Measure E
Residential Baseline Analysis

October 24, 2017
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Density (Units/Net Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>0-2</td>
</tr>
<tr>
<td>Low</td>
<td>2-4.5</td>
</tr>
<tr>
<td>Medium</td>
<td>4.6-15</td>
</tr>
<tr>
<td>High</td>
<td>15-30</td>
</tr>
</tbody>
</table>
“...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)
“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)
“...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
Example: Hillcrest Villas Apartments

- Low to Medium Density
- Units from Measure E pool
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

Comprehensive analysis of baseline

GPAs for selected projects

1970 1996 2017
Importance of Residential Baseline

Ensure voters rights under Measure E are protected
State housing pressure
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
• (Land area) x (density)
## Analysis to Determine Baseline

<table>
<thead>
<tr>
<th>Category</th>
<th>Density (Units/Net Acre)</th>
<th>Gross Acreage</th>
<th>Net Acreage</th>
<th>Allowed Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>0-2</td>
<td>3,940</td>
<td>3,494</td>
<td>6,988</td>
</tr>
<tr>
<td>Low</td>
<td>2-4.5</td>
<td>9,044</td>
<td>7,066</td>
<td>31,795</td>
</tr>
<tr>
<td>Medium</td>
<td>4.6-15</td>
<td>2,010</td>
<td>1,541</td>
<td>23,111</td>
</tr>
<tr>
<td>High</td>
<td>15-30</td>
<td>576</td>
<td>495</td>
<td>14,838</td>
</tr>
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</table>

Other Categories, Specific Plans and Pools: 4,392

2017 Residential Baseline: 81,124
Finding:
No changes to baseline occurred between 1996 and 2017. GPAs moved units from one category to another, but the total baseline did not change.

Summary: Baseline Analysis
2017 Residential Baseline = 81,124
Residential Baseline

- **Total Units Built Units**
  - 1970: 14,135
  - 1996: 43,300
  - 2017: 48,503

- **Baseline**
  - 1970: 65,000
  - 1996: 81,000
  - 2017: 81,000

- **Change in Total Units**
  - 1970 to 1996: 43,300
  - 1970 to 2017: 81,000
  - 1996 to 2017: 48,503

- **Yearly Total**
  - 1996: 81,000
  - 2017: 81,000

**Total Change in Baseline**
- 1970 to 2017: 32,000
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)

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GPAs for all of the Dark Blue to make about 5,400 units accessible for reallocation
Residential Baseline

- **1970**: 14,135
- **1996**: 43,300
- **2017**: 48,503

- **Total Units Built**: 32,000
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

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