GENERAL PLAN ADVISORY COMMITTEE

Meeting #6 | March 5, 2020 | 6:00 to 8:00 pm

MEETING NOTES

OBJECTIVES

- Review and refine areas of stability and change
- Review existing land use and urban form in Thousand Oaks
- Provide an overview of growth and development trends and innovations in the State
- Discuss potential development location, type, and character
- Work in groups to prepare land use concepts

ATTENDEES

GPAC Members
- **Present**: Laura Behjan, Darren Bovard, Patrick DuRoss, Jacqueline Emanuel, Mic Farris, Dr. Karen Gorback, Ken Lamont, Wyatt McCrea, Chaise Rasheed, Paul Shrater, Nicholas Reale, Rorie Skei, Dustin Woomer

- **Absent**: Tara Carruth, Amy Commans, Emily Dale, Andy Fox, Fred Fukanaga, Dr. Victor Hayek, Dena Jenson, Dr. Chris Kimball, Jennifer Lobenhofer, Michael Nigh, Alicia Rincon RN

City Staff
- Michael Forbes, Deputy Community Development Director; Kari Finley, Planning Manager; Krystin Rice, Senior Planner; Iain Holt, Senior Planner; Tabitha McAtee, Assistant Planner

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

MEETING MINUTES

Youth Leadership Update
GPAC Member Jaqueline Emanuel provided an overview of the Youth Leadership Summit held on February 20, 2020 with over 60 people in attendance, including the Youth Commission and city staff. The event served as a forum for Thousand Oaks youth to weigh
in on current City matters, including the General Plan Update. Jaqueline reported feedback from the summit, which is summarized below.

- The group reported concern for urban sprawl, environmental issues, lack of gathering spaces, and high rate of student vaping in schools.
- Most youth did not see themselves living in Thousand Oaks in adulthood.
- Youth noted that Thousand Oaks is an expensive place to live with not many things to do for entertainment.
- Youth desires for the future included more community gathering places that build off existing areas like the Janss Marketplace and Thousand Oaks Boulevard, specifically noting a desire for a drive-in movie theater somewhere in the city.
- Another highlight was the event’s keynote speaker Tim Hagel, retired Thousand Oaks Police Chief, who discussed Safe Passage, a program in Thousand Oaks that supports youth and drives to eliminate gang-related crime and recruitment.

**Presentation & Discussion**

Matt Raimi provided a project update and overview of existing land use and form and existing land use regulations for the City of Thousand Oaks.

After this overview, one member of the public asked if the existing General Plan land use map is sound, to which the team responded that the existing General Plan land use map will serve as the baseline for the General Plan Update.

Matt continued the presentation by highlighting some land use and design trends across the United States. These trends included complete neighborhoods, missing middle housing, downtowns, corridor mixed-use, multi-family housing, village centers, regional mall conversions, coworking spaces and business incubators, and office park conversions.

After this part of the presentation, the group paused for questions. A summary of the discussion is provided below.

- One GPAC member asked what are the geographic extents of a neighborhood? Matt responded that it is typically a 1/4-mile radius of an area, with daily needs within walking distance. One GPAC member mentioned the concept of a 20-minute neighborhood.
- One GPAC member asked how other cities like Thousand Oaks—that developed in a suburban pattern—are updating and retrofitting their communities? The group mentioned in that examples were provided in previous GPAC meetings. These presentations are available on the project website.
- One GPAC member asked about architectural innovation and ways to bring new architectural ideas to Thousand Oaks? Matt responded that the 1st and 2nd floor experience is very important, and that Thousand Oaks doesn’t want every building to be the same. However, the General Plan doesn’t get into that level of granular detail.
The next part of the presentation reviewed density and intensity, some community concerns about density, and benefits of density and mixed use. After the overview presentation, the group played a game to guess a building’s density based on the physical appearance. Each GPAC member and public participant was given a handout to record their guesses for each of the 11 buildings. In general, the group was surprised by the building density results and that the appearance is not always indicative of the density.

**Group Activity: Create Land Use Concepts**

After the presentation and discussion, participants were invited to create their own land use concepts. GPAC members split into two groups, and members of the public created a third. Each group was given a large-scale aerial map of Thousand Oaks, a zoomed in aerial of the 101-Freeway corridor, various place type stickers and pens to craft their own land use alternative. The groups worked for about 40 minutes while the consultant team and city staff visited the tables to answer any questions.

**Group Activity Report Out/Discussion**

One representative from each group summarized their land use alternative to the larger group. These summaries are described below.

**GPAC Group #1 (used 101-corridor map)**
- Focus on the mall areas; The Oaks and Janss Marketplace
- Higher density and mixed-use along Thousand Oaks Boulevard
- Industrial flex and supportive uses, like restaurants and retail, around the existing industrial zones and Amgen
- Missing middle housing in underutilized or vacant areas around existing single family residential
- Desire to convert underutilized commercial and areas with expansive asphalt into mixed use or high-density housing that is close to existing jobs and/or retail

**GPAC Group #2 (used both maps)**
- Desire to create village centers by adding missing middle housing, and mixed-use in and around existing malls
- Village centers with retail and residential incorporated
- Existing underutilized office space retrofitted into multi-family residential, opportunity for the Promenade at Westlake
- New missing middle housing for people that already work in Thousand Oaks, give them an opportunity to live here, specifically in Newbury Park
- Incorporate mixed-use into retail centers that are struggling, especially by California Lutheran University (CLU) to make them more walkable neighborhoods
**Public Group #3 (used both maps)**
- Underutilized areas as future opportunity sites for housing, entertainment district, and hotels
- More housing with a little more density
- More amenities on the eastern side of town, near Amgen.
- Incorporate higher density residential and mixed use
- Village centers, mixed use, parks and open space, and main street retail around the Civic Arts Plaza
- More flex industrial space
- Preserve open space around Westlake High School
- Consider reasonable density for future development
- Consider existing traffic and future impacts from new development
- Missing middle housing on the western side of town, account for middle–low—income level housing
- New public transportation opportunities

**Other Comments:**
- Both GPAC groups identified the malls as opportunity sites for the future
  - Encourage retrofitting and new uses to keep malls viable
- Fight retail center blight

**Public Comments**
Seventeen members of the public signed-in and many participated in the meeting activities. One member of the public spoke during the public comment period, which is summarized below.

- One member of the public announced that there are fundraising for Leukemia and Lymphoma Society (LLS) where donations go towards research for all cancer types

**Wrap-up and Next Steps**
Matt highlighted the upcoming community events and next steps and asked for any final thoughts from the group. One GPAC member had closing thoughts which are summarized below.

- Housing that is supportive for homeless and seniors should be considered
- Suggest a pop-up workshop event at the Goebel Adult Center before bingo to solicit feedback from seniors

**Adjourn at 8:10 pm**

*Attachment: GPAC #6 map activity results*
GPAC Group #2 Mapping Activity Results
Public Group #3 Mapping Activity Results