



# STAFF REPORT

**TO:** Planning Commission

**FROM:** Mark A. Towne, Community Development Director

**DATE:** April 1, 2019

**SUBJECT:** Consistency of City Capital Improvement Program for FY 2019-2020/2020-2021 with the Thousand Oaks General Plan

## RECOMMENDATION:

Staff recommends that the Planning Commission find the Proposed Capital Improvement Program for Fiscal Years (FYs) 2019-20 and 2020-21 to be consistent with the Thousand Oaks General Plan as stated in the attached Resolution, and that this finding be conveyed to City Council.

## BACKGROUND:

### CIP Organization

The FYs 2019-2021 Capital Improvement Program (CIP) describes planned public works projects throughout the City over the short-term (next two years), as well as over the longer-term (to FY 2023-24). The Proposed CIP Budget for FY 2019-20 and FY 2020-21 is attached (Attachment #4).

The Proposed CIP Budget is organized into 10 categories such as "Street Projects" and "Undergrounding Projects". At the beginning of each section is a five-year summary of projects in that category, followed by descriptions of each project that has already been budgeted, or is planned for work in FY 2019-20 or FY 2020-21. A total of 229 projects are planned over the next five years.

### Planning Commission Review

California Government Code Section 65401 requires the Planning Commission to report on the consistency of public works projects with the adopted General Plan (Attachment #1).

Evaluation of General Plan consistency involves a comparison of each project proposed over the next two fiscal years with the over-arching General Plan Goals

and Policies (Attachment #2), as well as policies contained in related General Plan Elements. State-mandated General Plan Elements include: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Additional elements adopted by the City include: Scenic Highways, Forestry, Recreation, Social, and Public Buildings. Each project description in the CIP contains a reference to General Plan consistency.

Following are dates related to City and public review of the FYs 2019-2021 CIP:

- April 1, 2019, City Council Capital Facilities Subcommittee reviews Proposed CIP;
- April 1, 2019, Planning Commission reviews for General Plan consistency;
- April 2, 2019, City Council study session on Proposed CIP; and
- June 11, 2019, City Council public hearing and adoption of Final CIP.

#### **EVALUATION:**

The following comments provide additional information regarding consistency of the CIP with General Plan Elements and policies.

#### **Facility Projects (Pages 7-27)**

The City owns and manages a number of public facilities, such as the Civic Arts Plaza, Teen and Goebel Adult Centers, Transportation Center, Los Robles Greens Golf Course, and Municipal Service Center, which require periodic rehabilitation and upgrades. City assistance is also provided on an occasional basis to the Conejo Recreation and Park District and Conejo Valley Unified School District for facility projects. Proposed projects are consistent with:

- General Plan goal to provide the framework for a planned and unified community containing a balance of living, working, shopping, educational, civic, cultural, and recreational facilities.
- General Plan goal to provide and maintain a park and recreational system of sufficient size and quality to serve current and future needs, consistent with community expectations.
- Social Element goal to maintain quality services and programs, which meet the cultural and other life enriching needs of community residents.

- Land Use Element policy of providing a range of cultural, recreational, and historical facilities in a variety of locations throughout the community.
- Public Buildings Element in terms of maintaining and enhancing major public facilities as components of a public service system, which serves a broad community purpose.
- Open Space Element policies to provide public trails for outdoor recreation and to install and maintain improvements where necessary to protect open space resources.

### **Landscape/Streetscape Projects (Pages 28-36)**

Landscape/Streetscape projects are designed to provide improvements within the public right-of-way, which enhance and beautify the community. Proposed projects include developing enhanced pedestrian nodes on Thousand Oaks Blvd. within the Thousand Oaks Blvd Specific Plan area; improve landscaping along the 101 Freeway near the Thousand Oaks Auto Mall; acquisition of Southern California Edison-owned street lights; improvement to landscaping and irrigation systems; develop a Geographical Information System based inventory of all existing and non-existing irrigation plans; repair and stabilize granite paths on Westlake Boulevard north of Avenida de los Arboles; and replace trees and landscaping damaged during the Woolsey Fire in November 2018. Proposed projects are consistent with:

- General Plan goal to enhance and preserve the spaciousness and attractiveness of the Conejo Valley .
- Circulation Element policy to balance vehicular circulation requirements with aesthetic , pedestrian, bicycle, and equestrian needs which affect quality of life.
- Conservation Element and Scenic Highways Element policies providing for right-of-way landscaping, where feasible, to enhance the route's scenic qualities, and enhancing the visual character of the roadways themselves with particular attention to landscaping and the materials used within the roadway.
- Forestry Element policy to develop and maintain a tree inventory to schedule annual work programs.

### Library Projects (Pages 37-44)

Library projects include fire alarm and public address system upgrades; upgrade lighting and emergency generator(s); and interior remodels at both the Grant R. Brimhall Thousand Oaks and Newbury Park Libraries. Proposed projects are consistent with:

- Public Building Element policy of providing public buildings within the community in such a way as to efficiently serve all residents.
- Social Element goal of providing library facilities for the educational benefit and life-enrichment of community residents.

### Open Space Projects (Pages 45-50)

Open space projects include acquisition of land with important open space resources as opportunities arise; acquisition of 82 acres of open space from the Rasnow family; construction and renovation of trails, drainage improvements, habitat restoration, non-native plant management, fencing, signage, and related improvements; grading and construction of drainage improvements per agreement between Conejo Open Space Conservation Agency and Operating Engineers on Lot 618; and construction of a bridge across the Arroyo Conejo Creek southwest of Hill Canyon Road. Proposed projects are consistent with:

- General Plan goal to provide and maintain a system of natural open space and trails.
- Open Space Element policies to provide public trails for outdoor recreation and to install and maintain improvements where necessary to protect open space resources.

### Stormwater Projects (Pages 51-58)

These projects ensure the adequate collection and management of stormwater runoff. Such facilities include improvements to pipes, inlets, channels, and grates. Proposed projects are consistent with:

- Safety Element in that they are intended to enhance and maintain critical lifeline facilities and to mitigate potential flood hazards. Critical lifeline facilities are defined as those whose ongoing performance during an emergency is required or whose failure could threaten many lives.

- Conservation Element policy to protect streams and creeks from water runoff contamination.

### **Street Projects (Pages 59-79)**

These projects include street construction/widening/rehabilitation, median and turn lane modifications, curb ramps, bike lane construction, signal installation, and sidewalk construction and replacement. Proposed projects are consistent with the:

- General Plan goal to provide an integrated circulation and transportation system consistent with the City's form and needs.
- Circulation Element policy that a citywide system of safe, continuous, and accessible pedestrian and bicycle facilities be provided and maintained.
- Safety Element with respect to construction of sidewalks, signals, and street improvements to enhance public safety.

### **Transportation/Traffic Projects (Pages 80-111)**

Projects in this category include modifications to the Transportation Center, traffic signal infrastructure and upgrades, freeway interchange improvements, street restriping, and improvements to bus infrastructure. Proposed projects are consistent with the:

- General Plan goal to provide an integrated circulation and transportation system consistent with the City's form and needs.
- Circulation Element policy to encourage a variety of transportation modes.
- Circulation Element policy of providing for a mass transit system to provide City and area-wide circulation and meet community needs.
- Circulation Element policy that the City shall, with limited exceptions, maintain a Level of Service "C" on all roads and at all intersections.
- Safety Element through installation of street lights, roadside safety enhancements, and bicycle and pedestrian safety improvements.

### **Undergrounding Projects (Pages 112-114)**

Projects in this category include undergrounding of overhead power and communication facilities. Such projects are consistent with the:

- Scenic Highways Element policy of coordinating a program of undergrounding utility lines within scenic corridors.

### **Wastewater Projects (Pages 115-139)**

Wastewater projects include improvements to the system for collection, treatment, reclamation, disposal of wastewater, implementation of the Hill Canyon Treatment Plan Master Plan, and updating of the Collections Master Plan. Many of these projects are located at the Hill Canyon Wastewater Treatment Plant. Proposed projects are consistent with:

- General Plan goal of providing a high quality and healthful environment for residents.
- Public Building Element in that facilities, such as the Hill Canyon Wastewater Treatment Plant, provide an essential community service.
- Land Use Element by ensuring that the expansion and maintenance of public infrastructure is phased with land development in the City.
- Safety Element goal of minimizing damage to property resulting from earthquakes through seismically induced ground shaking through upgrades of facilities.
- Conservation Element policy to protect water quality in streams and creeks in as natural a state as possible and optimize reuse of water resources.

### **Water Projects (Pages 140-169)**

Water projects ensure a viable and dependable water storage and distribution system. These projects include the repair, replacement, and upgrade of existing facilities, pump stations, storage reservoirs, and water mains; development of a Conejo Valley Groundwater Management Plan; preparation of an Urban Water Management Plan and a Water Master Plan; and a vulnerability assessment report for the emergency water system update. Proposed projects are consistent with:

- General Plan goal of providing a high quality and healthful environment for residents.
- Conservation Element policy to ensure the provision of water in qualities sufficient to satisfy current and projected demand.
- Land Use Element by ensuring that the expansion and maintenance of public infrastructure is phased with land development in the City, as set forth in the Land Use Element of the General Plan.
- Safety Element goal of minimizing damage to property resulting from earthquakes through seismically induced ground shaking through upgrades of facilities.
- Safety Element in that they are intended to enhance and maintain critical lifeline facilities . Critical lifeline facilities are defined as those whose ongoing performance during an emergency is required or whose failure could threaten many lives.

## **CONCLUSION**

The Community Development Department has evaluated the proposed Capital Improvement Program for FY 2019-20 and FY 2020-21 and recommends that the Planning Commission find that it is consistent with General Plan policies and elements, per the attached resolution (Attachment #3). City staff from the Public Works and Finance Departments will be available to answer questions the Commission may have regarding the CIP budget.

Prepared by: Cathy Jansen, Community Development Analyst

### Attachments :

- #1 - Government Code Section 65401
- #2 - General Plan Goals and Policies of the City of Thousand Oaks
- #3 - Draft Planning Commission Resolution
- #4 - Proposed FY 2019-20 and FY 2020-21 CIP Budget

**State of California**

**GOVERNMENT CODE**

**Section 65401**

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65401. If a general plan or part thereof has been adopted, within such time as may be fixed by the legislative body, each county or city officer, department, board, or commission, and each governmental body, commission, or board, including the governing body of any special district or school district, whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective county board of supervisors or city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.

(Amended by Stats. 1970, Ch. 1590.)

## General Plan Goals and Policies

This document presents the goals and policies of the Thousand Oaks General Plan, as adopted by Resolution 70-381 on December 22, 1970, as amended by:

Resolution 94-218, adopted October 11, 1994

Resolution 96-158, adopted July 23, 1996

Resolution 97-8, adopted January 28, 1997

### Goals

- To enhance and preserve the spaciousness and attractiveness of the Conejo Valley.
- To provide an integrated circulation and transportation system consistent with the Valley's form and needs.
- To encourage commercial facilities which satisfy the Valley's mercantile needs, arranged and located to provide convenient access and compatibility with adjoining use through proper design.
- To further encourage and develop the sense of community identity and foster citizen participation in local affairs.
- To provide the framework for a planned and unified community containing a balance of living, working, shopping, educational, civic, cultural and recreational facilities.
- To provide and maintain a system of natural open space and trails.
- To provide and maintain a permanent park and recreational system of sufficient size and quality to serve current and future needs, consonant with community expectations.
- To develop appropriate additional tools enabling commercial, industrial and residential development to flourish in an efficient and compatible manner.
- To provide a high quality environment, healthful and pleasing to the senses, which values the relationship between maintenance of ecological systems and the people's general welfare.

### Policies

#### General Development Policies

- The General Plan is a guide for future development.
- The City's unique natural setting will be a guide to its future physical shape. In general, development will occur in the low-lying areas with the natural hills and mountains being preserved in open space. A ring of natural open space will be created around the City. The City will support and encourage open space/greenbelt buffers around it, separating the City from adjoining communities.
- Through good design and the implementation of appropriate development tools, a freeway corridor image will be created making Thousand Oaks visually distinct from surrounding communities, retaining the special qualities of the landscape, viewshed and open space which originally attracted people to the area.

- Major City gateways, where the Route 101 and 23 Freeways enter the City and streets interchange with the freeways, shall receive special aesthetic enhancement.
- Highly intensive land uses--major industrial and commercial centers--should be located in proximity to or within easy access of the Ventura Freeway corridor.

### **Residential Policies**

- An appropriate housing mix of 80 percent single family units and 20 percent multiple family units should be established for the Planning Area. Single family units will consist of detached single family homes; but attached units, townhouses and manufactured housing may be considered as single family units provided that such units do not exceed 20 percent of the total single family residences, and are developed at a density not to exceed seven units per net acre.
- Multiple family units may include other forms and types of residential development.  
To protect the City's semi-rural character, residential areas zoned for private equestrian use should be preserved.
- **Very Low Density:** Very low density shall mean development of between zero and two dwelling units per net acre; in areas of 10 percent to 25 percent slopes, a very low density will predominate. Such density shall be characteristic of large single family estate lots and equestrian estates. Within steeper slope areas, clustering of single family units could be achieved through density transfer procedures, while maintaining neighborhood compatibility.
- For large properties in environmentally sensitive areas with natural development constraints, consideration should be given to establishing a "large parcel, private open space zone," allowing limited residential development.
- **Low Density:** Low density development shall mean from 2 to 4.5 dwelling units per net acre. Such density would include predominantly single family detached homes or attached homes, provided not more than two walls are common to other dwellings and each home has a private yard.
- **Medium Density:** Medium density development shall mean from 4.6 to 15 dwelling units per net acre which may include townhouses, garden and condominium apartments and mobile home units. Medium density areas should be located predominantly near major centers of activity, with the exception of mobile home units which should be selectively located in appropriate settings.
- **High Density:** High density residential development will have a range of 15 to 30 dwelling units of any type per net acre and should be located primarily at sites accessible and close to major centers of activity and along the Ventura Freeway.
- **Hillside Development:** Residential development should occur in valleys and along gentle hillsides. Areas of steep topography shall be reserved for natural open space.
- In pockets of potentially developable land, within the surrounding mountains, only very low density housing should be allowed.

- Hillside development criteria should promote high standards and encourage site design, grading and architecture appropriate to hillside terrain.
- Extensive grading of natural slopes and silhouetting of structures on natural ridgelines shall be discouraged.
- There should be no grading in slopes over 25 percent natural grade.
- Graded slopes should not exceed 25 feet in height.
- Housing: Strive to provide a balanced range of adequate housing for Thousand Oaks Planning Area residents in a variety of locations for all individuals regardless of age, income, ethnic background, marital status, physical or developmental disability.

Maintain and enhance the present high quality, semi-rural single family residential character of the Thousand Oaks Planning Area.

- Maintain and preserve existing neighborhoods through the application of appropriate zoning and development controls.
- Promote the upgrading of substandard neighborhoods throughout the Planning Area to prevent costly and undesirable deterioration.
- Commercial/Residential: The Commercial/Residential designation in the Land Use Element shall mean that either residential or commercial land uses may be permitted on land so designated, provided that a Specific Plan has been adopted for the land and that the proposed uses are consistent with the uses authorized by the Specific Plan.

### **Commercial Policies**

- Major shopping centers and smaller neighborhood centers shall be sited at appropriate locations as dictated by density, access, convenience and need. Regional shopping centers shall be located within the Ventura Freeway corridor. Highway-oriented and other small commercial uses shall be situated at appropriate sites along major roadways.
- Strengthen the City's commercial core area by improving and enhancing retail, office and service uses.
- Commercial development should comply with the City's height restrictions. Exceptions, through height overlays, may be appropriate under certain conditions.
- Strengthen the axis between the commercial core areas by improving and rebuilding unattractive and undeveloped areas along Thousand Oaks Boulevard.

### **Commercial/Industrial Policies**

- Employment centers which provide industrial and commercial employment, consistent with community needs, shall be encouraged.
- Low profile and aesthetically designed signage shall be allowed for all developments; no billboards shall be allowed.

## **Industrial Policies**

- Industrial development should occur in the designated major complexes near the Ventura Freeway and at the western and eastern ends of the Planning Area (Rancho Conejo and Westlake industrial areas).
- The City shall continue to encourage light industries that are highly specialized, scientific or research-oriented.
- Small industrial areas in the Thousand Oaks Boulevard Corridor/Central City Area should be retained for light manufacturing and related uses.
- Industrial development should comply with the City's height restrictions. Exceptions, through height overlays, may be appropriate under certain conditions.

## **Institutional--Governmental Policies**

- The City shall strive to coordinate planning goals with those of other governmental entities having jurisdiction in the Conejo Valley.
- The City should strive to coordinate development with the provision of school facilities.

## **Recreational, Parks and Natural Open Space Policies**

- A park/open space system will include existing and future parks, golf courses and natural open space areas, both in public and private ownership.
- The majority of natural open space acreage will be in public ownership.
- Neighborhood parks and open spaces should be located within walking distance of residential areas.
- A multi-use system of equestrian, biking and hiking trails should be implemented to provide access between and within open space reserves.
- An open space system should extend into the community, with parks adjoining school sites and linear parks provided within arroyos and flood control channels where possible.
- Wildlife corridors and sensitive ecological systems within the City's Planning Area, should be protected.
- A range of cultural, recreational and historical facilities should exist in a variety of locations within the community.
- Existing and future public parks, golf courses and COSCA lands should be kept free of incompatible private development.

## **Circulation Policies**

- A "T" shaped highway system--the Route 101 and Route 23 Freeways--shall continue to provide a primary link with other regional communities and serve as major connectors within the local street and highway system.
- Improvements to local freeways minimizing diversion of through traffic to City streets shall be encouraged.
- A mass transit system to provide City and area-wide circulation and meet community needs should be maintained and enhanced.

- A variety of transportation modes should be encouraged.
- A City-wide system of pedestrian and bicycle facilities that provide safe, continuous accessibility to all residential, commercial and industrial areas, to the trail system and to the scenic bike route system shall be provided and maintained.
- Local traffic should be moved through the City on arterial streets to protect collector and neighborhood streets from traffic impacts.
- Access to industrial areas shall be via major arterials to minimize impacts to residential areas.
- Street improvements should focus on enhancing access to Thousand Oaks Boulevard, Moorpark Road and other major arterials.
- The City shall balance vehicular circulation requirements with aesthetic, pedestrian, bicycle and equestrian needs which affect the quality of life.
- The City shall maintain a Level of Service C on all roads and at all intersections. Lower levels of service may be tolerated to preserve or enhance landscaping and aesthetic integrity.

### **Additional Policies**

- **Historic Preservation:** Historical areas, facilities and natural features must be preserved by a program of legislative controls, tax incentives, direct acquisition by public agencies and private initiative.
- **Aesthetics:** As the City ages, it is important to maintain, improve and enhance the City's aesthetic appearance.
- **Air Quality:** The City shall place high priority on maintaining and improving local and regional air quality.
- **Archaeological:** The City shall preserve and protect archaeological resources for future generations and the Conejo Valley's cultural heritage.
- **Conservation/Natural Resources:** The City shall preserve and protect the unique biodiversity of the City's open spaces and wetlands, including natural arroyos and oak trees.
- **Economics:** Sound financial planning shall be provided to guide future community operational and capital revenues and expenditures.
- **Social:** The City shall serve as a catalyst to encourage the provision of necessary social services within the community.
- **Gateways:** Gateways should present open, low-keyed, attractively landscaped entrances to the community.
- **Design and Environmental Review:** Regulatory ordinances should be reviewed for their effect on physical design and the environment with special attention to avoidance of air, water, land and noise pollution and the preservation of the natural environment.

CITY OF THOUSAND OAKS

PLANNING COMMISSION  
RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF THOUSAND OAKS REPORTING  
ON THE CONSISTENCY OF THE FISCAL YEAR  
2019-2020 AND 2020-2021 CITY CAPITAL  
IMPROVEMENT PROGRAM WITH THE THOUSAND  
OAKS GENERAL PLAN

WHEREAS, Section 65401 of the California Government Code requires the Planning Commission to review the proposed Capital Improvement Program and report to the City Council as to its conformity with the City's General Plan; and

WHEREAS, on April 1, 2019, the Planning Commission, reviewed the City's proposed Capital Improvement Program for FY's 2019-2020 and 2020-2021; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds that the projects presented in the FY 2019-2020 and 2020-2021 Capital Improvement Program are consistent with the Thousand Oaks General Plan;

I HEREBY CERTIFY that the foregoing resolution reflects action taken by the Planning Commission of the City of Thousand Oaks at a regular meeting held on the 1st day of April, 2019, by the following vote:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

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Sharon McMahan, Chair  
Planning Commission

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Kelvin Parker, Secretary  
Planning Commission