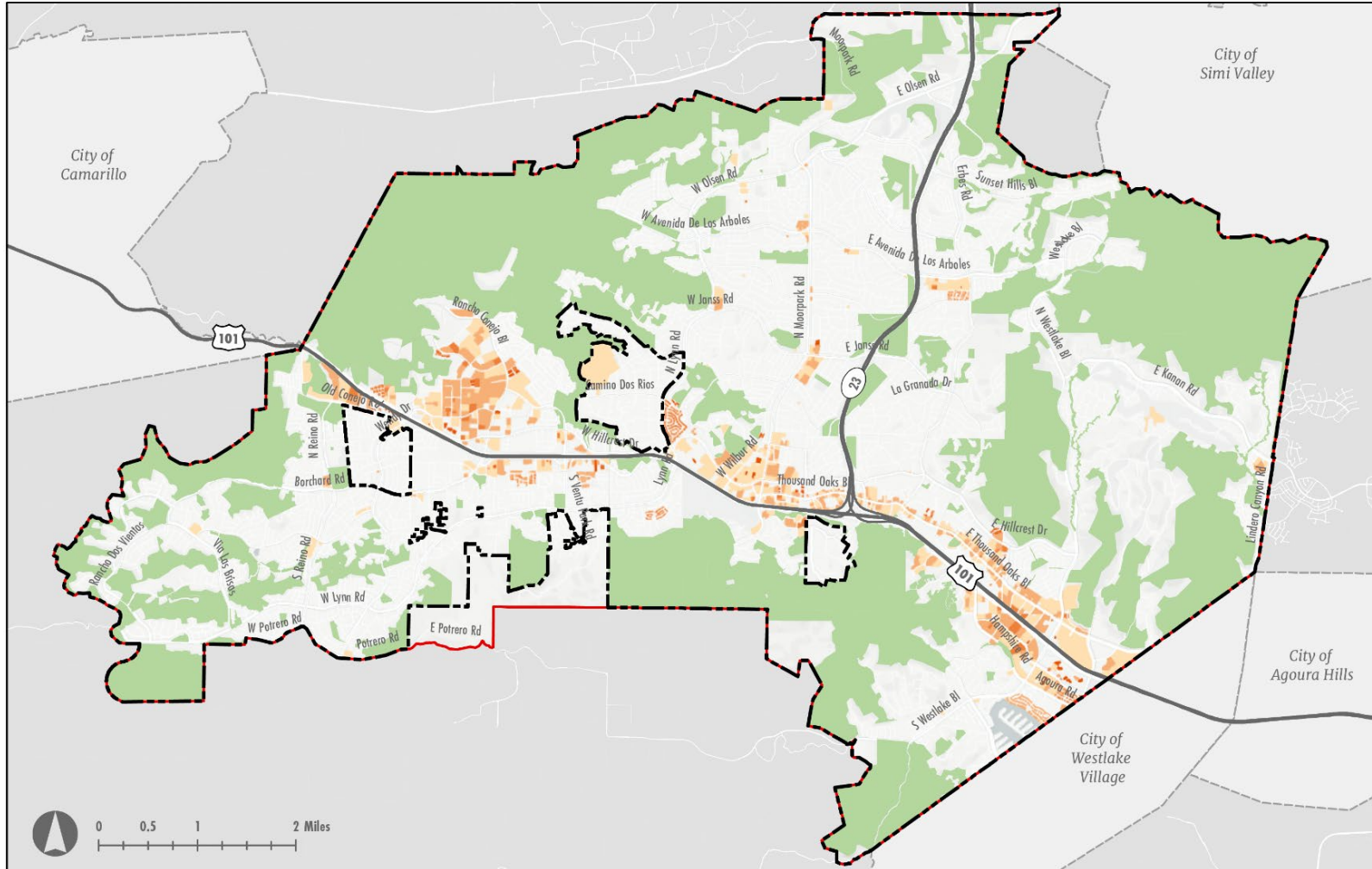


Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Microsoft Building Footprints, 2018



-  Building Footprints
-  City Limits
-  Major Roads
-  Unincorporated Counties Land
-  Adjacent Cities
-  City Sphere
-  Freeways
-  Parks and Open Space

Figure 4.5 Floor Area Ratio



Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Base Canvas, 2020



## Gateways

Gateways are entry points into cities. Gateway signage and markers visually impart a community's identity to visitors. The design of gateway signage can convey a community's values, including natural resources, history, and culture.

Access into and out of the Planning Area is limited by terrain, particularly when entering/leaving the Planning Area near its northern and southern boundaries (shown in Figure 4.6). In the northern end of the Planning Area, roadway connections are limited to Olsen Road, SR-23, and Moorpark Road due to the mountainous terrain of the Mountclef Ridge and the Simi Hills. From SR-23, drivers may enter the City from the north from exits at Olsen Road, Sunset Hills Boulevard, Avenida de Los Arboles, and Janss Road. Drivers entering and leaving the Planning Area in the south are limited to Westlake Boulevard and Potrero Road.

Drivers most often enter the Planning Area from the east and west directions via US-101. Drivers can exit US-101 at Westlake Boulevard, Hampshire Road, Rancho Road, Moorpark Road, Lynn Road, Ventu Park Road, Borchard Road, and Wendy Drive. Arterial streets, including Kanan Road, Thousand Oaks Boulevard, Truinfo Canyon Road, Agoura Road, and Potrero Road also provide access from the east and west directions. Drivers entering the Planning Area from US-101 enter the City in a mostly commercial and industrial setting. Signs welcome drivers to Thousand Oaks at most entryways. The Moorpark Road gateway and a few others have pleasant landscaping and flowers that give drivers a positive image of the City. A few gateway signs on US-101, including the sign at the exit to Westlake Boulevard, are surrounded by open

space, providing a visual reminder of the City's ring of open space.

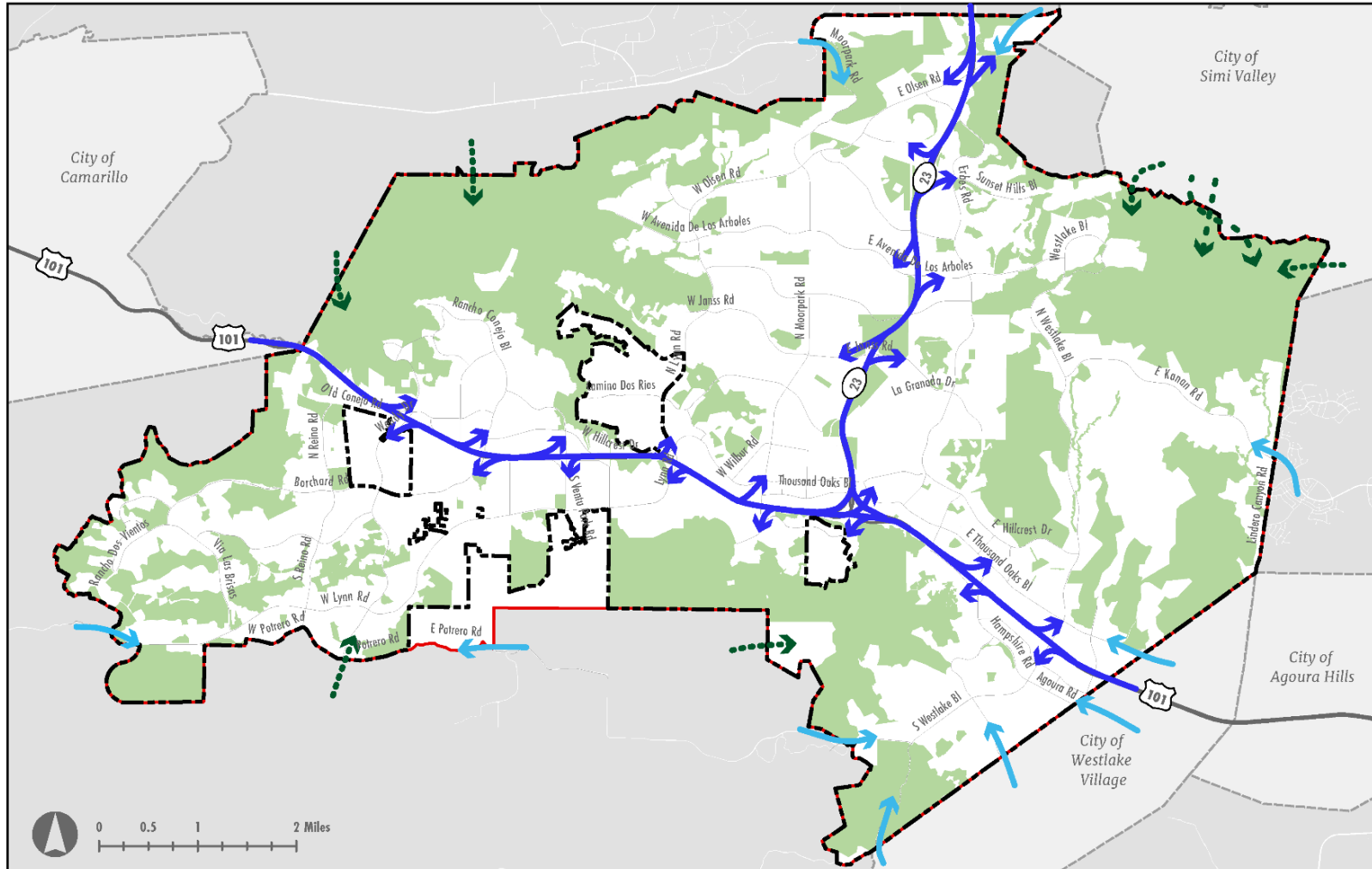
Hikers and bicyclists may enter the Planning Area from the City of Simi Valley via trails in the Lang Ranch area. Hikers and bicyclists may also enter via the Los Robles Trail in the Los Robles Open Space, the Hill Canyon Trail from the northern direction, and via the Wendy Trail from the south.



*Drivers entering the City are greeted by welcome signage.*



Figure 4.6 Gateways



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



- Trail Access
- Freeway Access
- Roadway Access
- City Limits
- City Sphere
- Major Roads
- Freeways
- Parks and Open Space
- Unincorporated Counties Land
- Adjacent Cities

## Community Focal Points

Community focal points refer to sites that generate activity and interest. They include historic sites, community facilities, commercial centers, schools, and recreational facilities. They are shown in Figure 4.7.

### Historic Landmarks

Historic landmarks provide visual reminders of Thousand Oaks' history. The City of Thousand Oaks maintains a list of 13 landmarks that imbue the City with reminders of its many identities throughout history—a ranch, a stop on a stagecoach route between Los Angeles and San Francisco, a filming location, a tourism destination, a Native American settlement, a place of great natural beauty, and a modern community. All landmarks in the Table 4.1 are City historic landmarks. The ID codes in the table correspond with the site's location in the Planning Area shown in Figure 4.7. All but two landmarks are also Ventura County Historical Landmarks. Two landmarks, the Joel McCrea Ranch and the Stagecoach Inn, are on the National Register of Historic Places.

### Other Community Focal Points

Other community focal points, also listed in Table 4.1 and shown on Figure 4.7, include popular community facilities, shopping and tourism destinations, and recreational amenities. Many of the focal points, including City Hall, Oaks Shopping Center, Thousand Oaks Auto Mall, and the Los Robles Golf Course are located along US-101.



*Los Robles Hospital (above) and Oaks Shopping Center (below) are community focal points.*





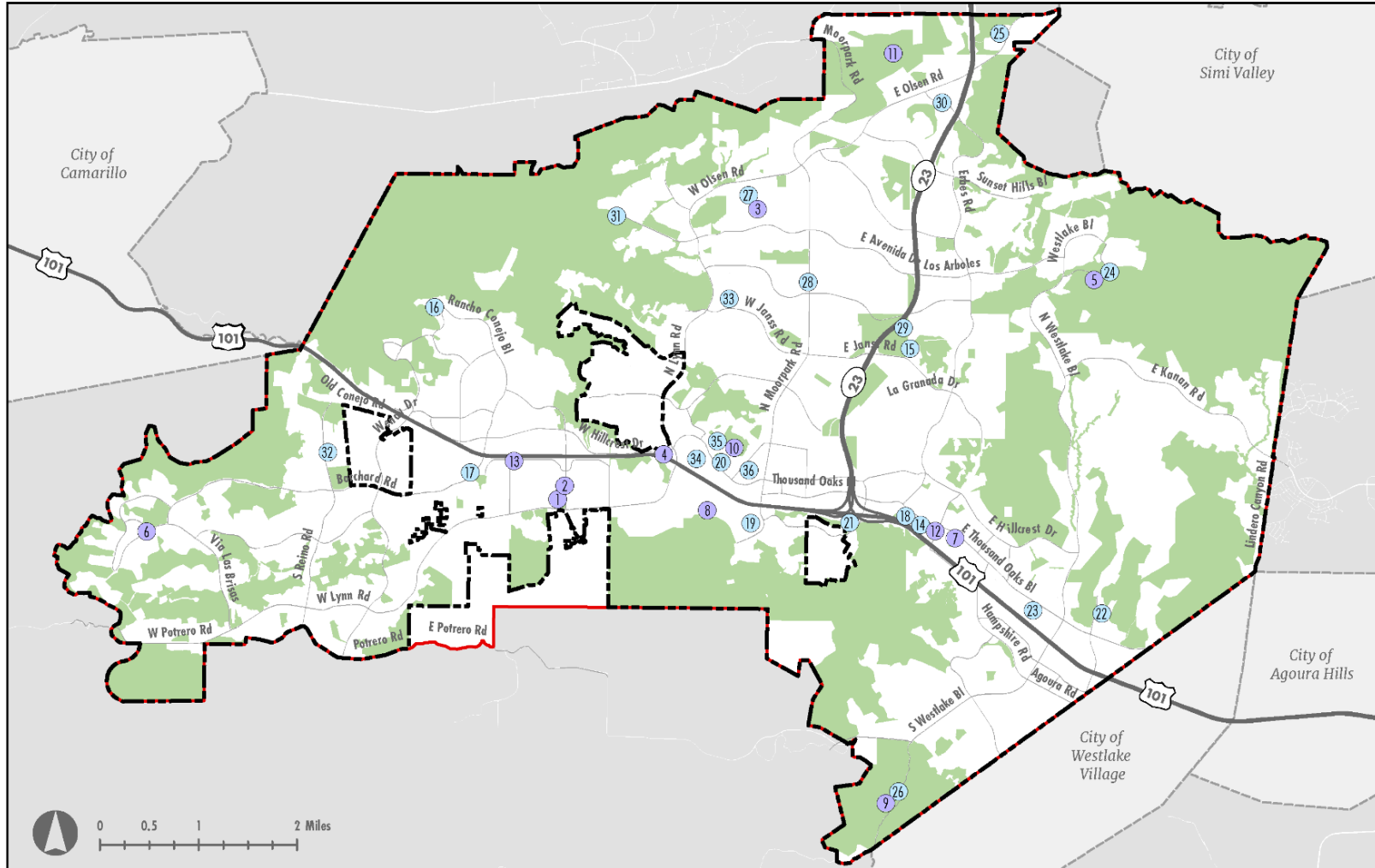
Table 4.1 Community Focal Points

ID	Name	Notes
<b>Historic Landmarks</b>		
1	Stagecoach Inn	Built in 1876. County and State Historic Landmark. On the National Register of Historic Places.
2	Sycamore Tree	County Historic Landmark.
3	Pederson House and Water Tower	Built in 1913-1914. County Historic Landmark.
4	Hunt Olive Tree	County Historic Landmark.
5	Oakbrook Regional Park Archeological Area	County Historic Landmark.
6	Dos Vientos Ranch Buildings Site	Built in 1937. County Historic Landmark.
7	Crowley House	Built in 1910. County Historic Landmark.
8	Janss House	Built in 1931. County Historic Landmark.
9	Banning Dam (commonly known as Lake Eleanor Dam)	Built in 1889. County Historic Landmark.
10	Hillcrest Center	Built in 1973.
11	Joel McCrea Ranch	Established in 1933. On the California Register of Historic Resources and the National Register of Historic Places.
12	Goebel's Lion Farm Site (Jungleland)	Built in the mid-1920s. County Historic Landmark.
13	Timber School	Schoolhouse built in 1924, auditorium 1948.

<b>Other Community Focal Points</b>		
14	City Hall	Community Facility
15	Thousand Oaks Library	Community Facility
16	Municipal Services Center	Community Facility
17	Newbury Park Branch Library	Community Facility
18	Civic Arts Plaza	Community Facility
19	Los Robles Golf Course	Recreation
20	National Parks Service	Recreation
21	Transportation Center	Community Facility
22	Westlake High School	School
23	Thousand Oaks Auto Mall	Commercial
24	Chumash Interpretive Center	Museum
25	East County Sheriff's Station	Community Facility
26	Lake Eleanor	Conservation Area
27	California Lutheran University	School
28	Thousand Oaks High School	School
29	Conejo Creek Park	Recreation
30	Sunset Hills Golf Course	Recreation
31	Wildwood Regional Park	Recreation
32	Newbury Park High School	School
33	Los Robles Hospital	Community Facility
34	Oaks Shopping Center	Commercial
35	Conejo Recreation and Parks District	Recreation
36	Janss Marketplace	Commercial

*Source: City of Thousand Oaks. 2019.*

Figure 4.7 Community Focal Points



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



- Historic Landmarks
- ▭ City Limits
- Major Roads
- Parks and Open Space
- ▭ Adjacent Cities
- Community Focal Points
- ▭ City Sphere
- Freeways
- Unincorporated Counties Land

## Parcel Size

The size and pattern of parcels have a significant impact on the character of a community and future development possibilities. As detailed in Figure 4.8 and Table 4.2, an examination of parcel sizes in the Planning Area demonstrates:

- About 94 percent of parcels are less than 1 acre but only comprise about 29 percent of land area in the Planning Area. Most of these parcels are in residential areas.
- There are only 46 parcels over 80 acres, but they comprise about 32 percent of the Planning Area. Most of these large parcels are open space areas.
- Other large parcels (greater than 9 acres) are often used for office parks and shopping districts.

Table 4.2 Parcels

Parcel size (acres)	Number of Parcels	% of Parcels	Acres	% of Land Area
0 – 1	43,867	94	9,455	29
1 – 5	2,085	4	4,379	13
5 – 9	290	0.6	1,916	6
9 – 23	233	0.5	3,131	9
23 – 80	96	0.2	3,734	11
80 – 825	46	0.1	10,518	32
<b>Total</b>	<b>46,617</b>	<b>100</b>	<b>33,133</b>	<b>100</b>

Note: Parcel acreage does not include right-of-way.  
Source: City of Thousand Oaks, 2020.

## Intersection Density

Intersection density, or number of intersections per square mile, is a proxy for block size, and by extension, the general walkability and character of an area. A more compact and connected street network may encourage people to walk or bike rather than drive. A walkable neighborhood facilitates direct travel between destinations and can have a positive impact on health.

The graphic below compares intersection density in portions of three cities: Venice, Italy; Los Angeles, California; and Irvine, California.<sup>4</sup> An area with low intersection density (Irvine, 15 intersections per square mile) has larger blocks and less street connectivity than places with smaller blocks and higher intersection densities, like Los Angeles and Venice. This means that the portion of Irvine shown is likely less walkable and bikeable than the portions of Los Angeles and Venice shown.



<sup>4</sup> Estimated Intersection Density of Walkable Roads Fact Sheet. US Environmental Protection Agency EnviroAtlas. 2015. Retrieved from:

[https://enviroatlas.epa.gov/enviroatlas/DataFactSheets/pdf/Supplemental/Estimate of intersection density of walkable roads.pdf](https://enviroatlas.epa.gov/enviroatlas/DataFactSheets/pdf/Supplemental/Estimate%20of%20Intersection%20Density%20of%20Walkable%20Roads.pdf)

Intersection density in Thousand Oaks is depicted in Figure 4.9. Areas with the highest intersection density (111 to 178 intersections per square mile) are shown in dark purple and are generally located in commercial areas near US-101, neighborhoods with homes on small lots, and in neighborhoods with a series of highly interconnected cul-du-sacs. Areas in a medium shade of purple (37 to 111 intersections per square mile) have slightly lower intersection densities and are mostly characterized by standard subdivision patterns and medium-to-large residential lots. Areas in very light purple (0 to 37 intersections per square mile) have the lowest densities and are in areas used for industrial and R&D uses, areas with very large residential lots, and on streets located on hilltops and valleys. Overall, intersection density in most areas of the Planning Area is relatively low compared to more urban contexts.

Of note, the area around Thousand Oaks Boulevard near the Civic Arts Plaza, is poised to become more like a traditional downtown under the Thousand Oaks Boulevard Master Plan. The Plan envisions a mixed-use (retail, office, commercial, and residential) development and a walkable, economically viable corridor. Because existing intersection density is low and the area lacks a gridded street pattern, making a walkable downtown in this area may prove to be a challenge without creating a smaller, more walkable block pattern.

## Retail Walkability Assessment

Accessibility and connectivity, and the quality of the pedestrian environment are important variables describing whether a place is walkable. Walkable neighborhoods often enjoy economic benefits, including higher property values, increased private

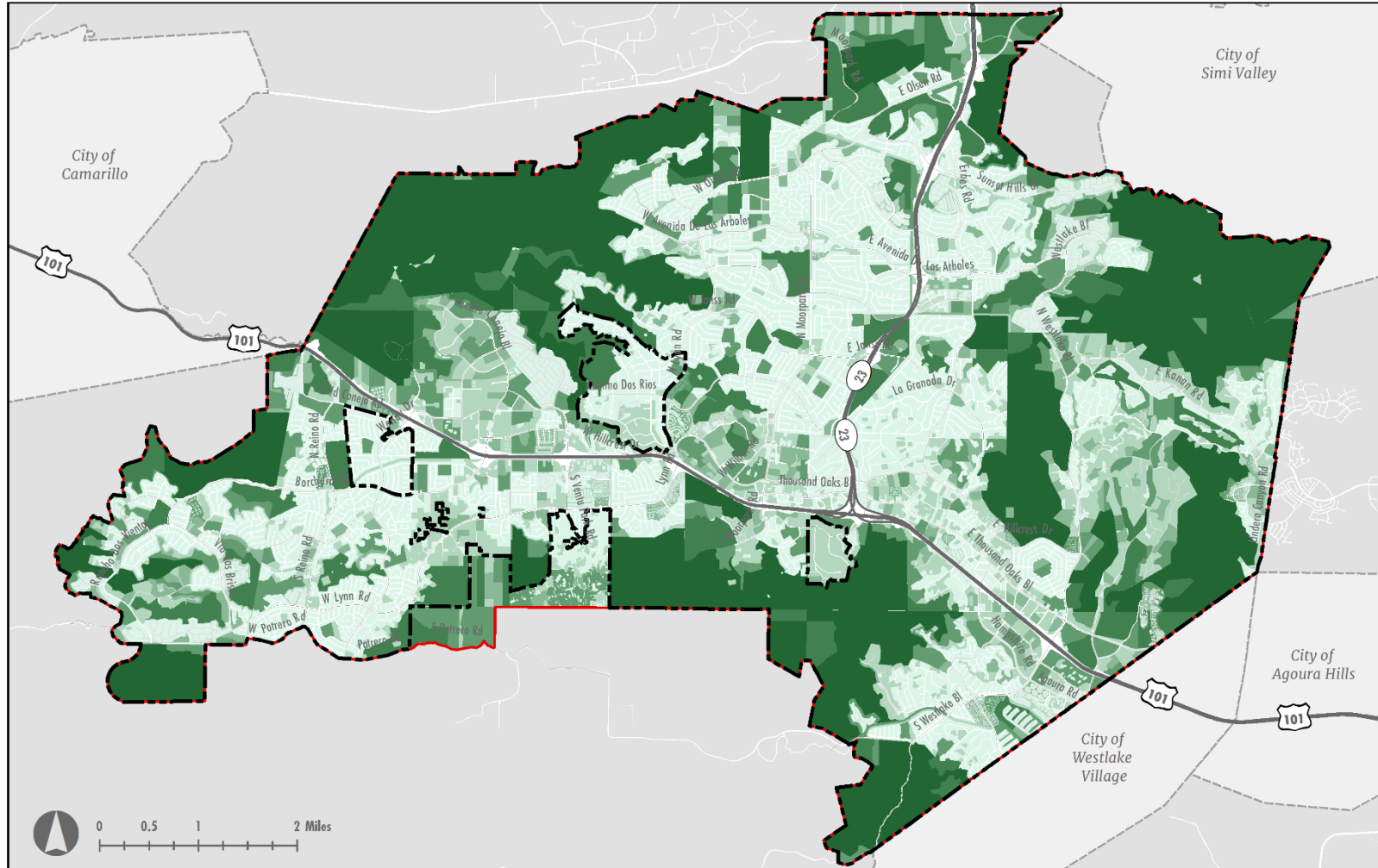
investment, and tourism. In addition, people residing in neighborhoods with high walkability typically engage in more total physical activity than people residing in neighborhoods with low walkability.

The convenience and availability of a variety of goods and services can play an important role in how people choose where to live and the economic sustainability of the area. Figure 4.10 maps walking access to retail establishments in commercial, industrial, civic or institutional and mixed-use parcels. This is measured in time required to walk from residential property to commercial property, one-way. This analysis doesn't consider walking conditions including the condition of sidewalks, prevalence of shade, or protection from moving vehicles.

In Thousand Oaks, most of the retail and employment centers are concentrated along major corridors. Therefore, access is reported as highest in clusters near the 101-freeway corridor, Thousand Oaks Boulevard, Moorpark Road, and Rancho Conejo employment district. A select number of smaller retail centers are distributed in neighborhoods near major intersections.

In general, goods and services in Thousand Oaks are located along heavily trafficked areas and oriented towards vehicles. Much of the retail in Thousand Oaks is developed in the form of suburban shopping centers with vast parking lots and therefore not highly accessible or comfortable for pedestrians.

Figure 4.8 Parcel Size

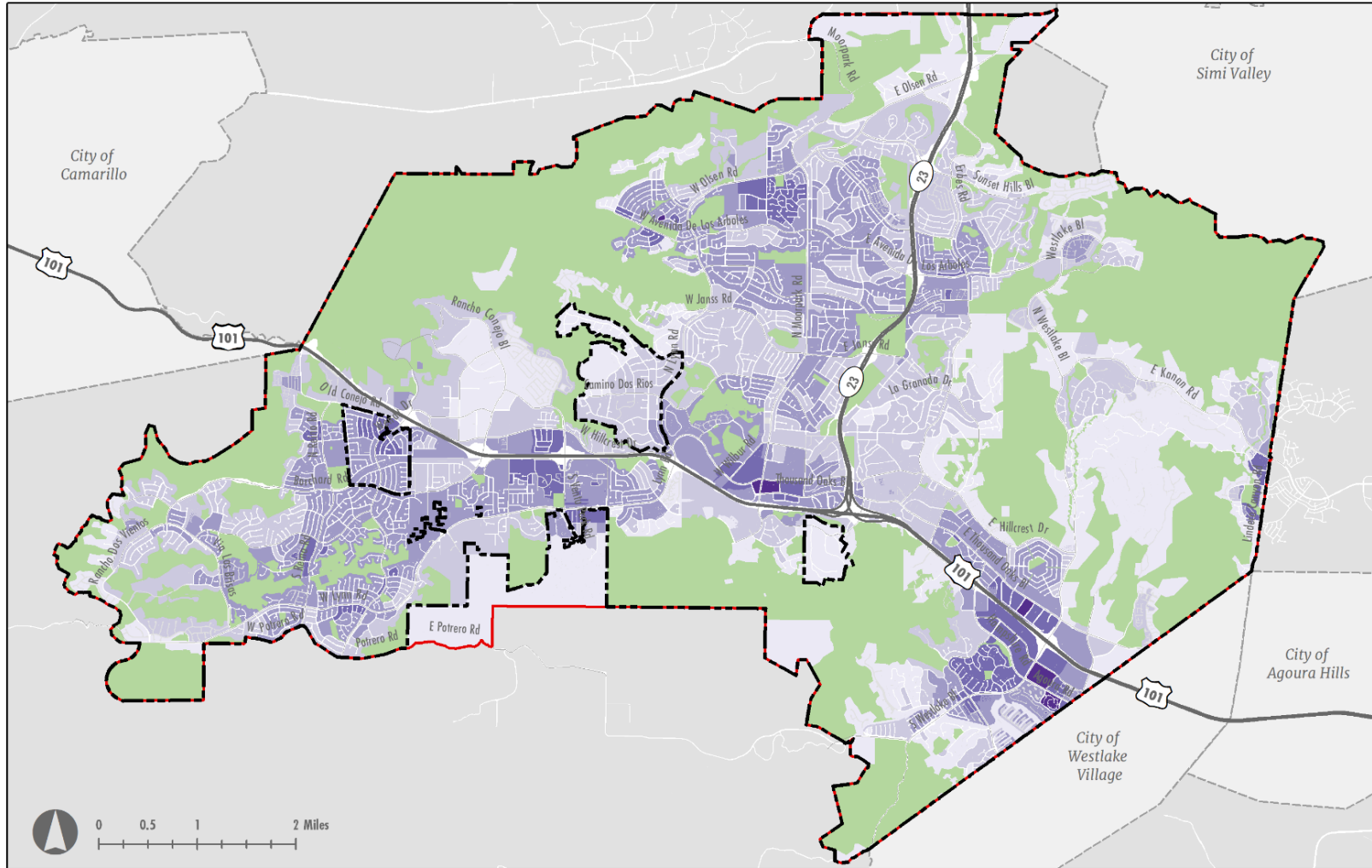


Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint, 2020





Figure 4.9 Intersection Density



Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Base Canvas, 2020

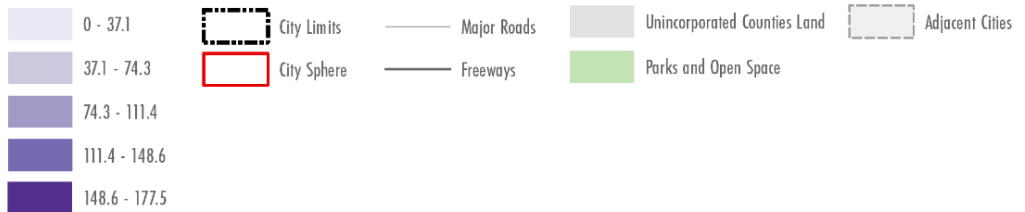
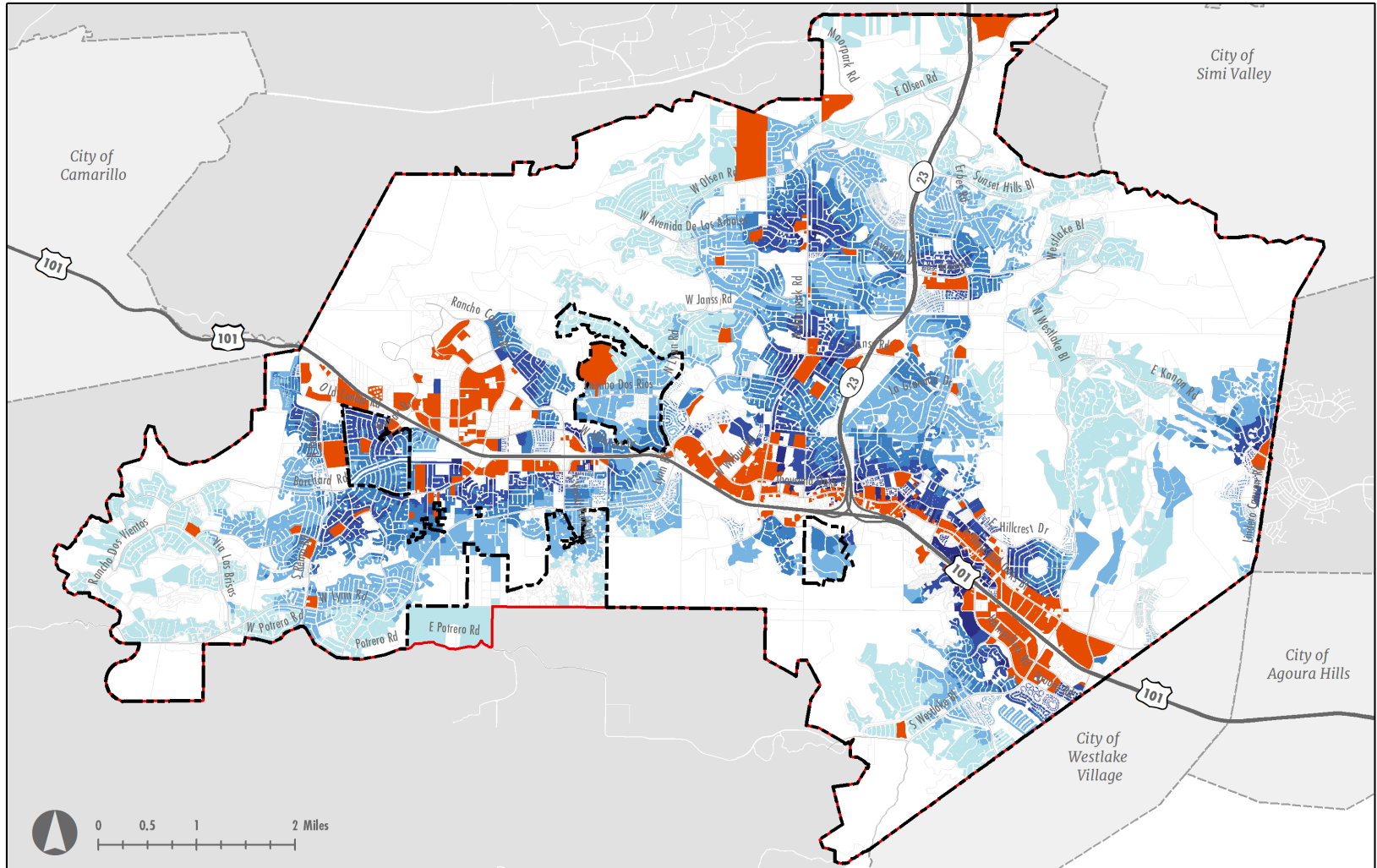
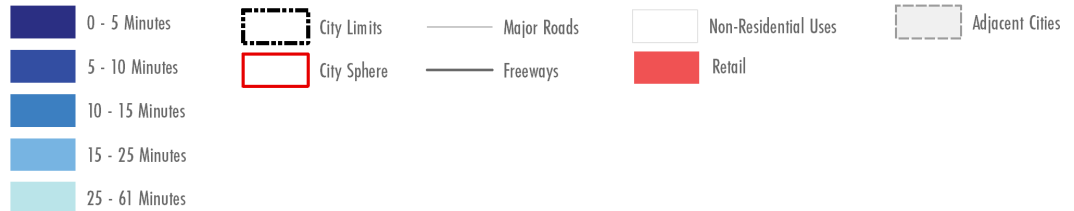


Figure 4.10 Walkable/Pedestrian Access to Retail



Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Walk Access Module, 2020



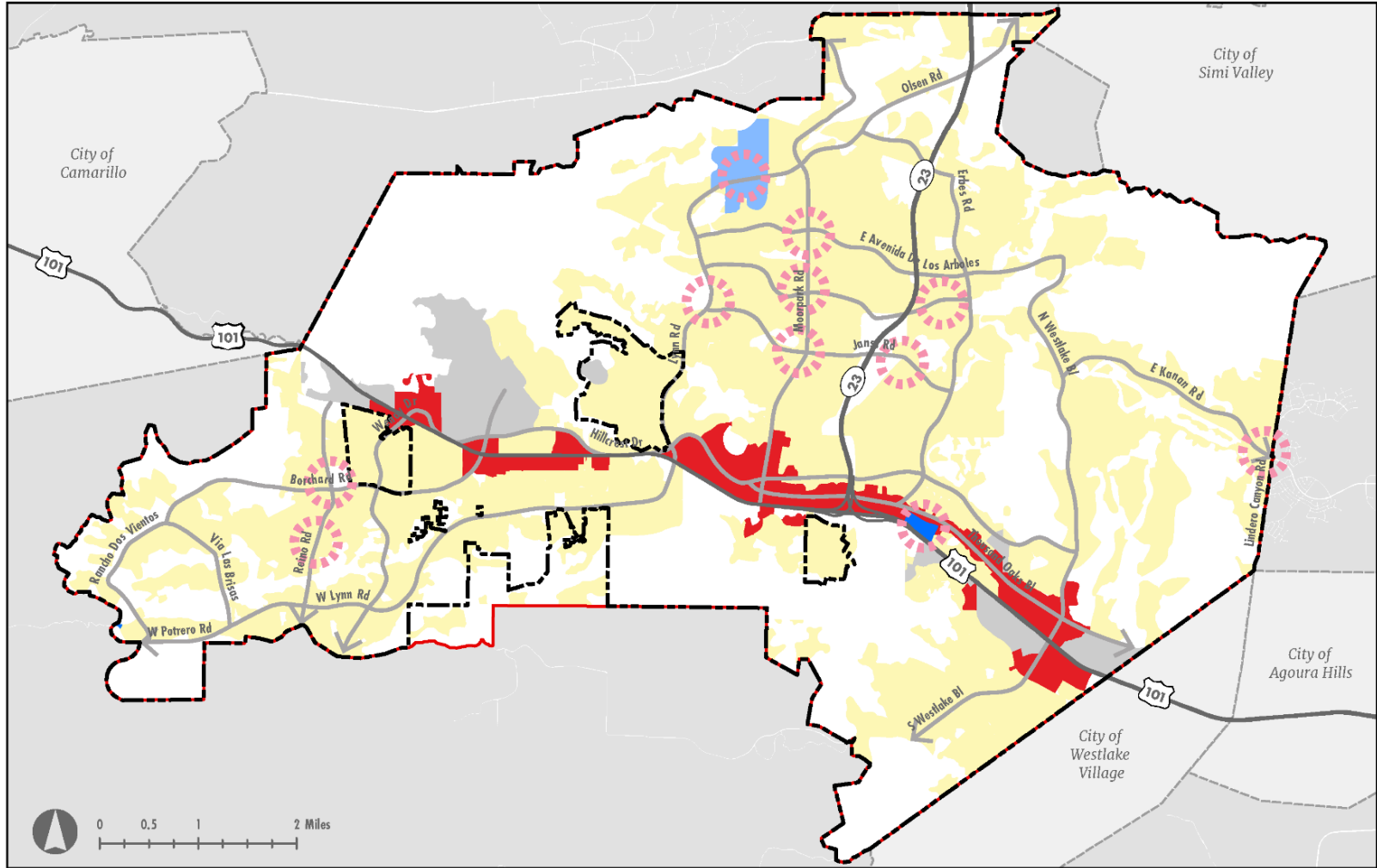
# CHAPTER 5: CITY STRUCTURE

The Planning Area's structure is largely determined by major roadways and natural features (see Figure 5.1). US-101 bisects the Plan area in an east-west direction and interrupts neighborhood and most roadway connectivity in the north-south direction. Most commercial and employment uses, as well as the City's Civic Arts Plaza, are located along Hillcrest Drive and Thousand Oaks Boulevard, which parallel US-101. Major arterial streets in the Planning Area, shown in grey in the Figure, form a spine along which key structural elements, including residential, commercial, and employment are located. The arrows on arterial streets in Figure 5.1 represent streets that provide connections to other jurisdictions. Most of the Planning Area is dominated by neighborhoods, which include homes and community facilities such as schools and parks. Neighborhoods often have curvilinear, irregular boundaries due to development conforming to hillside terrain. Within neighborhood areas, activity centers may include offices, medical centers, services (e.g. auto repair, banks), personal services (e.g. salons), food/dining (e.g. grocery stores, restaurants, fast food), recreational opportunities, community facilities (e.g. libraries), and/or educational facilities. In addition to neighborhood activity centers, California Lutheran University is in the northern portion of the Planning Area along Olsen Road.

## Place Types

Identifying place types is a method of analyzing the feel and look of different parts of the City. Place types organize the community into the design characteristics of each place, using the urban form and pattern of buildings, streets and open spaces to characterize Thousand Oaks. Place types differ from existing land use, zoning designations, and General Plan designations. Understanding place types is useful because they can be used to update General Plan land use designations based on the desired physical form of the community. Place types are divided into two categories—residential place types and non-residential place types. Parks and open spaces are not included in this place type analysis. The geographic distribution of place types is depicted in Figure 5.2 and they are described in Table 5.1.

Figure 5.1 City Structure



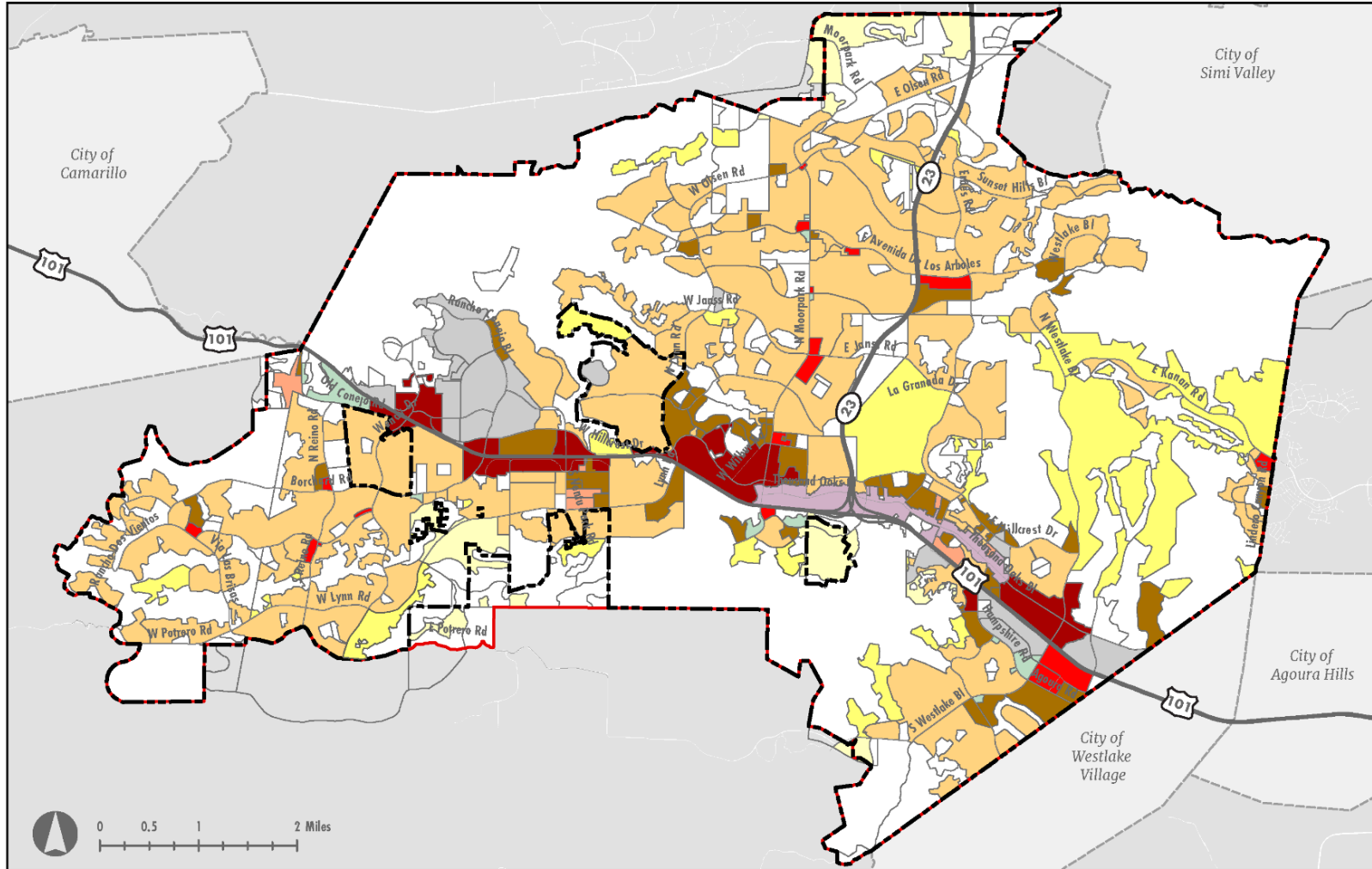
Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



- |   |   |  |   |
|---|---|--|---|
|  Civic Arts Plaza |  Commercial Core               |  Unincorporated Counties Land |  Adjacent Cities |
|  Employment       |  Neighborhoods                 |  Major Roads                  |  City Limits     |
|  University       |  Neighborhood Activity Centers |  Freeways                     |  City Sphere     |

EXISTING CONDITIONS REPORT: LAND USE + COMMUNITY DESIGN

Figure 5.2 Place Types



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

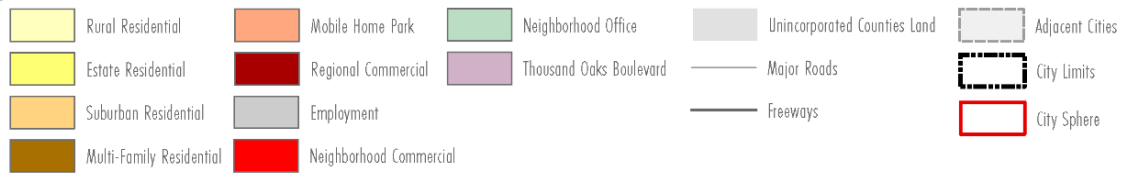




Table 5.1 Place Types

Type	Uses	Description	Density/Intensity
Rural Residential	Single-family detached residential, equestrian	Rural Residential areas are most often found on the periphery of the Planning Area, near open space areas. Curvilinear roads are typically unimproved or gravel and lack street lighting and sidewalks. Many of the homes are one-story ranch-style homes and have on-site barns and equestrian riding areas. Roads are sometimes lined with equestrian fences. Homes are often set back far from street and obscured by trees.	About 0-2 du/ac
Estate Residential	Single-family detached residential	Estate Residential areas are characterized by large residential lots of about 0.5 to 2 acres. Homes are occasionally perched on hillsides and overlook scenic vistas or golf courses. One and two-story homes are typically situated on lots that often extend back along hillsides. Front setbacks are usually at least 20 feet, and side setbacks are usually at least ten feet, often much greater. Curvilinear neighborhood roads usually do not have sidewalks and street lighting and have few outlets to arterial streets. Estate Residential areas are located near the North Ranch Country Club, in unincorporated islands, and in areas overlooking hillsides and valleys.	1 – 4 du/ac
Suburban Residential	Single-family detached or attached residential	Suburban Residential is the most common residential place type in the Planning Area. Lots are generally between 7,000 and 10,000 square feet. Garages dominate the front facades of most homes. Front setbacks are generally 20 to 30 feet and side setbacks are usually between five to ten feet. Homes are typically one or two stories. Streets typically are curvilinear with cul-de-sacs and usually have sidewalks and streetlights.	5 – 10 du/ac
Multi-Family Residential	Apartments, condos, townhomes, duplexes	Multi-Family Residential areas are usually on large lots that are relatively 'closed' to the public. They are usually duplexes, townhomes, or garden apartments. Multi-Family Residential areas are often gated and/or accessible via limited points of entry. Structures are usually one to four stories. There is typically surface or tuck-under parking. These areas often have shared facilities, including pools, open spaces, tennis courts, and amenity buildings. Setbacks vary by neighborhood.	10 – 30 du/ac
Mobile Home Park	Mobile homes	Mobile Home Parks often have one point of entry to an interior network of narrow, grid-like streets. Mobile homes are situated in proximity and are set back as little as three feet from the street. Visibility from arterial streets into Mobile Home Parks is obscured by walls and mature trees. Parking is typically in attached carports. Mobile Home Parks are located near US-101.	5 – 15 du/ac

EXISTING CONDITIONS REPORT: LAND USE + COMMUNITY DESIGN

Type	Uses	Description	Density/Intensity
Regional Commercial	Regional and neighborhood-serving retail (food, auto, shopping, services)	Regional Commercial areas are located near US-101. This Place Type consists of large one-story, big box structures typically with few windows and entrances, as well as retail and restaurant buildings on pad sites at shopping center entrances. Regional Commercial areas have large setbacks and are separated from streets by surface parking lots. Shopping and dining uses are in standalone buildings on pad sites, strip malls, or enclosed malls.	0 – 0.25 FAR
Employment	Light industrial, healthcare, warehouse R&D, offices, and support uses	Employment areas are situated in business parks or campuses near US-101. Buildings often have large setbacks and are separated from streets by surface parking lots. Industrial and warehouse buildings are typically one-story with few windows and entryways. Office buildings are generally one- to four-stories and usually have more windows than industrial and warehouse buildings. Buildings are typically located on large lots and bound by semi-curved streets.	0 – 0.5 FAR
Neighborhood Commercial	Neighborhood and local-serving commercial (retail, grocery stores, service, office, etc.)	Neighborhood Commercial areas are mostly one-story commercial uses at major intersections near residential areas throughout the Planning Area. Most Neighborhood Commercial areas are comprised of strip malls with smaller-format commercial uses, such as banks and restaurants, on pad sites close to the road. Neighborhood Commercial buildings typically have large setbacks and are separated from roads by surface parking lots.	0 – 0.25 FAR
Neighborhood Office	Mixed office	Neighborhood Office consists of one- to two-story, moderately sized structures. Buildings have moderate setbacks and are surrounded by side or front parking lots. They are often arranged in small business parks but can also be standalone structures. Neighborhood Office areas contain a wide mixture of small-scale employment-related land uses.	0 – 0.5 FAR
Thousand Oaks Boulevard Corridor	Mixed office, services, institutional uses, local-serving commercial (retail, grocery stores, service, office, etc.)	Thousand Oaks Boulevard consists of auto-oriented, one-to-two story retail, restaurants, auto dealerships, government uses, services, and offices. The roadway has a central turning lane, two lanes of traffic in each direction, and unmarked parking lanes in both directions. It is lined with sidewalks, street trees, and signage. The street wall is inconsistent, as some businesses are close to the street and have rear and/or side parking. Others, including strip malls, are set far back from the sidewalk and have parking in front of the entryway. Buildings range in age and architectural character.	0 – 0.5 FAR

## Residential Place Types

### Rural Residential

**Uses:** Single-family detached residential, equestrian

**Description:** Rural Residential areas are most often found on the periphery of the Planning Area, near open space areas. Curvilinear roads are typically unimproved or gravel and lack street lighting and sidewalks. Many of the homes are one-story ranch-style homes and have on-site barns and equestrian riding areas. Roads are sometimes lined with equestrian fences. Homes are often set back far from street and obscured by trees.

**Intensity/Density:** About 0-2 du/ac





## Estate Residential

**Use:** Single-family detached residential

**Description:** Estate Residential areas are characterized by large residential lots of about 0.5 to 2 acres. Homes are often perched on hillsides and overlook scenic vistas or golf courses. One and two-story homes are typically situated on lots that often extend back along hillsides. Front setbacks are usually at least 20 feet, and side setbacks are usually at least ten feet, often much greater. Curvilinear neighborhood roads usually do not have sidewalks and street lighting and have few outlets to arterial streets. Estate Residential areas are located near the North Ranch Country Club, in unincorporated islands, and in areas overlooking hillsides and valleys.

**Intensity/Density:** 1 – 4 du/ac



## Suburban Residential

**Use:** Single-family detached or attached residential

**Description:** Suburban Residential is the most common residential place type in the Planning Area. Lots are generally between 7,000 and 10,000 square feet. Garages dominate the front facades of most homes. Front setbacks are generally 20 to 30 feet and side setbacks are usually between five to ten feet. Homes are typically one or two stories. Streets typically are curvilinear with cul-de-sacs and usually have sidewalks and streetlights.

**Intensity/Density:** 5 – 10 du/ac





## Multi-Family Residential

**Uses:** Apartments, condos, townhomes, duplexes

**Description:** Multi-Family Residential areas are usually on large lots that are relatively ‘closed’ to the public. They are usually duplexes, townhomes, or garden apartments. Multi-Family Residential areas are often gated and/or accessible via limited points of entry. Structures are usually one to four stories. There is typically surface or tuck-under parking. These areas often have shared facilities, including pools, open spaces, tennis courts, and amenity buildings. Setbacks vary by neighborhood.

**Intensity/Density:** 10 – 30 du/ac





## Mobile Home Park

**Use:** Mobile homes

**Description:** Mobile Home Parks often have one point of entry to an interior network of narrow, grid-like streets. Mobile homes are situated in proximity and are set back as little as three feet from the street. Visibility from arterial streets into Mobile Home Parks is obscured by walls and mature trees. Parking is typically in attached carports. Mobile Home Parks are located near US-101.

**Intensity/Density:** 5 – 15 du/ac



## Non-Residential Place Types

### Regional Commercial

**Uses:** Regional and neighborhood-serving retail (food, auto, shopping, services)

**Description:** Regional Commercial areas are located near US-101. This Place Type consists of large one-story, big box structures typically with few windows and entrances, as well as retail and restaurant buildings on pad sites at shopping center entrances. Regional Commercial areas have large setbacks and are separated from streets by surface parking lots. Shopping and dining uses are in standalone buildings on pad sites, strip malls, or enclosed malls.

**Intensity/Density:** 0 – 0.25 FAR





## Employment

**Uses:** Light industrial, healthcare, warehouse R&D, offices, and support uses

**Description:** Employment areas are situated in business parks or campuses near US-101. Buildings often have large setbacks and are separated from streets by surface parking lots. Industrial and warehouse buildings are typically one-story with few windows and entryways. Office buildings are generally one- to four-stories and usually have more windows than industrial and warehouse buildings. Buildings are typically located on large lots and bound by semi-curved streets.

**Intensity/Density:** 0 – 0.5 FAR



## Neighborhood Commercial

**Uses:** Neighborhood and local-serving commercial (retail, grocery stores, service, office, etc.)

**Description:** Neighborhood Commercial areas are mostly one-story commercial uses at major intersections near residential areas throughout the Planning Area. Most Neighborhood Commercial areas are comprised of strip malls with smaller-format commercial uses, such as banks and restaurants, on pad sites close to the road. Neighborhood Commercial buildings typically have large setbacks and are separated from roads by surface parking lots.

**Intensity/Density:** 0 – 0.25 FAR





## Neighborhood Office

**Use:** Office

**Description:** Neighborhood Office consists of one-to two-story, moderately sized structures. Buildings have moderate setbacks and are surrounded by side or front parking lots. They are often arranged in small business parks but can also be standalone structures. Neighborhood Office areas contain a wide mixture of small-scale employment-related land uses.

**Intensity/Density:** 0 – 0.5 FAR



## Thousand Oaks Boulevard Corridor

**Uses:** Mixed office, services, institutional uses, local-serving commercial (retail, grocery stores, service, office, etc.)

**Description:** Thousand Oaks Boulevard consists of auto-oriented, one-to-two story retail, restaurants, auto dealerships, government uses, services, and offices. The roadway has a central turning lane, two lanes of traffic in each direction, and unmarked parking lanes in both directions. It is lined with sidewalks, street trees, and signage. The street wall is inconsistent, as some businesses are close to the street and have rear and/or side parking. Others, including strip malls, are set far back from the sidewalk and have parking in front of the entryway. Buildings range in age and architectural character.

**Intensity/Density:** 0 – 0.5 FAR





# CHAPTER 6: PARKS AND RECREATION

## Parks and Open Space

Park and recreational services in the Planning Area are provided by the Conejo Recreation and Park District (CRPD), a special district formed with the purpose of providing recreation and park services for the Conejo Valley, including Thousand Oaks, Lynn Ranch, Rolling Oaks, Lake Sherwood, and unincorporated Ventura County. The CRPD service area is approximately 65 square miles and generally corresponds with the border of the Planning Area, though some residents living in the unincorporated Sphere of Influence (SOI) along Potrero Road are not served by the CRPD. The CRPD provides opportunities for active recreation (e.g. athletic fields and courts) and passive recreation (e.g. walking paths).

The CRPD coordinates with several other agencies to provide services and conserve natural resources. Among these agencies are the City of Thousand Oaks, California Lutheran University (CLU), the Conejo Valley Unified School District (CVUSD), the National Park Service, and the Conejo Open Space Conservation Agency (COSCA), an agency formed via a Joint Powers Agreement by the City of Thousand Oaks and the CRPD to conserve open spaces and coordinate land use decisions. A joint use agreement with the CVUSD enables CRPD to use school facilities.

Parks and open spaces are mapped in Figure 6.1 and listed in Table 6.1. The CRPD categorizes parks and open spaces as follows:

**Neighborhood Parks** serve residents generally within a 1-mile radius of the park. Neighborhood Parks provide for active and passive recreation and are generally up to 10 acres in size. There are 199 acres of Neighborhood Parks in the Planning Area.

**Community Parks** serve residents who live within 1- to 2-miles from the park. Community parks have lights for evening use and include athletic fields and courts, picnic facilities, and a community center building. Community parks are typically between 20 and 50 acres in size. There are 304 acres of Community Parks in the Planning Area.

**District-wide Parks** serve residents in the entire CRPD service area. District-wide parks include special features like wooded areas, water features, dog parks, equestrian, community gardens, and sports field. District-wide Parks are typically between 50 and 250 acres. They generally serve people within a 30-mile radius. There are 34 acres of District-wide Parks in the Planning Area.

**Regional Parks** often feature natural areas, museums, educational facilities, campgrounds, trails. They are usually greater than 250 acres and serve the entire region. There are 2,256 Regional Park acres in the Planning Area.

**Open Space Areas** are areas where most of the park is undeveloped and contains features in their natural and undisturbed state. COSCA owns about 8,336 acres of Open Space Areas and manages an additional 4,170 acres owned by the CRPD and the City of Thousand Oaks. The largest contiguous open space in Thousand Oaks, Wildwood Park, is about 1,700 acres. Wildwood Park is managed by COSCA. In total, there are about 16,524 acres of open space within the CRPD's service boundary, of which about 13,200 acres are available for public use via the official trail network.

**Playfields** generally serve residents who live within a 0.75- to 1-mile radius. They are oriented to athletic uses, including soccer, baseball and softball, tennis, and basketball. Playfields are usually 10 to 20 acres and have lighting to accommodate evening activity. There are 159 acres of Playfields in the Planning Area.

**Special Facilities** include unique recreational areas, such as equestrian facilities and botanic gardens.

Table 6.1 Parks

#	Facility	Acres	Park Type
1	Borchard Community Park	27.3	Community Park
2	Conejo Community Park	48.8	Community Park
3	Dos Vientos Community Park	29.3	Community Park
4	Sapwi Trails Community Park	126.4	Community Park
5	Thousand Oaks Community Park	33.5	Community Park
6	Triunfo Park	39.0	Community Park
7	Conejo Creek North Park	34.4	District-Wide Park
8	Banyan Park	6.9	Neighborhood Park
9	Beyer Park	5.1	Neighborhood Park
10	Canada Park	9.1	Neighborhood Park
11	Cypress Park	4.9	Neighborhood Park
12	Dos Vientos Neighborhood Park	5.9	Neighborhood Park
13	El Parque de la Paz	4.6	Neighborhood Park
14	Estella Park	1.6	Neighborhood Park
15	Evenstar Park	4.1	Neighborhood Park
16	Glenwood Park	4.9	Neighborhood Park
17	Hickory Park	4.5	Neighborhood Park
18	Kimber Park	8.3	Neighborhood Park
19	Lang Ranch Neighborhood Park	10.5	Neighborhood Park
20	Lynn Oaks Park	15.7	Neighborhood Park
21	Newbury Gateway Park	6.7	Neighborhood Park
22	North Ranch Neighborhood Park	11.4	Neighborhood Park
23	Northwood Park	7.9	Neighborhood Park
24	Oakbrook Neighborhood Park	13.3	Neighborhood Park

EXISTING CONDITIONS REPORT: LAND USE + COMMUNITY DESIGN

25	Old Meadows Park	6.2	Neighborhood Park
26	Russell Park	8.5	Neighborhood Park
27	Southshore Hills Park	4.5	Neighborhood Park
28	Spring Meadow Park	6.5	Neighborhood Park
29	Stagecoach Inn Park	9.7	Neighborhood Park
30	Suburbia Park	1.9	Neighborhood Park
31	Sunset Hills Park	5.6	Neighborhood Park
32	Sycamore Neighborhood Park	6.2	Neighborhood Park
33	Walnut Grove Park	6.6	Neighborhood Park
34	Waverly Park	7.2	Neighborhood Park
35	Wendy Park	4.5	Neighborhood Park
36	Wildwood Neighborhood Park	5.8	Neighborhood Park
37	Conejo Creek South Park	51.5	Playfield
38	Del Prado Playfield	27.3	Playfield
39	Fiore Playfield	10.5	Playfield
40	North Ranch Playfield	12.0	Playfield
41	Pepper Tree Playfield	22.2	Playfield
42	Rancho Conejo Playfield	14.4	Playfield
43	Wildflower Playfield	21.4	Playfield
44	Oakbrook Regional Park	431.0	Regional Park
45	Wildwood Park	1,824.5	Regional Park
46	California Botanic Garden	32.6	Special Facility
47	Conejo Creek Equestrian Park	50.9	Special Facility
48	Walnut Grove Equestrian Center	13.4	Special Facility
49	Del Norte Park	3.6	Undeveloped Park
50	Knoll Park	20.8	Undeveloped Park
51	Conejo Creek Southwest Park	14.1	Undeveloped Park
	<b>Total</b>	<b>3,087.5</b>	

Source: Conejo Recreation & Park District. 2019.



## Proposed and Planned Parks and Open Spaces

The CRPD has three undeveloped park sites, shown in Figure 6.1. They are Del Norte Park (3.6 acres), Knoll Park (20.8 acres), and Conejo Creek Southwest Park (14.1 acres), and together they total 38.5 acres. The CRPD produced a concept plan for Conejo Creek Southwest Park in 2018. The concept plan imagines Conejo Creek Southwest Park as a District-wide Park with pedestrian and bike paths, equestrian trails, a restroom facility, a playground, a multi-use court, a sand volleyball court, and a picnic area. As of 2020, the project has been submitted to the City and is under review by City Council. The CRPD has not announced plans to develop the other three parks.

In addition, the CRPD is in the process of planning a renovation to the Borchard Skatepark. The CRPD and the City of Thousand Oaks completed a healing garden memorial for victims of the Borderline Bar & Grill shooting at Conejo Creek North Park in November 2018. The CRPD's 2016-2020 Master Plan identified priorities for other improvements, including adding new amenities to the Conejo Creek Dog Park, building a playground in Old Meadows Park, and undertaking facility needs assessment. COSCA is prioritizing acquisition of about 1,200 acres of open space land to complete a "Ring of Green" around the City.

## Park Funding

The City of Thousand Oaks uses the Quimby Act and Development Impact Fees (DIFs) to acquire, rehabilitate, and develop parks. The City currently (as of 2020) has a Quimby Act land and/or fee dedication requirement of nine acres of parks per 1,000 residents for subdivision developments. Quimby fees must be expended to serve areas near where they are collected. Residential developers who are not subject to the Quimby Act (i.e. are not developing subdivisions) must contribute DIFs. DIFs may be spent anywhere in the City, as long as the expenditure bears a reasonable relationship to the future inhabitants of the future property. Park maintenance and operation is paid for by the City's General Fund.

## Park Service

The CRPD Master Plan establishes a park service ratio of 10 acres per 1,000 people. With a population of about 128,900 residents in 2017 and a total of 832 park acres, the park service ratio is about 6.5, short of the CRPD's goal. Note that the park service ratio, as defined in the CRPD Master Plan, does not count open spaces, regional parks, or CVUSD facilities in its calculations, greatly underestimating park accessibility and quality in Thousand Oaks.

The CRPD Master Plan establishes a standard of providing 5 acres of district-wide parks per 1,000 residents and 5 acres of community parks, playfields, and neighborhood parks per 1,000 residents. The CRPD (as of 2020) meets the community parks, playfields, and neighborhood parks service goal but does not meet the district-wide parks goal. Per the CRPD Master Plan, the area roughly bound by Janss Road to the north, SR-23 to the east, City

boundaries to the south, and Ventu Park Road to the west is most in need of parks, specifically neighborhood parks and playfields. Completion of the Conejo Creek Southwest Park (described in “Proposed and Planned Parks and Open Spaces”) would improve playfield and park access in this area.

Overall, the CRPD provides quality parks and a high level of service. For instance, nearby cities Agoura Hills and Calabasas have parks service ratios of 2.4 and 3.5, respectively, far short of the CRPD’s ratio.<sup>5</sup>

## Park Access

While the citywide park service ratio is high, some neighborhoods have better access to parks than others. Figure 6.2 maps walkability to parks, with areas in dark blue having the most convenient access and areas in light blue having the least convenient access. This is measured in time required to walk from residential property to parks, one-way. Light blue areas are distributed throughout the City. Light blue areas of highest concern are in more developed areas of the Planning Area, where residents have less convenient access to open spaces. Residents living in some parts of Newbury Park, Westlake Village, west of SR-23 near Janss Road, and near Pederson Road have less convenient access to parks than other parts of the Planning Area. Except for Conejo Creek Southwest Park, which would serve residents of the area near Janss Road, CRPD has not proposed new parks in these areas.

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<sup>5</sup> *Parks and Public Health in Los Angeles County. County of Los Angeles Public Health. 2016. Retrieved from:*

## Trails

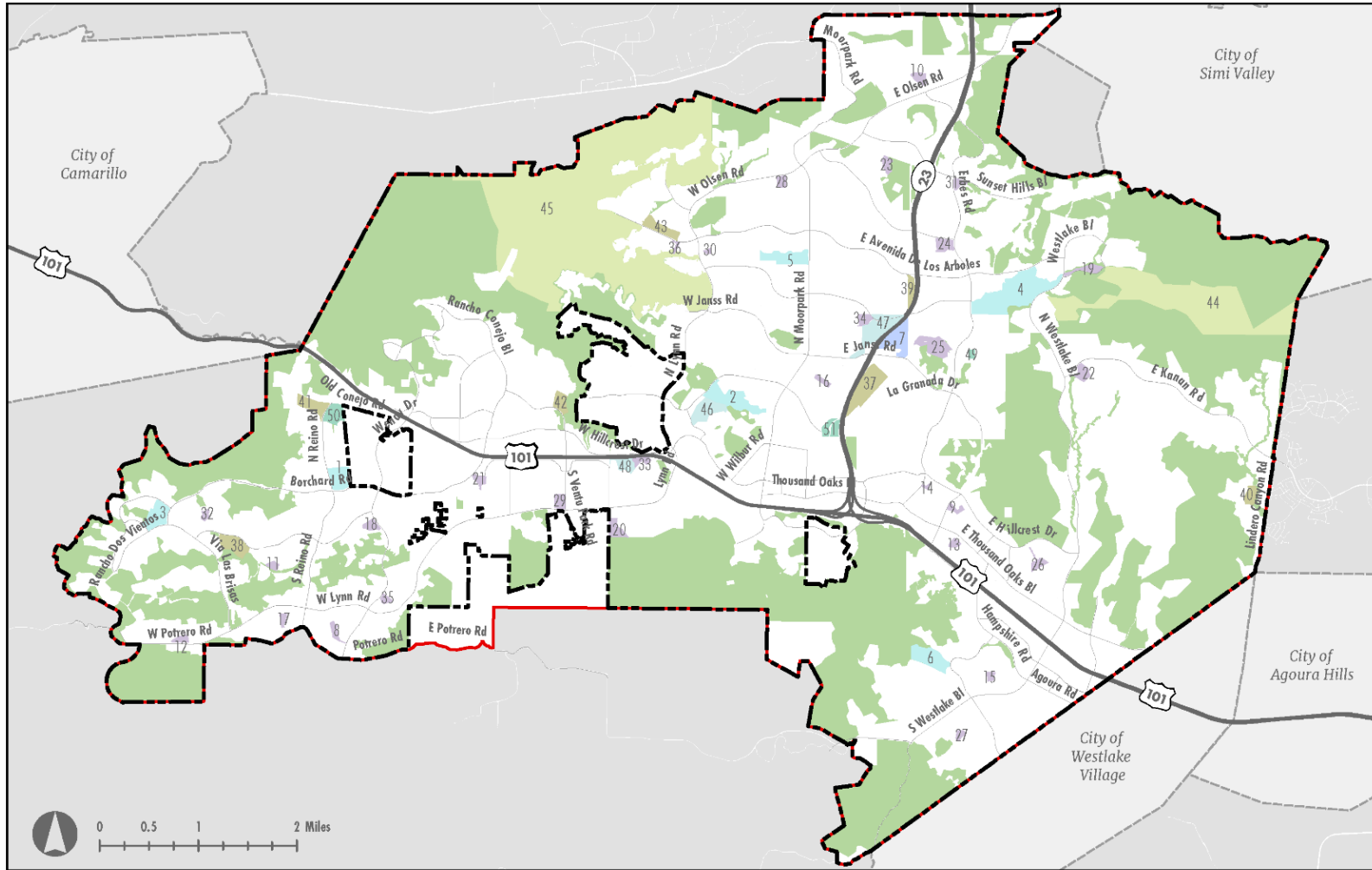
There are about 140 miles of public multi-use trails within the Planning Area. Most trails are managed by the CRPD and connect with trails managed by the National Park Service, the California Department of Parks and Recreation, the Rancho Simi Recreation and Park District, Santa Rosa Valley Trails Inc., and the Ventura County Parks District. Trails often run through CRPD parks and facility sites. As shown in Figure 6.3, most open space areas feature extensive trail connections.

## Identified Gaps

While the CRPD offers a wide range of programming and facilities to serve community members of all ages and interests, the CRPD seeks to update its programming and facilities to keep pace with the community’s changing recreational needs. For instance, given the City’s aging population, the CRPD recognizes the need to update facilities and expand senior programming, including aquatics and classes. In addition, The CRPD has unmet demand for multi-use space that can be used for classes, athletic fields, and specialized courts for bocce ball and cricket.

*[http://publichealth.lacounty.gov/chronic/docs/Parks%20Report%202016-rev\\_051816.pdf](http://publichealth.lacounty.gov/chronic/docs/Parks%20Report%202016-rev_051816.pdf)*

Figure 6.1 Parks and Open Space

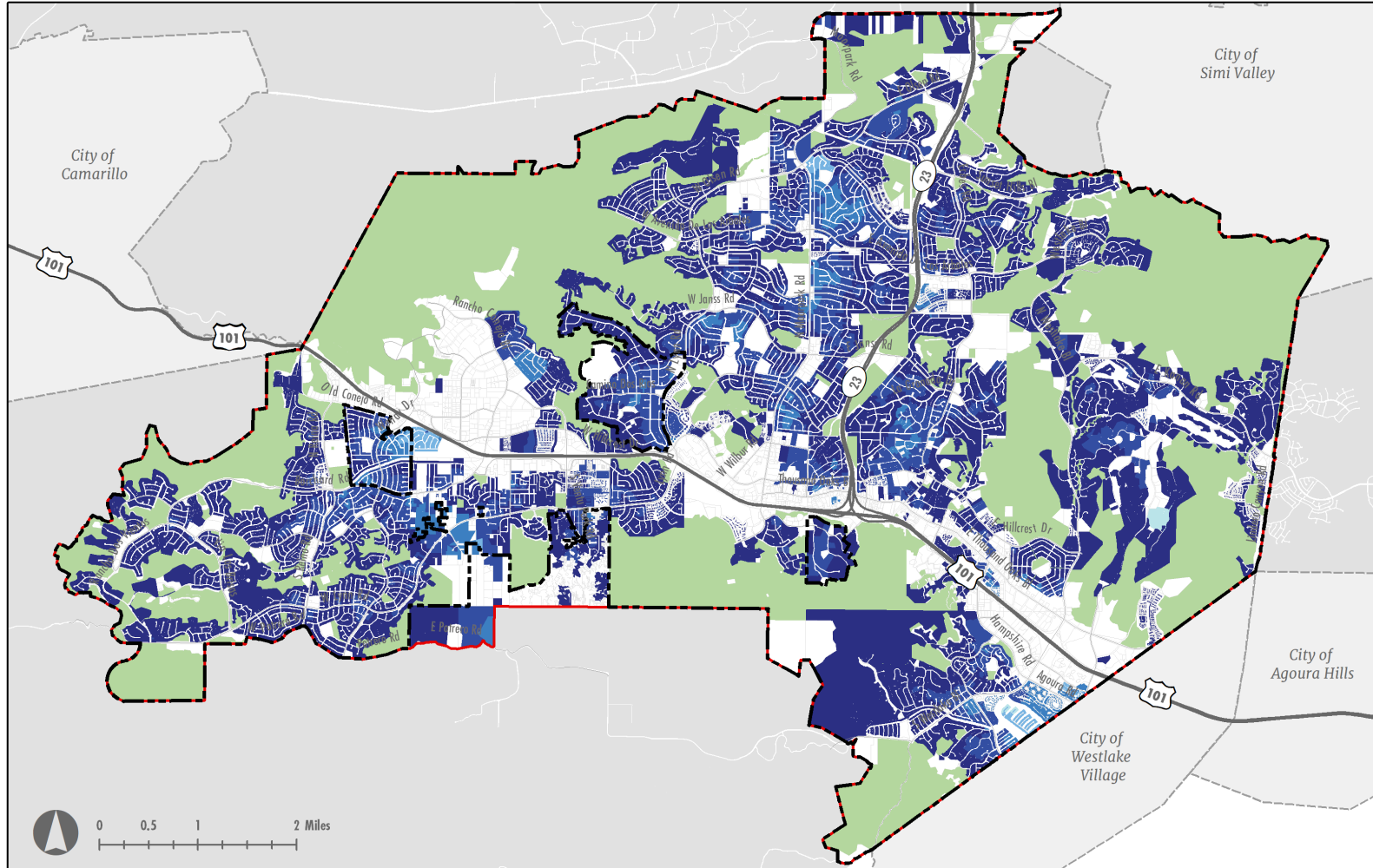


Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



- |                    |                  |                              |                 |
|--------------------|------------------|------------------------------|-----------------|
| Neighborhood Park  | Open Spaces      | Unincorporated Counties Land | Adjacent Cities |
| Regional Park      | Playfield        | Major Roads                  | City Limits     |
| Community Park     | Special Facility | Freeways                     | City Sphere     |
| District-wide Park | Undeveloped Park |                              |                 |

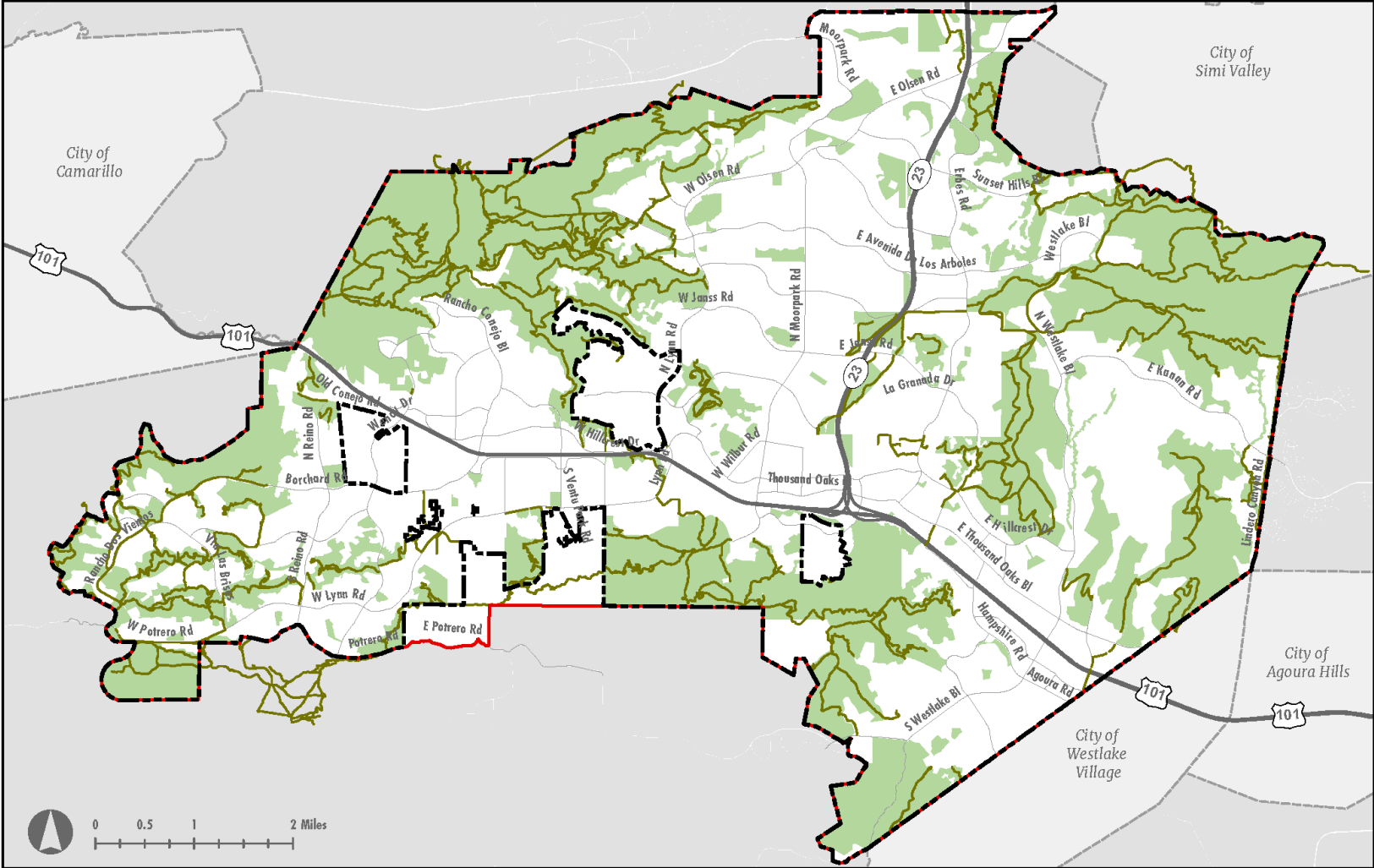
Figure 6.2 Access to Parks and Open Space



Raimi + Associates 2020 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles; UrbanFootprint Walk Access Module, 2020



Figure 6.3 Trails



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



- Trails
- Open Spaces
- Major Roads
- Freeways
- Adjacent Cities
- City Limits
- City Sphere



# CHAPTER 7: PUBLIC FACILITIES

This section provides an overview of public facilities, including schools, public buildings, and libraries. For information about police, fire, and emergency services, refer to the Background Environmental Report.

## Schools

The Planning Area, including unincorporated portions of Ventura County, is served by the Conejo Valley Unified School District (CVUSD). The CVUSD primarily offers educational programming for children grades TK (transitional kindergarten) through twelfth grade, though the CVUSD also has a continuing education facility and three preschools/early childcare facilities. The CVUSD's attendance boundaries for the most part correspond with the boundaries of the Planning Area, though unincorporated portions of Ventura County to the immediate south of the Planning Area are also included in CVUSD attendance area. The CVUSD operates a total of 27 schools, including 16 elementary schools, four middle schools, one K-8 school, three high schools, two alternative educational facilities, and one adult educational facility (shown in Figure 7.1, with numbering corresponding to Table 7.1).

CVUSD enrollment has decreased in recent years, with district-wide enrollment declining by about 3,500 students since the 2005-2006 school year. Per Table 10, the CVUSD had an

enrollment of about 19,000 students in the 2016-2017 school year. A 2017 study by Cooperative Strategies projects that enrollment will continue to decline by about 2,000 students by the 2026-2027 school year. Declining enrollment is not a recent trend; the CVUSD has closed six elementary schools since 1984. The CVUSD runs preschool and childcare programs out of former elementary schools.

Thousand Oaks also has 14 private schools serving students in grades TK-12. A few of these schools, including Meadows Arts and Technology Elementary and Bridges Charter Homeschool, operate out of former CVUSD elementary schools. Private school enrollment is shown in Table 7.1 and school locations are shown in Figure 7.1.

## Higher Education

California Lutheran University (CLU) has a 225-acre campus in the northern part of the Planning Area (see location 42 in Figure 7.1). As of the 2018-2019 school year, about 4,400 undergraduate and graduate students are enrolled at CLU. About 2,600 students are undergraduates, of which 1,400 live on campus. CLU's most popular undergraduate programs are biological sciences, communications, psychology, and business administration.

As of 2019, CLU is building a 47,000 square foot science building on Pioneer Avenue and plans to construct a 27,000 square foot building for the School of Management on Memorial Parkway. As of 2019, CLU student housing is at capacity, but the university does not have immediate plans to construct a new residence hall. The Los Angeles Rams professional football team trains on temporary facilities on the north campus and are scheduled to use the facilities through at least the 2020 season.

Table 7.1 Schools

#	School	Years	Enrollment	Projected Enrollment	Capacity
<b>Conejo Valley Unified School District<sup>1</sup></b>					
<i>Elementary Schools</i>			7,346	6,790	9,604
1	Acacia	K-5	338	337	430
2	Aspen	TK-5	375	348	460
3	Banyan	K-5	440	428	570
4	Conejo	K-5	366	342	660
5	Cypress	TK-5	338	305	540
6	EARTH'S Magnet	K-5	536	536	544
7	Glenwood	TK-5	344	291	620
8	Ladera	K-5	305	255	440
9	Lang Ranch	TK-5	666	528	730
10	Madrona	TK-5	438	408	740
11	Maple	TK-5	317	256	380
12	Sycamore Canyon <sup>2</sup>	K-5	739	608	870
13	Walnut	TK-5	340	334	500
14	Weathersfield	TK-5	351	326	490
15	Westlake	TK-5	532	544	580
16	Westlake Hills	TK-5	495	559	600
17	Wildwood	K-5	426	385	450
<i>Middle Schools</i>			4,465	4,015	5,878
18	Colina	6-8	992	1,084	1,299
19	Los Cerritos	6-8	971	747	1,299
20	Redwood	6-8	893	674	1,419
21	Sequoia	6-8	1,093	1,015	1,319
12	Sycamore Canyon <sup>2</sup>	6-8	516	495	542
<i>High Schools</i>			6,909	5,891	8,041
22	Newbury Park	9-12	2,420	1,988	2,400
23	Thousand Oaks	9-12	2,184	1,816	2,985

EXISTING CONDITIONS REPORT: LAND USE + COMMUNITY DESIGN

#	School	Years	Enrollment	Projected Enrollment	Capacity
24	Westlake	9-12	2,305	2,087	2,656
<i>Alternative Schools</i>			223	223	NA <sup>3</sup>
25	Century Academy	6-12	99	99	NA
26	Conejo Valley	9-12	124	124	210
<b>Private Schools<sup>4</sup></b>					
27	Ascension Lutheran	K-8	160	NA	NA
28	Bethany Christian	K-6	168	NA	NA
29	Bridges Charter Homeschool	K-8	410	NA	NA
30	Carden Conejo	TK-5	NA	NA	NA
31	Conejo Adventist	1-8	NA	NA	NA
32	First Baptist Accelerated Academy	K-12	24	NA	NA
33	Hillcrest Christian	K-12	222	NA	NA
34	La Reina High	6-12	357	NA	NA
35	Malibu Cove/Seascape	K-12	69	NA	NA
36	Meadows Arts and Technology Elementary	K-5	396	NA	NA
37	Newbury Park Adventist Academy	NA	NA	NA	NA
38	Passageway School	K-12	36	NA	NA
32	Revo Academy	K-8	27	NA	NA
39	St. Paschal Baylon Elementary	K-8	248	NA	NA
40	St. Patrick's Episcopal Day	K-6	101	NA	NA
41	Westlake Montessori	K-2	19	NA	NA

Notes:

1. Enrollment data from 2016-2017. Projection data for 2026-2027 school year.
2. Sycamore Canyon is a K-8 facility consisting of an elementary school and a middle school.
3. Data not available.
4. Enrollment data from 2018-2019.

Sources: Conejo Valley Unified School District Enrollment Projection Study. Cooperative Strategies. 2017; Private School Directory. California Department of Education. 2019.

## Public Buildings

The City of Thousand Oaks owns and operates public buildings that provide cultural, transportation, and ecological services to the community. Several facilities, including the Cameron Center and the Goebel Senior Adult Community Center, have meeting rooms available for public rental. However, according to the City, there is unmet demand for meeting rooms. As shown in Figure 7.2, many facilities are located near each other, including the Civic Arts Center, City Hall, and the Neighborhood City Center for Young Children, which are clustered near US-101 on Thousand Oaks Boulevard. Similarly, the Alex Fiore Thousand Oaks Teen Center, the Goebel Senior Adult Community Center, and the Grant Brimhall Library are located on the same campus. As many facilities are clustered together, public buildings are not evenly distributed throughout the community.

The City's administrative and cultural functions are headquartered at the City's Civic Arts Plaza at 2100 Thousand Oaks Boulevard. The 24-acre complex contains government offices, an 1,800-seat theatre, a 450-seat theatre/City Council chambers, a parking structure, a public park, and 50,000 square feet of retail. Together, these amenities serve as a civic centerpiece for the City of Thousand Oaks. The Downtown Core Master Plan (2018) proposes improvements to the Civic Arts Plaza, including a town square designed for events, redesigning roadways and building frontages to improve connectivity to and within Civic Arts Plaza, and developing an enhanced retail, restaurant, and entertainment destination.



*City Hall houses the City's administrative functions.*

## Libraries

The City of Thousand Oaks operates two libraries, the Grant R. Brimhall Library and the Newbury Park Library. The libraries together have over 513,000 items in their collections and provide borrowing services, public computers with internet access, and rentable meeting spaces. The facilities are frequently used for after school care, education and literacy programs for adults and youth, and community meetings. The facilities need renovation and modernization. The Newbury Park Library contains the Thousand Oaks Community Art Gallery, which showcases work of professional and emerging artists. The two libraries are depicted in Figure 7.2 and their services are listed in Table 7.2.

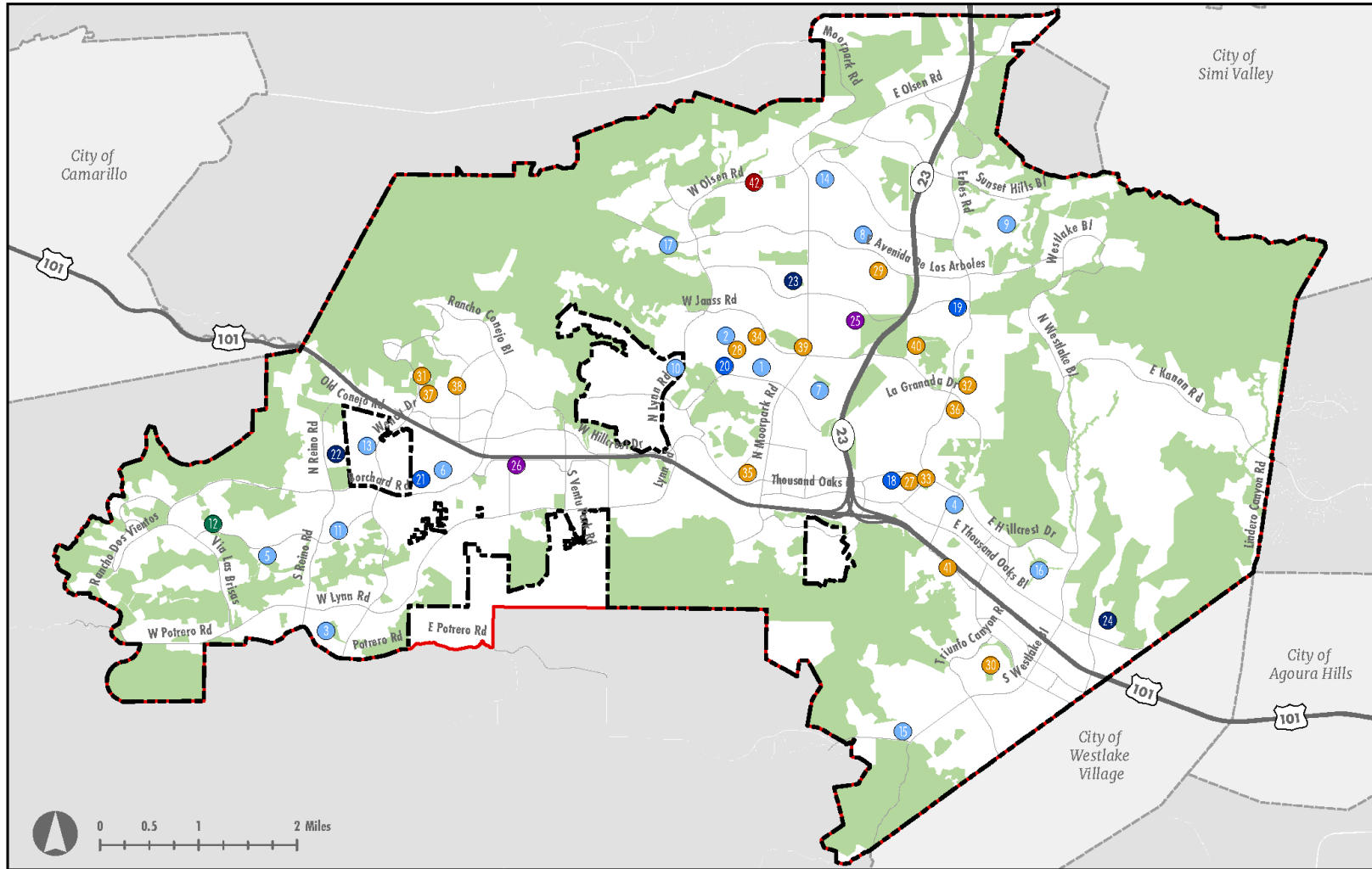


Table 7.2 Public Buildings

#	Facility	Ownership	Amenities
1	Alex Fiore Thousand Oaks Teen Center	City of Thousand Oaks (CTO), operated by CRPD	Game room, gym, computer lab, classrooms
2	Borchard Community Center	CRPD	Basketball court, meeting rooms, classrooms
3	Cameron Center	CTO	Rental facility
4	City Hall	CTO	City administrative offices
5	City Transportation Center	CTO	Transit center
6	Civic Arts Plaza	CTO	City Hall functions, theatre operations
7	Community Art Gallery	CTO	Art gallery (in Newbury Park Branch Library)
8	Conejo Community Center and Outdoor Unit	CRPD	Outdoor recreation programming
9	Dos Vientos Community Center	CRPD	Preschool, classrooms
10	Goebel Senior Adult Community Center	CTO, operated by CRPD	Meeting rooms, kitchen, putting green, game rooms, stage
11	Grant R. Brimhall Library	CTO	Library, children's services, meeting rooms
12	Hill Canyon Wastewater Treatment Plant	CTO	Wastewater treatment plant
13	Household Hazardous Waste Facility	CTO	Hazardous waste pick-up center
14	Janss House	CTO	Arts Council headquarters
15	Neighborhood City Center for Young Children	CTO, operated by Conejo Valley Neighborhood for Learning	Childcare/preschool
16	Newbury Park Library	CTO	Library, meeting rooms
17	Thousand Oaks Community Center	CRPD	Meeting rooms, gym, racquetball courts, classrooms

Source: City of Thousand Oaks. 2019.

Figure 7.1 Educational Facilities

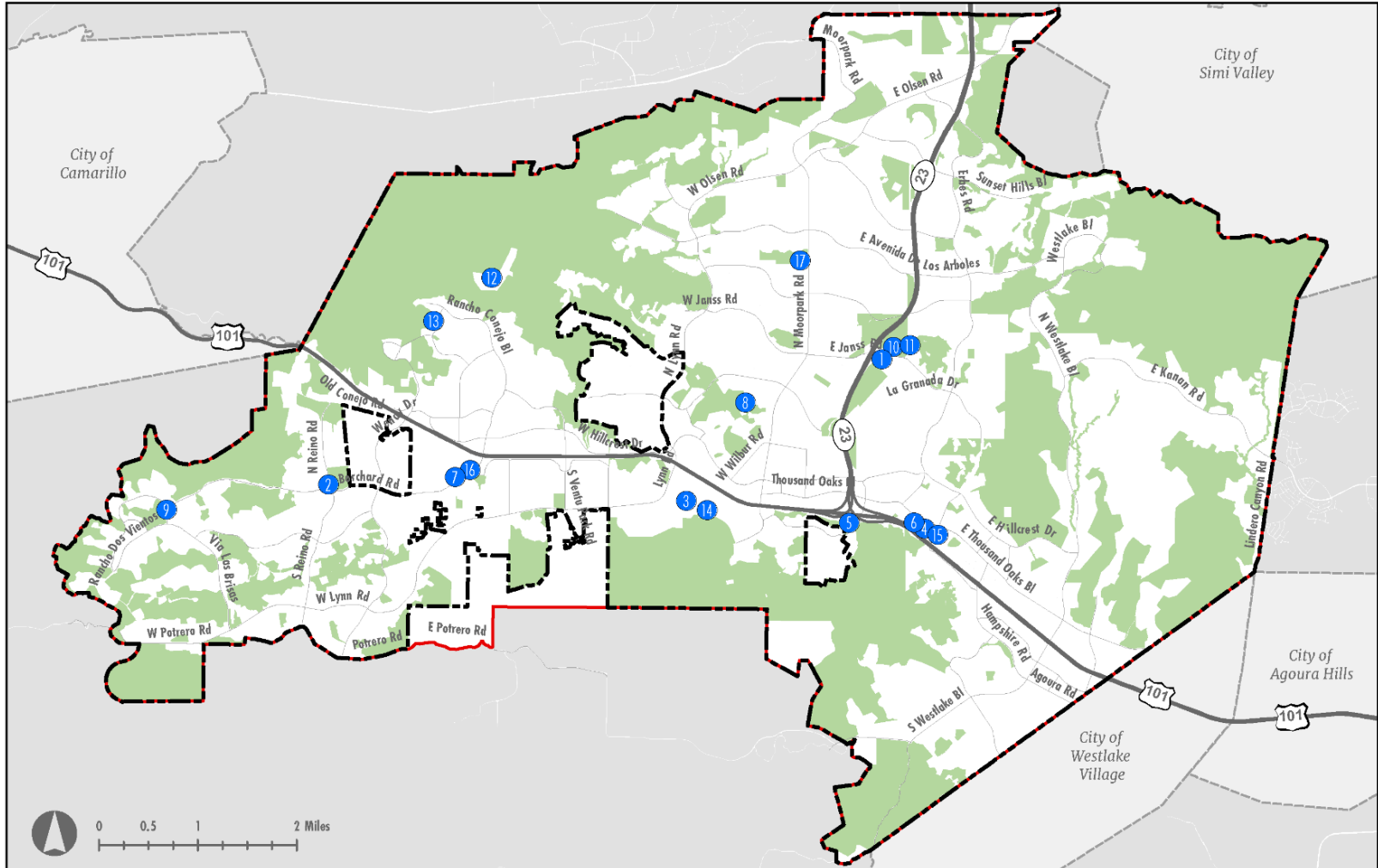


Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



- |                          |                           |                              |                 |
|--------------------------|---------------------------|------------------------------|-----------------|
| Public Elementary School | Public Alternative School | Unincorporated Counties Land | Adjacent Cities |
| Public K-8 School        | University                | Major Roads                  | City Limits     |
| Public Middle School     | Private School            | Freeways                     | City Sphere     |
| Public High School       |                           |                              |                 |

Figure 7.2 Public Buildings



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



- Public Buildings
- Unincorporated Counties Land
- Major Roads
- Freeways
- Adjacent Cities
- City Limits
- City Sphere

# CHAPTER 8: ISSUES AND OPPORTUNITIES

This chapter highlights key findings from this report and discusses their implications for the General Plan Update. The purpose of this section is to give an overview of issues and opportunities – potential for challenges and change – to consider throughout General Plan Update process.

- **Separation of Land Uses.** The area near US-101 has most of the City’s commercial and industrial development, but very little residential development. Conversely, most residential development is in the form of single-family subdivisions spread across the rest of the City, and residents have limited access to retail, restaurants, and daily services without a car. Mixed-use infill development could add more pedestrian activity to commercial areas, reduce vehicle miles travelled, and improve convenience for residents.
- **Opportunity for Traditional Downtown.** Though Thousand Oaks has thriving commercial and public uses along Thousand Oaks Boulevard, it lacks a traditional downtown. Thousand Oaks Boulevard currently has limited pedestrian connectivity, lacks significant residential development, and has an inconsistent street frontage. These conditions prevent the area from feeling like a downtown. The 2011 Thousand Oaks Specific Plan and the 2018 Thousand Oaks Downtown Core Master Plan envision the area along Thousand Oaks Boulevard near Civic Arts Plaza as a walkable, mixed-use and cultural destination. The City is currently developing design plans for making Downtown a reality.
- **Opportunities for Increased Walkability.** The City of Thousand Oaks has a low-density pattern of development. This coupled with the separation of land uses, lack of mixed-use development, and low intersection density means that it is difficult for residents to walk to destinations. The built environment encourages travel by private automobile, impacting health and fitness, and increasing greenhouse gas emissions in the City.
- **Developable Land.** Thousand Oaks only has about 886 acres of developable vacant land. Because vacant land is limited, most future development is likely to occur as existing sites are redeveloped. There may be potential to add infill development on large surface parking lots along/near US-101, and/or residential infill in the form of accessory dwelling units.
- **Voter Initiatives.** Measure E requires voter approval for any amendments to the City’s Land Use Element of the General Plan that would result in a net increase in the acreage of land designated “commercial,” or a net increase in the maximum potential number of residential units above the 1996 General Plan Land Use Element. Another voter initiative, Measure W, requires voter approval for changing a General Plan land use designation from parks, golf course, or open space to another use. These measures bear significance for this General Plan Update, as potential land use designation changes may require voter approval.



- **Diversity of Housing Options.** Most housing units (66 percent) in the Planning Area are single-family detached.<sup>6</sup> The City’s historical patterns of development and the existing General Plan encourages a low-density pattern of development, with a maximum allowed base density of up to 30 dwelling units per net acre. To accommodate a diversity of housing options, the City may consider either increasing the allowed density range or designating more land for higher density residential in the General Plan Update.
- **Park Service.** Thousand Oaks residents have convenient access to quality parks, open spaces, and regional parks. Compared to nearby cities, Thousand Oaks residents are better served by parks. The City of Thousand Oaks and the Conejo Recreation and Park District (CRPD) must coordinate to ensure that CRPD parks and facilities continue to meet Thousand Oaks residents’ recreational needs.
- **Public Facility Needs.** The City of Thousand Oaks and the Conejo Recreation and Parks Department need to build new or update existing parks, community centers, specialty parks, athletic fields, libraries, and meeting rooms to keep pace with community needs.
- **Schools.** The Conejo Valley Unified School District offers high-quality education. However, it has experienced declining enrollment over recent decades. Former school facilities are repurposed by the District as alternative schools or are leased to private schools. There may be opportunities to repurpose former school buildings into community centers or housing.

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<sup>6</sup> *Thousand Oaks Existing Conditions: Housing and Evaluation Assessment Report*. 2020.