Study Session

CITY COUNCIL UPDATE
GENERAL PLAN 2045

November 19, 2019
AGENDA

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

Existing Conditions
Review existing policies and reports, identify issues and opportunities
Summer - Fall 2019

Listening + Visioning
Develop long term vision and guiding principles for the Plan
Winter 2019

Plan Alternatives
Create and refine land use and transportation alternatives
Winter 2019 - Spring 2020

Policy + Plan Development
Develop policy solutions to address a range of topics
Spring 2020 - Spring 2021

Review + Adopt
Public and decision makers to review and adopt the General Plan Update
Summer - Fall 2021

COMMUNITY ENGAGEMENT TO 2045
EXISTING CONDITIONS: THOUSAND OAKS TODAY
DEMOGRAPHICS AND POPULATION CHARACTERISTICS

THOUSAND OAKS POPULATION

2018 127,690

U.S. Census Quickfacts

RACE / ETHNICITY (2018)

Thousand Oaks

Ventura County

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

EDUCATION


High School Graduate or Higher

Bachelor Degree or Higher

94% 84%

50% 33%

Thousand Oaks

Ventura County

U.S. Census Quickfacts 5-year Estimates
DEMOGRAPHICS AND POPULATION CHARACTERISTICS

**HOUSING**

  - Thousand Oaks: $663,600
  - Ventura County: $520,300

- **Housing Stock Built before 1990**:
  - Thousand Oaks: 76%

**TRANSPORTATION**

- **AVERAGE COMMUTE TIME IN MINUTES (2013-2017)**
  - Thousand Oaks: 26
  - Ventura County: 26

- **80%** of Thousand Oaks residents over 16 years old drive alone to work

**ECONOMICS**

- **RESIDENTS IN POVERTY (200% FPL)**
  - Thousand Oaks: 16.5%
  - Ventura County: 27.4%

  - Thousand Oaks: $103,793
  - Ventura County: $81,972

U.S. Census ACS 5-year Estimates
LAND USE

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

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

- Conejo Valley Unified School District
  - 16 elementary schools
  - Four middle schools
  - One K–8 school
  - Three high schools
  - Two alternative schools
  - One adult education facility

- Civic Arts Plaza + City Hall
- Grant R. Brimhall Library
- Alex Fiore Thousand Oaks Teen Center
- Goebel Adult Community Center
- Newbury Park Library

- Six Ventura County Fire Stations
- Thousand Oaks Police Department
  - Main station
  - Two resource centers
- Thousand Oaks Transportation Center
HOUSING

• 68% of units are single family detached (2019)
  • (CA Department of Finance)

• Median home value (owner-occupied) is $663,600
  • (2013–2017 U.S. Census)

• 70% of residents own their housing unit
  • (2013–2017 U.S. Census)

Housing Inventory by Unit Type (2019)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached</td>
<td>32,502</td>
<td>67.6%</td>
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<tr>
<td>1-unit attached</td>
<td>5,399</td>
<td>11.2%</td>
</tr>
<tr>
<td>2 to 4 units</td>
<td>1,928</td>
<td>4.0%</td>
</tr>
<tr>
<td>5 or more units</td>
<td>7,049</td>
<td>14.7%</td>
</tr>
<tr>
<td>Mobile home or trailer</td>
<td>1,203</td>
<td>2.5%</td>
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<tr>
<td><strong>Total Housing Units</strong></td>
<td><strong>48,081</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
Approximately 65,000 jobs (2017 U.S. census)

Thousand Oaks is net importer of jobs
- 44,000 employees commuting into Thousand Oaks daily
- 36,400 residents commute out of Thousand Oaks daily

Approximately 7% of City’s land is for commercial and industrial uses

Bioscience, education and healthcare are top employers
TRANSPORTATION CHARACTERISTICS

Commute to Work Mode Split (% of population)

Vehicle Ownership (% of population)

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

HEALTH + EQUITY

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

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

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

TOAKS2045.ORG
GENERAL PLAN ADVISORY COMMITTEE

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

- September 12, 2019, Los Robles Greens
- 125+ Participants
- Open House Activities – demographics, vision, live/work, activity map
- Small group discussion
  - What makes TO unique and special?
  - What issues is the city facing?
  - What is your vision for the City?
POP-UP WORKSHOPS

• 7 Pop-ups
  • Conejo Pride Festival
  • CAP 25th Anniversary Event
  • Rotary Street Fair
  • Atara Biotherapeutics and Sage Publications
  • Amgen
  • Tarantula Hill Brewing Co.
  • Thousand Oaks High School
    Latino Youth Leadership class

• 500+ participants
COMMUNITY FORUM #1

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

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

• City Staff
  • City Council members
  • Senior City staff
  • Cultural Affairs staff

• Arts Community
  • CAP Resident companies
  • Visual artists

• Other Stakeholders
  • Conejo Valley Unified School District
  • Parks and Recreation District Director
  • Youth Commission
  • Thousand Oaks Library
  • California Lutheran University

• TO Arts Board of Directors

• Arts Town Hall (30 arts leaders)
## ENGAGEMENT SUMMARY

<table>
<thead>
<tr>
<th>Live and Work in Thousand Oaks</th>
<th>Popups</th>
<th>Survey</th>
<th>Workshop</th>
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<tr>
<td>Live in Thousand Oaks</td>
<td>50%</td>
<td>55%</td>
<td>55%</td>
</tr>
<tr>
<td>Work in Thousand Oaks</td>
<td>10%</td>
<td>39%</td>
<td>8%</td>
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<tr>
<td>Both live and work in Thousand Oaks</td>
<td>33%</td>
<td>5%</td>
<td>35%</td>
</tr>
<tr>
<td>Neither live nor work in Thousand Oaks</td>
<td>8%</td>
<td>2%</td>
<td>2%</td>
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### Tenure in Thousand Oaks

<table>
<thead>
<tr>
<th>Tenure in Thousand Oaks</th>
<th>1 year or less</th>
<th>2-5 years</th>
<th>6-10 years</th>
<th>11-20 years</th>
<th>21-30 years</th>
<th>31+ years</th>
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<tbody>
<tr>
<td></td>
<td>11%</td>
<td>14%</td>
<td>15%</td>
<td>15%</td>
<td>23%</td>
<td>22%</td>
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<tr>
<td></td>
<td>3%</td>
<td>12%</td>
<td>8%</td>
<td>19%</td>
<td>19%</td>
<td>34%</td>
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<tr>
<td></td>
<td>1%</td>
<td>8%</td>
<td>9%</td>
<td>24%</td>
<td>16%</td>
<td>43%</td>
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### Age

<table>
<thead>
<tr>
<th>Age</th>
<th>under 18</th>
<th>18-24</th>
<th>25-34</th>
<th>35-44</th>
<th>45-64</th>
<th>65 or older</th>
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<tbody>
<tr>
<td>under 18</td>
<td>14%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>18-24</td>
<td>4%</td>
<td>2%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>25-34</td>
<td>12%</td>
<td>13%</td>
<td>10%</td>
<td>16%</td>
<td>43%</td>
<td>43%</td>
</tr>
<tr>
<td>35-44</td>
<td>18%</td>
<td>14%</td>
<td>16%</td>
<td>16%</td>
<td>43%</td>
<td>43%</td>
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<tr>
<td>45-64</td>
<td>38%</td>
<td>43%</td>
<td>43%</td>
<td>43%</td>
<td>43%</td>
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<tr>
<td>65 or older</td>
<td>13%</td>
<td>28%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
</tbody>
</table>
Emphasis for future engagement:

- Spanish-speaking population
- Youth and students
- Seniors with limited mobility
- Young professionals
- And others based on further analysis of engagement results
STRENGTHS

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

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

Residents LOVE Thousand Oaks!
CHALLENGES/THREATS

• Quality of life
  • Accommodating new development without impacting the quality of life
  • Lack of entertainment options
  • Lack of community gathering spaces

• Housing
  • High cost of housing
  • Homelessness
  • Lack of housing diversity
  • Unable to attract employees to live in the City

• Pedestrian and bicycle facilities
  • Safety, especially bicycle and pedestrian safety
  • Lack of complete bike network

• Transportation
  • Traffic congestion
  • Lack of transit
• Diverse economy
  • Need higher paying jobs
  • Need diversity of jobs
  • Tax revenue not diverse

• Retail
  • Changing nature of retail
  • Too much retail
  • Lots of underutilized spaces

• City Government
  • Concern about maintaining high level of public services

• Demographics
  • Changing population demographics

• Environment
  • Wildfire and other natural hazards
  • Climate change
OPPORTUNITIES

• Housing
  • Build a diversity of housing types
  • Build more housing for all income levels, especially lower and middle income

• Growth and development
  • Protect character of single-family neighborhoods
  • Protect low-scale character of the community
  • Revitalize TO Boulevard with mixed use
  • Revitalize the shopping centers with walkable, mixed use “village centers”
  • Create a downtown for the City

• Economic development
  • Expand the number and diversity of jobs with a focus on biotech
  • Partner with and capitalize on Cal Lutheran Univ.’s presence
  • Expand the tax base
OPPORTUNITIES (CONTINUED)

• Transportation
  • Improve pedestrian and bike networks
  • Develop innovative transit solutions
  • Maintain traffic flow

• Safety
  • Continue to support the police and low crime rates
  • Expand fire safety/evacuation plans

• Environment
  • Expand parks and open space
  • Protect trees
  • Significantly reduce GHG emissions to address climate change

• Quality of life
  • Attract more families with young children
  • Construct more community gathering places
  • Expand services for seniors and youth
  • Expand arts and cultural activities
GUIDING PRINCIPLES
GUIDING PRINCIPLES OVERVIEW

• Provides a framework to guide future decision-making
• Flows out of the ideas from community engagement
• Provides an anchor or reference point when considering policy trade-offs
• Has 2 components: “community values” and “key strategies”
  • Community Values (examples)
    • Maintain the family character of Thousand Oaks
    • The preservation of open space and natural beauty for community identity and enjoyment.
  • Key Strategies (examples)
    • Protect the character and identity of single-family neighborhoods
    • Preserve and expand parks and open spaces and develop a network of trails around and throughout the City.
VISIONING 2064 PROGRAM – GUIDING PRINCIPLES

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

1. A family-friendly community with a high quality of life.
2. An inclusive and welcoming community that embraces ethnic, racial, social, and economic diversity.
3. Diverse and high-quality parks, public services, and public facilities.
4. The protection of open spaces, oak trees, and natural beauty and habitat.
5. A suburban community that is easy to get around and where you can live, work, shop, and play.
6. The ability to live in the City regardless of income or stage in life.
7. Recognition that the community will evolve over time and that change is inevitable.
8. A diversity of safe and convenient mobility options.

10. High quality schools, including public schools and institutes of higher education.

11. A community devoted to arts and culture.

12. A safe and healthy community.

13. A city that recognizes its role as a leader in the Conejo Valley, Ventura County, and the Southern California Region.


15. An active and involved community.
1. Create a diversity of housing types and affordability levels, especially mixed use and multifamily development.
2. Protect single family neighborhoods from increased development.
3. Create more meeting and gathering spaces to enhance community.
4. Build a “downtown” for the City.
5. Revitalize underutilized land (including the malls, older shopping centers, and Thousand Oaks Boulevard) with a diverse mix of uses including residential.
6. Expand the number and diversity of entertainment options.
7. Expand the number and diversity of jobs in biotech, healthcare, and education and attract new jobs and businesses to the City to create a balanced and economically resilient economy.
8. Improve public transportation.
9. Create a complete and safe bicycle network.
10. Improve walkability in the City.
11. Preserve and expand parks and open spaces, including continued preservation of oak trees, completing a ring of open space around the City, and building new parks as the population grows.
12. Continue and expand the high quality and diversity of public services provided by the City, focusing on youth, seniors, and residents with special needs (such as the homeless population).
13. Attract a wider diversity of residents to the City, including families with children and young professionals.
14. Pursue strategies to reduce the City’s environmental impact, including GHG emissions, reduced water use, and reduced energy use.
15. Protect the City against future wildfires.
Do you have any comments or feedback on the community engagement completed to date?

What additional guiding principles (community values and key strategies) should be added? Should any be modified or deleted?

Do you have any other thoughts about the General Plan update process?
NEXT STEPS
WHAT’S NEXT?

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

Upcoming Events

• General Plan Advisory Committee Meeting #4
  Thursday, December 12th | 6:00 pm
• Community Forum #2
  Late January 2019 (date tbd)
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GENERAL PLAN 2045

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