OAK PARK MUNICIPAL ADVISORY COUNCIL (MAC)
c/o County of Ventura
625 West Hillcrest Drive
Thousand Oaks, CA 91360

Members of the Council:
Alon Glickstein
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January 23, 2018

Ventura County Board of Supervisors
800 South Victoria Avenue
Ventura, CA 93009

Subject: Initiating an Open Space-Parkland subzone as part of the General Plan Update

Honorable Supervisors,

The Oak Park Municipal Advisory Council (MAC) supports a new Ventura County subzone, OS-P, to protect parkland meant for preservation. The OS-P subzone, where the "P" stands for "Parkland", is needed because Ventura County's Non-Coastal Zoning Ordinance allows a variety of development, including housing, jails and landfills, in its Open Space zone.

Establishing an OS-P subzone would be consistent, and further the goals of the Oak Park Area Plan that designates areas as "Public Open Space" (POS), and states on Page 9:

> "The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation agency or a homeowners association."

The Area Plan also states on page 10 as a goal to "Preserve in perpetuity, the 'Public Open Space' areas within the Oak Park Community." (See sections of Oak Park Area Plan, attached.)

In Oak Park the OS-P subzone would be useful in protecting Palo Comado Canyon, Las Virgenes Canyon Open Space Preserve, and Rancho Simi Recreation and Park District open space and parkland that surround the community.

Extending an Open Space-Parkland subzone countywide on parkland intended for natural open space and passive public recreation, would benefit land use clarity in the General Plan, Area Plans and the Non-Coastal Zoning Ordinance, and protect parkland intended for preservation.

Therefore the Oak Park Municipal Advisory Council formally requests the Board of Supervisors initiate an Open Space-Parkland subzone as part of its General Plan Update.

Thank you for your consideration.

Sincerely,

The Oak Park Municipal Advisory Council, Oak Park, California

Alon Glickstein

Chris Chapman

Drew Fountaine

Seema Chandra

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Attachment: Oak Park Area Plan, pages 9 and 10

3. Land Use

The Land Use Map (Figure 4) identifies the distribution and appropriate location of the various land uses permitted within the Area Plan boundary. Within four general land use categories, there are Land Use Designations which dictate the type and intensity of land use within each category. A Summary Table (Figure 5) lists each land use designation and their total area, building intensity, population capacity and population density. The purpose of each of the four land use categories is described below:

Public Open Space - The purpose of the Public Open Space designation is to identify lands devoted to natural parks, passive recreation areas, and landscaped areas owned and maintained by a public recreation agency or a homeowners association.

Residential - The purpose of the Residential designation is to identify those areas where residential development at urban densities (1 Dwelling Unit/Acre or greater) is permitted. Within this category there are six land use designations; "Residential 1-2" (1-2 DU/Ac.), "Residential 2-4" (2-4 DU/Ac.), "Residential 4-6" (4-6 DU/Ac.), "Residential 6-8" (6-8 DU/Ac.), "Residential 8-12" (8-12 DU/Ac.) and "Residential 16-20" (16-20 DU/Ac.).

Commercial - The purpose of the Commercial designation is to identify areas for neighborhood shopping and necessary commercial services for residents of Oak Park.

Community Facilities - The purpose of the Community Facilities category is to identify land required for schools, parks and other governmental and institutional facilities.

More specific land use regulations are established by zoning. The Zoning Compatibility Matrix (Figure 6) delineates which zones are compatible with the various Land Use Designations.

The following are the goals, policies and programs which apply to each land use category in the Oak Park Community. The Oak Park Community is divided into four Planning Zones (see Figure 3).

3.1 Urban Form

3.1.1 Goals

1. Provide for new development within a compact urban community while preserving the bulk of the Oak Park area as open space or public recreation.
2. Provide a socially and economically balanced community, including apartments, attached single-family homes and conventional single-family detached houses.
3. Preserve the major resources of the area by adapting development patterns to the natural environment.
4. Provide for unified planning and a diversified urban community which reflects modern site design standards and concepts providing for the separation of incompatible uses.
5. Allow a level of development which establishes an adequate economic base to fund needed services, improvements and long-term maintenance in the Oak Park Community.
6. Ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.
7. Provide for flexibility in the design of the Oak Park Community.
8. Encourage the provisions of a broad range of community facilities, including recreational and commercial.
9. Provide a focus for the community around which an identity can emerge.
10. Promote a lifestyle characterized by intimate and extensive experience with the natural environment, a rich and varied social context, and a strong sense of community.

3.1.2 Policies

1. All zoning and development shall be in conformance with the Land Use Maps (Figure 4), which has been designed to reflect these goals and policies. The Zoning Compatibility Matrix (Figure 6) indicates the zones which are consistent with the various land use categories.
2. In case of reasonable doubt as to the precise alignment of land use boundaries on the Land Use Maps, the Planning Director is authorized to determine the precise boundary locations. Such determinations must comply with the goals and policies which are set forth in the written text of the Oak Park Area Plan. Determinations shall be graphically portrayed on the adopted Land Use Map. In granting the Planning Director such powers, it is understood that any interested party may appeal the Director's decision to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 11) and may also file for a General Plan amendment.
3. Discretionary development shall be conditioned to incorporate good design standards including open areas, landscaping, circulation, off-street parking, energy efficiency, architectural compatibility with surroundings, etc.
4. All development shall comply with the setback standards contained in the adopted Oak Park Development Plans.

3.2 Public Open Space

3.2.1 Goals

1. Preserve in perpetuity, the "Public Open Space" areas within the Oak Park Community.
2. The acquisition of public open space and recreation land between Cheeseboro Canyon and the Oak Park Community shall be encouraged pursuant to the Santa Monica Mountains National Recreation Area Land Protection Plan.
3. Maintain the lands outside the Oak Park Community in "Public Open Space" as a means of retaining the remote scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public service and facilities required to support more intense land uses.
4. Protect public access to hills and recreation areas.
5. Preserve major drainage courses and integrate them into a public path network.

3.2.2 Policies

1. Public Open Space shall be located in conformance with the Land Use Maps which have been developed in accordance with the above goals and objectives (see Figure 4).
2. Open Space areas within the Oak Park Community shall be dedicated or transferred to a public agency, homeowners association or other entity satisfactory to the County. Deed restrictions, conservation easements or other means shall be employed to ensure that the entirety of these areas remain as open space in perpetuity.

3.2.3 Program

The Ventura County Planning Division shall work with the City of Simi Valley, City of Thousand Oaks, City of Los Angeles, City of Hidden Hills, City of Agoura Hills, City of Calabasas and the County of Los Angeles to establish a greenbelt within the Oak Park, Ahmanson Ranch and Simi Valley Areas of Interest to preserve a wildlife corridor between the Santa Susana Pass and the Santa Monica Mountains.