

Appendix L

General Plan Consistency Checklist

ARTS AND CULTURE

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
ARTS AND ECONOMIC DEVELOPMENT			
Goal AC-1: Embrace arts and culture as a key partner to Thousand Oaks' economic development.			
AC-1.1 Creative sector.	Continue to develop programs and support systems for Thousand Oaks' creative sector, attracting new workers to the community and retaining current workers and businesses.	Y	Consistent. The proposed project includes opportunities for public art on the exterior of several buildings, two new theatrical venues, informal performance spaces within Carpenter Park, as well as an artist's gallery and incubator space within Building C1 to support new and existing members of the creative sector. Refer to the proposed project plans and Specific Plan (CAPSP) Goal 1.
AC-1.2 Creative spaces.	Prioritize the development of arts and creative spaces and gathering places within mixed use, commercial, retail, and civic developments.	Y	Consistent. Refer to response to Policy AC-1.1. Further, the entirety of the project site would be a mixed-use development that incorporates a variety of land uses, including civic, recreation, commercial/retail, residential, and other community-serving uses. Refer to proposed project plans and CAPSP Section 2.E.VI Pedestrian Connectivity and Public Realm.
AC-1.3 Civic Arts Plaza Campus Master Plan.	Support and enhance the Civic Arts Plaza Campus Master Plan's goals to develop arts and culture spaces and programming for the new Civic Arts Plaza.	Y	Consistent. Refer to response to Policy AC-1.1.
AC-1.4 Competitive advantage.	Take steps to incorporate the arts and cultural vibrancy and vitality of Thousand Oaks as a distinct competitive advantage for the City as a place to live, work, and recreate.	Y	Consistent. Refer to response to Policy AC-1.1. Buildout of the CAPSP would provide a mixed-use community with flexible public spaces for community and cultural events that position the City as a premier destination for civic, cultural, and entertainment uses.
THE CIVIC ARTS PLAZA AND CULTURAL AFFAIRS			
Goal AC-2: Ensure the Civic Arts Plaza remains the vibrant cultural center of Thousand Oaks.			
AC-2.1 Arts programming.	Continue to focus on the high quality of the Civic Arts Plaza facilities and programs while expanding and enhancing offerings.	Y	Consistent. Refer to response to Policies AC-1.1 and AC-1.4.
AC-2.2 Finances.	Sustain the financial health of the Civic Arts Plaza operations and programming and explore new funding sources in addition to the TOArts policy related to BAPAC and the enterprise fund.	Y	Consistent. As detailed in the CAPSP Section 2.E.VIII.h, a variety of funding mechanisms are available to fund the construction, operations, and maintenance of public improvements and facilities and other mixed use and commercial structures and uses as envisioned in the CAPSP. Funding mechanisms may include, but are not limited to: General Fund revenue and/or General Fund backed debt; disposition of existing assets; one-time funding sources including but not limited to naming rights, grants, and Public, Educational, and Government (PEG) funds; ongoing capitalized funding sources including but not limited to lease revenues and parking revenues; tax increment financing; new property tax; additional sales tax measure; Mello-Roos Community Facilities District (CFD) Special Assessment; and private capital investment via public-private partnership.
AC-2.4 Arts and business roundtable.	Develop an Arts and Business Roundtable to expand community partnerships, assist with programming of the new Civic Arts Plaza and other relevant topics for advancement of the arts for the City.	Y	Consistent. This program relates to the development of the Arts and Businesses Roundtable, which will assist with programming of the new performance venues within the DTTO.
RESIDENT CULTURAL AND CREATIVE EXPERIENCES			
Goal AC-3: Enhance and expand arts, cultural, and creative experiences throughout all areas of the community.			
AC-3.2 Citywide arts experiences.	Through the Cultural Affairs Department, expand the current arts and cultural programming to extend to venues and spaces throughout the city, including informal places and experiences.	Y	Consistent. Refer to response to Policy AC-1.1.
Goal AC-4: Foster new generations of culturally literate and healthy residents.			
AC-4.1 Lifelong learning in the arts.	Working with local organizations and the schools, support access to lifelong learning in the arts for all residents of all ages in community settings.	Y	Consistent. The project would include a new, additional theatre venue as well as an outdoor amphitheatre that would increase opportunities for community partnerships and educational experiences. Arts incubator spaces proposed within Building C1 would provide opportunities for partnership and support creative growth with resources for artists to hone their talents and skills. Refer to the proposed project plans and CAPSP Goal 1.

ARTS AND CULTURE

AC-4.2 Partnerships.	Further define and develop partnerships and collaborations among the CVUSD, California Lutheran University, the arts community, and other agencies in the provision of arts learning for youth.	Y	Consistent. Additional venue, amphitheater, and outdoor spaces provide new spaces and increased opportunities for collaborative engagement, partnerships for public art, and enhanced experiences. Strategic collaborative partnerships lead to more use of the areas to create a welcoming environment for everyone and serve as the "community's living room." Refer to the proposed project plans and CAPSP Goal 1.
AC-4.3 Cultural relevancy.	Continue to develop and expand arts and cultural programming that appeals to diverse cultural interests, including young adults, families, youth, seniors, and other specific audience groups.	Y	Consistent. Inclusion of arts incubation spaces, galleries, and a library outpost would expand areas for curated programs with the intent of appealing to diverse interests and increased engagement. Refer to the proposed project plans and CAPSP Goal 1.
AC-4.4 Program expansion.	Expand Cultural Affairs Department programming by developing partnerships, identifying satellite venues, and creating new programming for all communities and neighborhoods.	Y	Consistent. The outdoor amphitheater would create a public venue that can be programmed through collaboration and strategic partnerships. Inclusion of public art and performance displays throughout the public open spaces proposed would provide new opportunities for community inclusion. Refer to the proposed project plans and CAPSP Goal 1.
CITY ARTS AND CULTURE LEADERSHIP			
Goal AC-6: Utilize arts and culture as a policy tool for other civic goals.			
AC-6.1 Equity, inclusion, access.	Utilize art to provide a unique opportunity for engagement and programming content strategies to develop relationships with the Thousand Oaks community.	Y	Consistent. Public art programs would strengthen ties to artists and other arts organizations within the community. Free performances and public art would help to attract and keep the attention of users of the proposed project, leading to enhanced visibility and patronage of commercial businesses.
AC-6.3 Creatives in City government.	Develop artist-in-residence or an artist-in-residence on demand program within City government to provide creative perspectives and services in planning, design, communications, community engagement, and other functions.	Y	Consistent. Connecting members of the creative community to traditional government functions and other members of the business community would have the potential to reimagine cross-collaborative work and reinforce the value of the creative economy within the region.

COMMUNITY FACILITIES AND SERVICES

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
CITYWIDE INFRASTRUCTURE			
Goal CFS-1: Develop citywide infrastructure that supports existing and future development.			
CFS-1.2 Development impact fees.	Require new and existing development to pay its fair share of infrastructure and public service costs to support ongoing maintenance and operations.	Y	Consistent. The proposed project would pay all applicable development impact fees, as required.
CFS-1.3 Sustainable design.	Promote the design of infrastructure projects that use sustainable materials, reduce carbon emissions, and minimize energy, water and waste during construction.	Y	Consistent. The proposed project would be constructed to meet or exceed the most current Title 24 standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Compliance with the most current Title 24 standards would ensure the project minimizes energy and water usage.
CFS-1.4 Infrastructure as amenities.	Encourage designs that allow infrastructure to serve dual purposes (e.g., green infrastructure, flood control access roads and multi-use paths).	Y	Consistent. The project's roads and infrastructure have been designed as complete streets, serving vehicles, pedestrians, bicyclists, and emergency vehicles as equal priorities within the Downtown Core. Specifically, East Main Street is design as a multi-purpose pedestrian paseo, while allowing emergency vehicle access to Building C1 as well as service delivery access for special community events within Carpenter Park. Street tree wells along West Main Street provide stormwater filtration and treatment opportunities for runoff. Park and gathering areas are designed around preserved mature oak trees to provide significant shade for public areas and reduce heat island effect throughout the project site. Dedicated rideshare drop off locations throughout the site are designed to be utilized by various public and private transit services including Thousand Oaks Dial-a-Ride, and other service providers to provide safe and convenient access to the site for seniors and persons with disabilities. Refer the project plan set and CAPSP Section 2.E.V.
CFS-1.5 Resilient infrastructure.	Plan for and develop resilient infrastructure to minimize disruptions from climate-related impacts on residences and businesses (i.e., wildfire, Public Safety Power Shutoff events, flooding).	Y	Consistent. The project has been designed to the standards required of all development within Very High Fire Hazard Severity Zones, includes existing battery back-up facilities, and includes drainage infrastructure designed to reduce the 100-year peak storm flow to that of a 10-year peak storm flow. Refer to Draft EIR Sections 5.9 and 5.17.
Goal CFS-2: Support access to high quality telecommunication services.			
CFS-2.3 Undergrounding of utilities.	Place new and existing utilities underground to promote attractive development and reduce wildfire risk.	Y	Consistent. All project-related utility lines would be placed underground, similar to existing utility lines in the project area. Refer to the project plan set (C1.21-25 Sheets).
WATER SUPPLY, RECLAMATION, AND CONSERVATION			
Goal CFS-3: Ensure a sustainable water supply that supports existing and future community needs.			
CFS-3.1 Water supply.	Continue to work with water providers to ensure the provision of water in quantities sufficient to satisfy current and projected demands while encouraging water conservation measures for existing and new development.	Y	Consistent. A Will Serve letter has been provided from the water provider for the project area (City of Thousand Oaks).
CFS-3.4 Funding.	Ensure that funding is available to maintain existing and future water facilities.	Y	Consistent. The project would be responsible for payment of all applicable development impact fees, including those related to water facilities.

COMMUNITY FACILITIES AND SERVICES

WATER SUPPLY, RECLAMATION, AND CONSERVATION

Goal CFS-4: Encourage building and landscape design that conserves or recycles water.

CFS-4.1 Water conservation and reuse.	Promote and implement water conservation measures and reuse practices, including water-efficient fixtures, leak detection, water recycling, greywater systems, and rainwater harvesting.	Y	Consistent. The proposed project would include water conservation measures, such as low-flow fixtures, drought-tolerant landscaping, and water-efficient irrigation. The project would also comply with all applicable Title 24 standards, which would minimize water usage.
CFS-4.4 Landscaping water efficiency.	Meet or exceed Model Water Efficient Landscape Ordinance (MWELO) water efficiency standards.	Y	Consistent. The proposed project is required to meet or exceed Model Water Efficient Landscape Ordinance (MWELO) water efficiency standards. Refer to project plan set (sheets L1.1 - L7.7).
CFS-4.5 Building water efficiency.	Minimize future water use by requiring all new development to meet Green Building Standards identified by the US Environmental Protection Agency and other regulatory entities.	Y	Consistent. The proposed project is required to meet or exceed applicable CALGreen standards.
CFS-4.6 Pervious paving.	Minimize the use of impervious materials wherever possible and utilize pervious wherever possible to promote and facilitate groundwater recharge.	Y	Consistent. The proposed project would result in 67 percent of impervious surfaces on-site and 33 percent of pervious surfaces on-site. However, a Condition of Approval would encourage the use of cool pavement and permeable pavement options for roadways and pedestrian paths.
CFS-4.7 Recycled water use.	Strive to reduce potable water use and use recycled water for landscaping on City-owned and operated properties, focusing initially on larger, water-intensive properties such as Los Robles Greens Golf Course and the Civic Arts Plaza.	Y	Consistent. Recycled non-potable water would be inappropriate for the proposed project uses which are also proposed to provide recreational spaces. Nevertheless, potable water demand would be reduced through the adaptive reuse of City Hall and the conversion of existing fixtures to more efficient modern low-flow fixtures. Non-potable treated water ("purple pipes") could potentially be used for irrigation; however, the City does not have "purple pipe" infrastructure within the City and installing a second set of pipes under existing streets to distribute non-potable treated water from the Hill Canyon Treatment Plant, would be prohibitively expensive. Additionally, the City does not have the required permit to provide this service. There are many logistical and practical challenges to providing residents with access to treated wastewater at Hill Canyon Treatment Plant. The City's treated non-potable water is being beneficially reused by the Camrosa Water District, which reduces overall demand on imported water and benefits the overall region.
CFS-4.8 Water-efficient landscaping and irrigation.	Utilize water-efficient climate-appropriate landscaping on all City and public properties including medians, parkways, and parks. Implement smart networked irrigation controllers and drip or other low flow irrigation systems.	Y	Consistent. The proposed project landscaping integrates native, drought tolerant plants, retains and highlights mature oaks, and increases on-site tree canopy, to the extent feasible given the constraints of being within a Very High Fire Hazard Severity Zone. Further, any landscape plan submitted as part of the project would be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) water efficiency standards. Refer to the project plan set (sheets L1.1 - L7.5).

COMMUNITY FACILITIES AND SERVICES

WASTEWATER TREATMENT

Goal CFS-5: Provide sewage conveyance and treatment capacity to meet community needs.

CFS-5.3 Developer exactions.	Require developers to identify and implement wastewater upgrades needed to serve new development.	Y	<p>Consistent. The project proposes upgrades and improvements to the City's existing wastewater infrastructure. Specifically, new 10- and 12-inch sanitary sewer mains would be constructed in Main Street heading west to West Road, then south to the Oakwood Drive cul-de-sac before routing along Oakwood Drive to an existing manhole at the intersection of Oakwood Drive and Zuniga Ridge Place.</p> <p>This public sewer connects immediately to the City's 30-inch trunk main running beneath Thousand Oaks Boulevard. The proposed sewer main would be used to discharge the sewer flow from the existing Buildings C1 and C2, allowing for the decommissioning of the existing sewage ejector system from these existing buildings. The proposed sewer main would also capture discharge from Building B1 (bandshell), Building E1 (hotel), and Building E2. Buildings B2 and E3 would connect to the existing 10-inch sewer main in Thousand Oaks Boulevard with the flexibility to connect to the proposed sewer main in Main Street if it is determined to be more beneficial for those structures. Refer to project plan set (sheets C0.01 - C1.70) and Preliminary Hydrology Report.</p>
------------------------------	---	---	---

SOLID WASTE

Goal CFS-6: Provide solid waste services that meet the demands of residents and businesses.

CFS-6.1 Zero-waste municipal operations.	Strive for zero-waste certification for municipal facilities.	Y	<p>Consistent. The project would be required to comply with all applicable federal, State, and local laws, regulations, and standards regarding solid waste disposal, including the mandates of RCRA, AB 939, AB 341, AB 1327, AB 1826, and SB 1381, and the California Green Building Code, which require organics collection and food recovery. CAPSP Implementation Program I-9 is included to require a comprehensive waste management plan, which ensures compliance with applicable waste management regulation, including organics and food waste diversion requirements and also strives to incorporate the requirements of, if not the certification itself, of a zero-waste certification for the Downtown Core area.</p>
CFS-6.2 Solid waste diversion.	Strive to increase the community's solid waste diversion from the landfill to 75% as measured by CalRecycle, through waste reduction, re-use, and recycling by 2030.	Y	<p>Consistent. Refer to response to Policy CFS-6.1.</p>
CFS-6.3 Food waste diversion.	Comply with or exceed requirements for organics and food waste diversion from the landfill through organics weekly collection service to all residents and businesses, and the development and support of an edible food recovery program.	Y	<p>Consistent. Refer to response to Policy CFS-6.1.</p>
CFS-6.4 Composting and recycling.	Increase education and awareness of all residents and businesses about composting and recycling.	Y	<p>Consistent. Refer to response to Policy CFS-6.1.</p>

COMMUNITY FACILITIES AND SERVICES

STORMWATER

Goal CFS-7: Provide stormwater drainage facilities with capacity during storm events.

CFS-7.1 Stormwater retention.	Meet or exceed Low Impact Development (LID) requirements for on-site retention of stormwater through best management practices (i.e., rain gardens, rain barrels, and retention basins).	Y	<p>Consistent. Based on the project-specific Hydrology and Low Impact Development Report, on-site stormwater runoff would be collected in curb inlets and area drains located around the site and flows would be conveyed to proposed best management practices (BMPs) at the western end of the site and ultimately into the relocated Ventura County Watershed Protection District (VCWPD) reinforced concrete box (RCB) storm drain.</p> <p>The project would implement several structural BMPs, including infiltration trench with storage, detention systems, and hydrodynamic separator units (CDS) to pre-treat runoff for improved water quality. Non-structural BMPs include construction-phase erosion controls, education and training, and monitoring and maintenance. Refer to project plan set (sheets C0.01 - C1.70) and Preliminary Hydrology Report.</p>
CFS-7.2 Sustainable stormwater management.	Design new streets and retrofit existing streets to incorporate vegetation, soil, and engineered systems to reduce, slow, cleanse, and infiltrate stormwater runoff.	Y	Consistent. Refer to response to Policy CFS-7.1.
CFS-7.3 Development impact fees.	Require new development to fund fair-share costs associated with the provision of stormwater drainage systems.	Y	Consistent. The project would be required to pay all applicable development impact fees related to stormwater drainage system improvements to offset project impacts on the City's stormwater infrastructure system.
CFS-7.4 Stormwater retention and debris basins.	Design and construct new stormwater retention and debris basins to minimize any potentially adverse impacts to landform features, aquatic resources, and associated native plant and animal communities.	Y	Consistent. Refer to response to Policy CFS-7.1.

SURFACE WATER AND GROUNDWATER QUALITY

Goal CFS-8: Achieve and maintain applicable surface water and groundwater quality standards.

CFS-8.3 Stormwater runoff compliance.	Ensure that all new development complies with National Pollutant Discharge Elimination System requirements for stormwater and runoff.	Y	Consistent. The proposed project would disturb more than one acre of land, and thus would be subject to the NPDES permit requirements and be required to prepare and submit a Notice of Intent (NOI) and a Stormwater Pollution Prevention Plan (SWPPP) to the State Water Resources Control Board to demonstrate compliance with the Construction General Permit.
CFS-8.5 Pollutant discharge.	Design necessary stormwater detention basins, recharge basins, water quality basins, or similar water capture facilities to protect water quality by capturing and/or treating water before it enters a watercourse.	Y	Consistent. Refer to response to Policy CFS-7.1.

COMMUNITY FACILITIES AND SERVICES

FIRE AND POLICE SERVICES

Goal CFS-10: Provide police services for all residents and businesses in the City.

<p>CFS-10.2 Adequate police services.</p>	<p>Meet local demand for police protection service in all areas of the City by providing staff, facilities, and equipment to support existing residents and future growth in population and employment growth. Specifically, maintain Ventura County Sheriff's Office response time goal of 10 minutes for emergency calls and 20 minutes for non-emergency calls.</p>	<p align="center">Y</p>	<p>Consistent. As analyzed in Section 5.13, Public Services and Recreation, the Ventura County Sheriff's Office (VCSO) anticipates that increased service calls, response times, and the need for additional personnel or patrol cars resulting from the proposed project would be nominal, and the VCSO would continue to meet current target response times; refer to the VCSO's Public Services Correspondence. Nonetheless, the proposed project would be subject to Municipal Code Section 8-2.03, which requires developers that propose the construction of any single-family residence, multiple-family unit, the construction of any new non-residential structures, or the addition of square footage of floor space to existing non-residential structures to pay capital improvement fees to be used for the purposes of acquiring or improving VCSO/TOPD police facilities.</p>
<p>CFS-10.5 Community relationships and outreach.</p>	<p>Continue to foster positive, peaceful, mutually supportive relationships between Thousand Oaks residents and the police. Encourage increased community involvement and activities to foster stronger relationships between residents and the Sheriff.</p>	<p align="center">Y</p>	<p>Consistent. As analyzed in Section 5.13, Public Services and Recreation, the proposed project would include the development of a 2.16-acre park (i.e., Carpenter Park) on-site. Carpenter Park would feature community-focused amenities and accommodate up to 70 vendor tents, 100 square feet in size, during special events such as farmers' markets and seasonal community events. Additional key features of Carpenter Park would include a park restaurant (Building B1), splash pad, raised decks, oak tree event deck, sculptural shade canopy, play areas, multi-purpose lawn, terraced seat walls, and a pedestrian-only emergency access road (i.e., East Main Road). The community-focused amenities could provide the opportunity for increased community involvement and activities between residents and the Ventura County Sheriff's Office (VCSO). Specifically, during special events, VCSO may be staffed on-site to provide security-related services when a large number of residents and/or visitors are present on-site.</p>

COMMUNITY FACILITIES AND SERVICES

CFS-10.6 Crime prevention features.	Coordinate with the Sheriff's Department to address community crime issues and to ensure that new development incorporates crime prevention features.	Y	Consistent. As analyzed in Section 5.13, Public Services and Recreation, the proposed project includes installation of security features and natural surveillance (i.e., providing observable space to the project site from the surrounding area), which would incorporate Crime Prevention Through Environmental Design (CPTED) principles. The proposed project would include a variety of lighting fixtures, including accent, building-mounted, bollard, catenary, pedestrian, and area lighting. For the proposed mixed-use buildings (i.e., Buildings E2 and E3), project landscaping and site lighting would be designed to avoid creating blind spots or hiding places, and pedestrian walkways would be unobstructed from street furnishings, ground-level lighting, and landscaping. For the proposed commercial buildings (i.e., Buildings B1 and E1), Building B1 would include an enclosed patio overlooking the splash pad, raised decks, event decks, terraced seat walls, and a multi-purpose lawn, which would provide natural surveillance. Similarly, Building E1 would include active uses on the ground floor, including a lobby, lounge, and restaurant with associated outdoor seating patio, which would also provide natural surveillance. Although Building C2 would include horizontal metal screening on the southern and western exterior facades, Building C2 would still be visible on the northern and eastern building facades.
Goal CFS-11: Ensure effective response to a range of emergencies, including multiple simultaneous emergencies.			
CFS-11.2 Disaster preparedness.	Adopt disaster preparedness and resilience strategies such as power backup at critical facilities, communication protocols and emergency evacuation planning and outreach.	Y	Consistent. City-owned facilities, including Building C1 and C2 would continue to be included in all emergency and evacuation procedure preparations. In addition, a back-up generator and battery storage facility are currently located on-site and would remain for emergency use.
PUBLIC BUILDINGS AND SERVICES			
Goal CFS-12: Provide high quality, safe, well-maintained, and sustainable facilities, and services for City operations.			
CFS-12.1 City facilities.	Equitably expand and improve the City's facilities and buildings as needed to meet the community's needs, based on regular monitoring and evaluation of their condition and the needs of the community, especially in disadvantaged and underserved communities.	Y	Consistent. As directed by the Parks and Open Space Element, as new residential development occurs near Thousand Oaks Boulevard, additional park and open space access should be provided. The proposed Carpenter Park and amphitheatre provide additional passive and active recreation to serve new on-site residential uses, as well as within the immediate vicinity. Refer to CAPSP Section 2.E.VI.
CFS-12.3 Community programming.	Maintain and expand, free community programming available year-round at Thousand Oaks community centers, libraries, and the Civic Arts Plaza.	Y	Consistent. One of the project's main objectives is to provide flexible public spaces for community and cultural events like farmers' markets, performances, and gatherings. The proposed improvements at Carpenter Park and the Civic Arts Plaza would increase opportunities for more community programming throughout the year. Refer to CAPSP Section 2.E.VI.
CFS-12.5 Surplus public property for affordable housing.	Prioritize use of surplus public buildings and property for affordable housing.	Y	Consistent. The proposed project comprises of 39 affordable units, distributed across Buildings E2 and E3. The provisions of both market-rate units and units affordable to very low-income households supports the City's Regional Housing Needs Assessment (RHNA) goals.

COMMUNITY FACILITIES AND SERVICES

LIBRARIES

Goal CFS-13: Provide public library services that support residents of all ages and abilities.

CFS-13.1 Public library amenities and services.	Maintain and expand the existing library catalog, public programming, and facilities at the Grant R. Brimhall Library and Newbury Park Branch Library locations.	Y	Consistent. As analyzed in Section 5.13, Public Services and Recreation, operation of the proposed project is anticipated to introduce up to 660 residents to the City; thereby increasing demands for the City's Cultural and Community Services Department library services (i.e., facilities and resources). However, according to the City's Cultural and Community Services Department Public Services Correspondence, the City's Cultural and Community Services Department anticipates that the increase in demand for library services resulting from the proposed project would be nominal, and the City's Cultural and Community Services Department would continue to provide adequate service capabilities. The City's Cultural and Community Services Department library services' funding is provided through the City's property tax assessment, and additional financial funding is provided from the City's General Fund, as needed. These funds would be used to upgrade and expand existing facilities, as needed. Impacts associated with the proposed project are anticipated to be adequately funded by an increase in tax revenue, over an extended period of time, relative to the increase in development intensity.
CFS-13.3 Additional branch locations.	Assess the need for additional branch library locations throughout Thousand Oaks and seek funding opportunities.	Y	Consistent. The new and renovated areas of Building C1 within Subarea C would include an approximately 2,680-square foot public library outpost. Refer to the project plan set (Sheets A.C1.01-A.C1.51)

HEALTHCARE

Goal CFS-15: Diverse and affordable recreational programs and services for all Thousand Oaks residents, regardless of age, activity level, physical ability, or income.

CFS-15.4 Educational programs and after-school care.	Work with CRPD, Thousand Oaks Libraries, and other service agencies to expand senior, adult, and youth education and after-school care offered at public facilities.	Y	Consistent. Programming of community spaces, including Carpenter Park, amphitheatre, public library outpost, and/or other areas within the Downtown Core area would be future implementation efforts between the City, CPRD, and Thousand Oaks Libraries, and other service agencies, as appropriate.
--	--	---	--

Goal CFS-16: Support the ongoing operations and expansion of California Lutheran University (CLU) in Thousand Oaks.

CFS-16.7 Satellite campuses.	Work with CLU to prioritize locating satellite campuses within the City of Thousand Oaks and, in particular, the Downtown Core.	Y	Consistent. Refer to CAPSP Implementation Program CAPSP I-12. Siting of a satellite campus of CLU would need to be further coordinated between the City and CLU. Refer to CAPSP Table 2.2, as childcare or educational facilities are permitted in Subareas B and C, and allowed via an administrative special use permit in Subarea E.
------------------------------	---	---	--

CONSERVATION

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
SCENIC RESOURCES AND LANDFORMS			
Goal C-1: Conserve Thousand Oaks' physical setting and natural scenic resources.			
C-1.1 Scenic resources.	Protect and preserve public viewsheds of the mountains and hillsides along roadways, open space, and other key locations.	Y	Consistent. Views of the Santa Monica Mountains (Conejo Ridge Open Space) to the south and west of the project site and views of the Simi Hills to the north and east of the project site are afforded by motorists and pedestrians from public vantage points in the project vicinity and along Highway 101. Additionally, views of the project site are afforded to motorists along Highway 101 as well as trails within the Simi Hills. As analyzed in Section 5.1, Aesthetics, of the EIR, the project would be constructed in an area with existing development and is designed to integrate into the existing Downtown Core. The project design would be consistent with policies and design guidelines described in Section 5.1.2, Regulatory Setting, including regulations that minimize impacts on scenic vistas. Additionally, photosimulations at several key vantage points were prepared to evaluate pre- and post-development aesthetic conditions. Based on the analysis, the proposed project would not significantly change views of the project site or surrounding natural landscape.
C-1.2 Preservation of natural land features.	Preserve significant natural features including ridges, rock outcroppings, natural drainage courses, wetland and riparian areas, steep topography, important or landmark trees, and views.	Y	Consistent. Refer to response to Policy C-1.1. Additionally, as detailed in Section 3.11, Discretionary Actions and Required Approvals, of this EIR, the project Applicant would obtain a Protected Tree Permit to allow for the removal of approximately 40 protected trees, and the encroachment within the protected zone of 32 protected trees, including seven that are considered severe. In addition to obtaining the required permits, the project proposes to plant trees to replace those removed at a three-to-one ratio resulting in a total of 141 trees, including 12 on-site replacement trees and 129 off-site replacement trees located within the City. As detailed in Section 5.3, Biological Resources, of this EIR, an Arborist Report was prepared for the project which includes a Tree Protection Plan.
C-1.5 Freeway corridors.	Ensure that development occurring in the view corridors of the Highway 101 and State Route 23 conforms to the Freeway Corridor Design Guidelines.	Y	Consistent. Highway 101 is a north-south scenic corridor that is immediately west/southwest of the site. The project would be subject to the Freeway Corridor Design Guidelines, which were adopted by the City Council as part of Resolution No. 91-172, and include guidelines for site planning, architectural design, walls, and landscape planting.
Goal C-2: Minimize and mitigate the visual effects of new urban development on hillsides.			
C-2.1 Hillside areas.	Employ site and architectural design techniques to blend development into the hillside terrain.	Y	Consistent. Buildings E1 and E2 are designed to utilize the existing topography as both buildings would accommodate vehicular access at different elevations, using the currently sloping terrain. Refer to the project plan set (sheets A.E1.01 - A.E2.51).

CONSERVATION

COMMUNITY FOREST

Goal C-3: Maintain and expand a healthy community forest in Thousand Oaks.

C-3.1 Street tree plantings.	Ensure the use of street tree plantings of appropriate species, scale and spacing in all new developments, in accordance with City tree standards.	Y	Consistent. Refer to response to Policy C-1.2.
C-3.2 Tree diversity.	Maintain a diversity of species and ages of trees throughout the City in order to avoid potentially unhealthy monocultures.	Y	Consistent. Refer to response to Policy C-1.2.
C-3.3 Tree planting.	Actively plant or replant trees in existing neighborhoods where trees are sparse or lacking.	Y	Consistent. Refer to response to Policy C-1.2.
C-3.4 Tree replanting.	Enhance the community forest to a level of 25% canopy coverage by planting climate-appropriate street trees, including the City's legacy oak trees, in public spaces and corridors as described in the Forestry Master Plan.	Y	Consistent. Refer to response to Policy C-1.2.

Goal C-4: Protect oak and landmark trees to maintain Thousand Oak's unique environmental character.

C-4.1 Protected tree preservation.	Continue to implement the City's Oak Tree and Landmark Tree Ordinances per the municipal code and the Oak Tree Preservation and Protection Guidelines.	Y	Consistent. Refer to response to Policy C-1.2. Further, the proposed project would comply with the Ordinances and Oak Tree Preservation and Protection Guidelines by providing replacement trees, as required by the ordinances and guidelines, and following the Tree Protection Plan, which conforms to both ordinances and Guidelines.
------------------------------------	--	---	--

Goal C-5: Properly manage, conserve, and protect native plant communities.

C-5.4 Native landscaping and plant viability.	Utilize native, pollinator-friendly plants appropriate to the soil type and environmental conditions of the site.	Y	Consistent. Proposed project landscaping would integrate native, drought-tolerant plants, retain and highlight existing mature oaks, and increase on-site tree canopy. Refer to the project plan set (Sheets L1.1 - L7.7).
C-5.5 Landscape design.	Encourage new development to incorporate native or regionally adaptive vegetation into landscape plans and prohibit the use of species known to be invasive according to the California Invasive Plant Inventory.	Y	Consistent. Refer to response to Policy C-5.4.
C-5.6 Nesting sites and foraging areas.	Foster a holistic habitat that provides nesting sites and foraging areas for native pollinators.	Y	Consistent. Refer to response to Policy C-5.4. The proposed landscaping would include plant species that would foster nesting and foraging sites for native pollinators. Refer to the project plan set (Sheets L1.1 - L7.7).

CONSERVATION

AIR QUALITY

Goal C-10: Achieve and maintain air quality that protects public health, safety, and welfare for those who live or work in the City and for visitors.

C-10.1 Ambient air quality.	Air quality should meet State and Federal standards, whichever are more protective, for human health.	Y	Consistent. As analyzed in Section 5.2, Air Quality, of the EIR, emissions would not exceed the Ventura County Air Pollution Control District thresholds during construction or operation of individual phases and at full buildout of the proposed project upon implementation of Mitigation Measures MM AQ-1 through AQ-3.
C-10.2 Alternative transportation.	City actions shall seek to reduce dependency on gasoline- or diesel-powered motor vehicles by encouraging the use of alternative transportation modes and energy sources (e.g., transit, walking, bicycling) thereby reducing vehicle trips and vehicle miles traveled.	Y	Consistent. The project proposes a shared parking approach which would ensure the most efficient use and effective long-term management of available parking supply to achieve a “park once” environment and facilitate the expanded use of alternative modes of transportation, including ride share, public transit, and bicycling. As the Downtown Core matures, it is expected that the use of alternative modes of transportation would become more frequently utilized and available, thereby continuing to reduce vehicular parking demand as mobility behaviors adjust to a more dense and vibrant downtown environment. Refer to CAPSP Section 2.E.V.b.
C-10.3 Non-vehicular pollution sources.	Reduce air pollution from non-vehicular sources, such as landscape equipment, manufacturing, power generation, and construction activity by transitioning to the use of electric equipment or low emission alternatives.	Y	Consistent. The project would be required to comply with Mitigation Measures MM AQ-1 (requiring Tier 4 construction equipment), MM AQ-2 (utilizing Super Compliant architectural coatings), and MM AQ-3 (requiring 100 percent electric landscaping equipment).
C-10.4 Air pollution exposure mitigation.	Minimize exposure to harmful levels of air pollution of residents and employees by reducing toxic air contaminants.	Y	Consistent. As analyzed in Section 5.2, Air Quality, of the EIR, localized air quality health impacts from toxic air contaminants would be less than significant upon implementation of Mitigation Measure MM AQ-1 (requiring Tier 4 construction equipment).
C-10.5 Vulnerable communities.	Avoid locating residences, schools, retirement homes, hospitals, etc. and vulnerable communities near major sources of air pollution, when feasible.	Y	Consistent. While the project plans for residential uses in the Specific Plan area, which is adjacent to Highway 101, the health risk assessment conducted as part of the air quality analysis in Section 5.2, Air Quality, of the EIR, concluded that health risk impacts would be less than significant upon implementation of Mitigation Measure MM AQ-1 (requiring Tier 4 construction equipment).
C-10.6 Health Risk Assessments for residential near freeways.	Require new development within 500 feet of freeways and roadways with over 100,000 vehicle trips per day that include residential uses or other sensitive receptors prepare a health risk assessment (HRA) to identify potential health risk impacts. Based on the results of the HRA, the City shall require mitigation measures as necessary, to reduce potential exposure to toxic air contaminants.	Y	Consistent. Refer to response to Policy C-10.5. The health risk assessments were conducted to determine the project's health risk impact on nearby sensitive receptors during construction as well as on-site future sensitive receptors during all phases of project construction. An additional health risk assessment was conducted to evaluate the operational health risk impacts from on-road vehicles traveling along Highway 101.
C-10.7 Construction Health Risk Assessments.	Require new development that is within 1,000 feet of sensitive receptors, will take longer than 2 months, and or does not utilize construction equipment that is USEPA Tier 4, fitted with Level 3 Diesel Particulate Filter, or uses alternative fuel to prepare a construction health risk assessment (HRA) to identify potential health risk impacts. Based on the results of the HRA, the City shall require mitigation measures as necessary, to reduce potential exposure to toxic air contaminants.	Y	Consistent. Refer to response to Policy C-10.6.

CONSERVATION

CULTURAL AND HISTORIC RESOURCES			
Goal C-11: Protect historical and culturally significant resources, which contribute to the community's sense of identity.			
C-11.1 Cultural resource identification and recognition.	Identify and, as appropriate, recognize significant cultural resources by identifying significant cultural resources with landmark designation plaques, directional signage, self-guided tours, programs, and events.	Y	Consistent. The CAPSP, as amended, would include Implementation Measure I-1 to assess all existing commemorative materials and relocate, replace, or archive appropriately.
C-11.2 Cultural resource preservation.	Require that new development preserve or mitigate impacts to significant historic, archaeological, and paleontological resources.	Y	Consistent. Mitigation Measures MM CUL-1 through MM CUL-3 and MM GEO-2 would ensure project impacts to historic, archaeological, and paleontological resources are reduced to less than significant levels.
C-11.4 Native American consultation.	Conduct Native American consultation consistent with most recent regulations when new development is proposed in culturally sensitive areas.	Y	Consistent. The City conducted tribal consultation in accordance with AB 52 and SB 18. AB 52 consultation occurs with those tribes who have informed the City in writing of their interest in consulting on projects in the City's jurisdiction. Additionally, the City notified all parties on the Native American Heritage Commission list of the proposed project and the opportunity to consult in accordance with SB 18. On September 10, 2025, the City of Thousand Oaks sent letters requesting consultation to representatives of the Barbareño/Ventureño Band of Mission Indians, Coastal Band of the Chumash Nation, Northern Chumash Tribal Council, and the Santa Ynez Band of Chumash Indians. The request for consultation period concluded on December 9, 2025. No responses were received, and no further consultation occurred.

GOVERNANCE

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
COMMUNITY ENGAGEMENT			
Goal G-1: Engage and empower all members of the community to participate in the City’s decision-making process.			
G-1.2 Diverse engagement.	Hold diverse in-person and virtual community engagement activities (e.g., community workshops, focus groups, pop-up workshops, etc.) to gather community input into future planning processes and other decision-making activities. Hold these community meetings in locations and at times that are convenient for community members.	Y	Consistent. The community outreach process for the amended Civic Arts Plaza Specific Plan began in 2024 during the development of the Civic Arts Plaza Master Plan Feasibility and Implementation Study. This initiative aimed to engage residents in shaping the future of Downtown through inclusive and collaborative dialogue specific to the redevelopment of the Civic Arts Plaza site encompassed within the Specific Plan Area. Most recently, the City conducted a community outreach series consisting of seven community workshops to obtain public input on a variety of key focus areas. These workshops were designed to be accessible and inclusive, featuring two summary overview meetings in-person and virtual format options to ensure broader participation across the community. More than 150 participants contributed their ideas and feedback across these discussions.
G-1.3 Education and capacity building.	Take creative steps to educate community members about the City’s decision-making process.	Y	Consistent. Refer to response to Policy G-1.2.
G-1.4 Translation at public meetings.	Provide live translation services as feasible and if requested for City sponsored public workshops and hearings.	Y	Consistent. The City provides closed captioning and other assistive services, including language translation services, upon request, for all public meetings and hearings.
G-1.5 Meeting and event accessibility.	Provide accessibility for members of the public with special needs or disabilities at all City meetings and City-sponsored events.	Y	Consistent. Refer to response to Policy G-1.4.
G-1.6 Increase outreach.	Partner with local organizations and institutions, such as religious institutions, non-profit organizations, and community-based organizations, to increase outreach opportunities.	Y	Consistent. Refer to response to Policy G-1.2.
G-1.7 Utilize communication channels.	Use digital platforms and traditional communication channels to notify community members of important meetings, events, policies, and actions before decision-making bodies.	Y	Consistent. Refer to response to Policy G-1.2.
TRANSPARENT AND RESPONSIBLE GOVERNMENT			
Goal G-3: Provide municipal government leadership that is open and responsive to residents and is characterized by ethical behavior, stability, and transparency.			
G-3.2 Hybrid public meetings.	Hold hybrid model public meetings (with in-person and online options) that allow for greater participation in decision-making.	Y	Consistent. The public scoping meeting held to solicit public comments on the scope of the EIR was conducted via Zoom. Future public hearings regarding the proposed project would occur in-person at City Hall. Additionally, the community outreach workshops conducted for the proposed project included in-person and virtual format options to broaden participation across the community.
Goal G-4: Operate City government in a fiscally and managerially responsible way to ensure that the City of Thousand Oaks remains one of California’s most desirable places to live, work, visit, recreate, and raise a family.			
G-4.2 Infrastructure financing tools.	Consider the use of available infrastructure financing tools such as Tax Increment Financing, Public Assessment districts, and other public-private partnerships.	Y	Consistent. Refer to response to Policy AC-2.2.

GOVERNANCE

REGIONAL LEADERSHIP AND PARTNERSHIPS			
Goal G-5: Foster partnerships with other regional and local agencies to ensure residents have access to high quality parks, recreation, education and leisure programs and services.			
G-5.10 Environmental leadership.	Demonstrate environmental leadership through continued investment in open space, clean and renewable energy, and sustainability, and seek to minimize environmental impact of actions.	Y	Consistent. Through the environmental review process under CEQA, the project's potential environmental impacts would be reduced as needed through implementation of existing regulations and mitigation measures.
CITY IDENTITY AND BRANDING			
Goal G-6: Support and promote a City brand and identity that represents a multigenerational, diverse, welcoming, and innovation-driven community.			
G-6.1 Promote livability.	Promote Thousand Oaks as an attractive place to live and work for a variety of groups, including young professionals, families, and seniors.	Y	Consistent. The project proposes to provide a mixed-use community of sufficient residential and commercial density to generate consistent activity, stimulate economic growth, and catalyze future private reinvestment in the surrounding area. Overall, the project would revitalize the project area in a manner that would increase the City's attractiveness as a place to live and work for all ages. Refer to CAPSP Section 1.H.
G-6.3 Digital infrastructure.	Support high-quality digital infrastructure and promote shared and co-working office facilities to capitalize on the "work from anywhere economy."	Y	Consistent. The adaptive reuse of City Hall includes an office and multi-purpose conference space to accommodate co-working, business incubation, and other similar uses. Refer to CAPSP Table 2.2 for allowed uses in the Downtown Core; Business and Professional Office, including co-working spaces is not prohibited in Subarea B, allowed by right in Subarea C, and allowed with an administrative use permit in Subarea E.

HOUSING

Goal 1: Provide a wide range of housing opportunities for persons of all income levels	Y	Consistent. The project proposes up to 240 residential units within the project site. Proposed Building E2 includes 26 deed-restricted affordable units for low-income households, and Building E3 includes 13 deed-restricted affordable units for low-income households. As such, the proposed project would provide market-rate and affordable housing units to help alleviate the State's housing crisis and support the City's Regional Housing Needs Assessment goals. Additional housing analysis is provided in Section 5.12, Population and Housing, of the EIR.
Goal 2: Provide housing opportunities for persons with special needs	Y	Consistent. Refer to response to Housing Goal 1.
Goal 5: Affirmatively further fair housing	Y	Consistent. Refer to response to Housing Goal 1.

LAND USE

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
CITYWIDE URBAN STRUCTURE AND PATTERN OF DEVELOPMENT			
Goal LU-1: Create a land use pattern of development that preserves existing neighborhoods while providing opportunities for targeted infill projects in strategic locations to enhance the quality of life, preserve the natural environment, and ensure the long-term fiscal viability of Thousand Oaks.			
LU-1.1 Overall City structure.	<p>Establish a clearly defined urban pattern of development and open space by: Maintaining and expanding the open space network and natural areas around the City; Maintaining the single-family residential character of established neighborhood areas; Supporting development along Thousand Oaks Boulevard in the area encompassing the Downtown Core Master Plan through revising the Thousand Oaks Boulevard and Civic Arts Plaza specific plans to implement the General Plan policies, and the Downtown Core Master Plan's Primary Actions and Supporting Activities; Revitalizing Thousand Oaks Boulevard with a diverse mix of multi-family residential, retail, commercial, office, healthy food options, service and entertainment related uses, and civic gathering spaces. Incentivizing and streamlining infill multi-family development; Redeveloping large shopping malls, including The Oaks shopping mall and Janss Marketplace, into walkable, mixed-use places that include multi-family residential, hotels, entertainment and retail uses; Promoting new visitor-serving uses, such as lodging and commercial recreational uses, along Highway 101; Expanding and diversifying the employment uses in the City with a focus on biotech, high tech, research and development, and office uses; Redeveloping strip commercial shopping centers into walkable, mixed-use centers with housing, retail, and public meeting and gathering spaces; Discouraging the development of drive-through facilities and building designs for single use occupancy within mixed-use areas; Providing a supportive network of public uses throughout the City including parks, schools, libraries, and community centers; Supporting new development with sufficient sewer, water, electrical, and other critical infrastructure. Incentivizing and streamlining infill residential at mixed-use designations, including adding residential development on existing parking lots and underutilized portions of the site.</p>	Y	<p>Consistent. The proposed project supports the City's intended urban pattern by amending the Civic Arts Plaza Specific Plan (SP-11 or CAPSP) to implement the General Plan policies, and the Downtown Core Master Plan's Primary Actions and Supporting Activities. The project proposes an infill development within the Downtown Core, placing new mixed-use, hotel, commercial, and cultural uses as well as sufficient supporting infrastructure on an underutilized civic site. The project would be designed at the pedestrian level to promote walkability and promote the site as a cultural hub within the City's Downtown Core. Both building and landscape architecture would celebrate existing protected oak trees on-site and integrate these trees into the site design. The architectural style would blend with the surrounding neighborhood colors and textures while maintaining the regional modern/mid-century modernism principles.</p>
LU-1.2 Complete community.	<p>Strive to maintain a diverse and balanced mix of uses in the City, so that Thousand Oaks is a "complete community" with a diversity of housing for all stages of life and income levels; improve alignment of educational attainment opportunities with high-paying employment opportunities, open space, public facilities that meet residents' needs, and retail and services to support daily life.</p>	Y	<p>Consistent. By adding residential units, hospitality, retail, additional cultural programming, public spaces, and employment opportunities within walking distance of each other, the project would contribute towards the City's goal of achieving a "complete community." The project's diverse mix of uses reduces travel distances/vehicle miles traveled, supports daily needs on-site, and enhances access to cultural amenities and educational opportunities. Additionally, market-rate and affordable units are proposed for the project's residential component. The development directly improves alignment between housing, services, and economic activity in the Downtown Core.</p>

LAND USE

<p>LU-1.3 Balance character and infill.</p>	<p>Maintain community character while promoting infill development that brings needed housing, amenities, and jobs to the City.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The project introduces new housing, cultural venues, commercial space, and pedestrian-oriented amenities while maintaining the area’s civic and cultural identity. Proposed architectural massing, materials, and site planning respect the surrounding community character and incorporate transitions to adjacent residential neighborhoods.</p>
<p>LU-1.4 Infill locations.</p>	<p>Focus most new development in areas identified in the “Areas-Specific Guidance.”</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The project site is located precisely in an area identified for infill under the Downtown Core and Thousand Oaks Boulevard planning frameworks. The project redevelops underutilized land into a high-value mixed-use civic district that aligns with the City’s intended growth areas.</p>
<p>LU-1.5 Mixed-use development.</p>	<p>Allow mixed-use developments, consistent with the General Plan land use map, to support a healthy jobs/housing balance, promote walkability, and increase economic vibrancy.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The project includes multiple vertical mixed-use buildings with ground-floor commercial and upper-story residential uses, consistent with the General Plan Land Use Map, as proposed to be amended. Refer to CAPSP Figure 2-1. The proposed variety of land uses would create a walkable, vibrant environment with meaningful connections to transit and surrounding destinations.</p>
<p>LU-1.6 Non-residential transitions.</p>	<p>Require transitions in building height, massing, and character for new buildings in mixed use, commercial, and industrial areas that are immediately adjacent to single-family residential areas. These transitions may include a combination of vegetation, berms, building setbacks, upper story setbacks, and a decrease in building height.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Proposed Building E2 would be constructed adjacent to existing single-family residences to the west of the project site and would be setback to reduce apparent massing. The orientation of the courtyard deck toward West Main Street also breaks the massing of the building into two primary components, each with unique but complementary architectural treatments.</p> <p>Additionally, the project incorporates appropriate setbacks, reduced massing, and articulation adjacent to property lines—particularly at Building E2, where design breaks visual massing into smaller components. There is no property with single family zoning immediately adjacent to the Specific Plan area. These measures respect neighborhood scale and reduce potential visual impacts. Refer to project plans (sheets A.E2.01-A.E2.51) and CAPSP Section 2.E.IV.c.</p>

LAND USE

<p>LU-1.7 Quality “Third Places.”</p>	<p>Support the development and enhancement of “Third Places” (places people go after work or when not at home), including open space, recreation, art, and entertainment venues.</p>	<p align="center">Y</p>	<p>Consistent. The project would develop new indoor and outdoor gathering spaces, plazas, performance venues, and activated landscape areas that function as “Third Places” aligned with City objectives. Carpenter Park functions as a central gathering place and the heart of the overall General Plan Downtown Sub Area. Subarea C encompasses the CAP structures and uses, including the Performing Arts Center (Kavli Theatre & Scherr Forum Theatre), the adaptively reused and reconstructed City Hall administrative offices, commercial and other community-serving uses, as well as the existing six-level parking structure. Development within Subarea C will facilitate the partial demolition and reconstruction of City Hall while introducing a variety of compatible commercial uses, including public market food hall, multi-purpose performance venue, creative arts incubator, office and multi-purpose conference space, business incubation, and other similar uses, public library outpost, police depot, and other retail uses complementary of and synergistic with an overall civic, arts, and community-oriented focus. Pedestrian circulation includes enhanced streetscapes and sidewalks along Thousand Oaks Boulevard, the new interior roadways, interstitial plazas, and a paseo connecting West Main Street to Thousand Oaks Boulevard. The paseo cuts through a mixed-use building fronting Thousand Oaks Boulevard, creating a physical and visual connection from Main Street to Thousand Oaks Boulevard. Two pedestrian staircases between buildings located south of West Main Street provide secondary and tertiary access from the existing parking garage to Main Street. Additional pedestrian pathways connect through Carpenter Park and the amphitheatre to the rest of the Downtown Core. Refer to CAPSP Section 2.E.VI</p>
<p>LU-1.8 Entitlement process.</p>	<p>Seek to be a business-friendly City by streamlining the City’s entitlement process to encourage new development and renovations of existing buildings for residential and non-residential uses.</p>	<p align="center">Y</p>	<p>Consistent. The project benefits from and supports the City’s streamlined entitlement vision by presenting a comprehensively planned, mixed-use infill project which would encourage new investment and development while providing an example of desirable and unified design.</p>
<p>LU-1.9 Adaptive reuse.</p>	<p>Promote adaptive reuse of existing buildings, especially those with building designs that reinforce community design and pedestrian orientation.</p>	<p align="center">Y</p>	<p>Consistent. Portions of the Civic Arts Plaza structure would be adaptively reused and modernized as part of the project, aligning with policy goals for repurposing existing civic buildings.</p>
<p>LU-1.10 Landscaping.</p>	<p>Strive to increase the amount of green landscaping and trees throughout the City in order to combat climate change, provide shade and enhance the visual quality of Thousand Oaks. Landscaping shall be native and drought-tolerant where feasible.</p>	<p align="center">Y</p>	<p>Consistent. The proposed landscape plan integrates native, drought-tolerant plants, retains and highlights mature oaks, and increases on-site tree canopy in a manner that meets City sustainability and design goals. Refer to project plan set (sheets L1.1 - L7.7).</p>
<p>LU-1.11 Measure E.</p>	<p>Comply with the restriction of the 1996 Measure E Initiative to the extent required by its terms or as otherwise exempted. A copy of Measure E is included in Appendix D.</p>	<p align="center">Y</p>	<p>Consistent. Per Municipal Code Section 9-2.203(d)(3), the project is exempt from the restrictions of Measure E.</p>

LAND USE

RESIDENTIAL NEIGHBORHOODS

Goal LU-2: Preserve and enhance existing neighborhoods throughout the City.

LU-2.3 Sustainable residences.	Encourage sustainable building practices during new construction or when buildings are substantially renovated.	Y	Consistent. The proposed residential units would incorporate modern, sustainable construction practices consistent with CALGreen and energy efficiency standards.
LU-2.4 Building additions.	Building additions and expansions should use matching materials to ensure compatibility with the existing character of the neighborhood.	Y	Consistent. The project site is developed and surrounded by urbanized uses. Development of the proposed project would maintain the compatibility, character, and visual quality of the project site within the Downtown Core by redeveloping and adaptively reusing the existing CAP (Building C1) and developing five new built features (i.e., a restaurant and park complex, a bandshell/amphitheatre, a hotel, and two mixed-use complexes, referred to as Buildings B1, B2, E1, E2, and E3, respectively). Overall, the design of the project would adhere generally to the architectural principles of Southern California regional modernism and mid-century modernism. Additionally, as part of the project's Architectural Design Review, the project would be required to comply with all applicable design standards including standards in the CAPSP and, where silent, standards in the City's Design Guidelines, Municipal Code Title 9 regulations, and standards in the Freeway Corridor Design Guidelines.
LU-2.5 Sustainable residential landscaping.	Encourage property owners to use sustainable and climate-appropriate landscaping by incorporating natural materials and native vegetation and trees to enhance the urban forest and provide shade and habitat for fauna.	Y	Consistent. The project incorporates use of drought-tolerant, native plantings and natural materials that enhance the urban forest.
LU-2.6 Circulation connectivity.	Seek opportunities to enhance existing residential neighborhoods by improving pedestrian and bicycle access and infrastructure, installing traffic calming measures, and creating new connections between adjacent streets, subdivisions and commercial areas.	Y	Consistent. Minor improvements to Thousand Oaks Boulevard frontage include diagonal parking spaces and wider sidewalks along the Downtown Core's linear frontage, as well as a bus pull out and new bus shelter just east of the Dallas Drive and East Thousand Oaks Boulevard intersection. Future bicycle improvements to Thousand Oaks Boulevard are contemplated under future work efforts. There are multiple street types throughout the Downtown Core area to accommodate varying traffic volumes, parking, bike lanes, and physical conditions. Within the CAPSP area, bicycle parking would be provided in multiple locations to encourage safe, convenient, and secure bicycle parking to encourage the use of bicycles and e-bikes as an alternative transportation option in the Downtown area. Residential uses shall provide secure and enclosed bike parking facilities for residents. Bike racks for short-term visitor and employee bike parking would be spread throughout the area, including along Thousand Oaks Boulevard (see Specific Plan No. 20), Main Street, and adjacent to publicly accessible plazas and high-trafficked common areas. Refer to CAPSP Section 2.E.V.
LU-2.7 Access to neighborhood amenities.	Improve sidewalks and bike lanes within neighborhoods and along routes to retail areas, schools, parks, and other points of interest to promote active transportation. Improve active transportation-related street amenities, including bike parking, lighting, and seating along major routes.	Y	Consistent. Refer to response to Policy LU-2.6.

LAND USE

Goal LU-3: Promote a diversity of housing types for Thousand Oaks residents through all stages of life.			
LU-3.1 Diversity of housing.	Promote a diversity of housing types in locations throughout the City, specifically in neighborhood areas that contain goods and services, parks and open space, and public schools in a walkable setting.	Y	Consistent. The proposed project provides a mix of unit types near services, employment, and cultural amenities, with both market-rate units and units affordable to very low-income households integrated into the project to help alleviate the State's housing crisis and support the City's Regional Housing Needs Assessment goals. The walkable, connected environment and its location within the Downtown Core make the project site ideal for diverse households. The Downtown Core includes civic offices and administrative functions, active and passive public recreational spaces, cultural and performing arts venues, commercial retail, food and beverage, hotel uses, and residential uses as part of mixed-use developments. Principles of its design and function are intended to embody transparency, accessibility, sustainability, and adaptability. The Downtown Core principles of design and objectives are rooted in the Universal Design principles basis. Parking reductions and proximity to transit further support City objectives. A primary goal for the Downtown Core area is to create a walkable, pedestrian-oriented downtown with a park-once environment as intended in the General Plan. To achieve this goal, a shared parking approach is anticipated for the Downtown Core area. Shared parking refers to a parking strategy where multiple land uses or property owners share the same parking spaces to serve a mix of uses, rather than each having their own dedicated parking spaces. It is designed to maximize parking efficiency and utilize parking resources most effectively in recognition that peak parking demands for different types of land uses do not often occur at the same time of day or on the same days during the week. Refer to CAPSP Section 2.E.V.
LU-3.2 Housing for different life stages and incomes.	Encourage new housing types for all residents including young professionals, older adults, and middle- and low-income families.	Y	Consistent. Refer to response to Policy LU-3.1.
LU-3.4 Aging in place.	Promote development of housing types that support opportunities to age in place.	Y	Consistent. Refer to response to Policy LU-3.1.
LU-3.5 Housing for special needs.	Support housing for older adults, special needs groups (including those with developmental disabilities), and non-traditional family groups by allowing a diverse range of housing configurations and universally accessible design features.	Y	Consistent. Refer to response to Policy LU-3.1.
LU-3.6 Universal Design.	Encourage the use of Universal Design principles in new construction and rehabilitation of housing.	Y	Consistent. Refer to response to Policy LU-3.1.
LU-3.7 Parking requirements.	Allow a reduction in parking requirements on a project-by-project basis to achieve high-quality design, increased housing affordability, and to promote walking, bicycling, and transit use, while working to minimize potential negative impacts on adjacent properties.	Y	Consistent. Refer to response to Policy LU-3.1.

LAND USE

Goal LU-4: Support the creation of safe, affordable, and sanitary housing for all ages, income levels, and abilities.			
LU-4.1 New housing in very high fire hazard zones.	Discourage developing housing on undeveloped land within the City's Very High Fire Hazard Severity Zones.	Y	Consistent. The project proposes to develop housing on previously developed, but underutilized land within a Very High Fire Hazard Zone, but completely surrounded by existing urban uses.
LU-4.2 Incentives for healthy housing.	Create incentives for new and rehabilitated residential buildings to be designed and constructed to consider the health of residents, such as: Siting buildings to encourage walking; Designing buildings to allow for high levels of natural light and air; and, Providing safe connections to parks, trails, schools, and recreation.	Y	Consistent. Refer to response to Policy LU-3.1. Additionally, the residential buildings/use would be consistent with the City's Climate and Environmental Action Plan (CEAP) strategies and uphold health-oriented design features, include safe walking and biking infrastructure, and provide connections to recreational opportunities in the surrounding area as well as directly on site. Further, the residential structures are sited so that the existing parking garage and hillside provide a buffer between the residential uses and Highway 101.
LU-4.3 Barriers and buffers.	Require design features such as site and building orientation, trees or other landscaped barriers, artificial barriers, ventilation and filtration, construction, and operational practices to reduce air quality impacts to new residential development from high-volume roadways.	Y	Consistent. Refer to response to Policy LU-4.2.
LU-4.4 Air quality of homes.	For new residential land uses that cannot be sited at least 500 feet away from high-volume roadways, require design mitigation, such as: Design residential units with individual heating, ventilation, and air conditioning (HVAC) systems to allow adequate ventilation even with windows closed; Locate air intake systems for HVAC systems as far away from existing air pollution sources as possible; Use High Efficiency Particulate Air (HEPA) air filters in the HVAC system and require a maintenance plan to ensure the filtering system is properly maintained; Use sound walls, berms, and vegetation as physical barriers; and Notify new potential home buyers and renters of risks from air pollution.	Y	Consistent. Section 5.2, Air Quality, of the EIR, includes findings from health risk assessments (HRAs) conducted to evaluate construction and operational impacts of the proposed project. Specifically, the HRAs evaluated the project's health risk impact on nearby sensitive receptors during construction, to on-site future sensitive receptors during all phases of project construction, and operational impacts from on-road vehicles traveling along Highway 101. Based on the analysis, construction and operational health risk would not exceed established thresholds and impacts would be less than significant upon implementation of Mitigation Measure MM AQ-1 (related to Tier 4 construction equipment).
LU-4.5 Affordable housing stock.	Increase the number and diversity of affordable housing units in the City and encourage housing of varying income levels and unit sizes/floor plans.	Y	Consistent. Affordable housing objectives are supported through proposed mixed-use density (incorporation of both market rate and affordable units) and proximity to high-resource services in the Downtown Core. Specifically, Building E2 includes 26 deed-restricted affordable units for low-income households, and Building E3 includes 13 deed restricted affordable units for low income households. Per the 2026 CTCAC/HCD Opportunity Map, the CAPSP site is located in the 'Moderate Resource' area. The Neighborhood Opportunity layer identifies areas in the state whose characteristics have been shown by research to be associated with positive economic, educational, and health outcomes for low-income families.
LU-4.6 Affordable housing locations.	Focus on locating affordable housing close to areas with retail and services and in high resource areas as identified in the TCAC/HCD Opportunity Map.	Y	Consistent. Refer to response to Policy LU-4.5.

LAND USE

MIXED-USE AREAS

Goal LU-5: Enhance quality of life, enable active modes of transportation, and provide housing opportunities with vibrant mixed-use areas.

<p>LU-5.1 Mixed-use development.</p>	<p>Actively encourage vertical or horizontal mixed-use development projects, especially in areas with underperforming retail and service uses, including adding multifamily residential uses to underperforming buildings or surface parking lots.</p>	<p align="center">Y</p>	<p>Consistent. The project proposes mixed-use Buildings E2 and E3, which would each provide ground-floor commercial uses. A paseo with street furnishings activate these storefronts, promote pedestrian activity, and connect these buildings to East Thousand Oaks Boulevard and West Main Street. In general, the proposed Downtown project supports both vertical and horizontal mixed-use development in the Downtown Core.</p> <p>Active ground-floor uses within Building C1, including retail, restaurants, and cultural space, would face public streets and plazas, encouraging pedestrian activity.</p>
<p>LU-5.2 Active ground floor uses.</p>	<p>Encourage active ground floor uses, such as retail, restaurants, and other commercial uses in new development projects that have a potential for significant pedestrian activity.</p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy LU-5.1.</p>
<p>LU-5.3 Pedestrian-oriented design.</p>	<p>Orient new buildings towards the primary public right-of-way and require new projects to construct sidewalks designed to accommodate street amenities and landscaping in front of the project. Encourage new project designs with the primary building entrance facing the front, instead of behind the building or from a side street.</p>	<p align="center">Y</p>	<p>Consistent. Proposed buildings would be oriented toward primary streets, including Thousand Oaks Boulevard and West Main Street, with transparent frontages, sidewalks, landscaping, and defined entries that enhance walkability. Refer to project plans and CAPSP Section 2.E.VI.c.</p>
<p>LU-5.4 Residential infill within commercial shopping centers.</p>	<p>Encourage infill residential development on underutilized parking lots in mixed-use areas while also maintaining the site's retail and commercial activity. Support the following activities, when necessary, to facilitate residential development: Subdivision of the parking area to create developable parcels. Clustering of density on underutilized portions of the site and/or parking area. Shared access to existing structures to allow existing uses to remain while the parking areas are being redeveloped or reconfigured. Addition to or reconfiguration of the existing structures.</p>	<p align="center">Y</p>	<p>Consistent. The project adds residential development to the Downtown Core area, which is sited in close proximity to commercial services within the CAPSP site and along Thousand Oaks Boulevard and utilizes the existing on-site parking structure.</p>
<p>LU-5.5 Land use integration.</p>	<p>Provide infrastructure connectivity between mixed-use developments and surrounding land uses, including streets, pedestrian trails, bikeways, park lands, commercial retail, and employment uses.</p>	<p align="center">Y</p>	<p>Consistent. The project proposes new and improved pedestrian paseos, sidewalks, and staircases that provide connectivity throughout the project site.</p>
<p>LU-5.6 Shared and flexible parking.</p>	<p>Provide measures that allow shared parking between properties and uses with different peak parking demands and flexibility in meeting parking requirements for changes of use in existing structures.</p>	<p align="center">Y</p>	<p>Consistent. A primary goal for the Downtown Core area, as stated in the proposed amendments to the CAPSP, is to create a walkable, pedestrian-oriented downtown with a park-once environment as intended in the General Plan. To achieve this goal, a shared parking approach is anticipated for the Downtown Core area. Shared parking refers to a parking strategy where multiple land uses, or property owners, share the same parking spaces to serve a mix of uses, rather than each having their own dedicated parking spaces. It is designed to maximize parking efficiency and utilize parking resources most effectively in recognition that peak parking demands for different types of land uses do not often occur at the same time of day or on the same days during the week. Refer to CAPSP Section 2.E.V.</p>

LAND USE

LU-5.7 Drive-through facilities.	Restrict new drive through facilities in areas designated as Mixed-Use in order to minimize conflicts with pedestrian oriented design and promote pedestrian activity and safety.	Y	Consistent. Drive-throughs are not permitted in the Downtown Core area, as stated in the proposed amendments to the CAPSP. Refer to CAPSP Table 2.2.
LU-5.8 Comprehensive site design.	Require mixed-use development to be comprehensively planned. Discourage “outparcels” for specific commercial uses or other subdivision of sites into smaller parcels that would restrict the redevelopment of the area for housing in the future.	Y	Consistent. The Downtown project is comprehensively designed, avoiding fragmented development or outparcels. All parcels within the project area are presently owned by the City of Thousand Oaks except for Assessor Parcel Number (APN) 670-0-182-050, located at 1868 East Thousand Oaks Boulevard. APN 671-0-240-460, located within the CAPSP but not within the project area, is currently owned by the City, but is anticipated to be transferred to T.O. Lakes, LLC pursuant to a recorded Development Agreement with the City of Thousand Oaks (dated March 23, 2022).
LU-5.9 Subdivision of parcels for residential uses.	Allow property owners to subdivide larger mixed-use designated parcels to allow residential development on a portion of the site.	Y	Consistent. The project includes a proposed Tentative Tract Map intended to merge the 14 underlying legal parcels and create nine new separate legal parcels. The map involves the vacation and relocation of the existing Oakwood Drive and Dallas Drive rights-of-way to align with the proposed improvements. In addition, the map creates necessary public easements for shared access, parking, utilities, and other appurtenant improvements.
INDUSTRIAL AREAS			
Goal LU-6: Enhance the City’s core high-value sectors and diversify its job base in a manner that contributes to the City’s long term economic vitality.			
LU-6.3 Attract complementary professional services.	Attract other professional services that complement existing industries (e.g., biotechnology, healthcare).	Y	Consistent. The project is not industrial in nature but supports the City's broader economic goals by introducing hotel, commercial, and employment-supportive uses within the Downtown Core. It does not conflict with any industrial policies under Goal LU-6. Within the adaptive reuse of City Hall, office and multi-purpose conference spaces to accommodate co-working, business incubation, and other similar uses is proposed. Small retail, restaurants, childcare, and service uses that directly serve employees are also allowed within the Downtown Core.
LU-6.4 Coworking facilities.	Encourage amenity-rich coworking spaces to attract employees that want to work remotely.	Y	Consistent. Refer to response to Policy LU-6.3.
LU-6.9 Employee services.	Enhance the working environment by allowing and promoting small retail, restaurants, day care, and service uses that directly serve employees.	Y	Consistent. Refer to response to Policy LU-6.3.
LU-6.10 Redevelopment of older buildings.	Encourage redevelopment of older office nodes that have the potential to become ‘next generation’ workspaces including spaces for coworking, and research and development.	Y	Consistent. Refer to response to Policy LU-6.3.

LAND USE

COMMERCIAL AND RETAIL AREAS

Goal LU-7: Redevelop underperforming commercial areas to support a thriving local economy.

<p>LU-7.1 Redevelopment of declining centers.</p>	<p>Encourage redevelopment of vacant and underutilized properties, including declining shopping centers, to become high performing commercial and service areas.</p>	<p>Y</p>	<p>Consistent. Subarea E is anticipated to be developed via a public-private partnership with a third-party development group(s). The allowed uses, development standards, and design guidelines herein are intended to provide flexibility to ensure economic viability of development within the Westside area while creating clarity of purpose and a framework for design to ensure alignment with the overall vision and goals for the Downtown Core. Distinct to the Downtown Core is the existence and prevalence of the existing performing arts theatres. These unique assets draw local residents and visitors alike to the site today, and the opportunity exists to enhance their role with synergistic uses and a focus on the arts more broadly within the City and Downtown District. As such, a key objective for the development of the Downtown Core area is to celebrate the arts and existing theatres as fundamental elements and support their role as significant drivers of community activity, economic vitality, and cultural life within the Downtown District.</p>
<p>LU-7.2 Flexible commercial uses.</p>	<p>Encourage flexibility in building design to allow for uses and programs to evolve and adapt to the fast-paced changes of the retail industry.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-7.1.</p>
<p>LU-7.3 Retail connectivity to neighborhoods.</p>	<p>Support retail development that incorporates pedestrian connectivity to surrounding neighborhoods.</p>	<p>Y</p>	<p>Consistent. Within Building C1, the northern façade on the ground level of the existing west wing would be removed and replaced with glass to open new views into the park, providing more pedestrian visibility to Building C1. The ground floor would host retail/cafe uses at the pedestrian level. Within Building E2, pedestrian access to the podium structure and ground-floor commercial spaces would be provided from West Main Street. Within Building E3, pedestrian access to the retail and commercial spaces would be located on all sides of the building, including access off of West Main Street, the paseo between parts E3.1 and E3.2, Thousand Oaks Boulevard, and Dallas Drive, as well as the east side of the structure adjacent to the public park. The proposed pedestrian system includes an overall promenade that connects to Lakes Drive. Refer to project plans.</p>
<p>LU-7.4 Strip commercial centers.</p>	<p>Discourage the development of new strip commercial centers that are auto oriented with large parking lots and single-story buildings set back from the primary roadway. New commercial areas should be designed as pedestrian-friendly walkable areas.</p>	<p>Y</p>	<p>Consistent. Goal 3 in the Downtown Core Subareas emphasizes the pedestrian experience with walkable streets, "park-once" strategies, and active ground-floor uses. The new pedestrian oriented "Main Street" is activated by ground-floor commercial commercial uses across the site, connecting the mixed-use and commercial uses within Subarea E, the Civic and Arts uses in Subareas B and C, and commercial and residential uses within Subareas A and D.</p>
<p>LU-7.5 Visitor-serving uses.</p>	<p>Encourage hotels, restaurants, commercial entertainment and other visitor-serving uses. Allow these uses in all areas designated as Commercial Town and Commercial Regional.</p>	<p>Y</p>	<p>Consistent. There is no Commercial Town or Commercial Regional land use designations in the Specific Plan. Hotels, restaurants, commercial entertainment and other visitor-serving uses are allowed in the Mixed-Use land use designation. Refer to the permitted use tables for The Lakes (Subareas A and D) and Downtown Core (Subareas B, C, and E).</p>

LAND USE

<p>LU-7.6 Gathering spaces.</p>	<p>Promote new public gathering places in shopping centers, such as plazas or courtyards.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The project proposes a dynamic, flexible, and inviting central gathering space, representative of community values and of the diversity of Thousand Oaks’ residents. Carpenter Park would be characterized by the preservation and incorporation of existing mature oak trees, an activated pedestrian promenade, park-like amenities, and landscape design representative of the surrounding environment. Carpenter Park is intended to be the go-to place for community events, civic celebrations and commemoration, and both active and passive recreation. A softly curving pedestrian-priority corridor linking The Lakes to the east with new development to the west, activated by retail, plazas, and cafes is also proposed. Main Street is intended to prioritize pedestrians within the Downtown Core. East of Dallas Drive, Main Street acts as a pedestrian-only promenade linking Carpenter Park to the commercial, civic, and arts uses within the renovated Civic Arts Plaza structures. West of Dallas, Main Street serves as a flexible, multi-modal street with on-street parallel parking and wide sidewalks lined with retail and restaurants on the ground floor and residential uses above.</p> <p>A joint-use plaza space connecting West Main Street to Thousand Oaks Boulevard through Building E3 would be provided. The plaza would be lined with ground-floor commercial and may be utilized for outdoor dining, provided sufficient pedestrian clear space is maintained.</p> <p>Additionally, Subarea B includes an approximately 350-person outdoor amphitheatre located between Subareas A and C. The amphitheatre is designed to accommodate ticketed performances, public community performances, and other private and public events and gatherings.</p>
<p>LU-7.7 Bicycle and pedestrian connections.</p>	<p>Improve pedestrian and bicycle connections within one mile of commercial areas and neighborhoods. Improvements could include new pedestrian connections through cul-de-sacs, upgraded pedestrian crossings, the addition of bicycle facilities, such as bike paths or separated bike lanes and bicycle parking.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The proposed project is within one mile of existing commercial areas and neighborhoods and proposes improvements to both pedestrian and bicycle connections leading off-site. Other connections within one mile of the Specific Plan area are considered off-site and may be studied and considered for improvements separately under future City initiatives.</p>

LAND USE

COMMUNITY DESIGN AND PUBLIC REALM

Goal LU-8: Support high-quality and visually interesting design and construction of all buildings throughout the City.

<p>LU-8.1 Quality design and materials.</p>	<p>Require simple, urban building forms made with permanent, high-quality materials and architectural detailing.</p>	<p>Y</p>	<p>Consistent. Overall, the design of the project would adhere to the architectural principles of Southern California regional modernism and mid-century modernism. Building materials would include concrete, steel, glass, wood, ground-faced masonry, stone, plaster, decorative tile, brick, metal screening, community-designed mosaic, and public art features, in mostly neutral tones with the exception of the tiles, mosaics, and art. Live plants would also be incorporated into exterior building design where possible pursuant to compliance with Fire Department defensible space standards.</p>
<p>LU-8.2 Building entrances.</p>	<p>Use visual and physical features within a building's design and entries to emphasize the building entrance and connection to public spaces.</p>	<p>Y</p>	<p>Consistent. The proposed buildings incorporate visual cues, landscaping, and strong street-front transparency to highlight primary entrances. The Downtown Core development standards within the Specific Plan also include main building entrance standards. Refer to CAPSP Section 2.E.VI.</p>
<p>LU-8.3 Public gathering spaces.</p>	<p>Encourage public and quasi-public gathering spaces within development that support community activities.</p>	<p>Y</p>	<p>Consistent. Carpenter Park, Kavli Terrace, interstitial plazas, paseos, landscaped areas, performance spaces, and the pedestrian-oriented Main Street within the Specific Plan area would all provide high-quality public gathering opportunities.</p>
<p>LU-8.4 Architecturally significant buildings.</p>	<p>Strive to maintain the architectural integrity of significant developments that represent notable styles in Thousand Oaks, including the Eichler homes, Case Study House No. 28, and other similar buildings.</p>	<p>Y</p>	<p>Consistent. The proposed project embraces the defining qualities of Southern California regional modernism and mid-century modernism—clarity of structure, integration with the landscape, human-scaled proportions, and warm natural materials. Its architectural character intentionally echoes hallmark local precedents, such as the Eichler homes and Case Study House No. 28, which have shaped the visual identity of Thousand Oaks. By drawing from these influences, the Downtown Core achieves a contemporary yet contextually rooted design language.</p>
<p>LU-8.5 Iconic design.</p>	<p>Encourage iconic and memorable building designs, particularly on larger properties and those visible from major thoroughfares, including Highway 101.</p>	<p>Y</p>	<p>Consistent. The project would develop new, large-scale modern/post-modern structures on a partially developed site, within a neighborhood generally consisting of stucco buildings with red-tiled roofs. Proposed architectural elements would include a grand staircase and transparent ground floor (Building C1), solar carports and horizontal metal screening (Building C2), a two-story restaurant with an enclosed patio (Building B1) and a custom-designed artistic steel structure (Carpenter Park), a bandshell (Building B2) and amphitheater, a hotel with an exterior pedestrian bridge and rooftop bar (Building E1), a mixed-use building that incorporates setbacks to create additional indoor and outdoor rooftop amenity space with views of the hillsides and incorporates two different architectural treatments (Building E2), and a mixed-use building.</p>
<p>LU-8.6 Lot consolidation.</p>	<p>Encourage assembly of small parcels along commercial and mixed-use corridors to achieve a cohesive pedestrian-oriented development and building design. Allow modifications to development standards to encourage lot consolidation.</p>	<p>Y</p>	<p>Consistent. The proposed project includes a proposed Tentative Tract Map intended to merge/consolidate the 14 underlying legal parcels and to create 10 new separate legal parcels.</p>

LAND USE

<p>LU-8.7 Crime prevention strategies.</p>	<p>Implement Crime Prevention Through Environmental Design (CPTED) principles, that include site design, mixtures of uses, lighting, nighttime security and other measures.</p>	<p align="center">Y</p>	<p>Consistent. Lighting, visibility, active ground floors, and mixed uses support safety through CPTED principles. Lighting standards are also included in the CAPSP Section 2.E.VI.e. Specific Plan Implementation Program I-11 is a required implementation program for the City to develop a safety, secure, and operational plan for the Downtown Core.</p>
<p>LU-8.8 Design of mixed-use, commercial, office and industrial areas.</p>	<p>Design areas to be more urban in character by amending the zoning regulations, including but not limited to the following: Buildings sited near front lot lines by establishing maximum setbacks; A high percentage of lot coverage; Building facades with transparency (e.g., windows) and an active street frontage; Parking and loading areas located behind or on the side of buildings; Wide sidewalks with landscaping; New street connections to create more walkable blocks</p>	<p align="center">Y</p>	<p>Consistent. The project proposes its own set of development standards that would apply to the proejct site instead of the City's zoning regulations, which are going through a separate update by the City. The project embodies urban design principles such as near-street building placement (setback standards, high transparency (ground floor facade standards), screened parking (general parking screening standards), and walkable blocks. Refer to CAPSP Section 2.E.IV.</p>
<p>Goal LU-9: Design public streets and other spaces for pedestrians and that foster interaction, activity, and safety.</p>			
<p>LU-9.1 Streetscape design.</p>	<p>Encourage pedestrian-oriented streetscapes by establishing a unified approach to street tree planting, street lighting, sidewalk design, pedestrian amenities (such as lighting and street furniture) and high-quality building frontages with visible street-facing walk-in access.</p>	<p align="center">Y</p>	<p>Consistent. The Specific Plan establishes a framework for the project site to become a dynamic and versatile urban environment framed by civic, cultural, residential, and commercial uses. Pedestrian activity, accessibility, and a sense of place are vital components of the success of the Downtown Core. Key features include Carpenter Park, the Grand Stair and Elevator connecting Carpenter Park to the Civic Arts Plaza structures, integrated lanscape and building architecture, and the pedestrian-priority Main Street corridor. Thoughtful streetscape design contributes to the character and a sense of arrival to a place. Thousand Oaks Boulevard, Dallas Drive, East and West Main Street, and the grand staircase connecting the Kavli Theatre to East Main Street would provide the primary pedestrian thoroughfares into and around the site, providing comfortable and engaging pedestrian access across the entire Downtown Core, with connections to uses beyond the Specific Plan boundaries at either end. Secondary pedestrian connections throughout the site connect the parking structure, civic uses, and theatre uses to Main Street and Carpenter Park, as well as between Thousand Oaks Boulevard and Main Street. Tertiary circulation, or pedestrian paths, anticipated to experience the lightest foot traffic include connections to the existing parking structure (Building C2) and West Main Street, West Road, and Oakwood Drive. Pedestrian nodes and plazas are also distributed throughout the site to offer areas for resting or gathering.</p>
<p>LU-9.2 Pedestrian focus on high volume streets.</p>	<p>Design the streetscape of high-volume streets (such as Thousand Oaks Boulevard, Hillcrest Drive, Moorpark Road, and Westlake Boulevard) to balance regional traffic flow with pedestrian movement, comfort, and safety through such means as wider and winding sidewalks with landscaping and shade, safe and visible pedestrian crossings with midpoint stops, and buffers or bike lanes between traffic lanes and pedestrians.</p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy LU-9.1.</p>
<p>LU-9.3 Parking facilities.</p>	<p>Design parking areas that do not interfere with the pedestrian access to buildings along street frontages.</p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy LU-9.1.</p>

LAND USE

LU-9.4 Shade trees.	Encourage the planting of street trees that shade the sidewalk and off-street parking areas in accordance with the City's Forestry Master Plan.	Y	Consistent. The proposed landscape plan integrates native, drought-tolerant plants, retains and highlights mature oaks, and increases on-site tree canopy in a manner that provides shading and contributes towards the City's urban forest.
LU-9.5 Lighting.	Require that all new streetlights along sidewalks and other pedestrian rights of way in commercial, multi-family, and mixed-use areas to be pedestrian-scaled and provide adequate visibility and security.	Y	Consistent. Any proposed streetlights along sidewalks and other pedestrian rights of ways would be designed to be pedestrian-scaled and provide adequate security, consistent with City requirements.
LU-9.6 Public plazas.	Encourage new development to incorporate public plazas, seating, and gathering places.	Y	Consistent. Refer to response to Policy LU-9.1.
LU-9.7 Universal Design.	Incorporate Universal Design principles in the design of public right-of-way and public spaces to facilitate ease of movement for pedestrians of all ages and abilities, including flexible seating with arms, accessible signals, tactile paving, pedestrian safety islands, green infrastructure, consistent lighting, wide sidewalks and pathways, and defined spaces for gathering and modes of movement.	Y	Consistent. Refer to response to Policy LU-9.1.
LU-9.8 Minimize curb cuts.	Require new commercial, residential and mixed-use development, to the extent possible, to have common driveways and/or service lanes serving multiple units, to minimize the number of curb cuts along any block to improve pedestrian safety.	Y	Consistent. Refer to response to Policy LU-9.1.
Goal LU-10: Preserve views of the mountains and ridgelines and unique entryways to Thousand Oaks.			
LU-10.1 Public view corridors.	Reaffirm and update adopted view sheds protection within the Ridgeline Study. Promote development practices that enhance and frame views of the mountains and ridgelines from view corridors along public rights of ways.	Y	Consistent. Views of the Santa Monica Mountains (Conejo Ridge Open Space) to the south and west of the project site and views of the Simi Hills to the north and east of the project site are afforded to motorists and pedestrians from public vantage points in the project vicinity and along Highway 101. As detailed in Impact Statement AES-1 in Section 5.1, Aesthetics, of the EIR, the proposed project would result in minor changes to Key Views 1 through 5 along Highway 101 as the existing CAP already obstructs the Simi Hills and Santa Monica Mountains; refer to EIR Exhibits 5.1-6 and 5.1-7. As depicted therein, project implementation would not further obstruct views of the natural landscape, compared to the existing condition. Additionally, the project would be subject to the Freeway Corridor Design Guidelines, which were adopted by the City Council as part of Resolution No. 91-172, and include guidelines for site planning, architectural design, walls, and landscape planting.

LAND USE

SUSTAINABLE BUILDINGS

Goal LU-11: Power existing and new buildings with clean energy.

<p>LU-11.1 Carbon-free construction.</p>	<p>Promote and encourage new construction that uses carbon-free energy.</p>	<p>Y</p>	<p>Consistent. The electricity provider for the project, Southern California Edison (SCE), is subject to California’s Renewables Portfolio Standards (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent of total procurement by 2030 and 100 percent of total procurement by 2045. The proposed project would use SCE as a service provider, and as such, the proposed project would be consistent with this policy.</p> <p>Further, buildings would be designed to minimize solar heat gain and implement other best practices for internal and external lighting and energy efficiency to reduce energy consumption to the maximum extent possible, and, at minimum, shall be consistent with CalGreen and Title 24 standards. All development within the Specific Plan area would also comply with the applicable Building Code requirements for energy efficiency, water savings, and solid waste reduction in effect at the time of permitting.</p> <p>Additionally, the project would be consistent with the City’s Climate and Environmental Action Plan, including continuing to conduct and implement energy audit recommendations. The project’s adaptive reuse component would include upgrading existing building fixtures and systems to the extent feasible.</p>
<p>LU-11.2 Energy efficient new construction.</p>	<p>Promote and encourage energy-efficient new construction through implementation of CALGreen Tier 1 and Tier 2 measures and use of Passive Solar System design features.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-11.1.</p>
<p>LU-11.3 Onsite solar in new construction.</p>	<p>Promote and encourage the installation to the maximum extent possible of on-site solar (or other distributed renewable energy) in new construction, including rooftop, carports and additional technologies as they evolve.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-11.1.</p>
<p>LU-11.4 Transition existing buildings to carbon-free energy.</p>	<p>Promote and encourage the electrification of existing buildings with clean energy to reduce and eliminate fossil fuel use.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-11.1.</p>
<p>LU-11.5 Existing building energy efficiency.</p>	<p>Encourage an increase in energy efficiency of existing buildings through upgrades including insulation, sealing, improved windows, roofs, water and air heating, ventilation and air conditioning (HVAC) systems.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-11.1.</p>
<p>LU-11.6 Energy audits and disclosures.</p>	<p>Support and encourage energy audits and energy use disclosure at time of listing, sale, lease, rental or remodel of existing buildings.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-11.1.</p>
<p>LU-11.7 Electrical Vehicle charging stations in new development.</p>	<p>Require EV ready receptacles sufficient to support users in new development.</p>	<p>Y</p>	<p>Consistent. The proposed project would install EV ready receptacles and EV chargers in accordance with CALGreen standards.</p>

LAND USE

HEALTHY COMMUNITIES

Goal LU-12: Promote healthy living for all residents of Thousand Oaks.

<p>LU-12.1 Access to healthy foods.</p>	<p>Promote access to healthy foods through opportunities such as, certified farmers' markets and community gardens.</p>	<p>Y</p>	<p>Consistent. Carpenter Park is designed to accommodate a Farmer's Market and other temporary community events. The project would comply with all applicable federal, State, and local laws, regulations, and standards regarding solid waste disposal, including the mandates of RCRA, AB 939, AB 341, AB 1327, AB 1826, and SB 1381, and the California Green Building Code, which require organics collection and food recovery.</p>
<p>LU-12.2 Tobacco and alcohol sales.</p>	<p>Prohibit the sale of tobacco and alcohol products near schools, parks, libraries, and community centers.</p>	<p>Y</p>	<p>Consistent. Alcohol sales are already allowed in the area. Any new use that proposes acquiring an alcohol license would need to comply with Alcoholic Beverage Control (ABC) permit requirements, including requesting a Letter of Public Convenience and Necessity (LPCN) reviewed by the Thousand Oaks Police Department. TOMC prohibits smoking on the grounds of the Thousand Oaks Civic Arts Plaza, except in any designated smoking area. Additionally, tobacco shops are not an allowed use within any of the subareas within the Specific Plan area, and even if proposed, the Community Development Director has the final interpretation and determination of proposed land uses within the CAPSP.</p>
<p>LU-12.8 Smoking product retailers.</p>	<p>Limit the sale of tobacco and other nicotine products in neighborhoods with a significant concentration of stores (e.g., multiple stores on the same block or intersection) and near child-sensitive areas, such as schools, parks, and daycare facilities.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-12.2.</p>
<p>LU-12.9 Discourage vehicle idling.</p>	<p>Discourage new drive-through operations and other uses that require and encourage active idling of vehicles.</p>	<p>Y</p>	<p>Consistent. Drive-through operations are not permitted in the Specific Plan area. Additionally, the project's shared parking approach would ensure the most efficient use and effective long-term management of available parking supply to achieve a "park once" environment and facilitate the expanded use of alternative modes of transportation, including ride share, public transit, and bicycling. As the Downtown Core matures, it is expected that the use of alternative modes of transportation would become more frequently utilized and available, thereby continuing to reduce vehicular parking demand as mobility behaviors adjust to a more dense and vibrant downtown environment. Refer to CAPSP Table 2-2 and Section 2.E.V.</p>
<p>LU-12.11 Food distribution.</p>	<p>Partner with local food recovery organizations, food retailers, restaurants and businesses to develop a robust food recovery program to support the distribution of unwanted or unsold food to those in need.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU-12.2.</p>

LAND USE

<p>LU-12.12 Parks and Open Space Areas.</p>	<p>Encourage the creation, maintenance, and enhancement of park and open space facilities that provide physical, mental, and social benefits for all ages.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The proposed Carpenter Park area is intended to be flexible to accommodate community events and civic gatherings, including a mix of active and passive recreational uses, to encourage activity during various times of day and night. Carpenter Park provides direct pedestrian links to all subareas of the Specific Plan and features a restaurant/café use along the Thousand Oaks Boulevard frontage, which is integrated into the design of the central plaza area. Adjacent development is designed to activate Carpenter Park and capitalize on views into the plaza.</p> <p>The design of Carpenter Park would incorporate hardscape, water features, landscape vegetation, functional turf areas, shade structures, play structures, public art, and seating areas, and is designed to reflect the natural features and topography of the site while preserving existing mature oak trees. The plaza is also equipped with electrical power, lighting, and other infrastructure to facilitate community events.</p> <p>Further, this subarea is intended to include a park restaurant (B1) and a bandshell amphitheatre (B2), with a 1.1-acre amphitheatre terraced seating area intended to facilitate events with up to 350 people, located between Subareas C and A. The amphitheatre is designed to accommodate ticketed performances, public community performances, and other private and public events and gatherings.</p>
<p>LU-12.13 Minimize construction impacts.</p>	<p>Take steps to reduce the impact of construction on major development project on existing residential and commercial areas by developing construction management procedures that include construction times, staging areas, and phasing requirements.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The project would be conditioned to develop and provide construction management procedures to minimize impacts on existing residential and commercial properties in the immediate vicinity during project construction activities.</p>
<p>SUB AREA PLAN GUIDANCE - DOWNTOWN</p>			
<p>Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the “heart of the City.”</p>			
<p>LU-13.1 Downtown.</p>	<p>Implement the vision and specific strategies in the Downtown Core Master Plan, Thousand Oaks Boulevard Specific Plan (SP-20), and Civic Arts Plaza Specific Plan (SP-11). The General Plan incorporates the primary components of these plans as follows:</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The Civic Arts Plaza Specific Plan (CAPSP/SP-11) is a comprehensive guide to defining the character of future physical development and outlines a vision for land use, infrastructure, and implementation strategies for the portion of the General Plan 2045 Downtown Sub Area Plan between West Road and South Conejo School Road, along the southern frontage of Thousand Oaks Boulevard in the City of Thousand Oaks.</p>
	<p>Implement gateways and wayfinding signage that mark the arrival into the Downtown.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Gateways and entry monuments play an instrumental role in providing identity and sense of arrival. Entrances to the Downtown Core area are located along Thousand Oaks Boulevard and Conejo School Road. Refer to Specific Plan Conceptual Gateways and Wayfinding Sign Map (Figure 2-13) for proposed locations of wayfinding, roadway, and parking signage. A Uniform Sign Program (USP) application would be required to be submitted for review and approval by the Community Development Department; refer to Specific Plan Implementation Program I-6.</p>

LAND USE

<p>LU-13.2 Civic Arts Specific Plan.</p>	<p>Redesign the Civic Arts Plaza frontage, building and open space to provide intuitive entrances with pedestrian connectivity between the Kavli Theatre Plaza level and the new Town Square and redevelopment of the Westside Properties (Area C-1 Civic Arts Specific Plan). Implement the following policies:</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Subarea C encompasses the CAP structures and uses, including the Performing Arts Center, consisting of the 1,800-seat Kavli Theatre and 394-seat Scherr Forum Theatre, the adaptively reused and reconstructed City of Thousand Oaks City Hall administrative offices, commercial and other community-serving uses, as well as the existing six-level parking structure. Development within Subarea C would facilitate the partial demolition and reconstruction of City Hall while introducing a variety of compatible commercial uses. Subarea E encompasses the remainder of the Specific Plan area located west of the Civic Arts Plaza and Carpenter Park, and north of the existing parking structure. Development is intended to consist of mixed-use residential with active ground floor commercial uses, subterranean and podium parking structures, and an approximately 142-room hotel with associated food/beverage uses, banquet space, and other guest amenities. Pedestrian pathways and wayfinding signage are proposed throughout the Specific Plan area to provide pedestrian connectivity and access throughout.</p>
	<p>Integrate institutional, entertainment, commercial and civic uses on the Civic Arts Plaza and Westside Properties, as part of the Campus Master Plan.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Refer to response to Policy LU-13.2.</p>
	<p>Retain existing healthy mature trees.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. As the namesake of the City, oak and other landmark trees are a vital component to the authenticity and character of the Downtown. The site is home to a variety of existing mature oak and landmark trees, and the Downtown Core would be developed with the intention of preserving healthy mature protected trees in key public areas of the site while achieving the goals and objectives of the Specific Plan and compliance with Ventura County Fire Wildfire Prevention Standards.</p> <p>Existing mature oak trees located in Carpenter Park and the amphitheatre area are intended to be retained and incorporated into the proposed plan to the extent feasible, and a cluster of existing oaks shall form the central focus of Carpenter Park with pedestrian walking paths surrounding their perimeter.</p> <p>Existing oak trees shall form the entryway to the amphitheatre. Existing oak trees should provide a natural backdrop to the amphitheatre during performances, and buffer it from views and sounds emanating from the more active areas of the site and adjacent streets.</p> <p>Artistic structural support bracing may be used, if necessary, to extend the life span of existing mature trees and address appropriate safety precautions to reduce the risk of potential failure. Future development would require review of any impacts to protected trees in compliance with the TOMC.</p>

LAND USE

	<p>Provide flexible performance and active public space. Create quiet, contemplative spaces.</p>	<p>Y</p>	<p>Consistent. The Carpenter Park area functions as a central gathering place and the heart of the overall Downtown area. It is intended to be flexible to accommodate community events and civic gatherings, including a mix of active and passive recreational uses, to encourage activity during various times of day and night. Within Subarea B, where Carpenter Park is located, are a park restaurant and outdoor amphitheatre/bandshell, intended to offer ticketed performances, public community performances, and other private and public events/gatherings. The design of Carpenter Park incorporates hardscape, a water feature, landscape vegetation, functional turf areas, shade structures, play structures, public art, and seating areas, and is designed to reflect the natural features and topography of the site while preserving existing mature oak trees.</p> <p>The adaptive reuse of City Hall includes a variety of proposed uses, including a multipurpose performance venue, art gallery/incubator space, public library outpost, office/conference space, and other retail uses complementary of and synergistic with an overall civic, arts, and community-oriented focus. The art gallery/incubator space would provide flexible space for artists and other creative innovators to make, congregate, and display art. The Kavli Terrace would be reconstructed as a level plaza deck, increasing flexibility of the space to accommodate various needs, including pre- and post-function outdoor event space for the Kavli Theatre and Scherr Forum.</p>
	<p>Improve the visual and physical connections from the Kavli Theatre Plaza level to the Town Square and Thousand Oaks Boulevard to encourage theatre patrons to stay and experience downtown.</p>	<p>Y</p>	<p>Consistent. A grand staircase and public elevator would provide visual and physical connectivity from Carpenter Park and Thousand Oaks Boulevard at the ground level to the Kavli Terrace on the third level.</p>

LAND USE

	<p>Reaffirm the development of civic gathering space within the Campus Master Plan.</p>	<p>Y</p>	<p>Consistent. Carpenter Park functions as a central gathering place and the heart of the overall General Plan Downtown Subarea. It is intended to be flexible to accommodate community events and civic gatherings, including a mix of active and passive recreational uses to encourage activity during various times of day and night. Carpenter Park provides direct pedestrian links to all portions of the Specific Plan area and to the broader General Plan Downtown Subarea. Carpenter Park would feature a restaurant/café along the Thousand Oaks Boulevard frontage that is integrated into the design of the central plaza area. A pedestrian-only “Main Street” serves as a primary east/west connection through the park from Lakes Drive to Dallas Drive along the northern façade of the repurposed and reconstructed CAP structures. The design of Carpenter Park incorporates hardscape, an interactive water feature, landscape vegetation, functional turf areas, shade structures, play structures, public art, and seating areas. Carpenter Park is designed to reflect the natural features and topography of the site while preserving existing mature oak trees. The design provides for functional and aesthetically pleasing pedestrian transitions to adjoining subareas, uses, and structures. Pedestrian walkways provide access from both surrounding developments and Thousand Oaks Boulevard, with paths planned to meander throughout the site to create an inviting and accessible environment. Subarea B is intended to include an approximately 350-seat outdoor amphitheatre located between Subareas C and A. The amphitheatre is designed to accommodate ticketed performances, public community performances, and other private and public events and gatherings. Subarea C encompasses the CAP structures and uses, including the Performing Arts Center, consisting of the 1,800-seat Kavli Theatre and 394-seat Scherr Forum Theatre, the adaptively reused and reconstructed City of Thousand Oaks City Hall administrative offices, commercial and other community-serving uses, as well as the existing six-level parking structure.</p>
<p>LU-13.3 Cultural events and programming.</p>	<p>Transform the Downtown Core into a hub for culture, arts, and events that draws visitors from around Thousand Oaks and the wider Conejo Valley, offering numerous events and programming for participants of all ages, interests, and abilities.</p>	<p>Y</p>	<p>Consistent. Refer to response to Policy LU 13.2.</p>

LAND USE

<p>LU-13.4 City-owned Westside property.</p>	<p>Develop the City-owned Westside Property with an outdoor paseo or new street that provides connectivity and opportunities for outdoor gathering, public art, and aesthetic landscaping.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The Westside Subarea encompasses the remainder of the Specific Plan area located west of the Civic Arts Plaza and Carpenter Park, and north of the existing parking structure. Development is intended to consist of mixed-use residential with active ground-floor commercial uses, subterranean and podium parking structures, and a 142-room hotel and associated food/beverage uses, banquet space, and other guest amenities. Proposed structures located within this subarea include E1, E2, and E3. Subarea E is anticipated to be developed via a public-private partnership with a third-party development group(s).</p> <p>This subarea includes vehicular circulation elements, including West Road, West Main Street, and Dallas Drive. All vehicular access roads are intended to be dedicated as public access easements. Vehicular access roads would meet emergency vehicle access standards. Pedestrian circulation includes enhanced streetscapes along Thousand Oaks Boulevard and new interior roadways, interstitial plazas, and a paseo through Buildings B1 and B2, creating a physical and visual connection from Main Street to Thousand Oaks Boulevard. Pedestrian staircases along the eastern facades of Building E2 and E1 provide access from the existing parking garage to Main Street.</p>
<p>LU-13.5 Boutique hotel.</p>	<p>Encourage the development of a boutique hotel in the Downtown Core.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The proposed project includes an approximately 142-room hotel with associated food/beverage uses, banquet space, and other guest amenities within the Westside (Subarea E) of the Specific Plan area.</p>
<p>LU-13.7 Traffic calming.</p>	<p>Introduce traffic calming measures along Thousand Oaks Boulevard near the Downtown Core to slow down vehicles and encourage active transportation.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Thirty diagonal parking spaces would be created along the Downtown Core frontage along Thousand Oaks Boulevard. This parking configuration would help to slow down vehicle traffic along this particular segment of Thousand Oaks Boulevard to accommodate vehicles maneuvering these parking spaces.</p>
<p>LU-13.8 Retail and service market area.</p>	<p>Create a vibrant and captive market to support local businesses by promoting mixed-use with housing, retail and dining, hotels, and a diversity of housing types (in terms of size of units, affordability, and tenure) in and around the Downtown Core area.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. The Downtown Core consists of Subareas B, C, and E of the Specific Plan. The Downtown Core intends to incorporate a wide variety of uses emblematic of the diversity and vitality of the City of Thousand Oaks, including civic offices and administrative uses, active and passive public recreational spaces, cultural and performing arts venues, business and arts incubators, commercial retail, food and beverage establishments, hotel uses, and residential uses as part of mixed-use developments.</p>
<p>LU-13.9 Programmable outdoor space.</p>	<p>Integrate both indoor and outdoor programmable spaces to develop robust calendar of events to attract residents and visitors to Downtown Core year-round.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Carpenter Park and the amphitheatre would provide programmable outdoor spaces while the Kavli Theatre and Scherr Forum Theatre would provide programmable indoor space to accommodate a full calendar of events.</p>

LAND USE

<p>LU-13.10 Parking district.</p>	<p>Pursue a “park once” concept for the Downtown that creates shared or centralized parking to allow visitors to drive to the area, “park once,” and then walk to multiple uses and activities without having to move their vehicles.</p>	<p align="center">Y</p>	<p>Consistent. The proposed shared parking approach would ensure the most efficient use and effective long-term management of available parking supply to achieve a “park once” environment and facilitate the expanded use of alternative modes of transportation, including ride share, public transit, and bicycling. As the Downtown Core matures, it is expected that the use of alternative modes of transportation would become more frequently utilized and available, thereby continuing to reduce vehicular parking demand as mobility behaviors adjust to a more dense and vibrant downtown environment. Refer to CAPSP Section 2.E.V.</p>
<p>LU-13.11 Prohibited uses.</p>	<p>Prohibit the establishment or expansion of the following uses within the Downtown Core, as they detract from creating a walkable and pedestrian-friendly corridor: Industrial, warehousing and large-scale manufacturing; Contractor’s yards and construction materials with outdoor storage; Used or new car sales (Note that the Thousand Oaks Auto Mall is not included in this area.); Auto-related businesses such as auto repair, tire sales, oil change, body shops and similar uses; Auto storage facilities, indoor and outdoor; Self-storage facilities; Drive through establishments</p>	<p align="center">Y</p>	<p>Consistent. Refer to Specific Plan Table 2.2, Downtown Core Permitted Use Table. None of the stated uses in Policy LU-13.11 are permitted in the Downtown Core.</p>

MOBILITY

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
ACCESS AND CONNECTIVITY			
Goal M-1: Create and maintain a transportation system that is safe for travelers of all ages and abilities regardless of mode.			
M-1.2 Roadway design.	Design and maintain the public right-of-way through a complete streets approach that facilitates safe, comfortable, and efficient travel for all travelers on the roadway.	Y	Consistent. Road sections in the CAPSP have been reviewed for conformance with applicable City road standards and approved by the City of Thousand Oaks Public Works Department. Additionally, all major roadways identified in CAPSP Figure 2-5, Circulation Plan, would include vehicular lanes, sidewalk, planters, and pedestrian walkways to accommodate all travelers on the roadways. Some roadways would include street parking on both sides as well as bike sharrows for shared travel lanes with vehicles.
M-1.3 Intersection design.	Prioritize mobility and safety for non-motorized modes in all intersection designs.	Y	Consistent. Refer to response to Policy M-1.2.
M-1.4 Active transportation.	Reaffirm and implement the ATP, designed to provide guidance for non-motorized travel, infrastructure improvements that make multimodal transportation safer, provides connectivity, and safety thresholds for roadways that balance motorized and non-motorized transportation.	Y	Consistent. The City anticipates adopting the Draft Active Transportation Plan Update (ATP Update) in March 2026 to provide up-to-date planning guidance for non-motorized travel infrastructure improvements that make multimodal transportation safer and more enjoyable. Additionally, the ATP Update seeks to educate and promote active transportation to increase bicycling and walking throughout the City as a way to reduce VMT and GHG emissions. The City established its first Active Transportation Plan in December 2019 (2019 ATP). The ATP Update is a continuation of the 2019 ATP's mission of promoting active transportation as a strategy to reduce VMT and GHG emissions, while improving public health and mobility options. Existing conditions related to existing bicycle and pedestrian infrastructure are provided in the ATP Update to guide the location and type of new or upgraded facility recommendations. Moreover, the ATP Update continues to support the goals established in the 2019 ATP. Specifically, the following goals are identified: 1) Goal 1: Foster an Active Transportation-Friendly Environment; 2) Goal 2: Expand a Connected Network; 3) Goal 3: Encourage Local Planning Efforts; and 4) Goal 4: Provide an Education and Promotion Roadmap.
Goal M-2: Create and maintain a public transit system that is safe, equitable, affordable, efficient, and accessible to all people in Thousand Oaks.			
M-2.1 Mobility barriers.	Prioritize investments that reduce first/last-mile barriers to transit stops and encourage alternative transportation options for activities of daily living.	Y	Consistent. The proposed shared parking approach would ensure the most efficient use and effective long-term management of available parking supply to achieve a “park once” environment and facilitate the expanded use of alternative modes of transportation, including ride share, public transit, and bicycling. As the Downtown Core matures, it is expected that the use of alternative modes of transportation would become more frequently utilized and available, thereby continuing to reduce vehicular parking demand as mobility behaviors adjust to a more dense and vibrant downtown environment. Refer to CAPSP Section 2.E.V.b.

MOBILITY

M-2.2 Access to services.	Provide safe and comfortable connections for walking and biking from residential areas to schools, parks, grocery stores, employment centers, transit stops, and essential services citywide.	Y	Consistent. Refer to response to Policy M-1.2. Additionally, Specific Plan Figure 2-12, Pedestrian Connectivity and Nodes, identifies primary, secondary, and tertiary circulation networks that provide safe and convenient connections throughout the Specific Plan area.
---------------------------	---	---	--

COMMUNITY HEALTH

Goal M-3: Create and maintain a transportation system that improves community health.

M-3.1 Active travel facilities.	Prioritize active transportation investments that provide a means for physical activity, and improve access to Thousand Oaks' parks, trails, equestrian facilities, open space, and recreational areas.	Y	Consistent. The Carpenter Park area functions as a central gathering place and the heart of the overall Downtown area. It is intended to be flexible to accommodate community events and civic gatherings, including a mix of active and passive recreational uses, to encourage activity during various times of day and night. Within Subarea B, where Carpenter Park is located, are a park restaurant and outdoor amphitheatre/ bandshell, intended to offer ticketed performances, public community performances, and other private and public events/gatherings. The design of Carpenter Park incorporates hardscape, a water feature, landscape vegetation, functional turf areas, shade structures, play structures, public art, and seating areas, and is designed to reflect the natural features and topography of the site while preserving existing mature oak trees.
M-3.2 Neighborhood streets.	Create neighborhood streets that unify neighborhoods, reduce vehicle speeds, reduce barriers for people walking, biking, and riding transit, and provide connectivity to arterials. Extend stubbed-end streets through future developments, where appropriate, to provide necessary circulation within a developing area and for adequate internal circulation within and between neighborhoods.	Y	Consistent. Refer to response to Policy M-2.2.
M-3.4 Physical activity.	Design multimodal facilities to a standard that will increase physical activity.	Y	Consistent. Refer to response to Policy M-3.1.

MOBILITY

<p>M-3.5 Mixed-use development.</p>	<p>Require development of mixed-use to include multimodal improvements, such as convenient bicycle parking and storage facilities, electric vehicle charging stations, and vehicle share programs for reduced parking.</p>		<p>Consistent. The proposed project would be developed as a pedestrian-oriented mixed-use development with active ground-floor components, entertainment, and open space throughout the project site. Additionally, the proposed project would include bicycle infrastructure (short- and long-term bicycle parking and bicycle lockers) which would encourage cycling as an alternative mode of transportation. The project would also include a mix of land uses, including residential, commercial, and recreational uses on-site which would provide the opportunity to work and live within the project site. The project's central location within 0.5-mile of bus transit stops promotes transit use and reduces reliance on single-occupancy vehicles. Additionally, the mixed-use design integrates residential, commercial, and civic spaces, minimizing vehicle trips and supporting High Quality Transit Area (HQTA) principles outlined in Connect SoCal 2024.</p> <p>Further, the proposed shared parking approach would ensure the most efficient use and effective long-term management of available parking supply to achieve a "park once" environment and facilitate the expanded use of alternative modes of transportation, including ride share, public transit, and bicycling. As the Downtown Core matures, it is expected that the use of alternative modes of transportation would become more frequently utilized and available, thereby continuing to reduce vehicular parking demand as mobility behaviors adjust to a more dense and vibrant downtown environment.</p>
<p>M-3.6 Trip reduction.</p>	<p>Implement pedestrian-oriented land uses that reduce vehicle miles traveled through providing community supportive services such as healthy food, childcare, and access to other daily services.</p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy M-3.5. A variety of community-serving uses would be permitted within the Downtown Core that encourage reduced vehicle miles traveled for access to daily services.</p>
<p>M-3.7 Clean fuels and vehicles.</p>	<p>Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.</p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy M-3.5. A variety of community-serving uses would be permitted within the Downtown Core that encourage reduced vehicle miles traveled for access to daily services.</p>

MOBILITY

MANAGED INFRASTRUCTURE IMPROVEMENTS			
Goal M-4: Create a transportation system that will accommodate future growth that provides for all modes.			
M-4.1 Roadway classification.	Classify streets based on their modal purpose and land use context.	Y	Consistent. Refer to response to Policy M-1.2.
M-4.3 Congestion management.	Proactively manage traffic operations and parking demand at major destinations and job centers.	Y	Consistent. Refer to response to Policy M-2.1.
M-4.4 Design standards.	Update design standards for streets, curbs, driveways/accessways, and sidewalks to account for existing and emerging mobility trends and changes in demand over time.	Y	Consistent. Refer to response to Policy M-1.2.
M-4.5 Development standards.	Use development review guidelines that define transportation analysis and site design requirements to address multimodal access needs, connections to the surrounding street and mobility network, and right-size the roadway to the context of future development and its surroundings.	Y	Consistent. Refer to response to Policy M-1.2.
M-4.7 Parking management.	Implement a comprehensive parking management strategy that supports economic growth and vitality, and environmental sustainability, and ensures that the available parking supply is utilized at levels that meet ongoing needs.	Y	Consistent. Refer to response to Policy M-2.1.
Goal M-5: Create and maintain a transportation system that fosters vibrant commercial centers and economic resiliency.			
M-5.1 Public rights of way.	Construct wider sidewalks on streets in a manner that improves public safety and pedestrian access to commercial areas.	Y	Consistent. Refer to response to Policy M-1.2.
M-5.2 Flexible parking requirements.	Allow creative and flexible approaches to parking, including maximizing use of existing public supply and sharing between uses to create a “park once environment” and facilitate the revitalization of underutilized land.	Y	Consistent. Refer to response to Policy M-2.1.
M-5.3 Bicycle parking.	Expand the availability of secure and convenient bicycle parking at key destinations.	Y	Consistent. Within the CAPSP area, bicycle parking would be provided in multiple locations to encourage safe, convenient, and secure bicycle parking to encourage the use of bicycles and e-bikes as an alternative transportation option in the Downtown area (Refer to 2.E.V.b - 2.E.V.f). Residential uses shall provide secure and enclosed bike parking facilities for residents located on the ground level or within an at-grade levels of a parking garage. Bike racks for short-term visitor and employee bike parking would be spread throughout the program, including along Thousand Oaks Boulevard, Main Street, and adjacent to publicly accessible plazas and high-trafficked common areas.
M-5.4 Multimodal improvements.	Multimodal improvements should focus on enhancing access to Thousand Oaks Boulevard, Moorpark Road, and other major arterials.	Y	Consistent. The creation of convenient and safe multi-modal transportation within the Downtown Core area, including pedestrian connections, bicycle parking and infrastructure, and designated areas for ride-share and public transit services would facilitate the use of other modes of transportation, and thereby reduce demand. This is especially true as the Downtown continues to evolve over time. Multi-modal infrastructure within the Downtown core would be designed and developed to be able to connect to existing transportation networks, and/or be expanded upon as surrounding areas redevelop over time.

MOBILITY

SUSTAINABILITY

Goal M-6: Create and maintain a transportation system that reduces impacts to the environment while leveraging sustainability innovations.

M-6.1 Decrease vehicle trips.	Prioritize transportation and development investments and strategies that reduce single-occupancy vehicle trips.	Y	Consistent. Refer to response to Policies M-3.5 and M-5.4.
M-6.2 Decrease vehicle miles traveled.	Prioritize pedestrian, bicycle and other micro-mobility transportation means, and transit enhancements. Encourage infill, mixed-use, and other land use development that locates resources and services near residents' homes.	Y	Consistent. Refer to response to Policies M-3.5 and M-5.4.
M-6.3 Emissions reduction.	Support and encourage the adoption of low- and zero-emission vehicles, clean vehicle technologies, charging infrastructure and services to reduce GHG emissions from vehicles.	Y	Consistent. Refer to response to Policy M-3.7.
M-6.4 Transportation Demand Management (TDM).	Promote and incentivize the use of TDM strategies for employers and expand options for emission reductions from commuting through means such as vehicle sharing, alternative fuel vehicle support, and telecommuting.	Y	Consistent. Refer to response to Policy M-3.7. Additionally, rideshare parking spaces would be strategically located throughout the Downtown Core to support evolving mobility needs (Refer to 2.E.V.b - 2.E.V.f).

NOISE

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
NOISE			
Goal N-1: Promote a pattern of land uses that is compatible with current and future noise levels.			
N-1.1 Acoustical studies.	Require an acoustical study and, as necessary, noise attenuation for proposed developments that may be exposed to noise exceeding the normally acceptable range identified Table 11.2 or where a project has the potential to result in a significant increase in noise, as defined in Table 11.3.	Y	Consistent. The proposed project has the potential to generate temporary construction noise and long-term operational noise in proximity to existing noise-sensitive land uses. A project-specific acoustical analysis was prepared to evaluate existing noise conditions, identify applicable local and State noise standards, and assess the project's potential to result in exposure to excessive noise levels or a substantial increase in ambient noise. Further, the proposed project is subject to the Municipal Code noise standards, which are intended to protect sensitive noise receptors such as residences, schools, hospitals, and places of worship. Project-related noise would be regulated through enforcement of applicable construction hour limitations, operational noise standards, and other noise control provisions. Refer also to Impact NOI-1 in Section 5.11, Noise, of the EIR.
N-1.2 Noise-reducing design features.	Incorporate design features into land use projects that can be used to shield residents from noise exceeding the normally acceptable ranges included in Table 11.2. Design features may include, but are not limited to berms, walls, and sound attenuating building configuration, architectural design, and construction method and materials.	Y	Consistent. Refer to response to Policy N-1.1.
N-1.3 Mixed-use developments.	Require design and construction of mixed-use developments to achieve noise levels in the conditionally acceptable range or lower per Table 11.2 for outdoor recreation areas associated with residential components and to achieve interior noise levels in residences of 45 CNEL or lower, consistent with Title 24 interior noise standards.	Y	Consistent. Refer to response to Policy N-1.1.
N-1.4 Sensitive noise receptors.	Maintain acceptable noise levels near sensitive receptors such as residences, hospitals, schools, and places of worship through review of new development in accordance with Policy N-1.1 and enforcement of the Municipal Code.	Y	Consistent. Refer to response to Policy N-1.1.
N-1.5 Noise studies.	Require noise studies for new development located in areas where the contour maps on figures Figure 11.2 and Figure 11.3 indicate the potential for exposure to noise exceeding the normally acceptable range for the proposed use and/or where the proposed use would have the potential to expose existing uses to significant operational noise impacts per the thresholds included in policies N-1.1 and N-3.2. If the proposed project would or could be exposed to noise exceeding the normally acceptable range, require appropriate noise reduction techniques to minimize noise exposure. Depending on the noise source, such techniques may include but are not limited to building construction standards to reduce interior noise, building orientation that blocks noise, increased setbacks from noise source(s), and use of sound barriers. If the project would or could generate significant operational noise impacts to existing uses, require mitigation to minimize impacts.	Y	Consistent. Refer to response to Policy N-1.1.

NOISE

Goal N-2: Minimize adverse noise impacts associated with transportation.			
N-2.2 Noise sensitive receptors and roadway noise.	Protect sensitive receptors from freeway and roadway noise through minimization techniques, including building configuration and design, sound walls, traffic calming, traffic diversion, or rubberized asphalt.	Y	Consistent. Refer to Section 5.11, Noise, for a discussion regarding the proposed project's minimization techniques regarding sensitive receptors, as applicable.
Goal N-3: Minimize excessive intermittent noise.			
N-3.1 Construction noise.	Use the noise levels shown in Table 11.4, adopted from Federal Transit Administration (FTA) standards, as thresholds of significance for construction noise and, as necessary, require mitigation for construction activities that would result in significant noise impacts.	Y	<p>Consistent. Policy N-3.1 requires the use of construction noise thresholds based on Federal Transit Administration (FTA) standards to evaluate the significance of construction noise impacts and to require mitigation where necessary. Policy N-3.2 requires the implementation of construction noise reduction techniques where construction activities would result in significant noise impacts. Construction noise associated with the proposed project was evaluated against the City's adopted construction noise thresholds and applicable Municipal Code requirements. As detailed in Impact Statement NOI-1 in Section 5.11, Noise, of the EIR, construction-generated noise levels would not exceed the City's daytime construction noise thresholds of 80 dBA Leq for residential uses and 85 dBA Leq for commercial uses. In addition, all construction activities would comply with the City's permitted hours of construction between 7:00 a.m. and 7:00 p.m., Monday through Saturday, pursuant to Municipal Code Section 8-11.01. Because construction noise levels would remain below applicable thresholds and construction would occur within permitted hours, construction-related noise impacts associated with the construction activities would be less than significant. Therefore, the project is consistent with Policy N-3.1.</p> <p>As construction noise levels would remain below applicable significance thresholds, the use of construction noise reduction techniques identified in Policy N-3.2 is not necessary to reduce impacts to be less than significant; however, the measures required by Policy N-3.2 will be applied as standard conditions of approval.</p>

NOISE

<p>N-3.2 Noise reduction for construction.</p>	<p><i>Require the following noise reduction techniques for all construction activity in the City: Require power construction equipment with noise shielding and silencing devices consistent with manufacturer's standards or the Best Available Control Technology;</i></p> <p><i>Prohibit use of driven (impact), sonic, or vibratory pile drivers, except in locations where the underlying geology renders alternative methods infeasible, as determined by a soils or geotechnical engineer and documented in a soils report;</i></p> <p><i>Utilize noise attenuating measures or screening for all outdoor mechanical equipment from off-site noise-sensitive uses;</i></p> <p><i>Locate construction staging areas as far from noise-sensitive uses as reasonably possible and feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints;</i></p> <p><i>For construction activity that even with the above requirements would or may still generate noise exceeding the significance thresholds in Policy N-3.2, investigate the use of additional feasible noise reduction techniques, including but not limited to the use of temporary sound barriers between the noise-generating activity and affected sensitive uses; All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.</i></p> <p><i>Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels.</i></p> <p><i>Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.</i></p> <p><i>Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the City's construction standards or when the anticipated construction duration is greater than is typical (e.g., 2 years) and adjacent to sensitive receptors. Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated STC 32 or higher.</i></p>	<p align="center">Y</p>	<p>Consistent. Refer to response to Policy N-3.1.</p>
--	--	-------------------------	--

PARKS AND OPEN SPACE

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
OPEN SPACE			
Goal POS-2: Complete the connected ring of natural open space around the developed portions of Thousand Oaks.			
POS-2.6 Regional advocacy.	Support regional planning efforts which promote infill development within cities, avoid sprawling development, and preserve large open area buffers and wildlife corridors between cities.	Y	Consistent. Buildout of the CAPSP would involve an infill mixed use development intended to revitalize the project area and catalize future development along Thousand Oaks Boulevard. The proposed CAPSP and anticipated development is not considered urban sprawl as it is located in the heart of the City and currently developed with other uses. The proposed project also preserves open space on-site through the incorporation of Carpenter Park and the amphitheatre.
Goal POS-5: Manage open spaces to reduce risk of natural hazards and promote the safety of the public.			
POS-5.2 Fuel modification zones.	Ensure the ongoing implementation of defensible space maintenance by the property owners, as required by the Ventura County Fire Department.	Y	Consistent. The CAPSP area would continue to be subject to defensible space maintenance requirements by the Ventura County Fire Department.
POS-5.4 New developments.	Plan new developments to avoid direct and secondary impacts on valuable open space resources, including visual impacts from the trail system, appropriate access control, location, and maintenance of fuel modification areas.	Y	<p>Consistent. Views of the Santa Monica Mountains (Conejo Ridge Open Space) to the south and west of the project site and views of the Simi Hills to the north and east of the project site are afforded by motorists and pedestrians from public vantage points in the project vicinity and along Highway 101. Additionally, views of the project site are afforded to motorists along Highway 101 as well as trails within the Simi Hills. As analyzed in Section 5.1, Aesthetics, of the EIR, the project would be constructed in an area with existing development and is designed to integrate into the existing Downtown Core. The project design would be consistent with policies and design guidelines described in Section 5.1.2, Regulatory Setting, including regulations that minimize impacts on scenic vistas. Additionally, photosimulations at several key vantage points were prepared to evaluate pre- and post-development aesthetic conditions. Based on the analysis, the proposed project would not significantly change views of the project site or surrounding natural landscape.</p> <p>Future development within the Specific Plan would also be reviewed by the Ventura County Fire Department to ensure adequate access control, location, and maintenance of fuel modification areas.</p>
PARKS			
Goal POS-6: Create and maintain beautiful and accessible parks and recreational facilities that meet the needs of all residents of Thousand Oaks.			
POS-6.4 Public safety.	Consider the safety of park uses with the design of new and expanded park facilities.	Y	Consistent. CAPSP Implementation Program I-10 requires an operational plan for Carpenter Park, while Implementation Program I-11 requires the development of a safety, security, and operational plan for the Downtown Core. The proposed Carpenter Park and amphitheatre provide additional passive and active recreation to serve new on-site residential uses, as well as within the immediate vicinity.
POS-6.5 Equitable park access.	Ensure that new parks and recreational facilities are placed equitably throughout the city to maximize access to parks for all residents.	Y	Consistent. Refer to response to Policy POS-6.4.
POS-6.6 Accessible parks.	Park design should consider usability by and safety for children, seniors, and those with mobility, sight, hearing or other special needs.	Y	Consistent. Refer to response to Policy POS-6.4.

PARKS AND OPEN SPACE

Goal POS-7: Provide diverse and affordable recreational programs and services for all Thousand Oaks residents, regardless of age, activity level, physical ability, or income level.			
POS-7.1 Expansive programming.	Offer diversified programs and services that meet the recreational needs of community members.	Y	Consistent. Recreational programming would be determined through CAPSP Implementation Measure I-10, which requires an operational plan for Carpenter Park.
POS-7.2 Active recreational programs.	Encourage recreational programs that provide active and health-promoting opportunities for residents of all ages.	Y	Consistent. Refer to response to Policy POS-7.1.
POS-7.3 Culturally relevant programming.	Encourage culturally relevant programming at various recreation facilities to serve the City's population.	Y	Consistent. Refer to response to Policy POS-7.1.
POS-7.4 Older adult programming.	Expand recreational programs, such as socialization classes and adult daycare, that meet the needs of older adults of all ages and abilities.	Y	Consistent. Refer to response to Policy POS-7.1.
POS-7.5 Fee discounts.	Consider fee discounts for low-income families, such as families with children who participate in the National School Lunch Program, so that all residents have access to the City's recreational programming.	Y	Consistent. Refer to response to Policy POS-7.1.
POS-7.6 Partnerships with private entities.	Explore opportunities to cooperate with private, for-profit recreation, and leisure businesses to expand and enhance recreational programming.	Y	Consistent. Refer to response to Policy POS-7.1.
Goal POS-8: Expand and fund parks to keep pace with the City's long-term growth.			
POS-8.1 New parks.	Work with CRPD to achieve a goal of 10 acres of parks, accessible open space and recreational facilities for every 1,000 residents in the City as follows: A goal of 5 acres of community parks, playfields, and neighborhood parks per 1,000 residents. A goal of 5 acres of district-wide parks, including accessible open spaces, per 1,000 residents.	Y	Consistent. The project site consists of 17.68 acres, and the operation of the proposed project is anticipated to introduce up to 660 residents, as analyzed in Draft EIR Section 5.13. According to the Conejo Recreation and Park District's Public Services Correspondence, the City currently has a parkland standard of nine acres of developed parkland per 1,000 residents, and the General Plan requires an on-site park for development that is 10 acres in size or greater. Accordingly, the proposed project would be required to provide an on-site park that is at least a total of 2.16 acres of developed parkland (calculated pursuant to Municipal Code Section 9-3.1607, Amount of land to be dedicated), which would be deemed full mitigation for potential parkland and recreational impacts. As part of the proposed project, a 2.16-acre park (i.e., Carpenter Park) would be developed on-site. Carpenter Park would feature community-focused amenities and accommodate up to 70 vendor tents, 100 square feet in size, during special events such as farmers' markets and seasonal community events. Additional key features of Carpenter Park would include a park restaurant (Building B1), splash pad, raised decks, oak tree event deck, sculptural shade canopy, play areas, multi-purpose lawn, terraced seat walls, and a pedestrian-only emergency access road (i.e., East Main Road). Construction of the 2.16-acre park would introduce high-level recreational amenities in the immediate project area that would exceed neighborhood and community park standards.
POS-8.3 On-site parks.	Require development projects of greater than 10 acres in size to provide parks on-site.	Y	Consistent. The project site is approximately 17.68 acres in size and would include Carpenter Park. As described in the CAPSP, Carpenter Park area is intended to be flexible to accommodate community events and civic gatherings, including a mix of active and passive recreational uses, to encourage activity during various times of day and night.

SAFETY

Goal/ Policy Number and Title	Description	Consistent or N/A?	Analysis
FAULTING SEISMIC HAZARDS			
Goal S-1: Mitigate the risk of loss of life, injury, damage to property, and economic and social dislocation resulting from fault rupture and seismically induced ground shaking.			
S-1.1 Geologic and engineering investigations.	Require site-specific geologic and engineering investigations as specified in the California Building Code (as adopted by the State of California with local amendments) and Municipal Code for proposed new developments.	Y	Consistent. The Preliminary Geotechnical Investigation, Civic Arts Plaza Master Plan, City of Thousand Oaks, 2100 Thousand Oaks Blvd, Thousand Oaks, California 91362, prepared by Cotton, Shires, and Associates, Inc. and dated May 2025 was prepared to evaluate potential site-specific geotechnical impacts associated with the project.
S-1.2 Earthquake resistant design.	Enforce the latest California Building Code (CBC) provisions relating to earthquake resistant design.	Y	Consistent. Future development in accordance with the Specific Plan would be subject to all applicable CBC standards related to earthquake resistant design.
S-1.4 Setback distances.	Provide setbacks, as determined to be necessary, for any proposed development located on or near an active or potentially active fault. Appropriate setback distances will be determined through engineering geologic investigation.	Y	Consistent. According to the Geotechnical Investigation, the project site is not located in an Alquist-Priolo Earthquake Fault Zone. No active surface faults are mapped across the project site. Furthermore, evidence of active faulting was not observed at the project site during the field investigation conducted as part of the Geotechnical Investigation.
S-1.6 Faulting/seismic hazards.	Require hazard mitigation, project redesign, elimination of building sites, and the delineation of building envelopes, building setbacks and foundation requirements, as deemed necessary, to minimize faulting/ seismic hazards for new development and redevelopment.	Y	Consistent. According to the Geotechnical Investigation, the project site is not located in an Alquist-Priolo Earthquake Fault Zone. No active surface faults are mapped across the project site. Furthermore, evidence of active faulting was not observed at the project site during the field investigation conducted as part of the Geotechnical Investigation. Future development in accordance with the Specific Plan would be subject to all applicable CBC standards related to earthquake resistant design.
S-1.7 Seismic retrofitting.	Investigate options for seismic retrofitting of older buildings that do not meet current seismic standards.	Y	Consistent. Refer to response to Policy S-1.6.

SAFETY

LANDSLIDES AND DEBRIS FLOWS

Goal S-2: Mitigate loss, injury, damage, and economic and social dislocations resulting from soil landslide, debris flow, soil expansion, and settlement.

<p>S-2.5 Building in flowline.</p>	<p>Discourage development in the flowline or discharge areas of hillside swales or channels.</p>	<p style="text-align: center;">Y</p>	<p>Consistent. Existing drainage in the project area consists of roughly 45 percent impervious and 55 percent pervious surfaces, sloping from southeast to northwest. Stormwater flows north and enters a Ventura County Watershed Protection District (VCWPD) reinforced concrete box (RCB) through inlets at Thousand Oaks Boulevard/Dallas Drive and the north end of the on-site parking lot. Two additional storm drains—from Highway 101 and from Conejo School Road—pass through the site and also connect to the VCWPD RCB. The RCB conveys flows west to Arroyo Conejo Creek, which is not listed as impaired. The project requires 21,450 cubic feet of detention volume and would provide 42,645 cubic feet, resulting in a surplus of 21,195 cubic feet. Three new detention systems and one modified existing system would reduce discharge to the VCWPD RCB. The project would relocate approximately 715 linear feet of the existing 12-by-8-foot RCB within a 30-foot easement, adjusting its alignment and slope while maintaining on-site flow capacity. An encroachment permit from VCWPD would be required. The project must also comply with the NPDES Construction General Permit and implement site design, source control, and LID BMPs to minimize water-quality and stormwater impacts.</p>
------------------------------------	--	--------------------------------------	--

SAFETY

WILDFIRES

Goal S-5: Provide necessary prevention services to reduce loss and damage due to wildfire.

S-5.2 Road widths and clearances.	<p>Ensure that new development has appropriate road widths and clearances in accordance with:</p> <p>Standards specified in the City of Thousand Oaks Road Standards and construction specifications in effect at the time of construction. Any other standard and specific conditions required by State and County Fire Codes and VCFD in the permit application.</p>	Y	Consistent. Road sections in the CAPSP have been reviewed for conformance with applicable City road standards and approved by the City of Thousand Oaks Public Works Department.
S-5.3 Defensible spaces.	<p>Establish defensible spaces in the wildland urban interface (WUI) to protect against wildfire. Defensible spaces shall:</p> <p>Establish and maintain a defensible perimeter or other measures in compliance with state and local codes around each habitable structure along the WUI interface. Provide for the removal of annual fuels within the defensible perimeter. Provide any fire suppression resource from any agency the opportunity to successfully protect structures and other valuable properties during a wildfire threat. Create an ember resistant zone by using extra fuel reduction measures, pursuant to AB 3074. Protect watershed areas from exposure to structure fires in the WUI interface areas. Require fuel modification zones for new development within the VHFHSZ.</p>	Y	Consistent. As analyzed in Section 5.17 of the Draft EIR, proposed development in the Downtown Core would adhere to Very High Fire Hazard Severity Zone standards, including those related to fuel modification zones and required defensible space. Ventura County Fire Department (VCFD) reviewed and approved the proposed Downtown Core improvements and will review all permits prior to issuance for continued conformance to their standards.
S-5.4 Public facilities and utilities in high fire zones.	Discourage the location of new public facilities and above-ground utilities in Very High Fire Hazard Severity Zones. When unavoidable, special precautions should be taken to minimize potential fire impacts to public facilities.	Y	Consistent. Refer to response to Policy S-5.3.
S-5.8 Wildfire resilience.	Continue to meet all current standards and best practices for wildfire planning in accordance with local regulations and State guidance.	Y	Consistent. Refer to response to Policy S-5.3.
S-5.10 Fire protection for new development.	Require that all new development have adequate fire protection and that development can be served with VCFD's response time goal.	Y	Consistent. Refer to response to Policy S-5.3. Additionally, future development in the Downtown Core would also adhere to the Ventura County Multi-Jurisdictional Hazard Mitigation Plan guidelines. Further, multiple ingress/egress points are incorporated into the proposed circulation plan.
S-5.11 Develop fire safety compliance.	Ensure that all new development in SRAs or VHFHSZs complies with fire safety requirements, including the most current version of the California Building Codes, California Fire Code, and Fire Safe Regulations for fuel modification around homes and subdivisions.	Y	Consistent. Refer to response to Policy S-5.10.
S-5.12 Fire management best practices.	Require that developments located in wildland urban interface areas incorporate measures to reduce the threat of wildfires, accounting for any increased risk related to climate change. Clearly delineate fuel modification areas on grading plans.	Y	Consistent. Refer to response to Policy S-5.10.

SAFETY

S-5.13 Local Hazard Mitigation Plan.	Follow all guidelines in the MJHMP and other applicable County, State, and Federal fire mitigation policies.	Y	Consistent. Refer to response to Policy S-5.10.
S-5.14 Ingress and egress points.	Whenever feasible, require the construction of multiple ingress and egress points for new development projects in Fire Hazard Severity Zones. For example, each neighborhood/subdivisions should have at least two emergency evacuation ingress and egress points. See Figure 10.9.	Y	Consistent. Refer to response to Policy S-5.10.
S-5.19 Siting new development.	Prioritize all new residential development to be built outside the VHFHSZ.	Y	Consistent. As analyzed in Section 5.17 of the Draft EIR, the proposed project would accommodate housing on previously developed, but underutilized land within a Very High Fire Hazard Severity Zone (VHFHSZ) but completely surrounded by existing urban uses. An objective of the project is to provide an example as to how public areas can be fire resilient without sacrificing design or the natural landscape. To do so, the project would incorporate local requirements for buildings in wildfire hazard areas while embracing local flora and green spaces to create a welcoming, safe, and functional environment for the City. The project would implement the best practices described in Section 5.17.
S-5.20 Fire Protection Plans.	Require Fire Protection Plans for all new development in VHFHSZs.	Y	Consistent. Refer to response to Policy S-5.19.
S-5.22 Evacuation and emergency vehicle access.	Maintain evacuation and emergency roadways and improve them as necessary and appropriate to ensure ongoing serviceability.	Y	Consistent. Refer to Impact Statement HAZ-6 within Section 5.8, Hazards and Hazardous Materials, for a discussion regarding evacuation and emergency roadways.
S-5.23 Street signage.	Require that all homes have visible street addressing and signage.	Y	Consistent. Site and building addressing would comply with VCFD requirements and will be confirmed prior to permit issuance for each building.