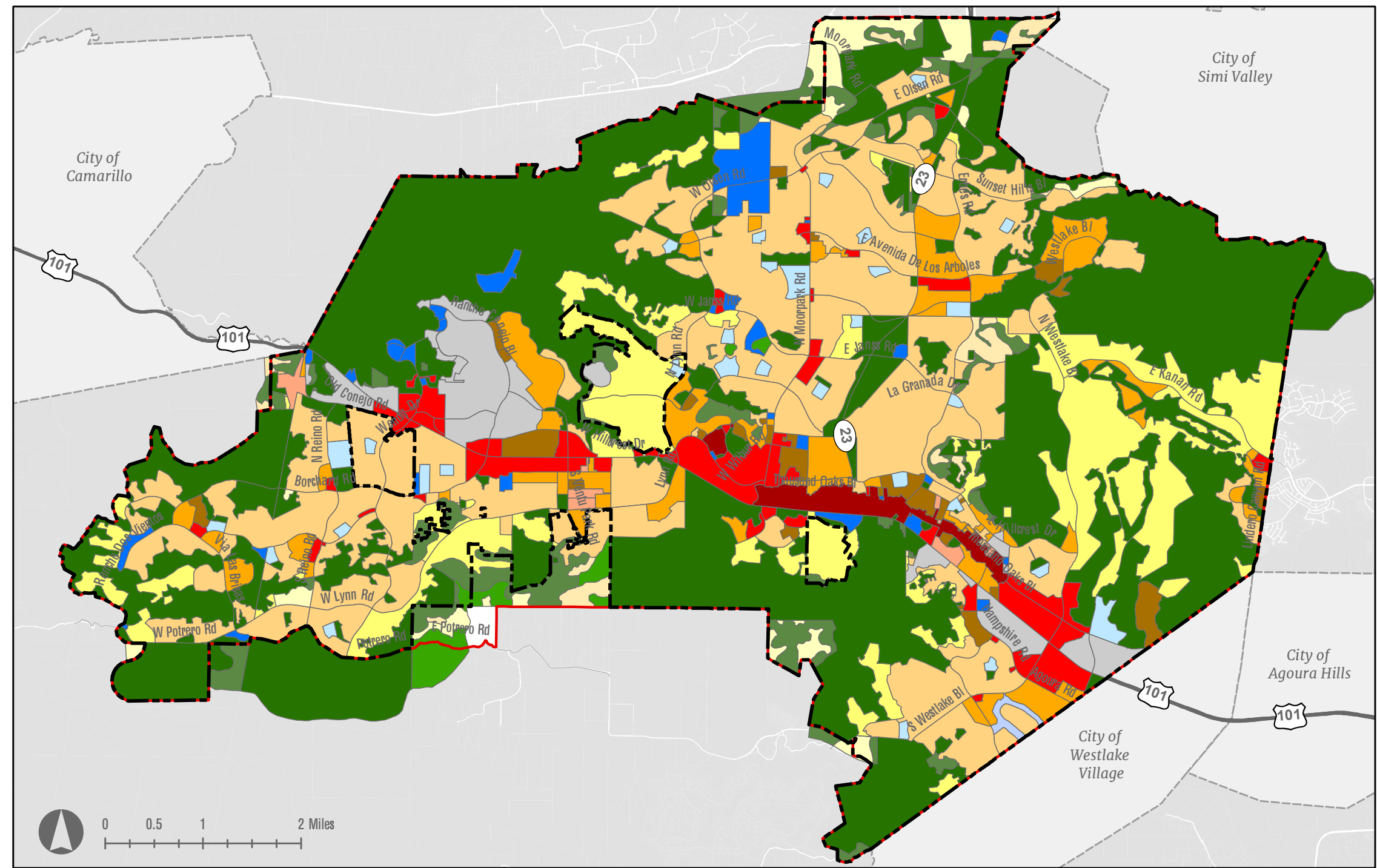


EXISTING GENERAL PLAN LAND USE MAP



Raimi + Associates 2019 | Data Source: City of Thousand Oaks, County of Ventura, County of Los Angeles



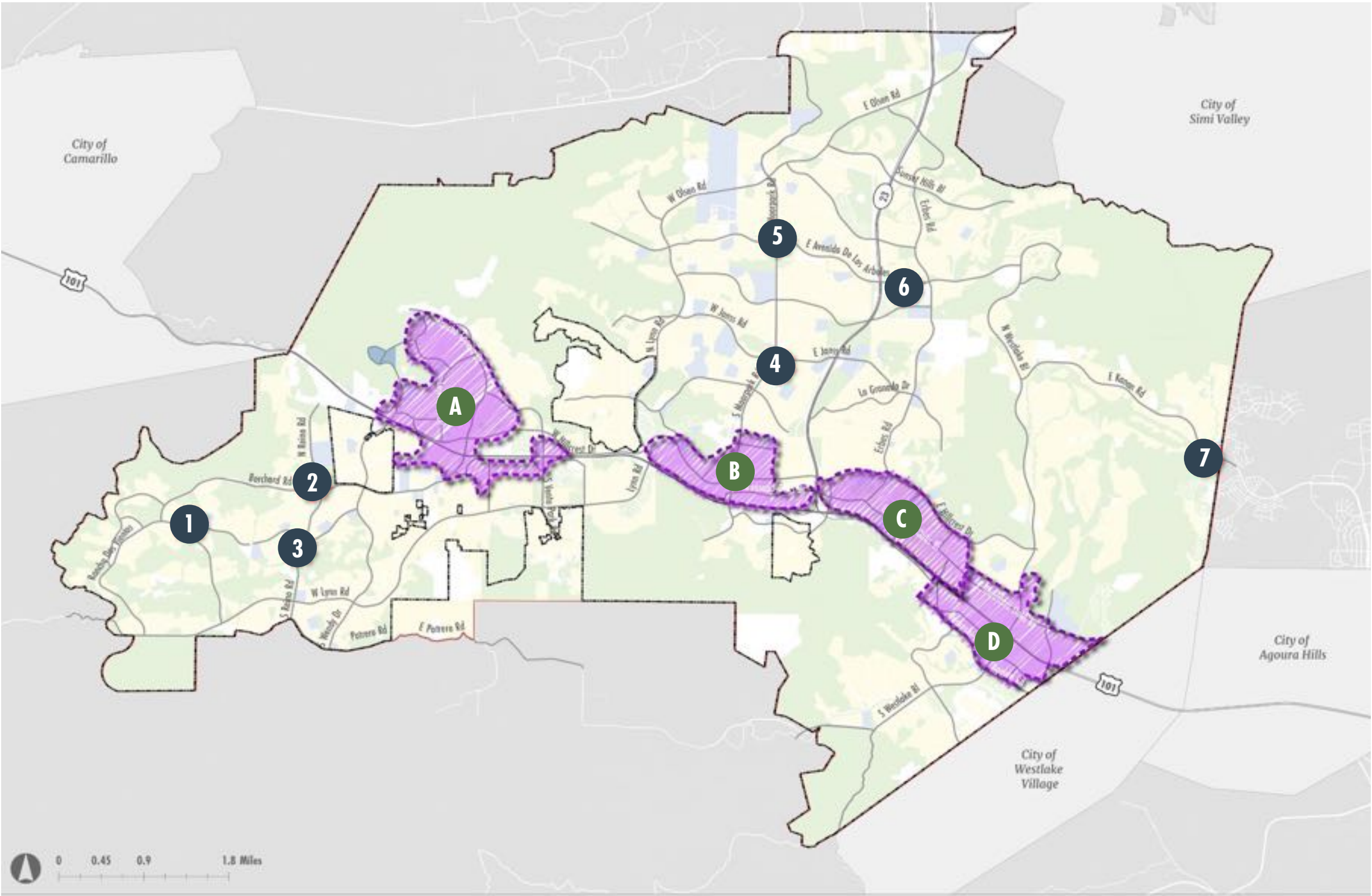
High Density Residential	Mobile Home Exclusive	School	Unincorporated Counties Land	Adjacent Cities
Medium Density Residential	Commercial/Residential	Existing Park, Golf, Open Space	Major Roads	City Limits
Low Density Residential	Commercial	Proposed Park and Recreational Area	Freeways	City Sphere
Very Low Density Residential	Industrial	Residentially Developable Land	Lake	
Reserve Residential	Institutional	Undevelopable Land		

TABLE 1 GENERAL PLAN LAND USE

LAND USE	ACRES	PERCENT OF LAND AREA
Very Low Density (0-2 dwelling units/net acre (du/ac))	3,989	10
Low Density (2-4.5 du/ac)	9,094	24
Medium Density (4.6-15 du/ac)	1,918	5
High Density (15-30 du/ac)	565	2
Mobile Home Exclusive	130	<1
Commercial/Residential	372	1
Commercial	1,377	4
Industrial	1,188	3
Institutional	584	2
Elementary School	246	<1
Intermediate School	83	<1
High School	153	<1
Existing Park, Golf, Open Space	16,414	42
Proposed Park and Recreational Area	316	<1
Residential Developable Land	327	<1
Undevelopable Land	1,340	4
Reserve	628	2
Lake	47	<1
Grand Total	38,770	100

Note: Totals may not add due to rounding. Acre totals cover land in the 1997 General Plan planning area.
Source: City of Thousand Oaks, 2019.

IDENTIFYING AREAS OF CHANGE & VILLAGE CENTERS



AREAS OF CHANGE

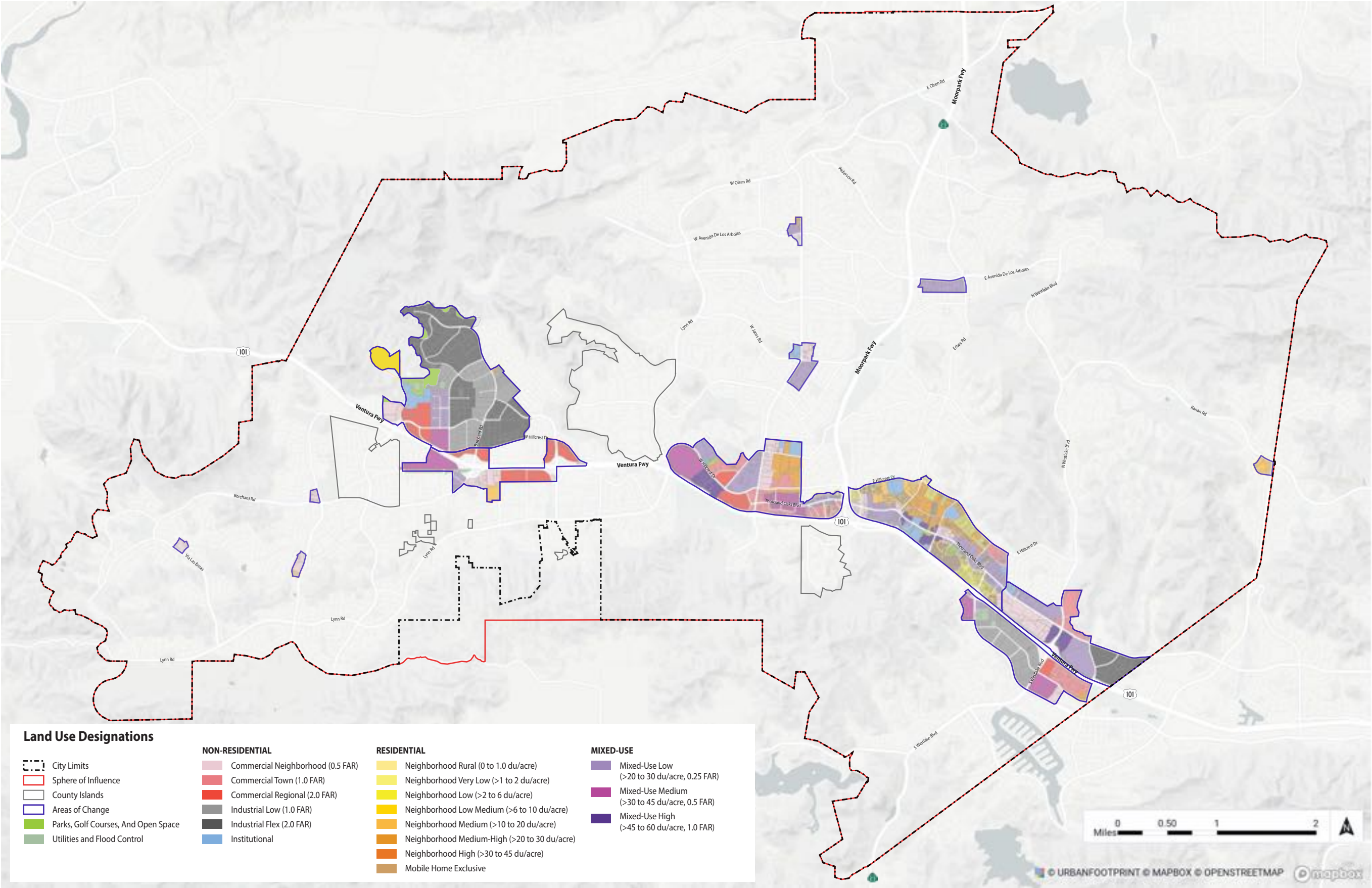
- A** RANCHO CONEJO
- B** MOORPARK RD AND EAST T.O. BLVD.
- C** DOWNTOWN AND T.O. BLVD.
- D** WESTLAKE AND EAST END

VILLAGE CENTERS

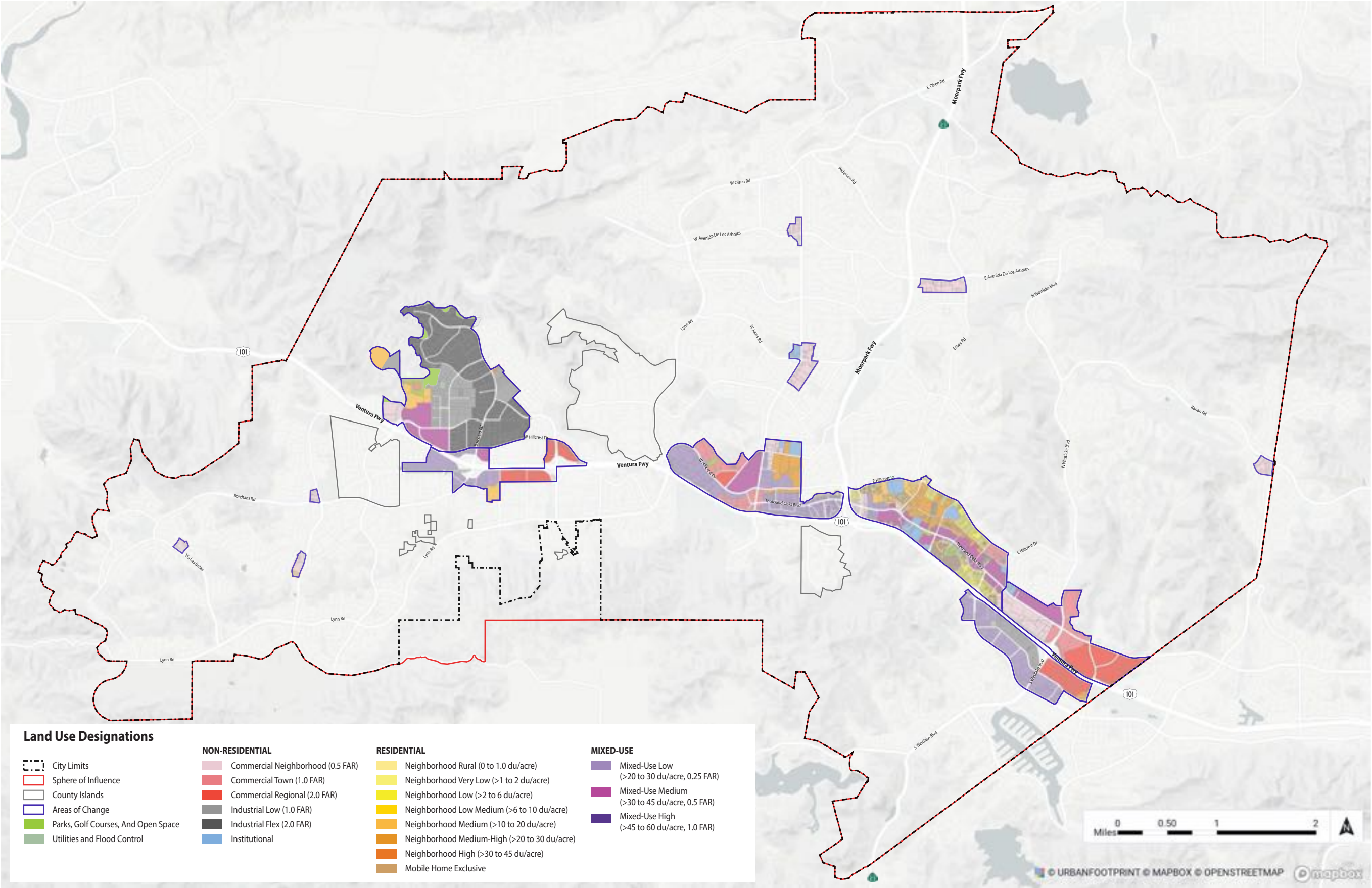
- 1** LAS BRISAS AND VIA RIO
- 2** REINO AND BORCHARD
- 3** REINO AND KIMBER
- 4** JANS AND MOORPARK
- 5** ARBOLES AND MOORPARK
- 6** ARBOLES AND ERBES
- 7** KANAN AND LINDERO

Note: areas outside the areas of change and village centers are referred to as “Areas of Stability” and are expected to maintain the same character.

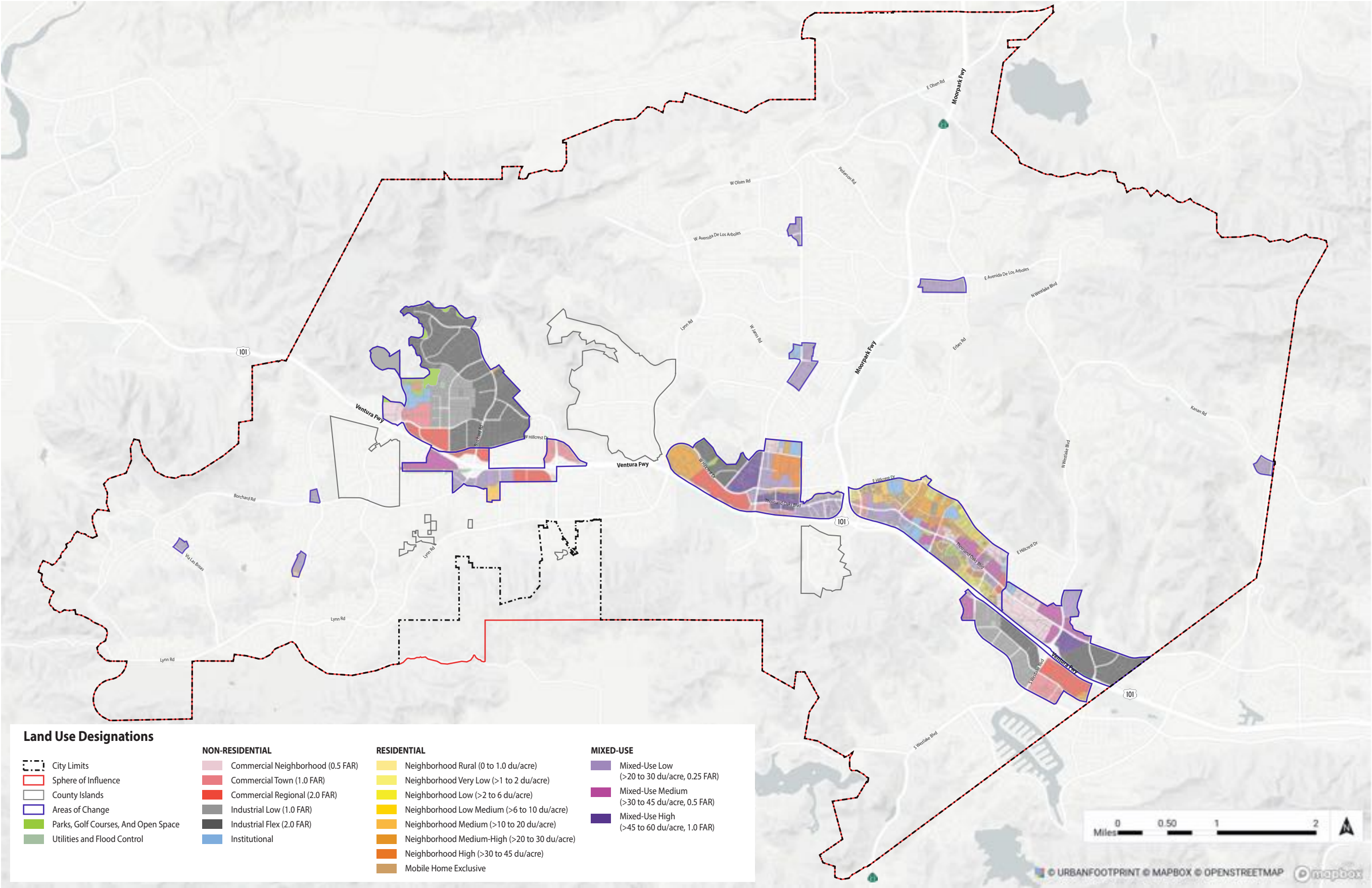
ALTERNATIVE 1: CHANGE AREAS ONLY



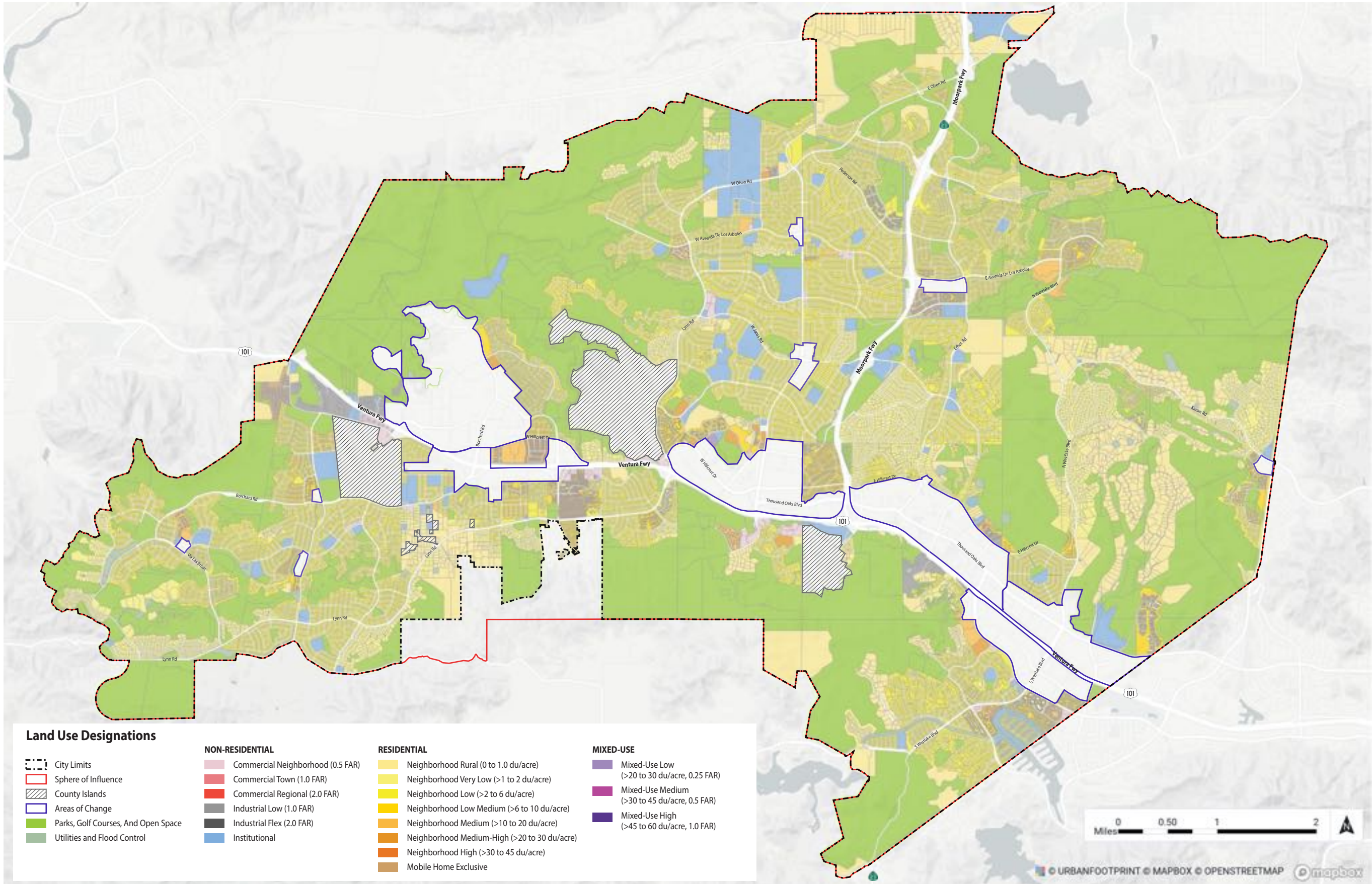
ALTERNATIVE 2: CHANGE AREAS ONLY



ALTERNATIVE 3: CHANGE AREAS ONLY

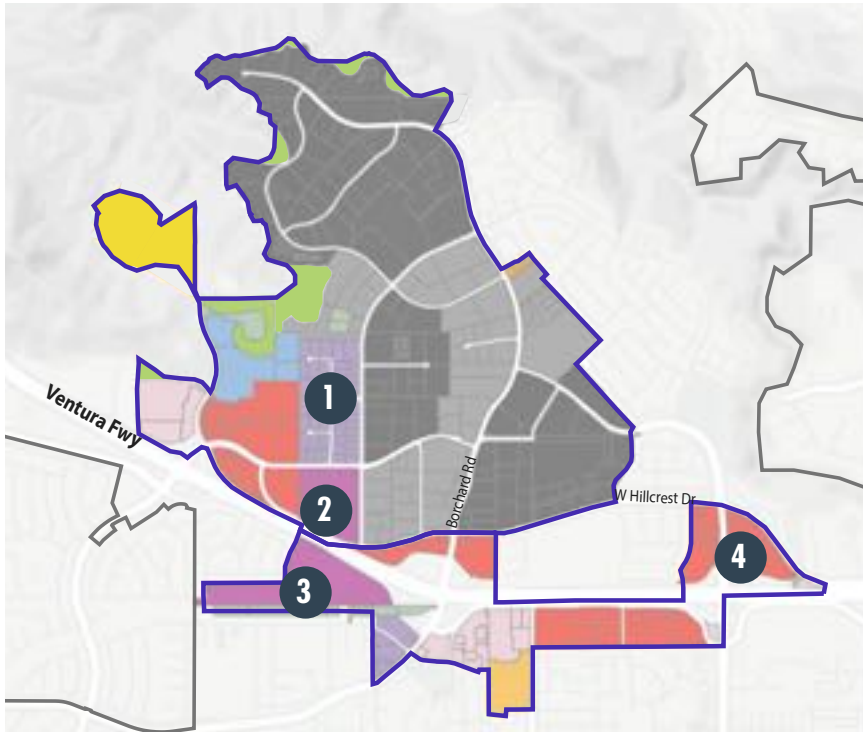


AREAS OF STABILITY (SAME FOR ALL ALTERNATIVES)



RANCHO CONEJO AREA

ALTERNATIVE 1



KEY FEATURES

- Allows a mix of job producing uses that are split between Industrial Low and Industrial Flex designations.
- Creates a high-density mixed-use district adjacent to Rancho Conejo west of Lawrence Drive to integrate a walkable, mixed residential and retail neighborhood with the employment uses.
- Creates a mixed-use node south of Highway 101 and east of Borchard Road.
- Maintains primarily commercial uses at freeway exits at Wendy Drive, Borchard Road, and Ventu Park Road.

1



2



3A



3B

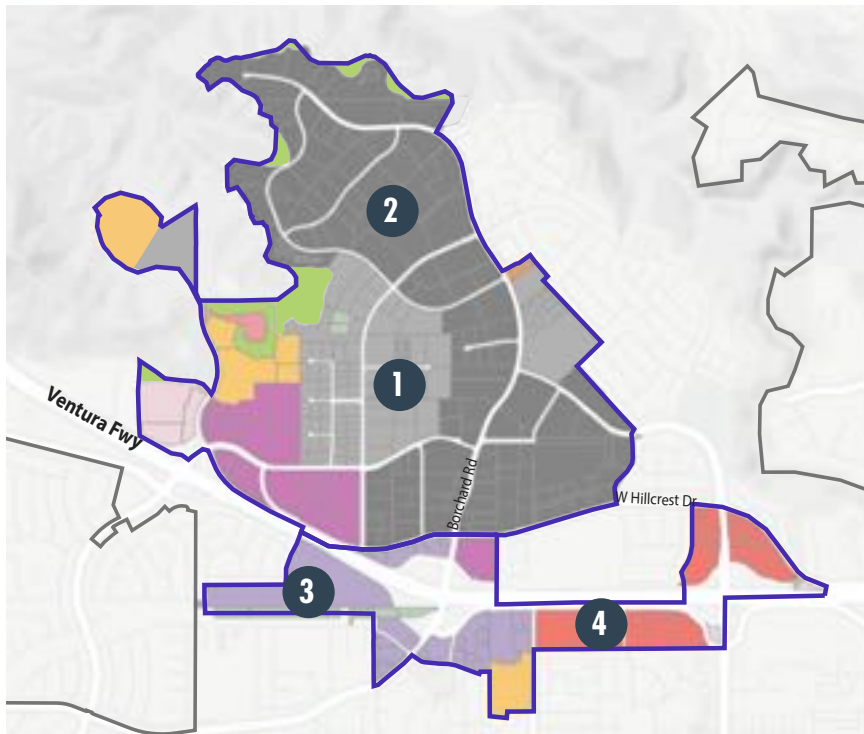


4



RANCHO CONEJO AREA

ALTERNATIVE 2



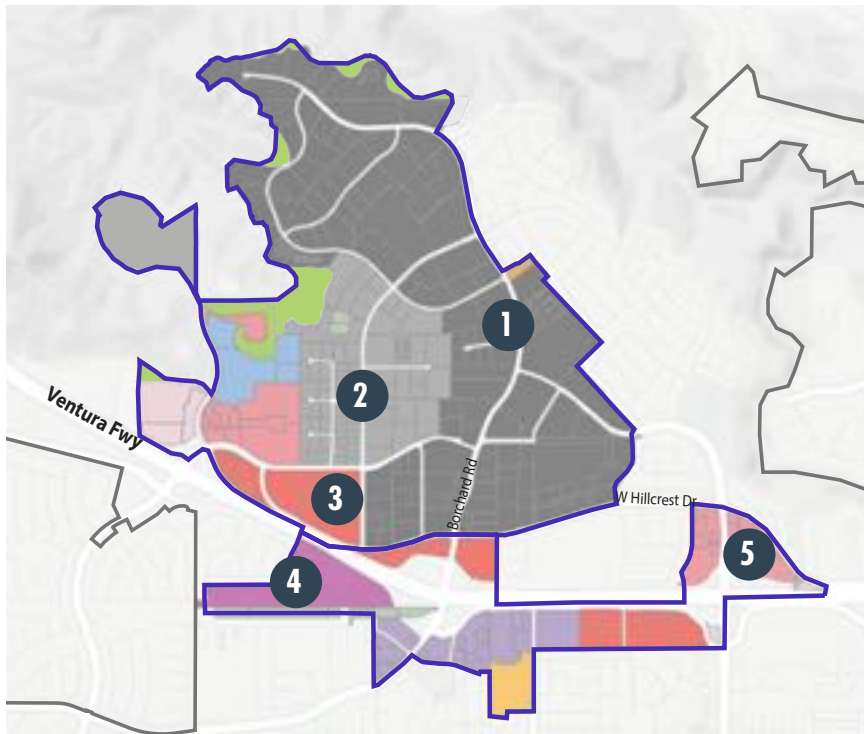
KEY FEATURES

- Expands job producing uses by designating more area as employment uses and expanding the amount of Industrial Flex uses (which allow higher intensity buildings at up to 2.0 FAR).
- Creates a significant amount of mixed-use development adjacent to Rancho Conejo on either side of Highway 101. This alternative has the greatest amount of mixed-use development compared to the other alternatives.
- Maintains retail, service, and commercial uses at the intersection of Ventu Park Drive and Highway 101.



RANCHO CONEJO AREA

ALTERNATIVE 3



KEY FEATURES

- Allows significantly more jobs than the other alternatives by keeping the area north of Highway 101 as Industrial Flex, Industrial Low and a mix of commercial uses. No mixed-use development is identified north of Highway 101.
- Expands the potential for mixed-use south of Highway 101 by creating a mixed-use node at low and medium intensities east and west of Borchard Road. This alternative has the most mixed-use south of Highway 101 compared to other alternatives.
- Maintains commercial uses at the Highway 101/Ventura Park Road intersection but at lower intensity compared to other alternatives.



VILLAGE CENTERS COMPARISON

The village centers are neighborhood commercial centers that offer a mix of daily goods and services for residents, employees, and visitors to easily access. These centers are smaller and more walkable than other commercial centers and are typically located in or near residential neighborhoods.

- 1

LAS BRISAS AND VIA RIO
- 2

REINO AND BORCHARD
- 3

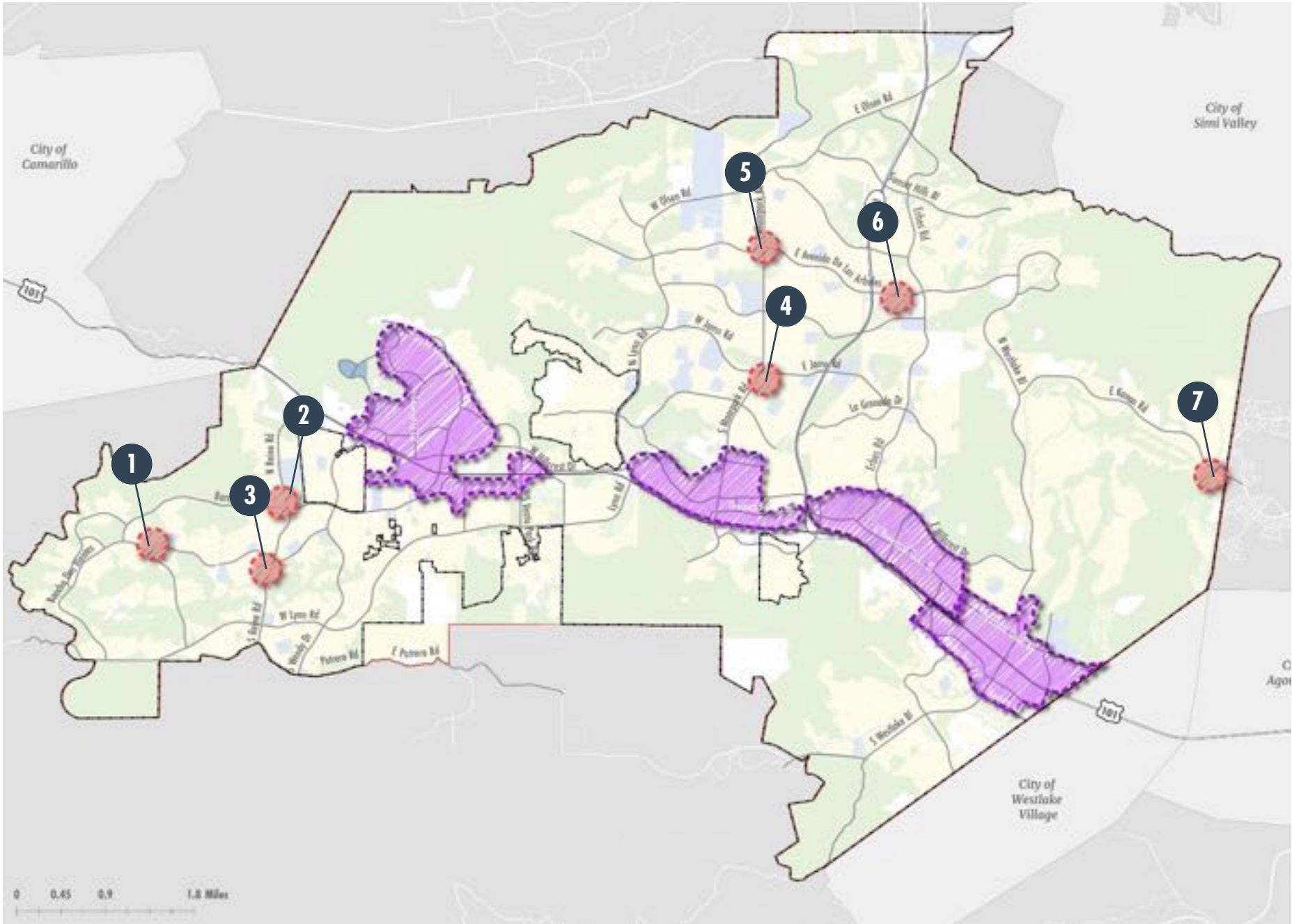
REINO AND KIMBER
- 4

JANSS AND MOORPARK
- 5

ARBOLES AND MOORPARK
- 6

ARBOLES AND ERBES
- 7

KANAN AND LINDERO



ALTERNATIVE 1

In Alternative 1 “Village Centers” have a mix of Mixed-Use Low and Commercial Neighborhood. This would allow some areas to add residential uses while others would remain commercial.

- Village Centers located at Janss and Moorpark, Arboles and Moorpark, and Reino consist of both Mixed-Use Low and Commercial Neighborhood
- Village centers located at Las Brisas and Via Rio, and Reino and Borchard consist of only Commercial Neighborhood
- The Lindero and Kanan village center consists of Residential Neighborhood Medium only
- The Arboles and Erbes village centers consists of Mixed-Use low only



ALTERNATIVE 2

Village Centers only allow commercial uses; no residential uses would be allowed. All Village Centers will be designated as Commercial Neighborhood.



ALTERNATIVE 3

All Village Centers would be designated as Mixed-Use Low. This would allow these areas to incorporate residential development in the future.

