GENERAL PLAN ADVISORY COMMITTEE

Meeting #4 | December 12, 2019 | 6:00 pm to 8:30 pm

MEETING NOTES

OBJECTIVES

- Review and refine Draft General Plan Guiding Principles
- Present overview of housing existing conditions
- Discuss potential areas of change and stability in Thousand Oaks

ATTENDEES

GPAC Members
- **Present:** Chaise Rasheed, Dustin Woomer, Fred Fukunaga, Jennifer Lobenhofer, Dr. Karen Gorback, Ken Lamont, Laura Behjan, Mic Farris, Michael Nigh, Nicholas Reale, Paul Shrater, Dr. Chris Kimball, Emily Dale, Rorie Skei
- **Absent:** Alicia Rincon, Amy Commans, Andy Fox, Darren Bovard, Jacqueline Emanuel, Dena Jenson, Tara Carruth, Patrick DuRoss, Dr. Victor Hayek, Wyatt McCrea

City Staff
- Ingrid Hardy, Assistant City Manager; Kelvin Parker, Deputy Community Developer Director; Michael Forbes, Deputy Community Development Director; Kari Finley, Advanced Planning Manager; Krystin Rice, Senior Planner; Tabitha McAtee, Assistant Planner

Consultant Team
- Matt Raimi and Melissa Stark, Raimi + Associates
- Veronica Tam, Veronica Tam + Associates

MEETING MINUTES

Guiding Principles Overview
Matt Raimi provided an overview of the draft Guiding Principles to the GPAC. GPAC members reviewed the draft Guiding Principles and provided comments and suggestions. Overall, GPAC members felt the general direction was correct and reflected the discussion at the last GPAC meeting; however, members provided multiple comments and suggestions for improvements. As a next step in the process, City staff and the consultant team will revise and expand the Guiding Principles and provide them to the GPAC at a future meeting.
**Housing Existing Conditions**
Veronica Tam provided an overview of housing existing conditions in the City and housing policy. The presentation included the following general topics:

- Existing housing conditions including housing stock, income distribution, median home price, rental rate by type and size, affordability, and housing costs
- Programs by the City of Thousand Oaks to promote more affordable housing
- An overview of the Housing Element requirements, Regional Housing Needs Allocation (RHNA)
- The benefits of having a diverse housing stock
- A summary of new housing law and policy direction from the State of California including consequences of noncompliance with having an approved Housing Element

Following Veronica’s presentation, Matt provided an overview of density and intensity and how they relate to residential and non-residential development.

After the presentation, the group paused for questions and a brief discussion on housing. A summary of the conversation and topics discussed is below:

- There was a recognition that the housing challenges in Thousand Oaks are similar to the County and the State.
- Expand Housing Assistance Programs in Thousand Oaks since they are currently limited.
- Pursue moderately priced housing that is attainable for people in the workforce (ideally for people working in the City).
- Require developers to provide a mix of housing types within a project.
- Low income units should be included in all new developments – inclusionary housing.
- Thousand Oaks should meet state requirements for housing while maintaining the character and quality of life in the community.
- Pursue creative development concepts and consider building taller buildings in order to build more housing at different income levels.
- Build new, higher density housing in limited areas of the City, such as along commercial corridors and adjacent to the mall.
- Concern that taller buildings will impact the views in the city.
- Reduce fees for approving Accessory Dwelling Units (ADU).
- Consider objective design standards that produce good developments but expedite the process of approving new housing.

**Small Group Mapping Activity**
After the presentation and initial discussion, GPAC members were divided into three small groups for the mapping activity. The purpose of the mapping activity was to identify “areas of stability” (where there will be little change in the next 25 years) and “potential areas of change” where new development could occur.

The base map identified areas already defined as potential areas of stability through engagement activities. These included single family residential uses, civic and institutional uses, and parks and
open space. Approximately 92% of the land area in the city was identified as “areas of stability.” GPAC members generally agreed that the areas of stability were correct.

Next, GPAC members were asked to identify potential areas of change using stickers representing different types of uses, including multifamily housing, mixed use, office and shopping, and annotating the maps with pens. Groups worked for approximately 40 minutes then shared their ideas with the larger group. The maps from small group activity results can be found in the attached file.

The following are some generalized results from the mapping activity:

- The areas of stability area generally correct.
- New development should be infill and not greenfields (previously undeveloped areas).
- New multifamily and mixed-use housing should not be in single family residential areas.
- Many groups identified Thousand Oaks Boulevard, the mall, and larger shopping centers as areas for new multifamily and mixed-use development.
- New housing should be located near CLU and the biotech areas to provide additional housing choices for students and faculty in CLU and employees of biotech companies.

In addition, there were approximately 25 people from the public in attendance. The members of the public divided into three groups and also participated in the mapping activity. The public’s mapping activity results can be found in the attached file.

**Public Comment:**
At the close of the meeting was the official public comment period. Seven members of the public spoke. Their comments are summarized below.

- Concern for drought in California
- Concern about Thousand Oaks Boulevard traffic as there is too much already
- Maintain permanent parks, recreation and open space
- Control/limit future growth
- Address overcrowded single family housing
- Currently there is a housing imbalance and there is only a small amount of land to accommodate future needs
- Additional high-density housing could accommodate students and workers
- Encourage development of accessory dwelling units

**Closing:**
At the close of the meeting, Matt Raimi identified the next steps in the process, including:

- A Community Forum on January 29, 2020
- Future GPAC meetings in February 6 and March 5
- A citywide survey to prioritize issues and strategies
- Pop-up workshops on new development

**Attachment: Mapping activity results**
*Note: Individual participate names have been covered*