







# Measure E Residential Baseline Analysis

October 24, 2017



# Purpose

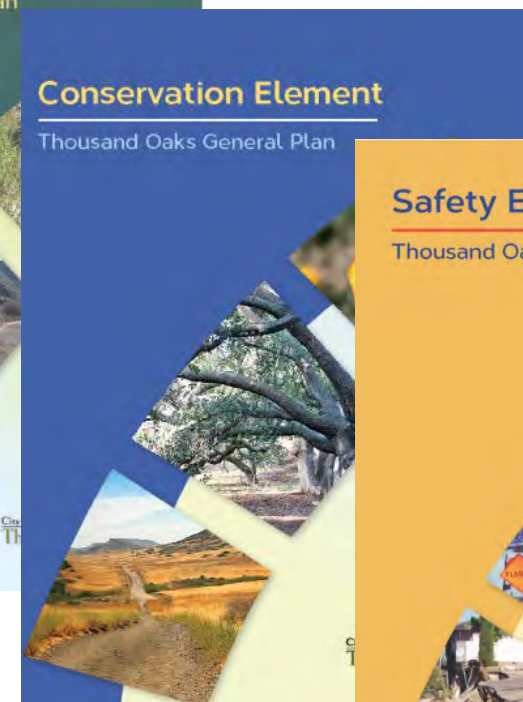
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To review a study of the residential baseline as it existed on the Land Use Element map of the General Plan when Measure E was adopted

City Council priority #8 (in part): “Conduct review of residential capacity per the 1996 General Plan”

# The General Plan

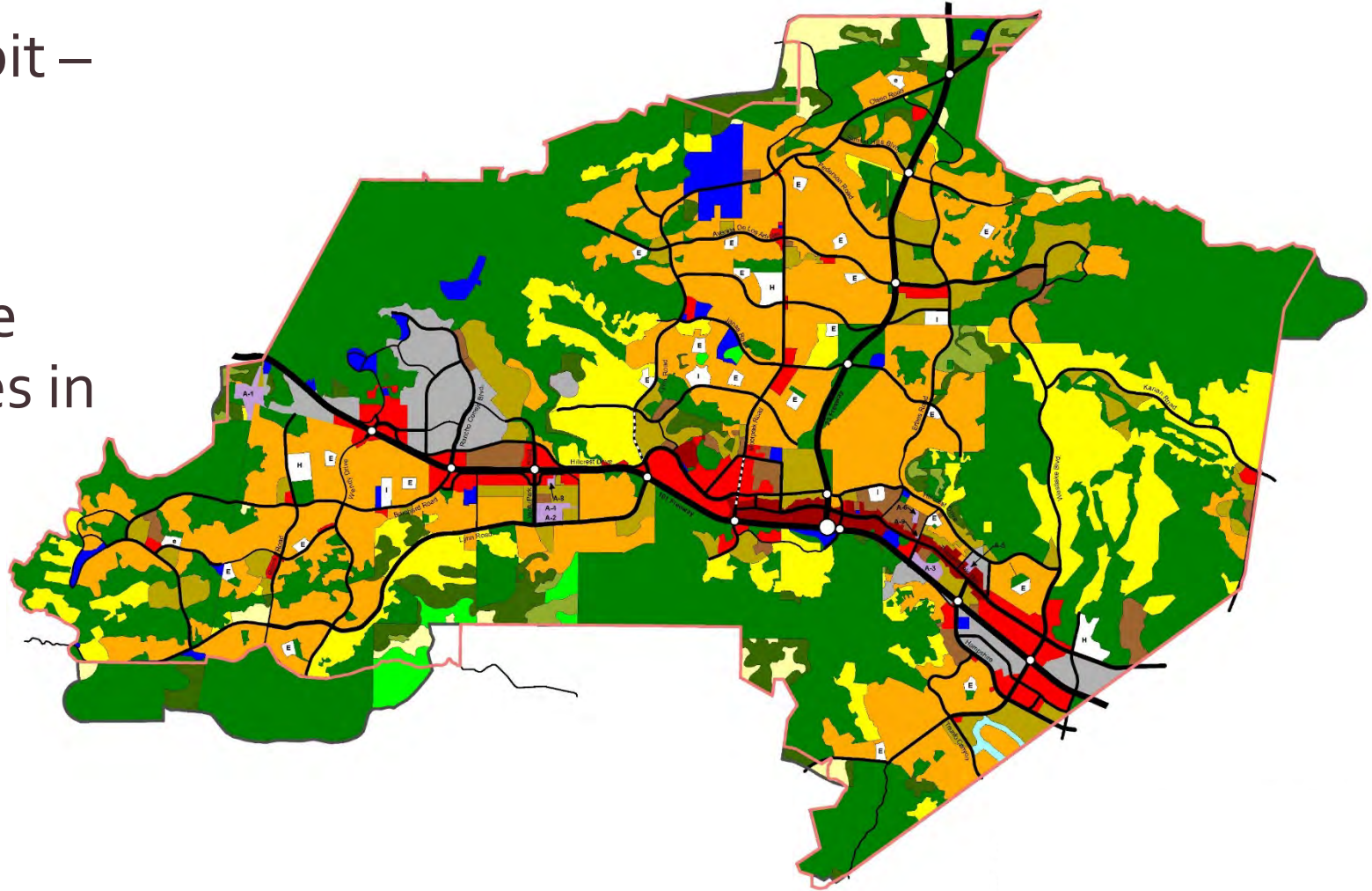
- A long-term vision for the orderly development of the community. First GP in 1970
- Comprised of goals, policies and exhibits, which are organized into “Elements”
- Elements are like books in a library



# Land Use Element of the General Plan

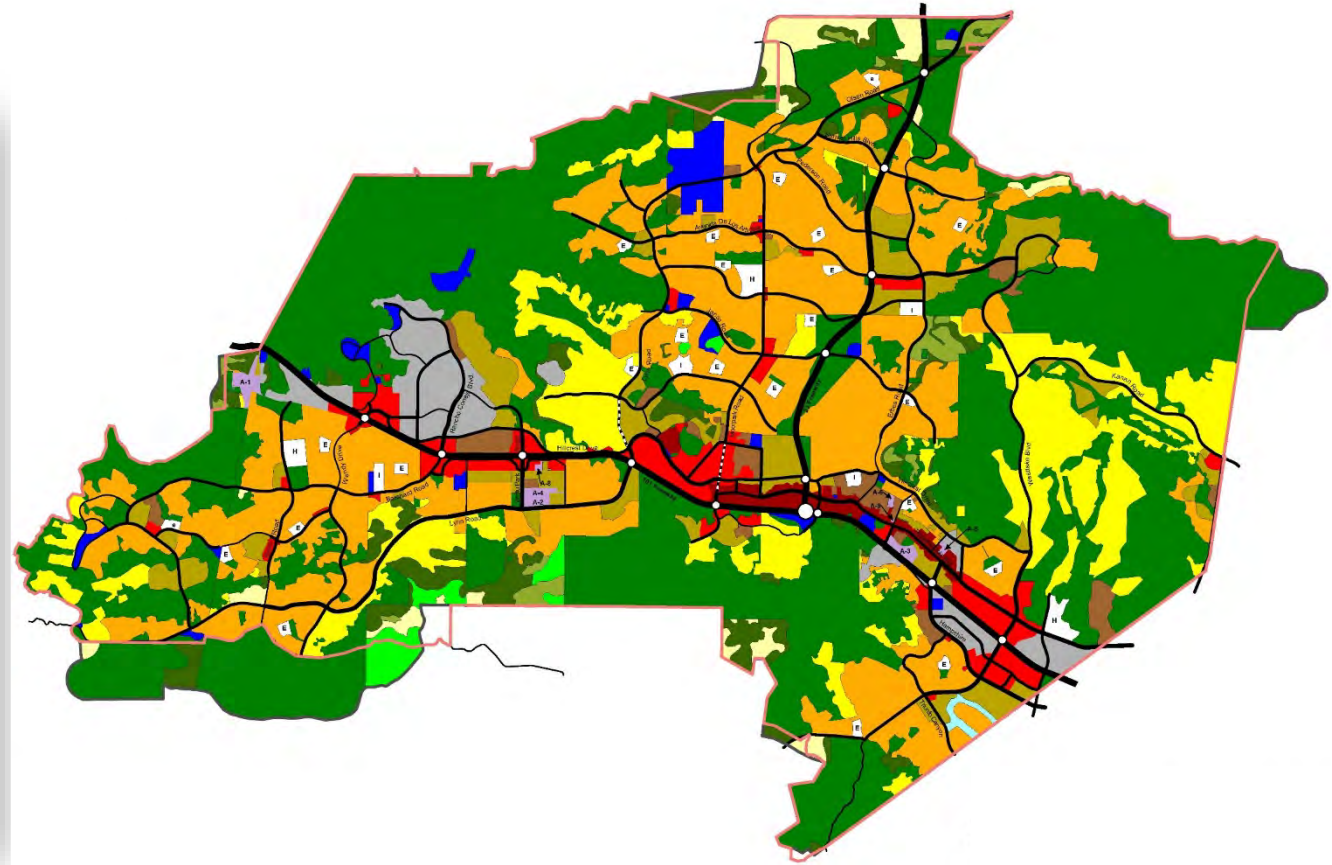
Goals, policies and an exhibit –  
the **Land Use Map**

Land Use Map identifies the  
general location of land uses in  
the community

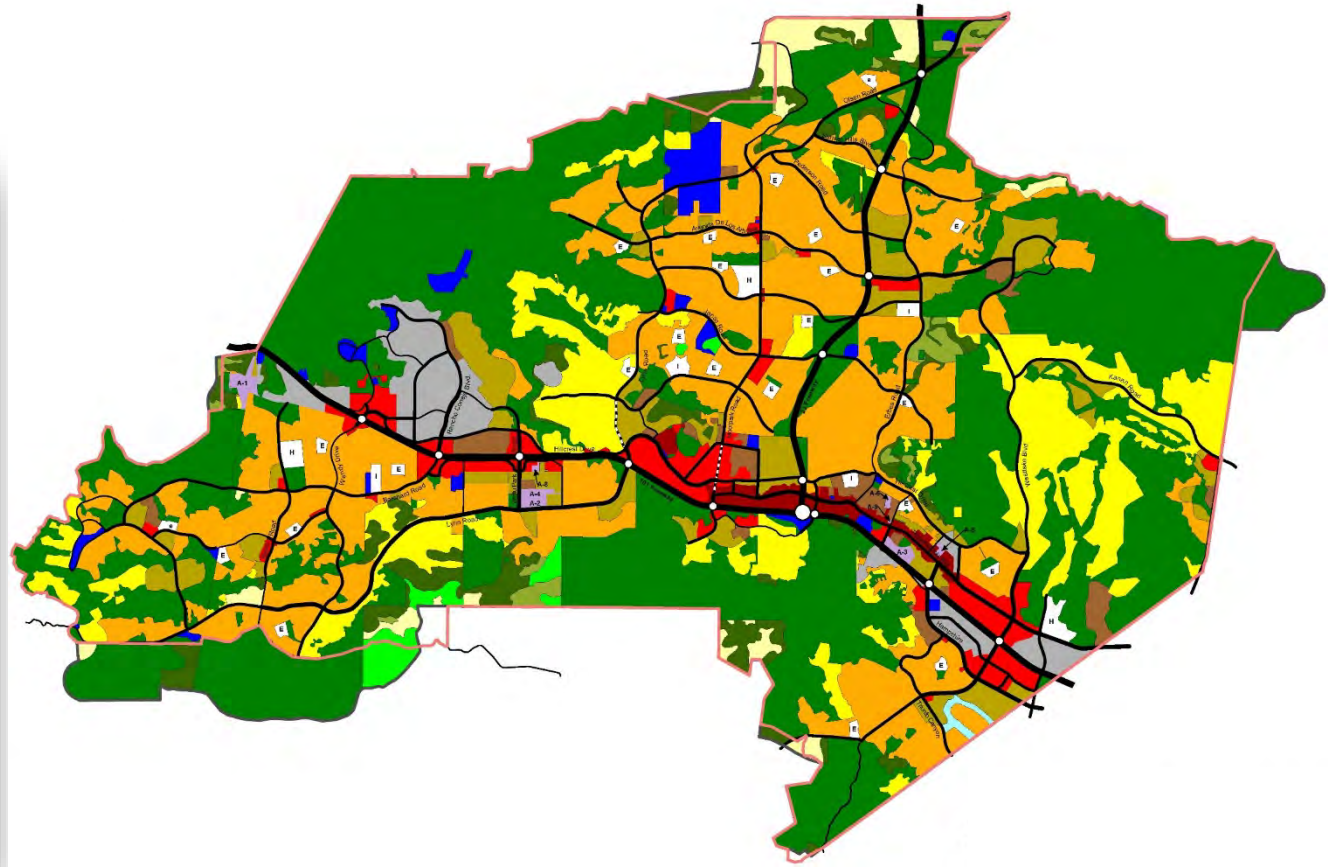




# Commercial Land Uses

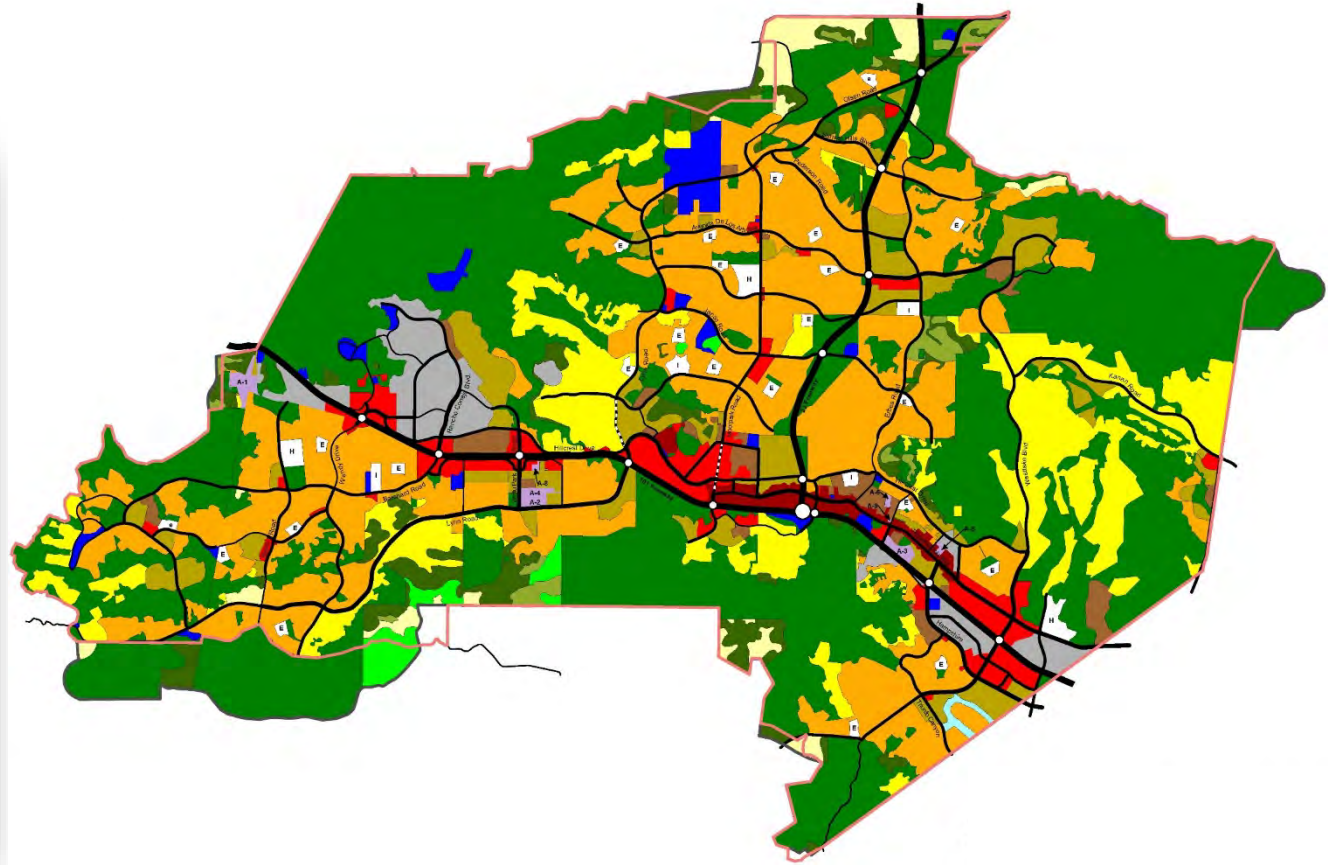


# Institutional Land Uses



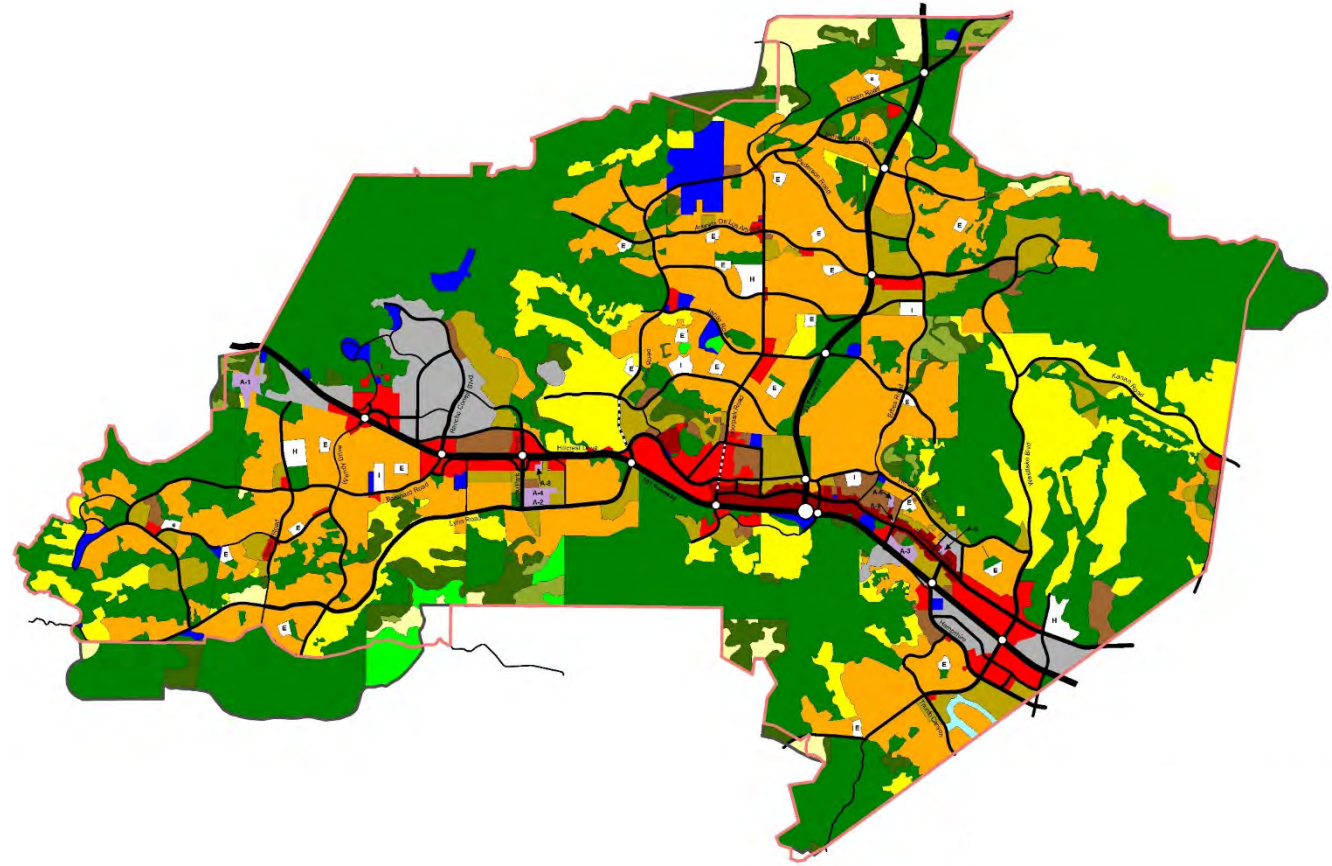


# Industrial Land Uses



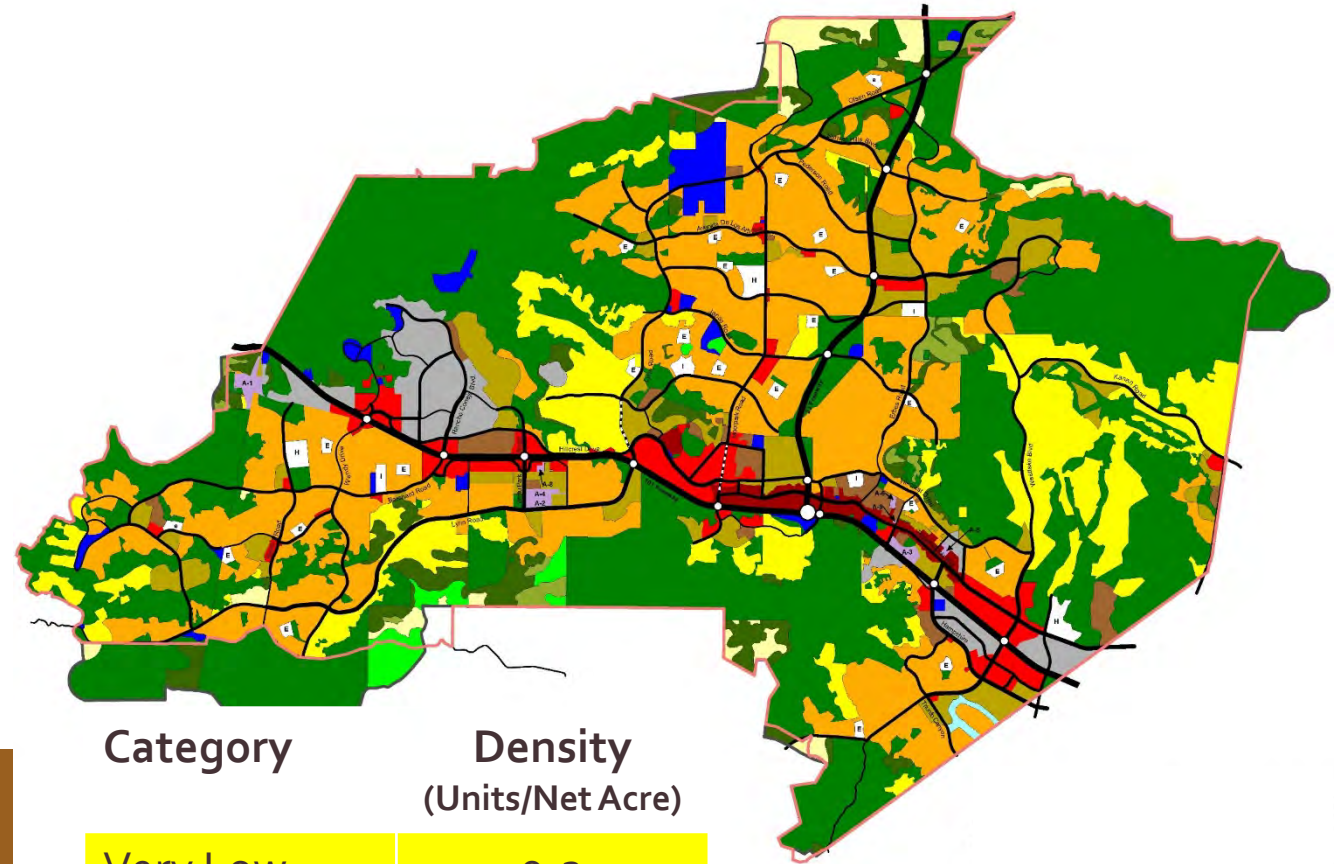


# Parks, Golf Courses, Open Space





# Residential Land Uses



Category

Density  
(Units/Net Acre)

Very Low

0-2

Low

2-4.5

Medium

4.6-15

High

15-30



# Measure E Purpose

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*"...any increase in the residential density ranges or in commercial acreage over those presently shown in the Land Use Element of the General Plan will **alter the character of the City and place an unacceptable burden on the City's topography and infrastructure.**" (emphasis added)*

# Measure E Ballot Measure

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*"Shall the ordinance be adopted, requiring voter approval of any change of the City's Land Use Element of the General Plan, which change increases the **net allowable** residential density or total commercial acreage in the General Plan." (emphasis added)*



# How Measure E Works

*"...Any amendment either to the General Plan's designated acreage for 'commercial' land uses or in the residential land use density ranges, which produces **a net increase** in excess of the land areas so designated, or in excess of the dwelling unit per net acre density ranges shown on the Land Use Element of the City's General Plan as of November 5, 1996, is a policy decision that the voters of the City of Thousand Oaks should make."*  
(emphasis added)

# How Measure E Works

Measure E therefore operates on a “net, cumulative” basis with regard to the residential baseline

An increase in density in one area could be approved, if there is a reduction in density elsewhere as long as there is no net increase in total number of dwelling units since Measure E was adopted

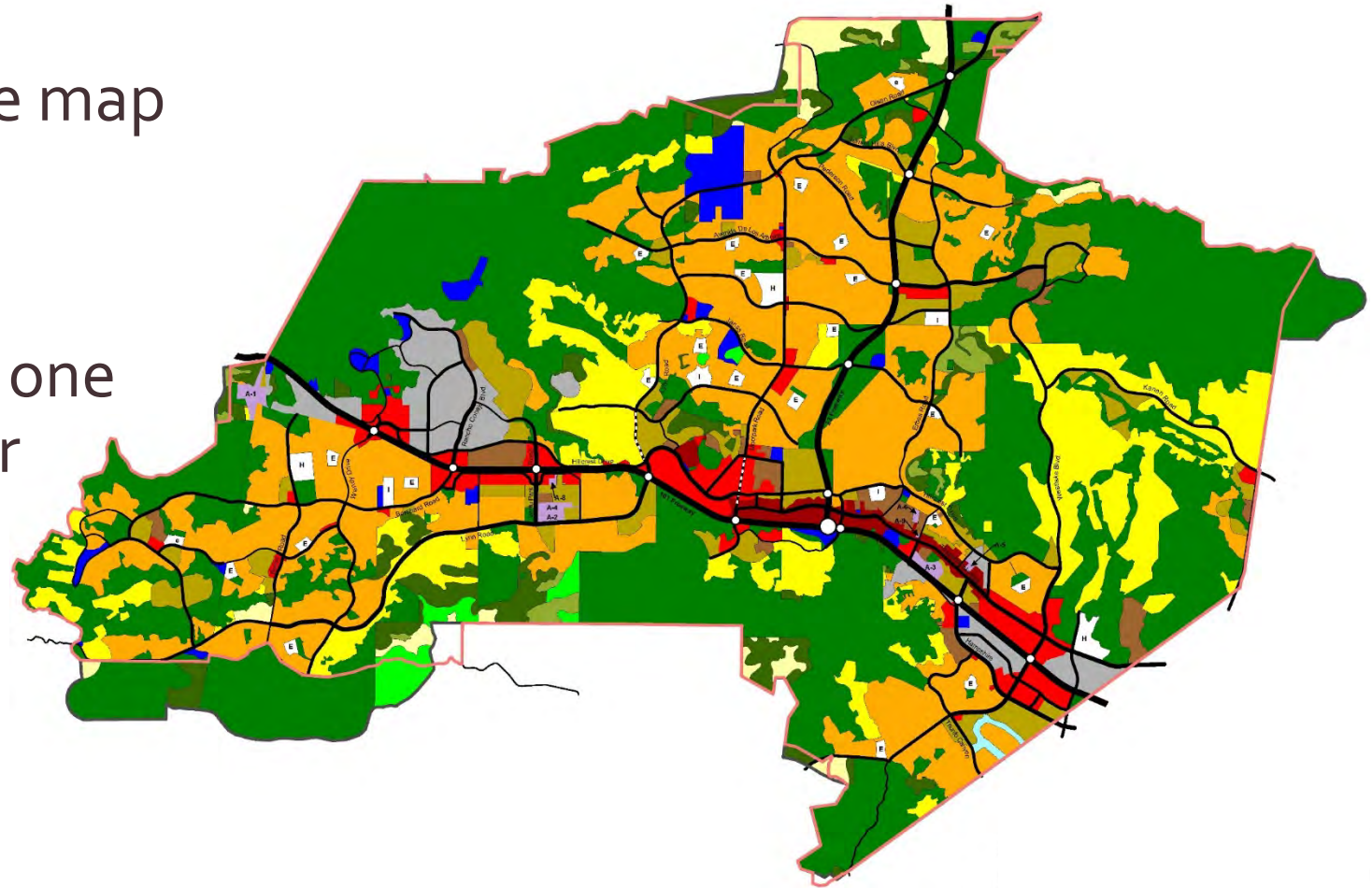
Units resulting from a decrease in density are placed into a “pool” or “bank”, pending reallocation



# Implementation of Measure E

Operates through changes (amendments) to the Land Use map of the General Plan

Change of an area to, or from, one residential category to another





# Implementation of Measure E

## Example: Silverado Memory Care

- Medium Density Residential to Institutional
- Units into Measure E pool

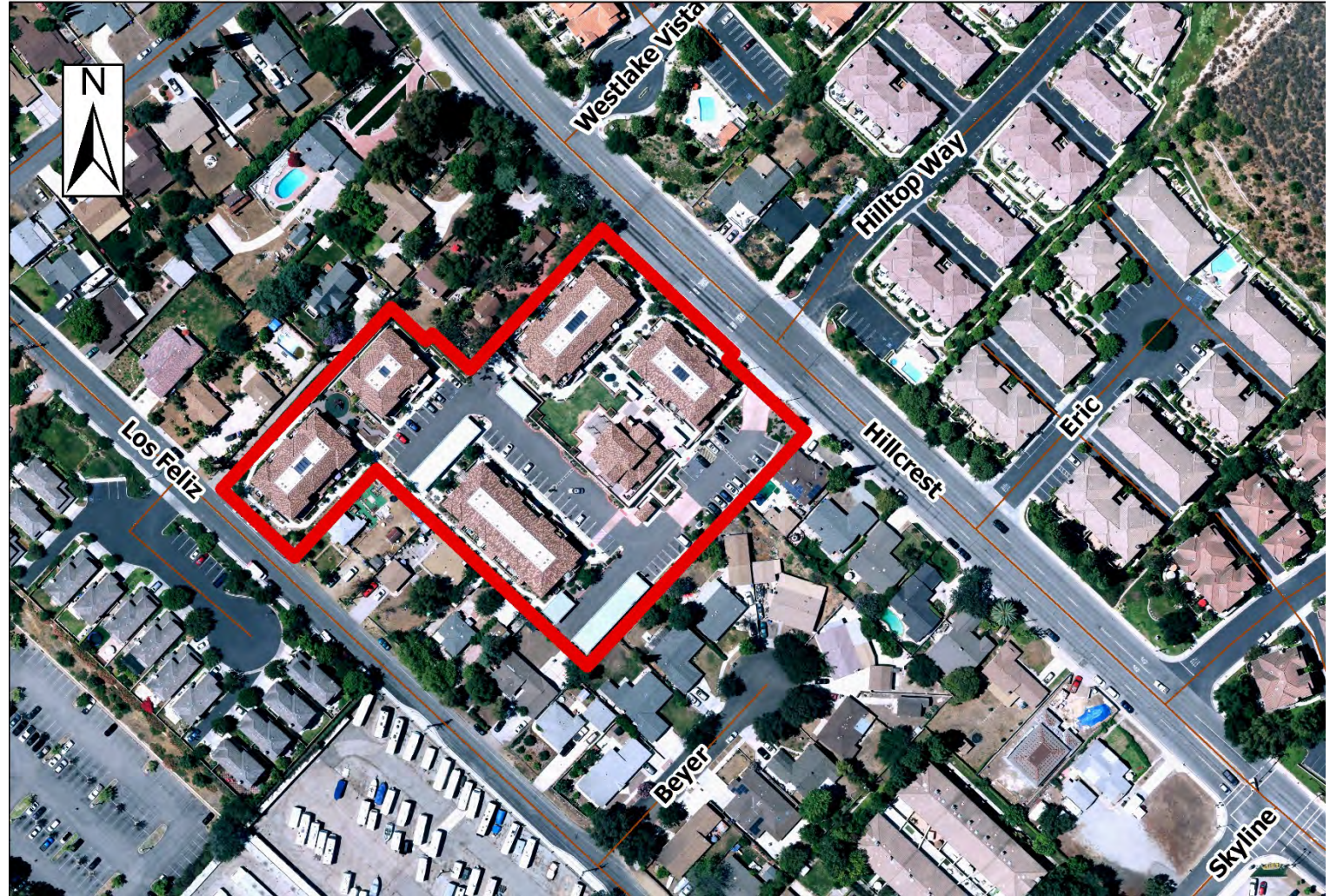




# Implementation of Measure E

## Example: Hillcrest Villas Apartments

- Low to Medium Density
- Units from Measure E pool





# General Plan Amendment Process



City Council approval required to place any units into the Measure E pool, and to reallocate units to a particular project that is requesting an increase in General Plan density

# Measure E Banks/Pools

14 GPAs since 1996: 9 put units into pool; 5 took units out of pool

## Current Pools:

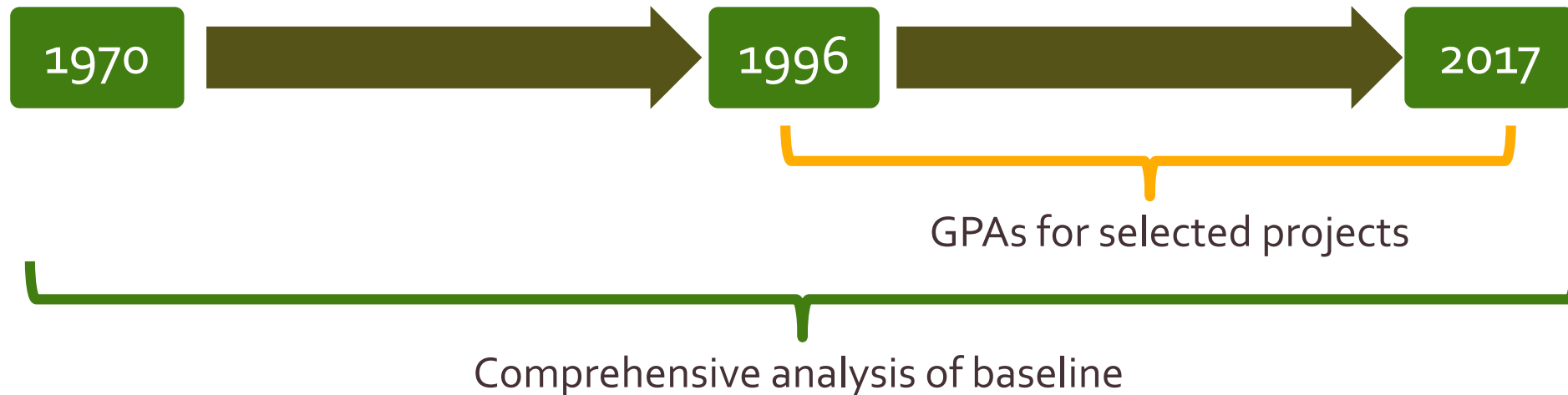
1. Citywide pool: 289 units
2. Thousand Oaks Boulevard Specific Plan pool: 124 units
3. Mobile Home Exclusive category created by ordinance; units placed into a Mobile Home pool: 1,825 units

# Scope of Analysis

In past, GPAs processed for selected projects completed since 1996


Current analysis:

- Calculated 1996 residential baseline
- Calculated actual densities for residential areas throughout the city





# Importance of Residential Baseline

An aerial photograph of a suburban neighborhood with numerous houses and winding roads. In the background, a large, rugged mountain rises under a clear blue sky. A semi-transparent white box is centered over the image, containing text.

Ensure voters rights under  
Measure E are protected

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State housing pressure

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Other legal reasons

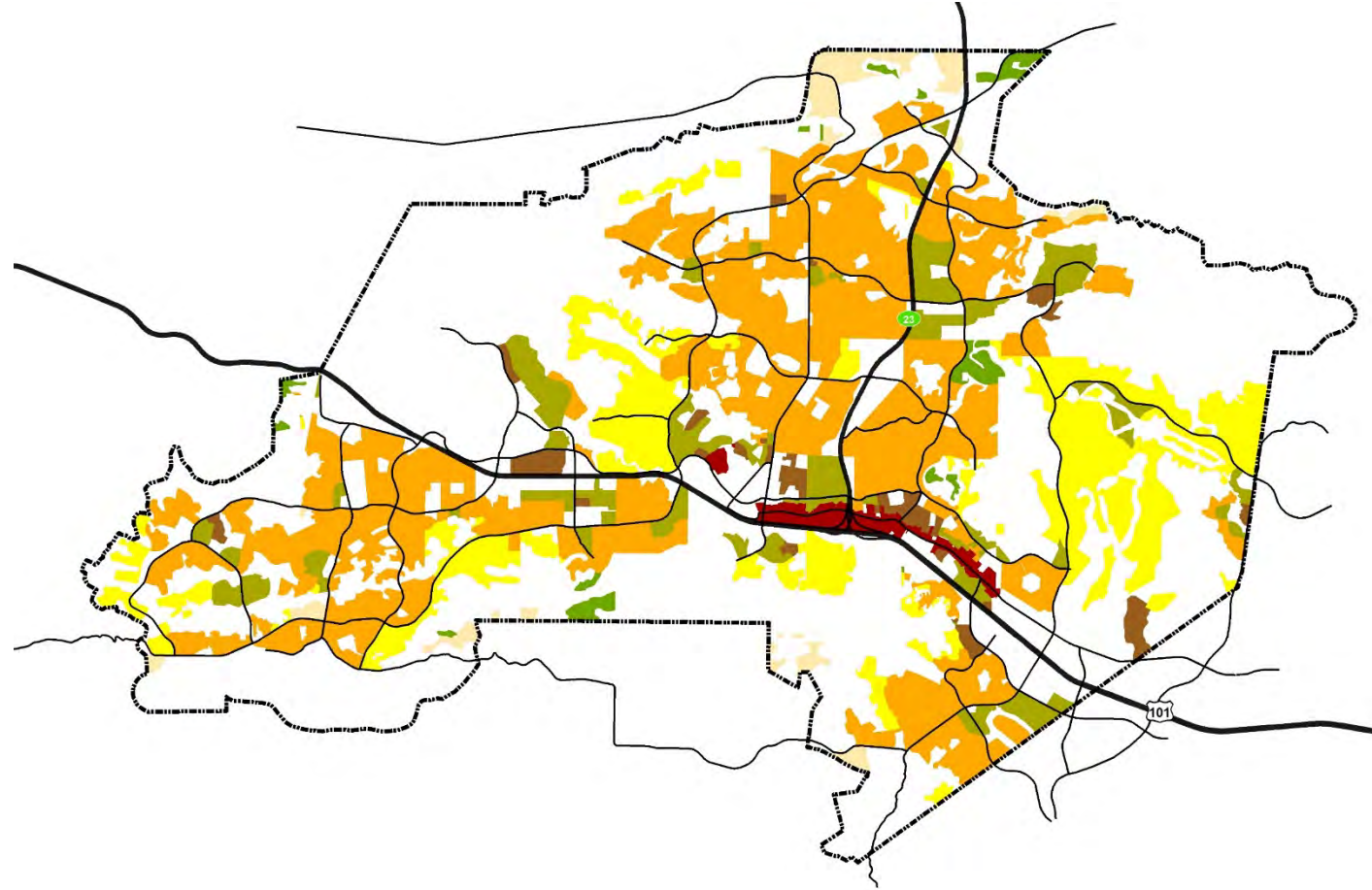
# Analysis to Determine Baseline

Baseline = also referred to as:

- Residential capacity
- Maximum number of residential units allowed

General Plan Land Use Map

- $(\text{Land area}) \times (\text{density})$



# Analysis to Determine Baseline

Category	Density (Units/Net Acre)	Gross Acreage	Net Acreage	Allowed Units
Very Low	0-2	3,940	3,494	6,988
Low	2-4.5	9,044	7,066	31,795
Medium	4.6-15	2,010	1,541	23,111
High	15-30	576	495	14,838
Other Categories, Specific Plans and Pools				4,392

**2017  
Residential Baseline**

**81,124**





## Finding:

No changes to baseline occurred between 1996 and 2017.

GPA's moved units from one category to another, but the total baseline did not change.

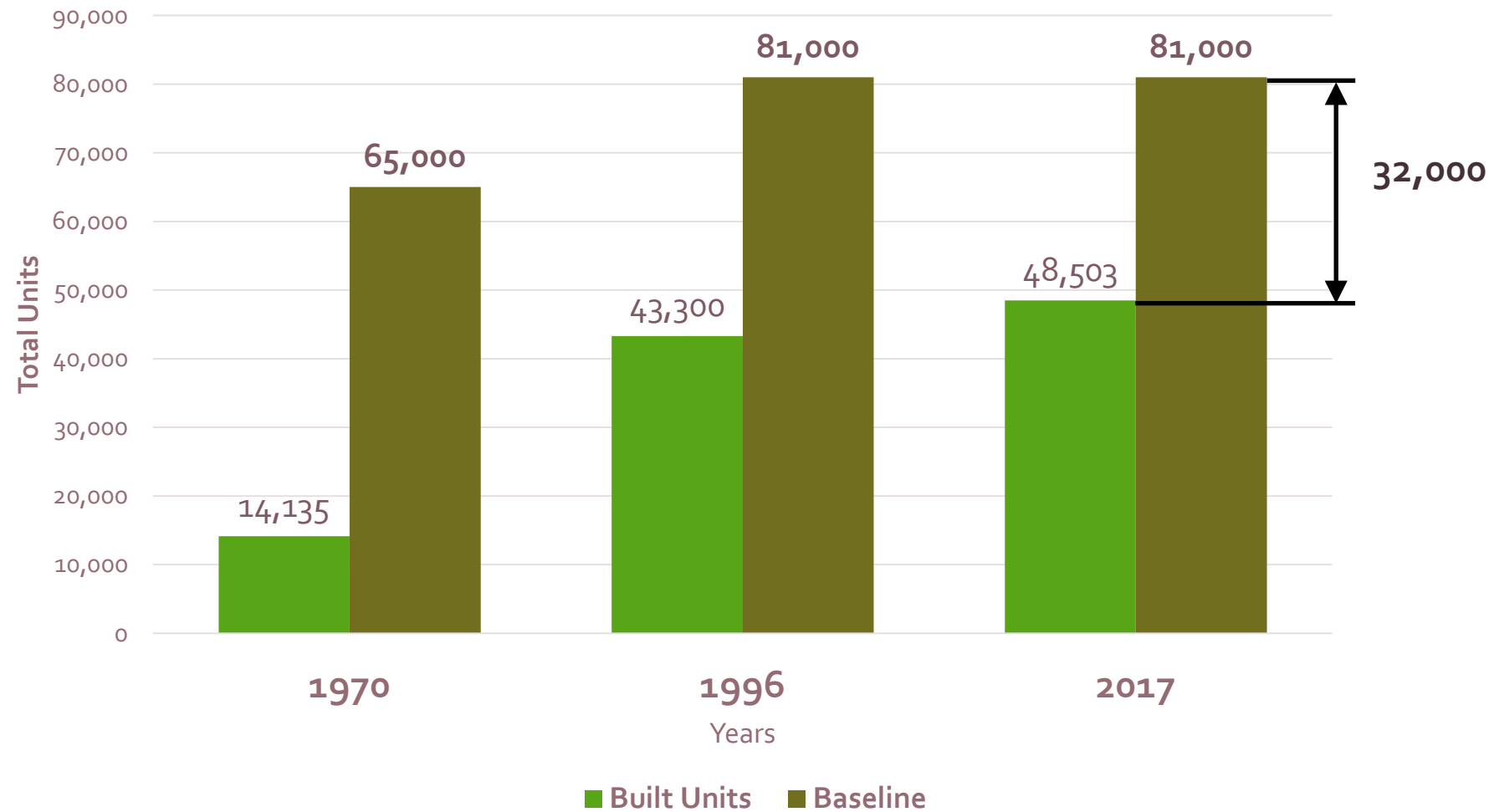
# Summary: Baseline Analysis



**2017 Residential Baseline = 81,124**



# Residential Baseline





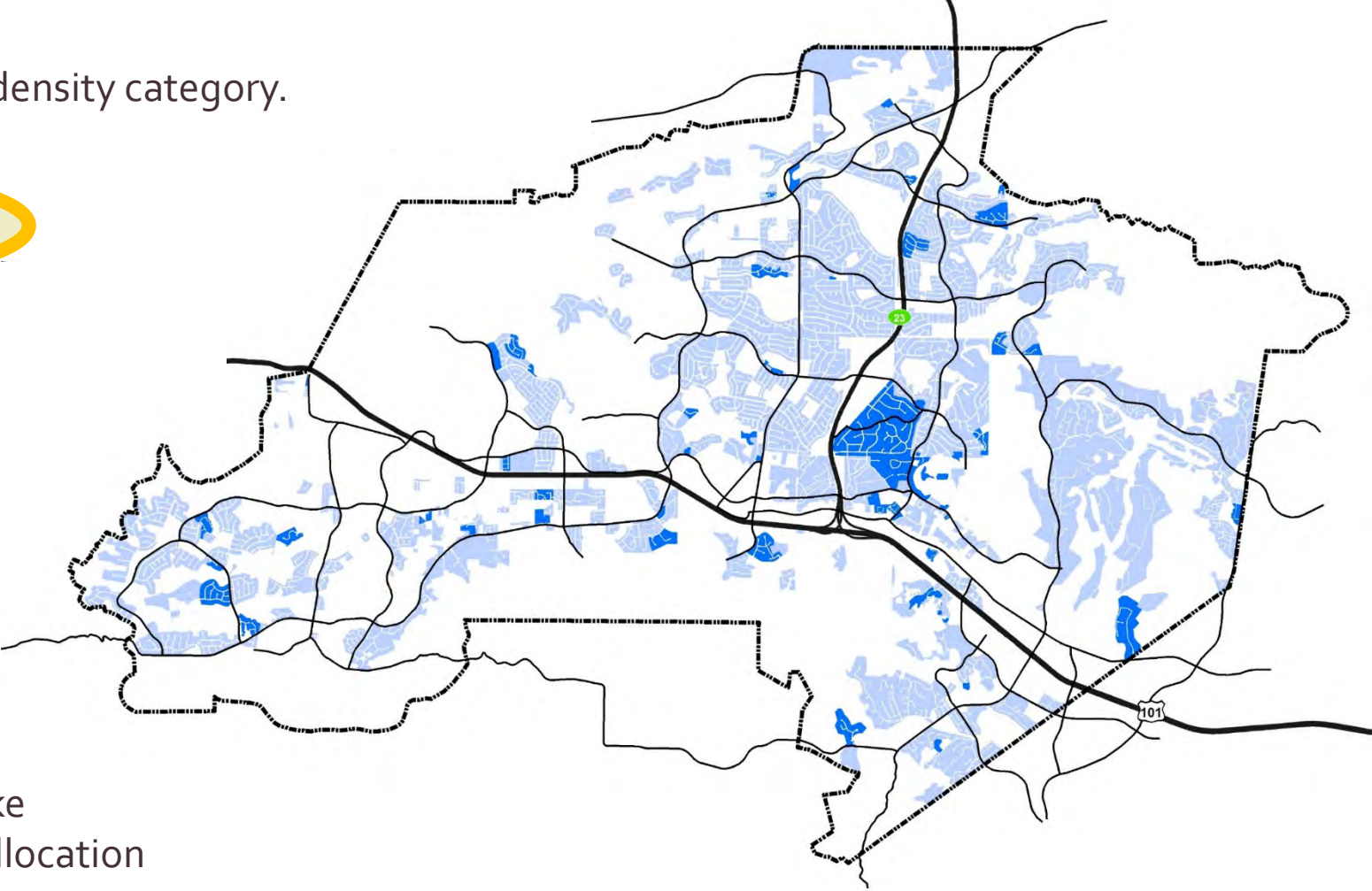
**Light Blue** = Residential Acreage Constructed Below Allowed Maximums



**Dark Blue** = Subset of Light Blue  
About 1,000 acres built at a lower density category.

Ventu Park Road project (2013)

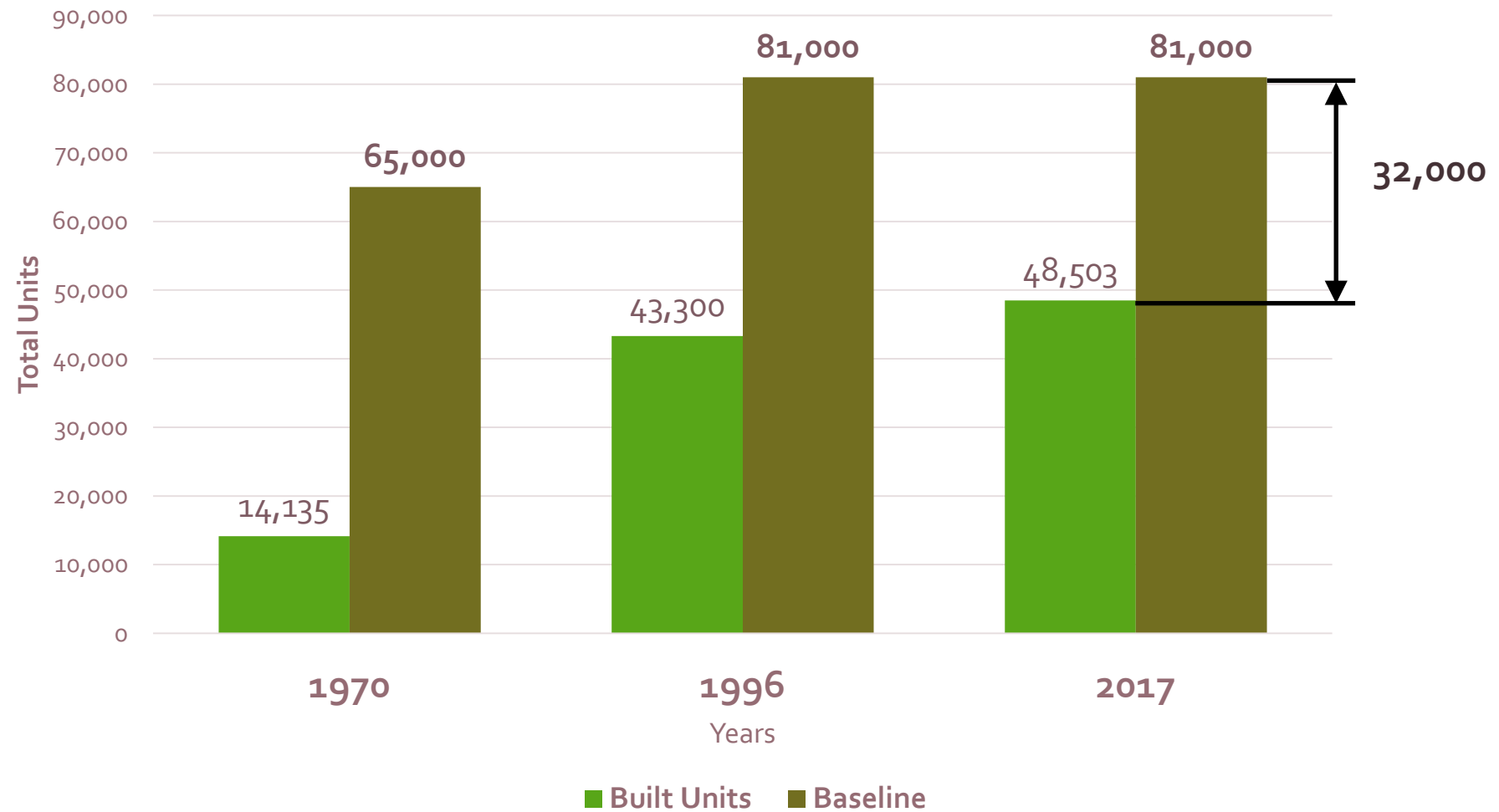
Category	Density (Units/Net Acre)
Very Low	0-2
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GPA's for all of the Dark Blue to make  
about 5,400 units accessible for reallocation



# Residential Baseline



# Closing Points

- This study provides a comprehensive analysis of the residential baseline and units accessible through the GPA process
  - Analysis consistent with prior City Council determinations
  - GPAs can place unbuilt units into a pool for reallocation elsewhere
  - No change to how GPAs would be processed

# Closing Points

- 5,400 units theoretically accessible for reallocation through GPAs
- Council has full control over any units placed into a Measure E pool and allocated to a project
- Comprehensive analysis ensures compliance with Measure E



# Recommendation

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That City Council:

1. Receive Measure E residential baseline analysis
2. Direct staff to return to City Council with recommendations and guidance regarding units available for reallocation

