Planning Principles and the General Plan Update

General Plan Advisory Committee Meeting #2

September 25, 2019
Purpose

To provide an overview of planning principles relevant to the General Plan update
Overview

1. GP structure and elements
2. Zoning
3. Specific Plans
4. Other land use restrictions
GP Goals

- “A general expression of community values and direction, expressed as ends not actions”
- Guide the General Plan
- Currently 9 goals
GP Policies

- “A specific statement that guides decision-making and helps implement a General Plan’s vision”

- More detailed than goals

- In T.O., there are general development policies, plus policies relevant to:
  Residential, commercial, industrial, institutional, recreation/parks/natural open space, circulation, miscellaneous
Example: Open Space

**Goal:** “To provide and maintain a system of natural open space and trails”

**Policies:**
“The majority of natural open space acreage will be in public ownership”

“Multi-use system of equestrian, biking and hiking trails should be implemented between and within open space preserves”
GP Elements

**Required**
Land Use, Circulation, Housing, Noise, Conservation, Safety, Open Space, Environmental Justice

**Optional (current and new)**
Community Forest, Public Buildings, Public Services, Recreation, Scenic Highways, Social, Arts and Culture
Implementation: “An action, procedure, program or technique that carries out General Plan policy”
Role of the Housing Element

Unique Element
- Highly regulated
- Specific schedule
- Must be certified by California Department of Housing and Community Development (HCD)
- Regional Housing Needs Assessment

Fall 2021 deadline to adopt new Housing Element
Legend

CIRCULATION ELEMENT
- Freeway
- Six Lane Road
- Five Lane Road
- Four Lane Road
- Two Lane Road

LAND USE ELEMENT
- High Density Residential (15-30 du/net acre)
- Medium Density Residential (4.6-15 du/net acre)
- Low Density Residential (2-4.5 du/net acre)
- Very Low Density Residential (0-2 du/net acre)
- Reserve Residential (0-2 du/net acre for ultimate need)
- Mobile Home Exclusive
- Commercial/Residential
- Commercial
- Industrial
- Institutional
- Elementary School (E = existing, e = planned)
- Intermediate School (I = existing, i = planned)
- High School (H = existing, h = planned)
- Existing Parks, Golf Courses, Open Space
- Proposed Park and Recreation Areas
- Residentially Developable Land (0.2-1.0 du/net acre for ultimate need)
- Undevelopable Land
- Lake
Commercial Land Uses
Institutional Land Uses
Parks, Golf Courses, Open Space
Residential Land Uses

<table>
<thead>
<tr>
<th>Category</th>
<th>Density (Units/Net Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>0-2</td>
</tr>
<tr>
<td>Low</td>
<td>2-4.5</td>
</tr>
<tr>
<td>Medium</td>
<td>4.6-15</td>
</tr>
<tr>
<td>High</td>
<td>15-30</td>
</tr>
</tbody>
</table>
Thousand Oaks Land Use (2019)

- **Schools**: 482, 1%
- **Commercial**: 1377, 4%
- **Industrial**: 1188, 3%
- **Institutional**: 584, 2%
- **Comml/Residential**: 372, 1%
- **Residential**: 16,730, 43%
- **Parks, GC, Open Space**: 17,991, 46%
Zoning

- Defines more specific uses, and the "development envelope" for new construction
- Height, lot coverage, setback, density
- Zoning must be consistent with GP land use designation
- 19 zoning classifications
## Commercial Zone Example

<table>
<thead>
<tr>
<th>Code</th>
<th>Zone</th>
<th>Min. Lot Area (s.f.)</th>
<th>Max. Height</th>
<th>Max. Bldg. Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-O</td>
<td>Commercial Office</td>
<td>20,000</td>
<td>25’, 2-story</td>
<td>50%</td>
</tr>
<tr>
<td>C-1</td>
<td>Neighborhood Shopping Center</td>
<td>20,000 for lots; 4-10 ac for centers</td>
<td>35’</td>
<td>25%</td>
</tr>
<tr>
<td>C-2</td>
<td>Highway and Arterial Commercial</td>
<td>4,900</td>
<td>35’</td>
<td>None specified</td>
</tr>
<tr>
<td>C-3</td>
<td>Community Shopping Center</td>
<td>20,000 for lots; 40 ac for centers</td>
<td>35’</td>
<td>25%</td>
</tr>
<tr>
<td>C-4</td>
<td>Regional Shopping Center</td>
<td>20,000</td>
<td>75’</td>
<td>25%</td>
</tr>
</tbody>
</table>
Zoning

- New projects must conform to development standards or request a waiver
Specific Plans

- Provide custom policies and/or development standards for a specific area
- In TO, have been used for:
  - Coordinated design of large areas
  - Unique needs
  - Protect sensitive resources
  - 14 SPs in T.O.
Thousand Oaks Blvd. Specific Plan

- Adopted 2011
- To create a more active and pedestrian-oriented downtown
- Mixed-use development
2018; 4 conclusions:

1. Redesign Civic Arts Plaza frontage to be more active
2. Activate the Westside parcel with paseo
3. Improve pedestrian environment on TO Blvd
4. Expand arts, culture and entertainment programming

Campus Master Plan underway to further evaluate these goals
Other Land Use Restrictions
Urban development should occur, whenever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning.

Cities and the County should strive to produce general plans, ordinances and policies which fulfill these Guidelines.
City Urban Restriction Boundary

- Approved by voters in 1998
- Controls urban expansion
- CURB line coterminous with LAFCO’s estimate of likely ultimate boundaries of the City (Sphere of Influence line)
- Sunsets December 31, 2030
Parks Initiative

• Voter initiative adopted by Council in 1996
• Cannot change land use from “Existing Parks, Golf Courses, and Open Space” to other category without a vote of the electorate
• Sunsets December 31, 2030
• Approved by voters in 1996
• No net increase in increase residential land use capacity or commercial area above 1996 General Plan Land Use Map
• Sunsets November 5, 2026
State Guidelines

- Revised 2017
- New areas of emphasis: climate change, economic development, environmental justice, healthy communities
- Must be incorporated into General Plan update
Thank You!