

RESOLUTION NO. 2018-015

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS ESTABLISHING A
POLICY FOR PRESCHOOLING GENERAL PLAN
LAND USE MAP AMENDMENTS THAT REQUIRE
ALLOCATIONS OF RESIDENTIAL CAPACITY

WHEREAS, on October 24, 2017, City Council directed staff to prepare a citywide process for prescreening requests for General Plan amendments that require allocations of residential capacity in compliance with Measure E;

WHEREAS, on March 19, 2018, the Planning Commission considered a Staff report and recommended a policy for prescreening requests to amend the General Plan Land Use Map that require allocations of residential capacity; and

WHEREAS, on April 10, 2018, City Council considered a Staff report and prescreening policy recommended by Staff and the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that City Council hereby adopts the following policy for prescreening requests to amend the General Plan Land Use Element Map that require allocations of residential capacity:

1. Schedule prescreening evaluations by City Council on an as-needed basis.
2. Require applicants to submit only enough information to determine the merits of the project for further consideration.
3. Require each applicant to agree to enter into a development agreement with the City to ensure that the City's expectations for the project and associated community benefits will be provided.
4. Determine whether a project should receive an allocation of residential capacity based on the degree to which the project meets the following evaluation criteria:
 - a. Suitability of the Site
 - 1) Is the site suitable for residential use?
 - 2) Would a residential use be compatible with surrounding uses?

- 3) Would the proposed number of units requested be appropriate on this site?
- 4) Would the proposed building heights be appropriate on this site?
- 5) Is the site in proximity to services (shopping, recreation, transit) for future residents?

b. Quality of Design

- 1) Is the developer committed to exceptional site, architectural, and landscape design?
- 2) Is the developer committed to providing superior pedestrian and vehicular circulation in the project?
- 3) Is the developer committed to preserving key oak and landmark trees in the project?
- 4) Does the project comply with City goals, policies and regulations?

c. Provision of Regional Housing Needs Assessment (RHNA) units

- 1) Will the project help the City accommodate its RHNA allocation?

d. Community Benefits

- 1) Does the project provide additional affordable housing beyond what is normally required by a density bonus?
- 2) Does the developer propose dedication of land (or funds) for public purpose, including but not limited to open space acquisition?
- 3) Does the developer propose off-site public infrastructure improvements not already required by the project?
- 4) Will the developer commit to designing and constructing new buildings to exceed "green building" standards?
- 5) Will the developer commit to providing ample resident amenities?
- 6) Is the developer proposing other similar benefits to the City, future residents or community?

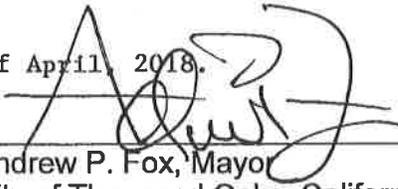
e. SP 20 Criteria

In addition to the factors identified in sections 4 a-d above, the following criteria are applicable to projects within the Thousand Oaks Boulevard Specific Plan (SP 20) area:

- 1) Does the project create a quality, well-connected pedestrian-oriented environment along Thousand Oaks Boulevard?

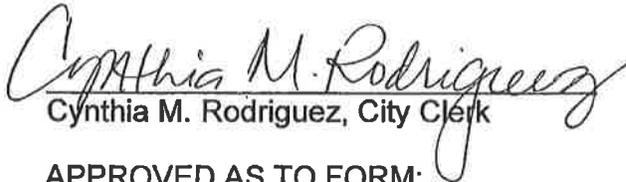
- 2) Does the project provide housing units above non-residential space along Thousand Oaks Boulevard?
- 3) Can the project serve as a catalyst to stimulate additional development on Thousand Oaks Boulevard?

PASSED AND ADOPTED this 10th day of April, 2018.



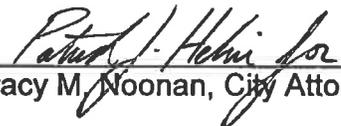
Andrew P. Fox, Mayor
City of Thousand Oaks, California

ATTEST:



Cynthia M. Rodriguez, City Clerk

APPROVED AS TO FORM:
Office of the City Attorney



Tracy M. Noonan, City Attorney

APPROVED AS TO ADMINISTRATION:



Andrew P. Powers, City Manager

cdd:420-15/Resolution-Council 2/pz (FILE ID: pzpal1)

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS.
CITY OF THOUSAND OAKS)

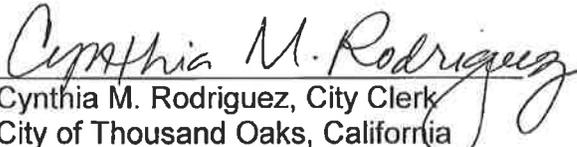
I, CYNTHIA M. RODRIGUEZ, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. 2018-015 which was duly and regularly passed and adopted by said City Council at a regular meeting held April 10, 2018 by the following vote:

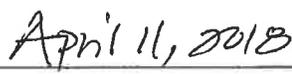
AYES: Councilmembers Bill-de la Peña, Price, Adam, McCoy, and Mayor Fox

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Thousand Oaks, California.


Cynthia M. Rodriguez, City Clerk
City of Thousand Oaks, California


Date Attested