

ORDINANCE NO. 1749-NS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS AMENDING THE CIVIC ARTS PLAZA SPECIFIC PLAN (SP 11) TO CREATE A NEW SUBAREA "E" TO FACILITATE DEVELOPMENT OF A NEW PEDESTRIAN-ORIENTED DOWNTOWN, INCLUDING MIXED-USE RESIDENTIAL, HOTEL, COMMERCIAL, OFFICE, AND ENTERTAINMENT USES; PARTIAL RECONSTRUCTION OF THE EXISTING CITY HALL; PUBLIC AMENITIES SUCH AS A PARK PLAZA AND OUTDOOR AMPHITHEATER; AND SUPPORTING INFRASTRUCTURE, INCLUDING NEW ROADWAYS, RECONFIGURED UTILITIES, AND STORMWATER MANAGEMENT IMPROVEMENTS; (SP-2025-70001); AND CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (CEQA-2025-70002) AND MITIGATION MONITORING AND REPORTING PROGRAM, FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, **(APPLICANT: CITY OF THOUSAND OAKS)**

The City Council of the City of Thousand Oaks does hereby ordain as follows:

Part I

WHEREAS, local governments are authorized by Government Code Section 65450 et seq., to prepare specific plans for the systematic implementation of the General Plan; and

WHEREAS, Specific Plan No. 11 was adopted by the City Council on September 26, 1989, in order to provide for the comprehensive development of the Specific Plan Area; and

WHEREAS, Amendment No. 1 to Specific Plan No. 11 was adopted by the City Council on May 5, 1992, which amended the building height requirements for the Civic Arts Plaza building, amended the internal road configuration, and expanded the site; and

WHEREAS, Amendment No. 2 to Specific Plan No. 11 was adopted by the City Council on March 23, 2004, to incorporate the construction of the private commercial project (The Lakes) and future Discovery Center Project; and

WHEREAS, Amendment No. 3 to Specific Plan No. 11 was adopted by the City Council on May 25, 2010, which allowed angled parking as a permitted use within Sub-Area D (Ponds and Seasonal Ice Skating Rink); and

WHEREAS, Amendment No. 4 to Specific Plan No. 11 was adopted by the City Council on June 11, 2013, relating to the adoption of parking standards for restaurant and retail uses established by the Thousand Oaks Boulevard Specific Plan for Sub-Area A (Private Commercial) of the Civic Arts Plaza Specific Plan; and

WHEREAS, Amendment No. 5 to Specific Plan No. 11 was adopted by the City Council on May 22, 2012, to add approximately 2.8 acres of adjacent land to the Specific Plan area and adopt planning standards for said land; and

WHEREAS, Amendment No. 6 to Specific Plan No. 11 was adopted by the City Council on December 17, 2021, to modify and establish specific development standards for a mixed-use project, including residential development standards at Subareas A & D (The Lakes); and

WHEREAS, this specific plan amendment application SP-2025-70001 (SPA) has been prepared to facilitate the development of the Downtown Thousand Oaks Project (Downtown Project); and

WHEREAS, the SPA implements the policies of the General Plan by providing an orderly, functional and compatible land use pattern to guide the future growth and development of Thousand Oaks and its planning area; ensuring that the type, amount, design, and pattern of all land uses through the City and planning area serve to protect and enhance the character and image of Thousand Oaks as a desirable community; and providing for an orderly pattern of future development and change throughout the City that will be both compatible with and beneficial to existing land uses and which will provide residents with a desirable urban environment in which to live, work, shop, and play; and

WHEREAS, Specific Plan No. 11, as amended, contains all the necessary elements required by section 65451 of the Government Code and Article 4 of the Thousand Oaks Municipal Code, and the Specific Plan was referred to all affected public agencies pursuant to sections 65453 and 65352 of the Government Code; and

WHEREAS, the SPA was reviewed, studied, and found to be subject to the California Environmental Quality Act (CEQA), and an Environmental Impact Report (EIR) has been prepared for the project in compliance with CEQA; and

WHEREAS, the Thousand Oaks Planning Commission held a noticed public hearing on May 18, 2026, regarding the Downtown Project and thereafter, recommended that City Council certify the Final Environmental Impact Report No. CEQA-2025-70002, and that the City Council approve General Plan Amendment GP-2025-70001, Specific Plan Amendment SP-2025-70001, Development Permit DP-2025-70015, Tentative Tract Map TTM-2025-70003, Protected Tree Permit PTP-2025-70093, and SUP-2025-70022 to regulate specific land uses and design

standards for approximately 17.68 acres of property located generally at 2100 E Thousand Oaks Boulevard; and

WHEREAS, upon notice duly given, a hearing was held at the regular meeting of the City Council of the City of Thousand Oaks on June 23, 2026, at which time evidence, both oral and written, including a Staff Report and a Final Environmental Impact Report, were presented and received, and testimony was taken from all interested parties appearing in the matter; and

WHEREAS, an ordinance is required to formalize Council action pursuant to Section 65453 of the California Government Code, and this ordinance is adopted; therefore, for that purpose and reflects the action of a majority of the members of the City Council in rendering a decision on this matter following the public hearing at the regular meeting of June 23, 2026.

Part 2

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Government Code Sections 65451, 65453 and 65850, and Article 4 of the Thousand Oaks Municipal Code, the City Council of the City of Thousand Oaks does hereby ordain as follows:

SECTION 1. The Final Environmental Impact Report (CEQA-2025-70002), along with the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program are approved as set forth in the Resolution approving the corresponding General Plan Amendment and development entitlements.

SECTION 2. Specific Plan No. 11 Amendment SP-2025-70001 (attached as Exhibit "A"), is approved based on the following findings:

1. *"The project is consistent with the Thousand Oaks General Plan and any applicable specific plan or redevelopment plan" per TOMC Sec. 9-4.2803(c)(1)."*

The project amends the SP 11 subarea boundaries of Subareas B and C, to align with proposed Downtown Thousand Oaks Project improvements, eliminate Subarea C-1, and establish a new Subarea E, amend the permitted uses and development standards associated with Subareas B, C, and E, and establish other design and development processes, requirements, and procedures to guide the implementation of the Downtown Thousand Oaks project.

As demonstrated in the General Plan Consistency table in Appendix A, attached as SP 11, Exhibit B of Attachment #4, the development standards and uses of the Specific Plan, along with the companion land use amendment, is consistent with all applicable Elements of the Thousand

Oaks General Plan 2045, as amended by GP-2025-70001. In particular, the Specific Plan Amendment is consistent with the following General Plan Goal and Policy related directly to the Civic Arts Specific Plan:

Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the “heart of the City.”

LU-13.2 Civic Arts Specific Plan.

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 (Subarea E Civic Arts Plaza Specific Plan). Implement the following policies:

- Integrate institutional, entertainment, commercial and civic uses on the Civic Arts Plaza and Westside Properties, as part of the Campus Master Plan.*
- Retain existing healthy mature trees.*
- Provide flexible performance and active public space. Create quiet, contemplative spaces.*
- 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.*
- Reaffirm the development of civic gathering space within the Campus Master Plan.*

SP-2025-70001 creates a horizontal mixed-use development with a pedestrian-oriented and interactive environment that implements the policies listed within LU-13.2. Subarea B, where Carpenter Park is located, includes a park restaurant and outdoor amphitheatre/bandshell, intended to offer ticketed performances, public community performances, and other active and passive public spaces. Subarea C, as amended, encompasses the existing Civic Arts Plaza 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 include the partial demolition and reconstruction of City Hall resulting in a mix of civic and commercial uses, such as a library and police outpost, County clerk's office, artist studio spaces, and a public food hall to further emphasize the area as the City's primary civic gathering space. Newly created 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, where development is intended to introduce additional variety and vibrancy to the

area through mixed-use residential structures with active ground floor commercial uses, and an approximately 142-room hotel with associated food/beverage uses, banquet space, and other guest amenities.

In addition, a stated objective of the SPA is to “*Preserve and celebrate existing mature protected trees on site in key public areas of the program,*” with existing oaks forming the central focus of Carpenter Park. Requirements within the SP balance meeting this objective and remaining consistent with other General Plan policies and City standards.

Lastly, robust pedestrian circulation opportunities are provided throughout the Specific Plan area to provide visual and physical connectivity across both the length of the site and from the higher elevations to the Main Street and Thousand Oaks Boulevard levels. For example, Main Street would provide a new thoroughfare connecting West Road to The Lakes Boulevard, and a grand staircase and public elevator would provide access from Carpenter Park and Thousand Oaks Boulevard at the ground level to the Kavli Terrace on the third level of the renovated City Hall structure. As such, the specific plan amendment is consistent with all Elements of the Thousand Oaks General Plan 2045.

2. “*The project complies with all applicable laws, regulations and policies, including the Thousand Oaks Municipal Code*” per TOMC Sec. 9-4.2803(c)(2).”

A specific plan is a document designed to implement policies in alignment with the intent of the City’s General Plan and establish regulations for a specific geographic region. The Specific Plan Amendment includes custom development and design standards, permitted land uses, infrastructure requirements, implementation measures, and other criteria intended to implement the General Plan. These standards are not required to replicate the Thousand Oaks Municipal Code requirements since they are intended to be unique for a specific development area; however, SP-2025-70001 is consistent with the purpose and intent of the TOMC, City’s Architectural Guidelines (Resolution 2005-011 and 2023-061), and Freeway Corridor Guidelines (Resolution 1991-172). Where it is inappropriate for the specific plan to exactly mimic existing standards, such as those from Title 9, Chapter 4, Article 22: Objective Design Standards for Residential Development (ODS), revised standards have been included to meet the intention of such regulation or provide enhanced design requirements for other project components.

As such, the project is consistent with all applicable laws, regulations, and policies, including the Thousand Oaks Municipal Code that allows for specific development standards through adoption of a specific plan and amendments thereto.

3. *“The project will not be detrimental to the public health, safety or general welfare” per TOMC Sec. 9-4.2803(c)(3).”*

The project will not be detrimental to public health, safety, or general welfare because the project has been evaluated and conditions imposed, by the Community Development Department, Public Works Department, Police Department, and the Ventura County Fire Department (VCFD). An EIR was also prepared evaluating potential environmental impacts from the project, and as set forth in Section 2 of this Resolution, other than Air Quality and Transportation impacts, all potential environmental impacts will be less than significant with or without mitigation.

Nearly all impacts related to Air Quality, as analyzed by the EIR, are less than significant with mitigation. However, operational emissions from the project are expected to exceed the Ventura County Air Pollution Control District’s (VCAPCD) thresholds for certain pollutants, particularly reactive organic gases (ROG). This exceedance means the project would conflict with the 2022 Air Quality Management Plan’s (AQMP) emissions-reduction strategies, resulting in a significant and unavoidable impact even after implementation of mitigation measures requiring electric-only landscaping equipment and low-emissions architectural coatings. However, as noted in the Draft EIR, while the project would exceed the VCAPCD regional ROG threshold, the exceedance does not provide a basis for quantifying or inferring specific health effects, and the project’s contribution to criteria air pollutant–related health impacts would remain less than significant.

The project would not require mitigation for any CEQA impact threshold related to Transportation, except for one threshold regarding VMT impacts. The vehicle miles traveled (VMT) analysis determined that the residential component of the project would result in VMT per resident that is below the citywide average, indicating a less-than-significant impact for that threshold. However, the employment component for the analysis area already exceeds the citywide baseline. Due to that existing characteristic, the project would generate VMT per employee that exceeds the citywide baseline, resulting in a significant and unavoidable impact, even after accounting for travel demand management and VMT reduction strategies. When evaluating the project as a whole, including both residential and non-residential uses, the overall VMT per service population is projected to be lower than existing conditions, and thus not considered significant. Nevertheless, due to the elevated VMT associated with employee trips, the City must report a significant and unavoidable transportation impact for this project under CEQA. Despite the result of this conservative analysis, the project would not create traffic or pedestrian hazards because the project would utilize or create a network of roads designed to accommodate the vehicle traffic generated by this development and the existing development, including the residential, commercial, institutional, and open space uses in

all directions. In addition, the applicant will be required to pay the Citywide traffic mitigation fee to help contribute towards the cost of future improvements at the intersections identified in the City's Traffic Impact Mitigation Fee Nexus Study. Lastly, the project contributes to General Plan Policy LU-13.7 *Traffic calming. Introduce traffic calming measures along Thousand Oaks Boulevard near the Downtown Core to slow down vehicles and encourage active transportation*, as thirty diagonal parking spaces would be created along the Downtown Core frontage along Thousand Oaks Boulevard, per the street standards included in SP 11. This parking configuration would help to slow down vehicle traffic along this particular segment of Thousand Oaks Boulevard, which improves pedestrian safety.

The Downtown Core is within a very high fire hazard severity zone (VHFHZ) as designated by the Ventura County Fire Department (VCFD). SP 11, section 2.E.VII.d states “An objective of the project is to provide an example for the City of how public areas can be fire resilient without sacrificing design or the natural landscape. The project will 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.” Fire-resistant and noncombustible materials will be used for all exterior walls, projections, and roof coverings, and all landscaping is required to be approved by the VCFD. As noted by the Evacuation Analysis, prepared by EPD Solutions, Inc., dated February 27, 2026, provided in Appendix S of the Downtown Thousand Oaks Draft EIR, the proposed specific plan provides improved fire access to the project site by adding more than one point of ingress/egress connected to Thousand Oaks Boulevard, compared to existing conditions. With the addition of West Road, Oakwood Drive extension, and Main Street, the project has adequate fire access, including multiple evacuation routes located within a short distance. Travel distances from the project site to Highway 101 or other evacuation routes are short, and evacuation routes themselves have multiple travel lanes.

As described in the EIR, public service providers, including the Ventura County Fire Department and Thousand Oaks Police Department, School District, and Conejo Recreation and Parks District, have all affirmed that they have sufficient capacity and resources to maintain the necessary level of service for the project population and proposed development, with the implementation of conditions of approval required for DP-2025-70015 and SUP-2025-70022.

The Downtown Core is served by existing utility and public service providers. On-site infrastructure (sewer, water, natural gas, power, and communication systems) serving the existing Civic Arts Plaza and performing arts theatres will be maintained and/or relocated to ensure

continued operation and functionality of the existing performing arts theatres throughout construction with minimal interruption.

Therefore, the project will not be detrimental to the public health, safety, or general welfare with the incorporation of Mitigation Measures required by CEQA-2025-70002 and conditions of approval.

4. *“The project has been reviewed in conformance with the provisions of the California Environmental Quality Act” per TOMC Sec. 9-4.2803(c)(4).”*

The Downtown Project, including said SPA, was reviewed for conformance with the provisions of the California Environmental Quality Act.

SECTION 3. The foregoing findings and determinations are based upon the following:

- (a) The Recitals set forth in this Ordinance, which are deemed true and correct;
- (b) The Resolution corresponding to the Project entitlements, including GPA-2025-70001, adopted by the City Council on June 23, 2026, and which Resolutions and exhibits are incorporated herein by reference as if set forth in full;
- (c) All City Staff reports (and all other public reports and documents) prepared for the Planning Commission and City Council, relating to the Specific Plan Amendment, and other actions relating to the Project;
- (d) All documentary and oral evidence received at public hearings or submitted to the City during the comment period relating to the Specific Plan Amendment, and other actions relating to the Project; and
- (e) All other matters of common knowledge to the Planning Commission and City Council, including, but not limited to the City’s fiscal and financial status; City policies and regulations; reports, projections and correspondence related to development within and surrounding the City, State laws and regulations and publications.

SECTION 4. The City Council hereby certifies the Final EIR and approves the associated Mitigation Monitoring and Reporting Program, CEQA Findings of Fact and Statement of Overriding Considerations, and approves the Civic Arts Plaza Specific Plan (SP 11) amendment SP-2025-70001, attached hereto as Exhibit A, subject further to such minor, conforming and clarifying changes consistent with the terms thereof as may be approved by the City Manager, in

consultation with the City Attorney to execution thereof, including completion of references and status of planning approvals, and completion and conformity of all exhibits thereto, and conformity to the General Plan, as amended, as approved by the City Council.

SECTION 5. The approval contained in Section 4 hereof is subject to and conditioned upon Resolution No. 2026-039, adopted by the City Council approving the General Plan Amendment, becoming effective.

Part 3
(Uncodified)
Severability

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this title; it being hereby expressly declared that this title, and each section, subsection, sentence, clause and phrase hereof, would have been prepared, proposed, adopted, approved, and ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Part 4
(Uncodified)
Effective Date

This ordinance shall become effective on and after the thirty-first (31st) day following its adoption, provided, however, that if the actions referred to in Section 4 hereof are not effective on such date, then the effective date of this Ordinance shall be the date on which all of said actions become effective, as certified by the City Clerk

PASSED AND ADOPTED this 7th day of July, 2026, by the following vote:

Ayes:
Noes:
Absent:

Mikey Taylor, Mayor
City of Thousand Oaks, California

ATTEST/CERTIFY:

Laura B. Maguire, City Clerk

Date Attested: _____

APPROVED AS TO FORM:
Office of the City Attorney

Tracy M. Noonan, City Attorney

APPROVED AS TO ADMINISTRATION:

Andrew P. Powers, City Manager

Introduced: June 23, 2026
Published: June 30, 2026, and July XX
Ordinance No.: 1749-NS

The presence of electronic signature certifies that the foregoing is a true and correct copy as approved by the City of Thousand Oaks City Council on the date cited above.

CITY OF THOUSAND OAKS
CIVIC ARTS PLAZA
SPECIFIC PLAN



APRIL 21, 2026
PUBLIC REVIEW DRAFT
(SPECIFIC PLAN 11)



PREPARED FOR



Cover Image: Conceptual view of
Carpenter Park improvements.

ACKNOWLEDGMENTS

PREPARED BY



&

SMITHGROUP

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Bob Engler, Mayor Pro Tem
Al Adam, Councilmember, District 4
C. Tie Gutierrez, Councilmember, District 5
David Newman, Councilmember-At-Large

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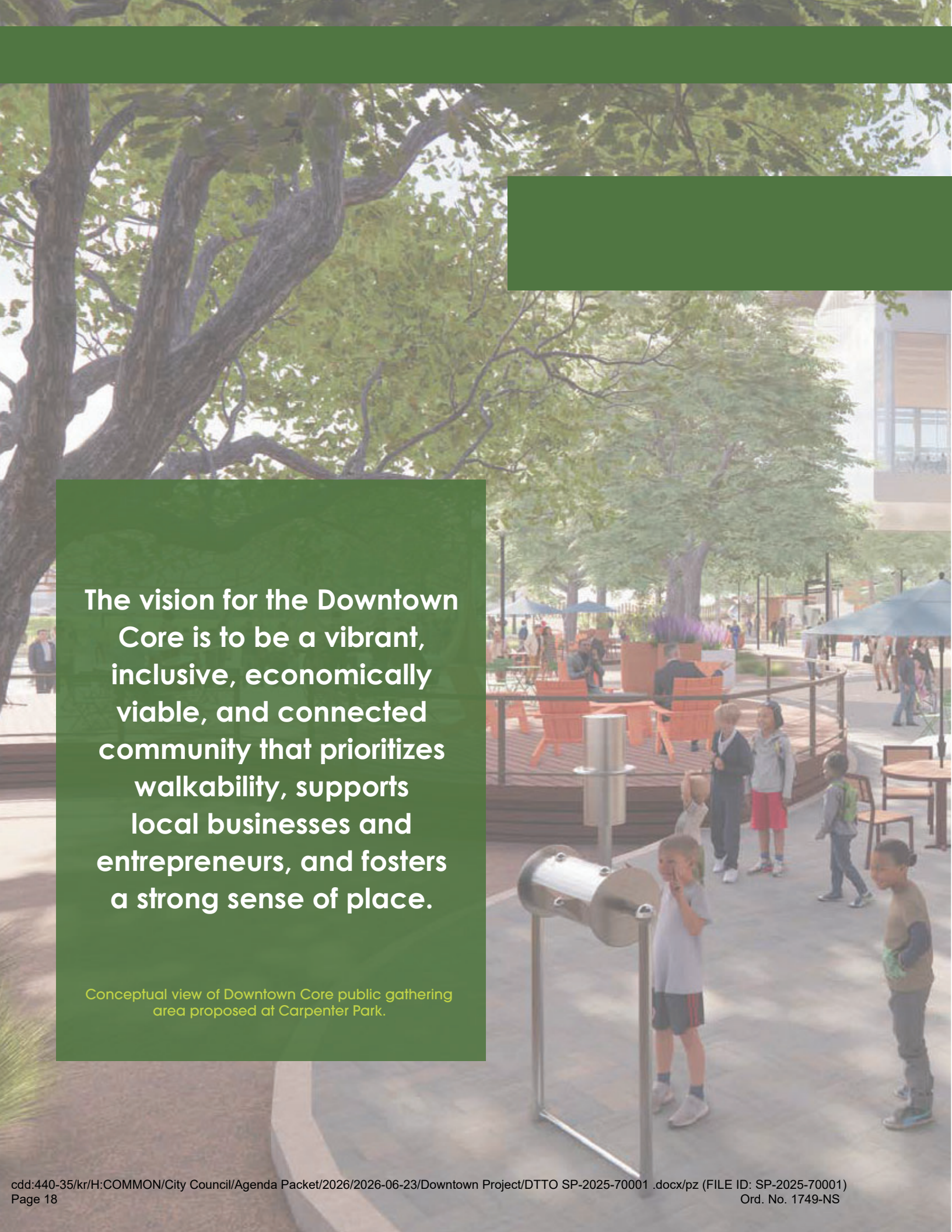


01

CHAPTER ONE

INTRODUCTION



A conceptual rendering of a public gathering area at Carpenter Park. The scene is set outdoors with large, mature trees providing shade. In the foreground, several children are playing on a modern, cylindrical metal play structure. To the right, there are orange wooden tables and chairs, some with blue umbrellas, suggesting a cafe or outdoor dining area. In the background, more people are walking and sitting on benches, and a modern building is visible. The overall atmosphere is vibrant and community-oriented.

The vision for the Downtown Core is to be a vibrant, inclusive, economically viable, and connected community that prioritizes walkability, supports local businesses and entrepreneurs, and fosters a strong sense of place.

Conceptual view of Downtown Core public gathering area proposed at Carpenter Park.

CHAPTER ONE

A. PURPOSE AND ORGANIZATION OF THE SPECIFIC PLAN

The Civic Arts Plaza Specific Plan (CAPSP) 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 Plan¹ between West Road and South Conejo School Road, along the southern frontage of Thousand Oaks Boulevard in the City of Thousand Oaks.

These standards set forth appropriate uses within the CAPSP area, as well as regulations for appearance, scale, and quality of development. The Specific Plan provides the opportunity to create a framework for proposed development, in order to avoid piecemeal and fragmented development that ensures future compatibility with the surrounding neighborhoods. This Specific Plan is consistent with the adopted City of Thousand Oaks General Plan and serves as an implementation framework for the General Plan, as it affects the project site.

¹ Refer to Figure 4.6 in the Land Use Element of the General Plan.

Existing on-site oak tree.



The CAPSP is organized into two chapters:

Chapter 1: Introduction

This chapter provides an introduction and overview to the CAPSP area and defines the legal authority provided under California Government Code Section 65450–65457. The chapter also describes the project background, vision, and objectives.

Chapter 2: Planning Elements and Development Standards

This chapter stipulates the permitted land uses and development standards applicable to the CAPSP. The chapter also describes the circulation and mobility, streetscape, infrastructure, and public services that will serve the CAPSP area. The CAPSP also consists of implementation and administrative procedures controlling the CAPSP adjustments and amendments.

B. AUTHORITY FOR THE SPECIFIC PLAN

The CAPSP is established through the authority granted to the City of Thousand Oaks by California Government Code, Title 7, Division 1, Chapter 3, Article 9, Sections 65450 through 65457 (specific plans), and provisions of Thousand Oaks Municipal Code. The California Government Code establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared to serve the public interest.

A specific plan is a legislative planning tool, regulatory in nature, and serves as zoning law for the properties involved. Development plans, site plans, and tentative tract/parcel plans must be consistent with both the Specific Plan and the City's General Plan. The Specific Plan shall be adopted by ordinance of the City Council. Thereafter, the Specific Plan may be amended in accordance with the procedures outlined in Section 2.D.VII and Section 2.E.VIII, both titled – Administration and Implementation.

The CAPSP shall include text and exhibits that specify all of the following in detail, as required by California Government Code (Section 65451):

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the CAPSP.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the Specific Plan Area and needed to support land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (a), (b), and (c).
- A statement of the relationship of the Specific Plan to the General Plan.

The provisions of this CAPSP are intended to be consistent with all applicable provisions of state law. In the event of any conflict or inconsistency between this CAPSP and state law, the applicable provisions of state law shall prevail, and this CAPSP shall be interpreted and applied in a manner consistent with such law.

C. PLANNING AREA CHARACTER

The CAPSP boundaries comprise the following parcels:

- 19 complete parcels (assessor's parcel numbers (APNs): 670-0-182-230; 670-0-182-190; 670-0-182-060; 670-0-182-220; 670-0-182-210; 670-0-181-140; 670-0-181-350; 670-0-181-360; 670-0-181-235; 670-0-181-340; 671-0-240-450; 670-0-181-090; 670-0-181-250; 670-0-181-260; 670-0-181-270; 670-0-181-110; 671-0-240-460; 671-0-240-475; and 671-0-240-485
- Two public right-of-way segments: Dallas Drive and Oakwood Drive

Regional access to the site is provided by Highway 101 and Moorpark Freeway (SR 23) from the north. Local access to the Specific Plan area is provided from Thousand Oaks Boulevard, Conejo School Road, and Erbes Road.

Existing development within the Specific Plan area includes "The Lakes at Thousand Oaks" and the Civic Arts Plaza (CAP), a prominent civic and cultural facility within the City of Thousand Oaks.

"The Lakes at Thousand Oaks" currently consists of a 48,000-square-foot shopping center with two lakes and a children's playground, and potential future multifamily residential development as approved by City Council November 30, 2021.

The CAP includes the Bank of America Performing Arts Center, which comprises the 1,800-seat Fred Kavli Theatre and the 394-seat Scherr Forum Theatre, the latter of which also functions as the current City Council Chambers. In addition, the CAP includes City Hall administrative offices for the City of Thousand Oaks, a police outpost, a public County Clerk office, and other leasable office space. The CAP is distinguished by its notable architectural design and features a variety of public outdoor spaces and terraces.



D. PROJECT SETTING AND CONTEXT

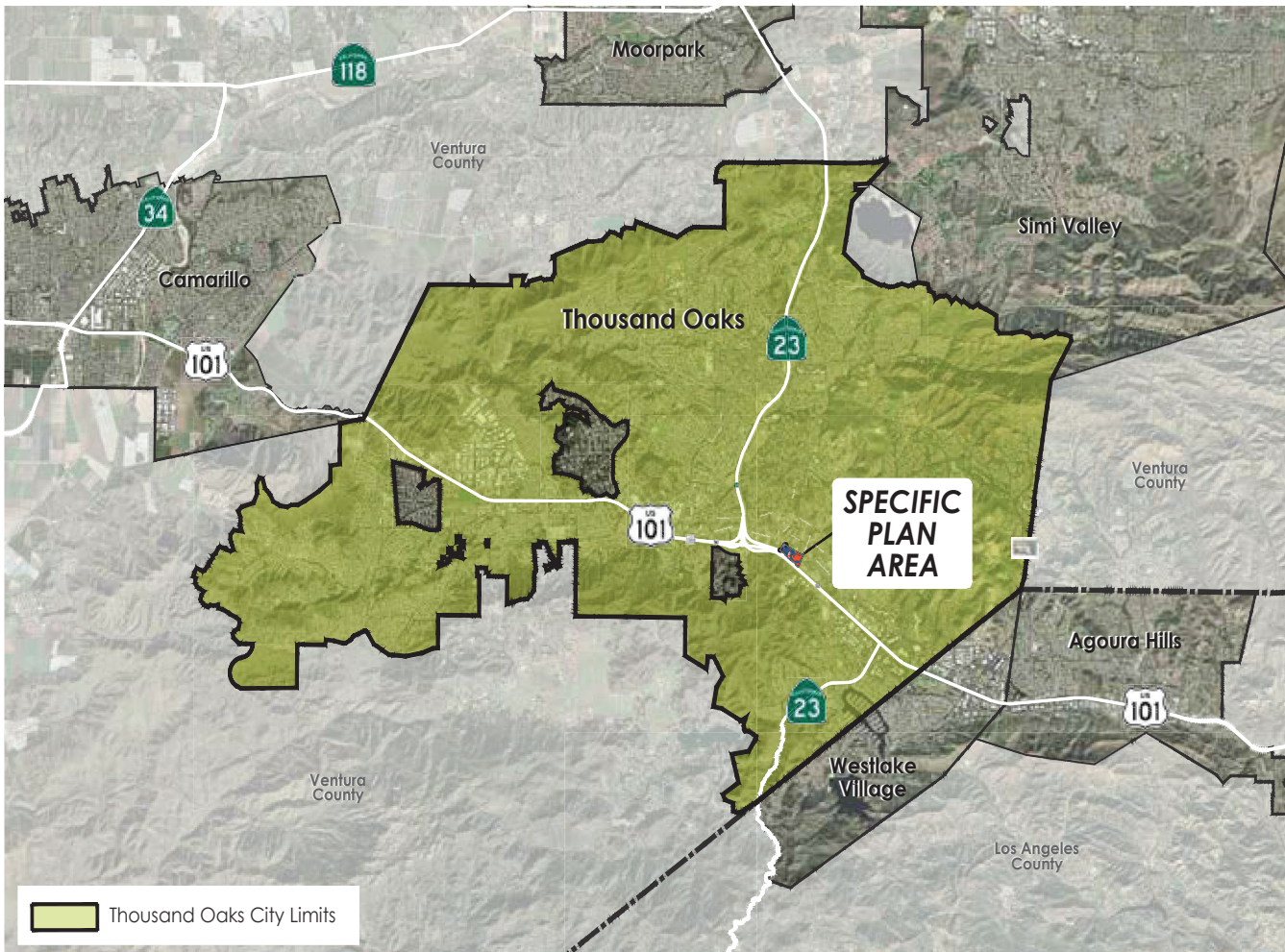
The CAPSP area is centrally located within the City of Thousand Oaks in eastern Ventura County (Figure 1-1). Specifically, the CAPSP encompasses approximately 27 acres at the southwest corner of Thousand Oaks Boulevard and Conejo School Road. Located within the predominantly commercial corridor of Thousand Oaks Boulevard, the plan area is designated for commercial, mixed-use, institutional, and parks and open space land uses in the Thousand Oaks General Plan. The boundaries of the CAPSP area are shown in Figure 1-3.

The CAPSP area is generally rectangular in shape and features terrain which slopes down from Highway 101 along the southern boundary toward Thousand Oaks Boulevard along the north boundary. Notable landform features include an artificially-terraced knoll in the south-east corner and a 30- to 40-foot fill slope along the southern boundary adjacent to Highway 101. A large Ventura County flood control box culvert snakes east to west across the site. Surface elevations vary significantly, ranging from 808 feet above sea level in the northwest section to 898 feet above sea level at the summit of the knoll in the southeast corner.

The area is underlain by two Miocene-age bedrock formations. Conejo Volcanics bedrock underlies the southern portion and is exposed at the surface in the southwestern part of the site. The Topanga Formation underlies the central and northern portions, covered with alluvium and fill deposits. High groundwater levels have been observed near the watercourses, with springs and seeps common in the Conejo Volcanics during wet winter months.

Natural vegetation on the site was previously disturbed as a result of prior uses of the property and has been partially replaced by the improvements constructed within the CAPSP area. The dominant plant community that exists on the undeveloped portion of the site is oak savannah, which is typified by widely spaced oaks separated by annual grassland. A preliminary oak tree report prepared by Lee Newman and Associates, Inc., in 1987, identified 40 deciduous valley oaks (*Quercus lobata*) and eight coast live oaks (*Quercus agrifolia*) on, or immediately adjacent to, the CAPSP area. Although many of the oaks identified were large, old specimens, a number of them exhibited external signs of disease and are only rated fair in terms of overall health and appearance. A number of non-native trees also exist on the eastern portion of the site, most dating from the time of the Jungleland Amusement Park. Due to the overall disturbance of the CAPSP area and its increasing isolation from larger reservoir habitats, the area exhibits declining importance to wildlife populations.

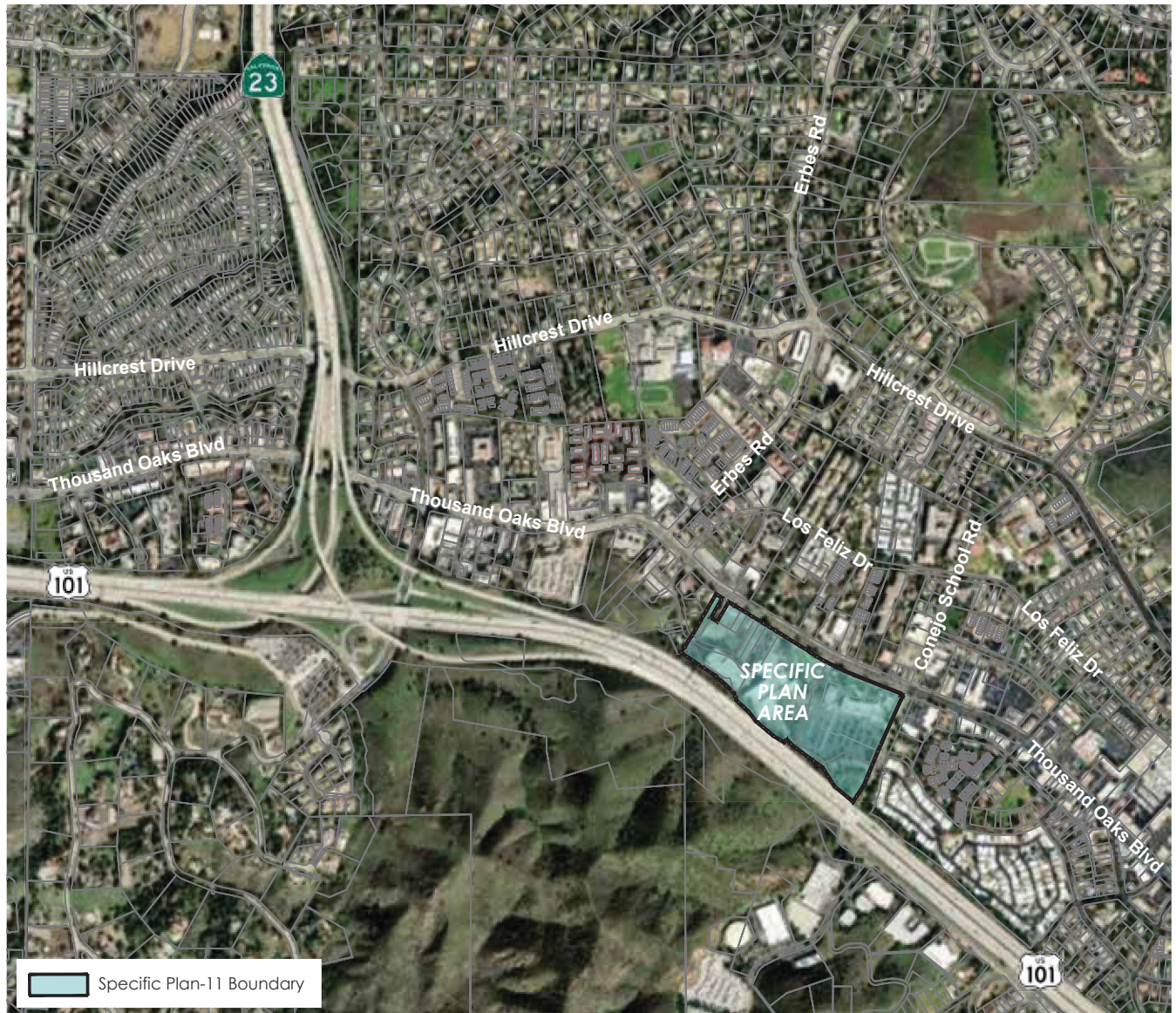
Figure 1-1: Regional Location Map



The ephemeral streams and oaks within the CAPSP area represent environmental resources known to have been attractive to the prehistoric Chumash inhabitants. Numerous archaeological sites have been discovered in similar situations and, consequently, there is potential for buried cultural resources to exist within the CAPSP area. An initial field reconnaissance conducted prior to the initial Specific Plan adoption in 1989 failed to indicate the existence of any previously unknown cultural resources within the limits of the subject property. However, a record search found documented evidence of a location (labeled CA-VEN-654) on the property, which may be a possible source for artifacts reportedly found on the site by local residents. In order to explore the potential significance of this site, an archaeological team excavated a series of backhoe trenches in suspect fill areas and subsurface cultural remains were discovered. As a result of this discovery, an intensive test excavation was conducted and numerous artifacts were uncovered.



Figure 1-2: Vicinity Map



The site appears to have been a temporary or seasonal camp, which has been highly disturbed by prior grading activities. Excavation has indicated that very little of the deposit remains intact and the site is not particularly unique. It was the opinion of the archaeologists who undertook the salvage operation that all of the site's materials and scientific data had been satisfactorily unearthed. Phase I and Extended Phase I cultural resources investigations conducted in 2025 further confirmed that there were no artifacts or archaeological features on the undeveloped portions of land that would contribute to the potential historical/archaeological significance of the area.

Major sources of background noise include Highway 101 to the south and traffic noises associated with Thousand Oaks Boulevard and other nearby streets. Ambient noise levels within the limits of the CAPSP exceed 63 dB(A).

Figure 1-3: Specific Plan Boundary



The City of Thousand Oaks and Ventura County are located within the South Central Coast Air Basin, which is governed by the Ventura County Air Pollution Control District (VCAPCD). The principal air pollution problems in Thousand Oaks are particulate matter emissions which occasionally exceed state or federal standards in Ventura County.

Water service to the site is provided by the City of Thousand Oaks utilizing the Zone II (Freeway) system. Existing Zone II pipelines in Thousand Oaks Boulevard and Conejo School Road provide water service and adequate fire flow. Adequate wastewater, stormwater, natural gas, electrical, and telephone facilities also exist to serve the Specific Plan area. In the development of the CAP, infrastructure systems were improved to serve the entire Specific Plan area.



E. BACKGROUND

The CAPSP was originally part of “Rancho El Conejo,” a Spanish land grant. Egbert Starr Newbury purchased 2,259 acres of this land in 1874. The land was sold to the Crowley family in 1887, who built a successful ranch on the land. The Crowley family lived on the ranch until 1922. In 1925, Goebel purchased former Newbury/Crowley land where the Thousand Oaks Civic Arts Plaza currently stands and opened Goebel’s Lion Farm, where he trained lions and rented them to movie studios. The site became known as “Goebel’s Wild Animal Farm,” a theme park that became popular in the 1940s. Goebel sold the property in 1946 and the park was renamed the “World Jungle Compound.” Ten years later it was sold again to executives from 20th Century Fox and was renamed “Jungleland.” After five years, Goebel purchased it back in 1961. Jungleland then closed in 1969. Between 1969, when Jungleland was closed, and 1992, when the public buildings portion of the Civic Arts Plaza project began, the site was vacant. As a result of its colorful past as a local attraction, the Jungleland site has been designated as Ventura County Historical Landmark No. 63.

In 1979, the Thousand Oaks Boulevard Redevelopment Project was established and included the Jungleland property within the boundaries of the project area. The objectives of the Redevelopment Plan include the elimination of blighting influences, the provision of necessary site improvements to stimulate development and the improvement of the economic and cultural environment of the area. In 1982, the City’s General Plan Review Committee recommended a combination of mixed commercial and residential uses for the Jungleland area within a height overlay district.

Following that City Council recommendation, the Civic Arts Plaza Specific Plan (CAPSP)/ Specific Plan No. 11 (SP-11) was adopted on September 19, 1989, and most of the site was acquired by the Thousand Oaks Redevelopment Agency in 1990 for redevelopment consistent with SP-11. SP-11 has been amended several times since 1989 as follows:

- Amendment No. 1: Approved on April 21, 1992, to permit a greater height of the Civic Auditorium (Kavli Theatre), reconfigure vehicular circulation, and expand the CAPSP boundary to include additional property to the west.
- Amendment No. 2: Approved by City Council on March 9, 2004, to incorporate the construction of a private commercial shopping center (The Lakes) and future potential Discovery Center project.
- Amendment No. 3 (SPA 2010-70056): Approved by City Council on May 11, 2010, to allow angled parking within the Pond Parcel (Sub-Area D).
- Amendment No. 4 (SPA 2011-70570): Approved by City Council on April 10, 2012, to change the parking standards for restaurant and retail uses within Sub-Area A (Private Commercial), to be consistent with the parking standards of the Thousand Oaks Boulevard Specific Plan (SP-20).
- Amendment No. 5 (SPA 2012-70019): Approved by City Council on April 24, 2012, to remove adjacent properties acquired by the City in 2010 and 2011 from SP-20 and incorporate into SP-11.
- Amendment No. 6 (SPA 2021-70436): Approved by City Council on November 30, 2021, to modify and establish specific development standards for a 165-unit residential project at The Lakes.
- Amendment No. 7: Approved on June 23, 2026, by City Council to revise SP-11 subarea boundaries, associated subarea acreages, text, exhibits regarding development and design standards, and procedures for minor or major changes to entitlements under SP-11, specifically within the proposed new Downtown Core Subarea (i.e., Subareas B, C, and E) between Conejo School Road and the western project boundary.



F. RELATIONSHIP TO OTHER CITY POLICY DOCUMENTS

Upon adoption by ordinance by the City of Thousand Oaks City Council, the CAPSP will serve as zoning for the properties within the CAPSP boundaries. The regulations and provisions in the CAPSP take precedence over any conflicting provisions and regulations in the Thousand Oaks Municipal Code (TOMC) and Thousand Oaks Boulevard Specific Plan (SP-20) that govern the same subject matter.

I. GENERAL PLAN

Adopted December 5, 2023, the City of Thousand Oaks 2045 General Plan functions as a comprehensive guide that captures the City's long-term vision, outlining goals, policies, and strategies to direct its future development. This framework equips City staff and decision-makers with the tools to direct growth and transformation in a way that aligns with the City's overarching objectives. The General Plan takes a multi-faceted approach to planning, addressing critical areas such as land use, circulation and mobility, housing, open space, conservation, public safety, noise management, cultural and historic preservation, economic development, and infrastructure.

The Land Use Element presents a vision for future development within the CAPSP area. The CAPSP serves as a targeted framework to provide detailed guidance and regulation for development, ensuring that future projects adhere to the land use vision and established General Plan goals and policies.

Upon adoption, the property will have various land use designations (Mixed-Use, Institutional, and Parks, Golf Courses, Open Space) and a Specific Plan (SP) Zoning Designation. Refer to Figure 2-1 (CAPSP Land Use Map) and Figure 2-2 (CAPSP Zoning Designation Map). Appendix A provides a detailed analysis demonstrating the relationship of the CAPSP and how it achieves and is consistent with the General Plan goals and policies.

II. PROTECTED TREE PRESERVATION AND PROTECTION

The TOMC outlines regulations for preserving existing protected trees within the City. The regulations mandate the preservation of all healthy protected tree species, but allow the removal, pruning, or encroachment under certain circumstances, such as when necessary for tree health or safety, to prevent substantial property damage, or to allow for the reasonable and conforming use of the property. All sections of the TOMC related to the protection of trees will continue to apply upon the adoption of this Specific Plan.

III. FREEWAY CORRIDOR DESIGN GUIDELINES

The City of Thousand Oaks has adopted guidelines (Resolution No. 91-172) for the development of properties located wholly or partially within 1,000 feet of the centerlines of the 101 and 23 Freeways. These guidelines are crafted to enhance the image of Thousand Oaks when viewed from the freeway corridors. The guidelines provide urban design policies that will create an attractive view for both residents and visitors while maintaining the character of the City.

Parcels or projects within the Specific Plan area applicable under these provisions shall be subject to the Freeway Corridor Design Guidelines.

IV. THOUSAND OAKS BOULEVARD SPECIFIC PLAN (SP-20)

SP-20 governs the development of 342 acres located along Thousand Oaks Boulevard, between Moorpark Road and Auto Mall Drive. SP-20 aims to create a consistent and identifiable commercial corridor and streetscape within the City. The area regulated by SP-20 is not part of this Specific Plan. Areas within the public right-of-way of Thousand Oaks Boulevard adjacent to the CAPSP are within and regulated by SP-20.

V. CLIMATE AND ENVIRONMENTAL ACTION PLAN

The City's 2024 Climate and Environmental Action Plan (CEAP, "Plan") details the goals and actions that the City will pursue to protect the environment and address the challenges of climate change. The CEAP was developed as an implementation action of the City's General Plan 2045, and outlines sector-specific strategies across building energy, transportation, solid waste, water, and environmental adaptation. The CEAP is an aspirational document that identifies future City regulations to be considered, which, if implemented, could apply to projects or actions that take place within the CAPSP area. Future development under CAPSP will also be subject to the CEAP's monitoring framework—including annual greenhouse gas (GHG) inventories and Key Performance Indicators (KPIs).



G. GENERAL PLAN CONSISTENCY

The CAPSP aligns with and advances the objectives of the City of Thousand Oaks 2045 General Plan (referred to as the "General Plan"). The General Plan Downtown Sub Area Plan promotes the creation of vibrant, pedestrian-oriented commercial and residential uses, along with institutional, entertainment, and civic uses. The Specific Plan implements this by establishing detailed regulations and guidelines for the development of designated sites and streetscape enhancements within its boundaries.

The CAPSP vision, goals, and implementation strategies are directly informed by the policy direction set forth in the General Plan. By offering a more focused framework, the CAPSP enables precise application of the General Plan's guiding principles, goals, policies, and objectives. It has been crafted to support and reinforce relevant elements of the General Plan. Appendix A provides a detailed analysis of the Specific Plan's consistency with relevant General Plan goals and policies.



Conceptual view of the central plaza.





Community Conversation - Visitor Experience and Business Mix.



Community Conversation - Landscape Architecture.



Derived from the City's 2045 General Plan, and extensive community input, the CAPSP reflects the following core goals:

GOAL 1:

Establish the Civic Arts Plaza Specific Plan area as the go-to destination for civic life, arts, culture, and entertainment.

OBJECTIVES

1.1

Enhance public life and visitor experience by creating a network of open spaces and gathering areas for all ages, with formal and informal programming.

1.2

Celebrate the local arts community and represent the diversity of artistic media, including performing arts, visual arts, music, culinary arts, and others.

1.3

Create flexible public spaces that can accommodate community and cultural events such as a farmer's market and other seasonal events, and formal and informal community performances and gatherings.

1.4

Renovate and rehabilitate the existing City Hall administrative offices in a manner that facilitates improved City service delivery, public wayfinding, governmental transparency and accessibility, and encourages public participation in civic life.

GOAL 2:

Catalyze economic vitality and ensure economic sustainability by attracting a critical mass of daily users to support local businesses.

OBJECTIVES

2.1

Integrate residential uses to foster consistent activity within the CAPSP, particularly during the daytime, nighttime, and weekdays.

2.2

Facilitate a new hotel use adjacent to the Kavli Theatre to serve the performing arts venues on the site for visitors and/or performers, increase daily visitors, and provide additional tax revenues to the City.

2.3

Create robust and versatile public gathering spaces throughout the program that can be activated during various times of the day and enjoyed by residents of all age groups.

2.4

Promote economically viable uses that are synergistic with the arts, food, performance venues, and other community-focused uses within the CAPSP.

2.5

Foster a symbiotic relationship between the hotel and the cultural arts facilities through access, connectivity, place-based branding, design of the hotel use, and synergistic commercial uses and amenities.



GOAL 3:

Prioritize the pedestrian experience with walkable streets, “park-once” strategies, and active ground-floor uses.

OBJECTIVES

3.1

Provide a grand staircase to link Thousand Oaks Boulevard to the Kavli Theatre and create a prominent physical and visual gateway to the Civic Arts Plaza.

3.2

Create a new pedestrian-oriented “Main Street” that is activated by ground-floor 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.

3.3

Provide comfortable and engaging pedestrian access across the entire site with an emphasis on future connections to uses beyond the plan area boundaries.

3.4

Celebrate community interaction through an interconnected network of open spaces and gathering areas for all ages, with formal and informal programming.

3.5

Emphasize permeability from Thousand Oaks Boulevard to Main Street and public parking areas through separated buildings, varied architectural forms, terraces, and rooftop common areas.

3.6

Reduce reliance on individual on-site parking by implementing a park-once strategy that enables visitors, employees, and residents to access multiple designations within walking distance from a single parking location.

Internal plaza perspective rendering.



GOAL 4:

Honor local history and landscape, integrating oak and landmark trees, existing civic architecture, and cultural memory.

OBJECTIVES

4.1

Preserve and celebrate existing mature protected trees on site in key public areas of the program.

4.2

Achieve design excellence and the creation of a unique sense of place by blending local history and landscape with a future-forward vision of Thousand Oaks.

4.3

Promote sustainable and context-sensitive development through thoughtful planning concepts and design requirements, integrated utility design, and environmentally responsible building practices.

Ensure long-term economic viability of the Downtown Core Subareas through phased implementation and fiduciary stewardship.

5.1

5.2

5.3

5.4

Plan for comprehensive infrastructure improvements to support the maximum growth scenario of the Specific Plan.



02

CHAPTER TWO

PLANNING ELEMENTS AND DEVELOPMENT REGULATIONS

A conceptual rendering of the Civic Arts Plaza stage area. The scene depicts an outdoor amphitheatre with a large, light-colored stage at the back where a band is performing. In the foreground, several round tables with white tablecloths are set up on a green lawn, with people seated around them. A large green rectangular area in the center of the lawn is where people are standing and talking. In the bottom foreground, a group of people, including a woman and two children, are sitting on a wooden deck. The background shows a modern building with a sign that says "SIGNAGE".

**The Civic Arts Plaza
Specific Plan (CAPSP)
establishes a framework
for the Specific Plan area
to become a dynamic
and versatile urban
environment framed by
civic, cultural, residential,
and commercial uses,
resulting in a new civic
heart for Downtown.**

Conceptual view of the amphitheatre stage area.

CHAPTER TWO

A. GENERAL PROVISIONS

This chapter provides the permitted uses, development standards, and other zoning regulations that apply within the CAPSP area. All development within the Specific Plan boundary must comply with the requirements of the CAPSP. If there is any conflict between the CAPSP and the TOMC, the CAPSP standards shall prevail. Where the language in the CAPSP is undefined, the final interpretation and determination shall be made by the City's Community Development Director.

This chapter also outlines the circulation, mobility, streetscape, infrastructure, and public services for the CAPSP area, while also detailing the implementation and administrative procedures governing its adjustments and amendments.

B. LAND USE AND ZONING

Land use represents the land use designation of each subarea within the CAPSP boundary. The land use designation represents the intended uses for various components of the Specific Plan area as defined in the General Plan. The CAPSP includes the following General Plan land use designations:

- "Parks, Golf Courses, and Open Space"
- "Institutional"
- "Mixed-Use"

All parcels within the CAPSP are zoned Specific Plan No. 11 and are regulated by the development standards and policies established herein.



Outdoor seating area adjacent mixed use perspective rendering.



C. ESTABLISHMENT OF SUBAREAS

The CAPSP area has been divided into five subareas, which are generally split into two development components: 1) The Lakes – consisting of Subareas A and D, and 2) the Downtown Core – consisting of Subareas B, C, and E. The subareas and their associated land use designations are displayed in Table 2.1, as well as Figures 2-1 and 2-3.

Table 2.1: Subarea Land Use Designations

SUBAREA	GP LAND USE DESIGNATION	ACREAGE	REFERENCE NAME	DESCRIPTION
Subarea A	Mixed-Use	7.50	The Lakes	Commercial and Residential Development
Subarea B	Institutional	3.76	Downtown Core/ Carpenter Park	Amphitheatre, Play Spaces, Restaurant, Promenades
Subarea C	Institutional	8.55	Downtown Core/ Civic Arts Plaza	Theatres, City Hall, Commercial, and Public Market
Subarea D	Parks, Golf Courses, Open Space	2.50	The Lakes	Ponds and Open Amenity Space
Subarea E	Mixed-Use	5.33	Downtown Core/ Westside	Mixed-Use Apartments and Hotel

Note: Acreages indicated are approximations due to rounding.

I. SUBAREAS A AND D (THE LAKES)

The Lakes shopping center, located in Subarea A, consists of an integrated mixed-use commercial and residential complex, including various commercial uses such as restaurants, retail, multi-family residential development, and accessory uses and structures, which would complement the performing arts and theatre venues.

The Thousand Oaks Boulevard frontage, north of Subarea A, contains two ponds, which may be used as a seasonal ice-skating rink, and which can be viewed from the commercial complex in Subarea A. Because of the use of this area as a public amenity, it is designated as Subarea D, to distinguish it from the adjacent private development of Subarea A. The pond area is intended primarily for passive recreational purposes and as a visual amenity, to be used in a manner consistent with the conservation of landscape values and the enhancement of public enjoyment.

Figure 2-1: CAPSP Land Use Map

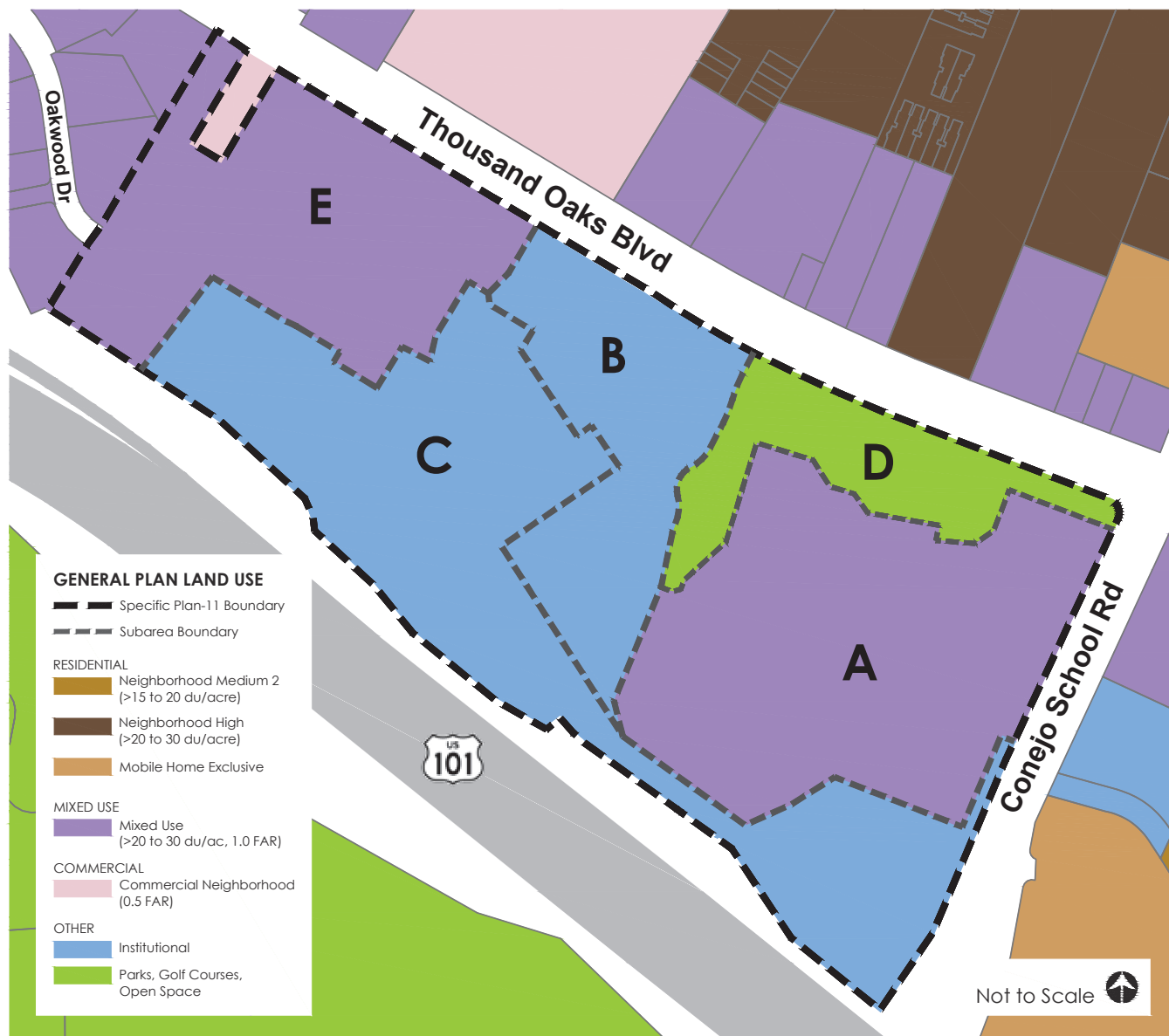
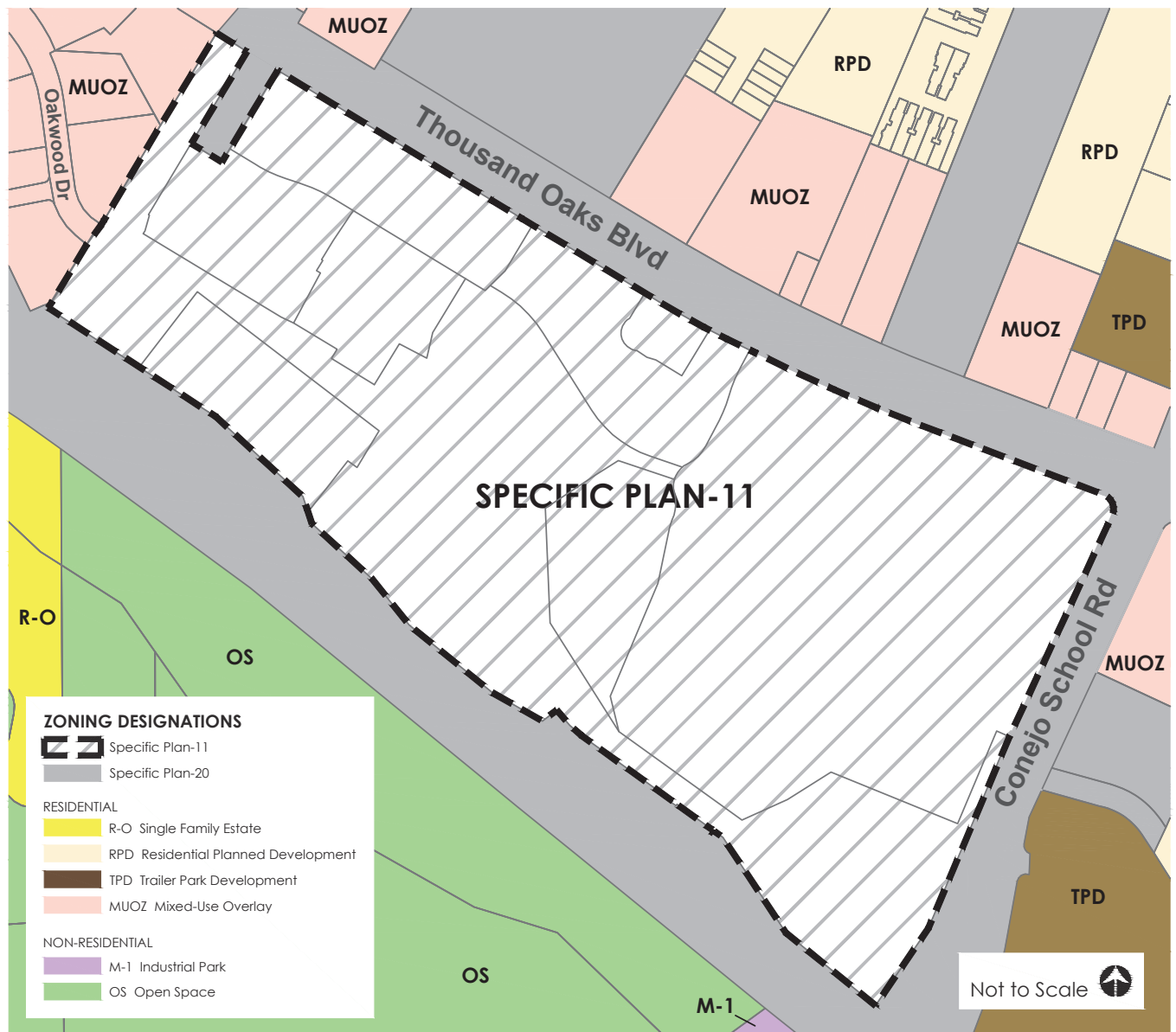




Figure 2-2: CAPSP Zoning Designation Map



II. SUBAREAS B, C, AND E (DOWNTOWN CORE)

The Downtown Core consists of Subareas B, C, and E of the CAPSP. Consistent with the Thousand Oaks General Plan 2045, this area is intended to become the nucleus of a walkable, mixed-use, and culturally-rich downtown neighborhood along Thousand Oaks Boulevard spanning from roughly Conejo School Road to Erbes Road. The development of the Downtown Core, including the revitalization of the existing CAP, is envisioned to catalyze the redevelopment of surrounding properties consistent with the goals and intent of the General Plan.

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 services, 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.

Figure 2-3: Subareas Map





D. THE LAKES (SUBAREAS A AND D)

The following sections provide detailed descriptions of Subareas A and D, including their existing conditions, intended land uses, and development objectives.

I. SUBAREA A: PRIVATE COMMERCIAL/ RESIDENTIAL

Development in Subarea A is planned to consist of an integrated mixed-use commercial and residential complex composed of various commercial uses, including restaurants, retail, offices and/or movie theatre, multi-family residential development with amenities, accessory uses and structures to serve residents and their guests, which would complement the performing arts and other Downtown Core venues.



The commercial development should be designed as a complex of individual buildings connected by plazas and pedestrian walkways. Commercial uses should support the mixed-use vision for the area. The private development links physically with the park, and other adjacent uses, and should have strong visual and physically inviting connections to encourage safe and pleasant pedestrian flow.

The commercial buildings should emphasize high-quality design and the provision of site amenities. The residential development should likewise emphasize high-quality design and the provision of site amenities and should be appropriately setback from the street frontage. The individual components of the development should be integrated into a unified complex, which will complement the development in the other subareas. Similar themes in architectural design and building materials should be used to visually tie together the entire project. Variation and complexity in building forms should be utilized to break down the building masses and promote visual interest. Pedestrian access must be emphasized, and an attempt should be made to segregate pedestrian and vehicular circulation.

The private development should include a large pedestrian oriented plaza to allow and encourage congregation and pedestrian circulation among the uses, and potential for outdoor events including such amenities as: benches; outdoor dining patio tables, chairs, umbrellas, patio covers, etc.; information and advertising kiosks; public telephones; drinking fountains; restrooms in the various commercial tenant spaces, which restrooms will be open to public use; bicycle parking; potted plants; decorative and pedestrian scaled lighting and landscape lighting; permanent electrical power outlet locations for special events; small informal performance areas; sculptures and other art work, water fountains; designated locations for small City outdoor displays; directional signs; clock tower; merchant kiosks and/or push cart merchant program on plaza; and adequate passenger car drop off areas for interior roads and driveways.

Vehicular access will be from Thousand Oaks Boulevard and Conejo School Road. Parking is provided in a surface parking lot or parking structure located south of the commercial buildings and along the adjacent service road.



The Lakes internal paseo.



a. Subarea A Use Regulations

The uses which are specifically permitted in Subarea A are listed below. The Community Development Director shall determine whether any proposed use is permitted and/or consistent with this Specific Plan.

- Bakeries
- Banks, including ATM, and similar businesses
- Beauty salon, beauty supply, day spa and barber shops
- Blueprinting, photostating, and photofinishing facilities
- Bookstores
- Commercial uses associated with arts, crafts, music, dance, and other artistic and cultural activities (e.g., art galleries, music and art shops, dance and music studios, etc.)
- Computer and computer software stores
- Day care centers
- Delicatessens
- Dry cleaners (customer service facility only, without on-site processing)
- Florist shops
- Health and fitness clubs
- Home entertainment and electronics stores
- Home furnishings, home décor, and houseware stores
- Jewelry stores
- Live entertainment in the plaza area provided such use is reviewed and approved by the Community Development Director
- Luggage stores
- Multi-family residential, including amenities and accessory uses and structures to serve residents and their guests
- Multi-level parking structure
- Newsstands
- Office supplies and stationary stores
- Offices, business
- Offices, professional, medical, dental, excluding veterinary
- On-site sale and consumption of alcoholic beverages in conjunction with the operation of restaurants and cafes, provided such is reviewed and approved by the Community Development Director
- Optical stores
- Other office or office related uses as approved by the Community Development Director
- Pharmacies
- Restaurants and cafes with outdoor customer dining areas, including fast food outlets
- Screened wireless communications facilities
- Shoe stores
- Specialty gift, health and vitamin stores, and grocery stores
- Sporting goods stores
- Surf shops
- Theatres, indoor
- Toy stores
- Travel agency
- Uses incidental and accessory to permitted uses, such as live entertainment in conjunction with the operation of restaurants
- Vending carts, retail kiosks and food pavilions
- Video stores
- Wearing apparel stores

b. Subarea A Development Standards

Since this Specific Plan is adopted by a duly enacted ordinance of the City, the following are the authorized development standards for Subarea A and supersede any zoning ordinances and standards to the contrary in effect for this area. All policies and regulations of the City of Thousand Oaks, which are not specifically superseded as described in this Specific Plan, remain in effect and shall be fully applicable to the area encompassed by this plan. Where the Specific Plan is silent on zoning standards and/or regulations, the Community Development Director shall make a determination on which land-use standard(s) shall apply based on the most similar zoning or land use identified in the City's Code or General Plan.

i. Building Height

35-foot maximum for structures or portions within 150 feet of the centerline of Thousand Oaks Boulevard and Conejo School Road, and 65-foot maximum for the remainder of the area. For areas with a 35-foot maximum building height, the maximum height shall be determined by measuring vertically from the corresponding grade elevations along the street frontages of Thousand Oaks Boulevard and Conejo School Road. For the areas with a 65-foot maximum building height, the maximum height shall be measured vertically from a point, that is the average elevation of each of the sides of the building.

Roof attachments such as flagpoles, architectural towers, parapets, wireless masts, mechanical equipment and similar diminutive roof attachments, and stairway and elevator towers shall not be included in the total building height calculation and may be erected above the height limits set forth above provided such roof attachments or any other device shall not exceed 20 feet above the prescribed height limit.

ii. Setbacks

A 35-foot landscaped setback shall be provided adjacent to both Thousand Oaks Boulevard and Conejo School Road.

Other setbacks and yard requirements are not required.

Balcony projections may extend beyond adjacent property lines within the CAPSP area. Interior yards or plazas between adjacent buildings' walls, excluding any architectural projections, shall have a width at least equal to the height of the taller of the two adjacent buildings' walls.



iii. Floor-Area Ratio

The ratio of non-residential building floor area to total site area shall not exceed .8:1. The total building floor area to total site area shall not exceed 1.5:1.

iv. Lot Coverage

Buildings, including accessory buildings, shall not cover more than 50 percent of the development area of the site. If covered parking is provided in or under the principal building, or if uncovered but on the roof of the principal building and not viewable from the public street and walk, the building coverage may be increased by 180 square feet for every covered or rooftop parking space. In any event, no more than 90 percent of the subarea shall be used for buildings, structures, parking, and vehicular circulation, and not less than 10 percent of the subarea shall be devoted to landscaping, plazas, or natural open space.

v. Off-Street Parking

Off-street parking shall be provided in accordance with the provisions of Chapter IV (Circulation and Parking) of this plan. In addition to these provisions, the following parking standards shall apply:

1. Restaurants: One parking space per 200 square feet of gross leasable area for the first 2,000 square feet of gross leasable area and one parking space per 100 square feet of gross leasable area over 2,000 square feet.
 - a) Outdoor customer dining area: No parking spaces are required for the first 1000 square feet. For any outdoor dining area in excess of 1,000 square feet, one parking space per 100 square feet is required for the patio area that exceeds 1,000 square feet.
2. Commercial uses: One parking space per 300 square feet of gross leasable area.
3. Health and fitness clubs, including yoga, exercise, and aerobics: One parking space per 300 square feet of gross leasable area.

For purposes of the "gross leasable area", interior common areas such as corridors, lobbies, conference rooms, stairways, common restrooms, elevator or mechanical shafts and rooms, any unmanned electrical or mechanical rooms, and employee only kitchens, lunchrooms, exercise facilities, or locker rooms shall not be included.

4. Multi-family residential uses: Studio: 1.0 parking space/unit; 1-bedroom: 1.25 parking spaces/unit; 2+ bedrooms: 1.75 parking spaces/unit. The multi-family residential uses are allowed up to a maximum of 25% of all required parking to be compact spaces.
 - a) The required parking spaces may be uncovered and may be provided in tandem. Compact spaces shall be a minimum of eight (8) feet by 15 feet. Notwithstanding any section in the Thousand Oaks Municipal Code, such as Section 9-4.2404(d)(4)(iv), or herein to the contrary, the minimum parking lot landscaping area requirements shall be increased by an additional area not less than 15 square feet for each compact space provided.
 - b) Depths for standard parking stalls may be reduced to a dimension of 18 feet and depths for compact parking stalls may be reduced to a dimension of 15 feet when spaces abut a landscape planter with a minimum width of six feet or a sidewalk or similar paved area with a minimum width of six feet.
 - c) Other than those applicable to parking stalls generally, there shall be no minimum required maneuvering area, back-up space, or turnaround space for dead-end parking stalls and for parking stalls adjacent to a structure, which includes, but is not limited to, walls, columns, bollards, and barriers.
 - d) All driveways within a parking lot used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a ten (10%) percent slope.
 - e) Subject to further review and ministerial approval by the Community Development Director (as discussed in Section 2.D.VII), the following options may be pursued to provide additional parking spaces in case parking demand exceeds parking supply within this subarea:
 - valet parking;
 - the use of the day care center parking lot at 110 S. Conejo School Road for either employee parking or valet;
 - the use of the sixth level of the Civic Arts Plaza parking structure for employee parking; and
 - any other alternative parking arrangements recommended by the Community Development Director.
5. Bicycle parking: Long- and short-term bicycle parking spaces shall be provided for new development and additions that increase the floor area of a building as follows: for all residential buildings, one short-term space per 25 dwelling units and one long-term space per 15 dwelling units.



vi. Landscaping

Eight percent (8%) of any open parking and driveway areas containing more than twenty-one (21) parking spaces, shall be landscaped. Since plaza, landscaping, and walkways are key amenities for the development of this subarea, plans for these amenities shall be submitted for review and approval by the Community Development Department in conjunction with any proposed development project within the subarea. Said plans shall be designed in accordance with the City's landscape and irrigation plan standards.

vii. Open Space

All apartment units shall have a minimum private patio or balcony area of 80 square feet and a minimum dimension of 5 feet and direct access to the unit.



View of landscaping at The Lakes.

viii. Signs

A uniform sign program shall be submitted for review and approval by the Community Development Department for any proposed project within the subarea and shall be designed in accordance with applicable provisions of the Thousand Oaks Municipal Code. Said uniform sign program may provide for up to three (3) monument signs within the subarea, and may also provide for directory signs and tenant blade signs. Notwithstanding any uniform sign program, one (1) building identification sign may be permitted within the subarea.

ix. Storage of Materials and Equipment

Materials and equipment may be stored outside of buildings only when fully screened and adequately covered and enclosed, and then only when incidental to the primary use in any project. Plans for such storage shall be submitted for review and approval by the Community Development Department as part of the approval process for any project.

x. Trash Enclosures

Trash enclosures shall be covered and enclosed and not reasonably viewable from a public street or walk. Notwithstanding any section of the Thousand Oaks Municipal Code, such as Section 9-4.2405.5(f)(6), or herein to the contrary, or other City guidelines, loading/unloading activities, trash enclosures, and recycling bins shall be permitted within a parking structure.

xi. Residential Density

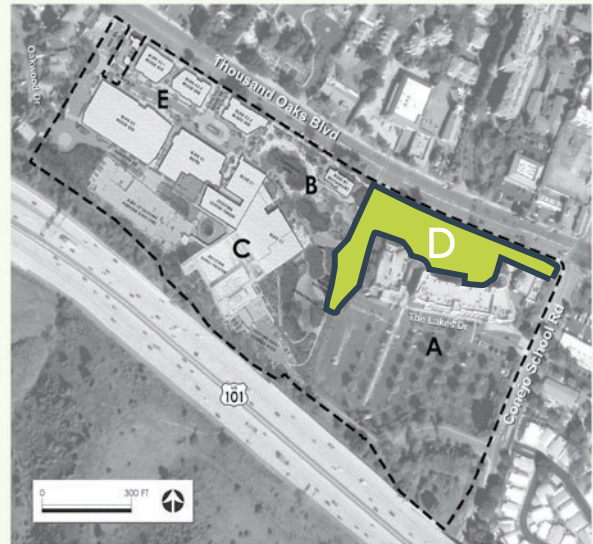
A Measure E allocation of 228 units² has been allocated to Subarea A by the City Council (City Council Resolution No. 2021-003) consistent with the maximum number of dwelling units allowed for this Subarea A under the current Commercial/Residential General Plan designation. The maximum number of dwelling units for this Subarea A shall be consistent with the maximum allowed as per the subarea's General Plan designation, as it now exists or is hereafter amended and/or supplemented from time to time, to allow for increased residential density.

² While the City allocated 228 units of Measure E residential capacity to Subarea A in Resolution No. 2021-003, pursuant to the current Commercial/Residential General Plan designation and the Subarea A acreage of 7.50 acres, a maximum of 225 units shall be permitted as authorized by the above allocation and under the current Commercial/ Residential General Plan designation.



II. SUBAREA D: PONDS

The Thousand Oaks Boulevard frontage, north of Subarea A, contains two ponds, which may include a seasonal ice-skating rink, and which can be viewed from the commercial complex in Subarea A. Because of the use of this area as a public amenity, it is designated as Subarea D, to distinguish it from the adjacent private development of Subarea A.



The pond area is intended primarily for passive recreational purposes and as a visual amenity and shall be developed in a manner consistent with the conservation of landscape values and the enhancement of public enjoyment. The area shall be largely characterized by one or two ponds, naturalistic features, and vegetation including trees, turf, landscaping, hardscape, angled surface parking, water, and topographic features. It shall include pedestrian facilities and other miscellaneous site improvements deemed appropriate by the City of Thousand Oaks, acting in its capacity as the Successor Agency to the Redevelopment Agency ("Successor Agency") or other designated public agency. Apart from the potential seasonal ice skating facilities and the existing playground, the area shall not contain athletic playfields or other facilities intended for active recreational purposes. So long as the commercial project (Subarea A) is in operation, the pond area must be operated and maintained in good working order and in a first-class condition by the owners of the commercial project, pursuant to a mechanism approved by the City.

a. Subarea D Use Regulations

For the purpose of limiting permitted uses within this area, the only improvements allowed are landscape, hardscape, outdoor seating and dining areas (including consumption of alcoholic beverages in conjunction therewith, as permitted by the Community Development Director), limited surface parking as stated in Section 2.D.IV (Circulation and Parking), lighting, signage, driveway access, construction of the two (2) ponds and the potential seasonal ice skating rink, and any other required improvements to facilitate the operation of these improvements as may be approved by the City. The City may permit special or seasonal events, which include the use of vending carts and kiosks in Subarea D in the manner the City normally uses to approve such events.

b. Subarea D Development Standards

Since this Specific Plan is adopted by a duly enacted ordinance of the City, the following are the authorized development standards for this Subarea D and supersede any zoning ordinances and standards to the contrary in effect for this area. All policies and regulations of the City of Thousand Oaks, which are not specifically superseded as described in this Specific Plan, remain in effect and shall be fully applicable to the area encompassed by this plan. Where the Specific Plan is silent on zoning standards and/or regulations, the Community Development Director shall make a determination on which land-use standard(s) shall apply based on the most similar zoning or land use identified in the City's Code or General Plan.

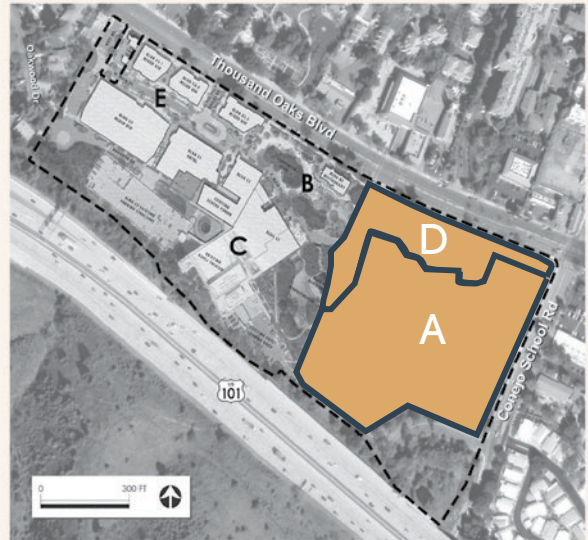


View of The Lakes at sunset.



III. SUBAREAS A AND D DESIGN CRITERIA

A basic objective of Subareas A and D is to produce a project of high design quality, featuring distinctive architecture, generous amenities, and a highly attractive visual environment. Since the development within Subarea A is integrally linked with the Civic Arts Plaza, and will be viewed from that facility by theatre goers and those desiring to walk to that commercial project, the architecture, the design elements, and materials used on the west and south sides of the structures, hardscape, walkways, view corridors, and landscaping of the private project are just as important as the design of the sides fronting Thousand Oaks Boulevard and Conejo School Road.



It is intended that the quality of design, mix of uses, and arrangement, integration, and relationship of the various components of the Specific Plan shall together create a lasting focal point for the greater Thousand Oaks area. Ultimate authority for approval of all design aspects of projects in Subareas A and D shall be vested with the City. In general, the procedures and guidelines of the design review process (Title 9, Chapter 4, Article 18, of the Thousand Oaks Municipal Code) shall apply to all projects in the Specific Plan area.



String lights at The Lakes Shopping Mall.

The following criteria are intended to describe, in general terms, the basic design objectives of Subareas A and D:

- The architecture within Subareas A and D shall be of distinctive, innovative design intended to make a strong statement as to the special nature of the area. The architecture shall attempt to achieve a timeless design to provide lasting beauty and distinction to the project. The architectural design shall not emulate any traditional style nor exploit any transient trends in design, which might serve to easily date the project
- Building forms shall be arranged and articulated to break up building mass and reduce the perceived scale of the various structures. Both horizontal and vertical articulation of building façades shall be encouraged to provide visual interest, reduce the appearance of building mass, and avoid monotony in the façade. Various angular forms in plan and elevation shall also be encouraged to help reduce the perception of building mass and open view corridors within the site.
- Building heights, in general, should be stepped back from Thousand Oaks Boulevard. The height of roofs and façades shall be lowest adjacent to Thousand Oaks Boulevard and gradually increase in height further away from the Boulevard.
- Compatibility in design shall be achieved among all components of the project and among each of the subareas of the plan to produce a harmonious and unified setting. The design, function, materials, and colors of all elements of the plan shall be coordinated.
- Projects in Subareas A and D shall contain extensive, high-quality site improvements, site furnishings, landscaping, and amenities. All building setback areas shall be extensively landscaped. Hardscape, plazas, and other pedestrian-oriented improvements should be integrated with Civic Arts Plaza and landscaping.
- The Specific Plan area shall possess a strong pedestrian orientation. The projects shall attempt to create designs attractive to the pedestrian with interesting façades, inviting entrances, clustered activity areas, creative patios for outdoor customer dining areas, and extensive pedestrian improvements. The scale of buildings shall seem comfortable from the pedestrian perspective while creating a sense of drama to enhance the pedestrian experience. Clear pedestrian connections shall be provided to create a pedestrian circulation network among the various subareas of the plan and to establish a pedestrian linkage to Thousand Oaks Boulevard. Pedestrian-level building façades shall be composed of rich and textured materials and enhanced with architectural detail for visual interest.



- Parking structure exteriors shall receive extensive design treatment and landscaping to reduce their utilitarian appearance and enhance visual quality. The design of the parking structures shall be well-integrated with the architectural design of adjacent or adjoining buildings.
- All utility lines within the Specific Plan area shall be placed underground. Loading and delivery areas shall be separated from pedestrian activity areas and screened from public view. Roof-top equipment must be effectively screened from multiple vantage points, and the screening device must be integrated into the architectural design of the building. Surface parking must be screened from adjacent streets by earthmounding, low-profile walls and/or landscaping.
- Except as otherwise stated herein, a uniform sign program shall be developed and adopted for each subarea in conformance with the provisions of Article 23 of Title 9, Chapter 4, of the Thousand Oaks Municipal Code.
- Public improvements shall be installed in conformance with a uniform system of attractive and functional improvements to be developed and adopted by the Agency, in accordance with the City of Thousand Oaks standards.



Outdoor dining at The Lakes Shopping Mall.

IV. CIRCULATION AND PARKING

a. Vehicular Circulation

Vehicular access into Subareas A and D will be provided at controlled points from the existing roadway system. Locations of all existing oak trees should be considered when designing the specific alignment for vehicular access and circulation, to minimize oak tree removal.

The service road to the rear of the Kavli Theatre may be further improved and used for access to Subarea A. Direct access from Thousand Oaks Boulevard and Conejo School Road shall be provided for Subarea A. If required for a proposed development project, Conejo School Road shall be widened and improved adjacent to Subareas A and D. Internal vehicular circulation will not be designed as City streets. Signalization shall be provided on Thousand Oaks Boulevard and Conejo School Road where determined appropriate by a traffic study. The need for other street improvements shall be evaluated in project-specific traffic studies and shall be provided where determined necessary by such studies.

b. Pedestrian, Alternate Transportation, and Transit Access

Pedestrian access and circulation within the Specific Plan area is a central component of the development concept for the area. Pedestrians should be able to easily access each of the building complexes and circulate throughout the Specific Plan area on foot with a minimum of impediment. For this reason, the development concept for the Specific Plan area proposes to segregate pedestrian and vehicular circulation by creating elevated plazas and walkways for pedestrian use. These elevated pedestrian areas are planned to provide connections between building complexes and parking structures and provide formal pedestrian entrances to the buildings. At-grade pedestrian walkways will also be provided, where appropriate.

The Specific Plan area should be accessible by various means of alternative transportation, including bicycles. As a destination, the Subareas A and D should feature opportunities for access and parking for bicycles and other means.

Subareas A and D are served by public transit via bus routes along Thousand Oaks Boulevard. In order to encourage and facilitate transit access to the area, bus turnouts and shelters should be provided within the design of any proposed project where appropriate to serve transit users.



c. Parking

Parking to serve projects in Subareas A and D is planned to be provided in angled surface parking in Subarea D (Pond Parcel) and a surface parking lot or parking structure in Subarea A (Private Commercial/Residential).

The angled surface parking within the Pond Parcel shall be limited to twenty-six (26) spaces and shall be located adjacent to Thousand Oaks Boulevard.

d. Shared Parking

A shared parking concept may be utilized throughout Subareas A and D in order to provide for the efficient use of the available parking supply. This concept allows separate uses to share parking facilities when these uses generate parking demands during different periods of the day or week. The amount of parking required to serve the planned uses in Subareas A and D may be determined through a shared parking study (or studies) to be approved ministerially by the Community Development Director prior to issuance of any development permits in these Subareas.

V. SPECIAL FEATURES

a. Mixed-Use Development

The development concept for Subareas A and D is intended to produce a broad mix of interactive uses, which will create an active and interesting atmosphere in both the daytime and evening hours. Complementary uses are to be in close proximity to each other to promote interaction between uses and to advance the development concept. The clustering of complementary uses also allows the creation of integrated complexes and makes possible the use of shared facilities such as plazas and parking structures.

b. Plazas

Plaza spaces are an important component of the development envisioned for the project area. Main plazas are planned as part of the commercial complex in Subarea A. These plazas may be partially elevated above grade to take advantage of the grade differentials onsite. The elevated plazas would provide spaces for pedestrian activities and circulation between buildings and would provide vantage points for views into the park. The plazas would also serve as formal pedestrian entry spaces for the building complexes. The elevated configuration of the plazas and connecting walkways could allow segregation of pedestrian and vehicular traffic.

c. Public Park

Subareas A and D are intended to implement the development concept of a set of high-quality development components in a park-like setting. The park is provided as the focal point of Subareas A and D, and any proposed development projects shall orient to the park. The park area may be expanded by proposed development projects of other subareas. The interface of adjacent subarea development and the park are critical to the overall development in the Specific Plan area and should be given special design emphasis to promote strong visual and pedestrian-friendly physical connections among all subareas.



Outdoor playground at The Lakes Shopping Mall.

d. Building Height and Form

In general, building mass should step up from Thousand Oaks Boulevard toward the southerly part of the site adjacent to the freeway. Building scale should be consistent with building uses and should reflect the surrounding context of the Thousand Oaks Boulevard commercial corridor. Building forms should be interesting and attractive, emphasizing the special character of Subareas A and D.

e. Oak and Landmark Tree Preservation

Oak trees and landmark trees of various designated species within the City of Thousand Oaks are protected by law. It is the intent of this Specific Plan, consistent with City policy, to minimize impacts on existing oak and landmark trees. Buildings and other structures, to the extent possible, should be sited to avoid the removal of oak trees. Whenever possible, trees slated for removal will be transplanted to a protected area on site.



Trees to be removed will be replaced by new trees pursuant to applicable City policy and ordinance. Construction and grading activities near existing oak and landmark trees will be governed by the City of Thousand Oaks development policies. Oaks and landmark trees should be incorporated as special design features in locations where long-term protection of such trees can be assured.

VI. INFRASTRUCTURE AND PUBLIC IMPROVEMENTS

On-site or adjacent improvements to public streets, sidewalks, and parkways, as well as improvements to drainage facilities and utilities, that are necessitated by proposed development projects, shall be constructed concurrently with the development of Subareas A and D. Necessary off-site improvements linked to any proposed development project in Subareas A and D should also be constructed concurrently with development on the project site or at the discretion of the City of Thousand Oaks and/or an in-lieu fee may be paid to an improvement fund. All such improvements shall be designed in accordance with all applicable standards and regulations of the City of Thousand Oaks, responsible State and Federal agencies, and affected utility companies. Proposed on-site and off-site improvements shall be evaluated as part of the approval process for any proposed development project.

Public improvements associated with development in the Specific Plan area include:

- A new driveway and miscellaneous improvements to existing roadways, including an access road for the multi-family development in Subarea A
- Public park in Subarea D
- Potential parking structure in Subarea A

In addition, various infrastructure improvements will be needed to serve future development planned for Subareas A and D. All improvements associated with public projects in the Specific Plan area will be the responsibility of the City of Thousand Oaks. The City may elect to participate in the provision of improvements to serve the private development, pursuant to any agreements, which may be reached between the City and the developer. In such cases, the responsibility for the cost, construction, and maintenance of the subject improvements shall be determined through negotiation between the City and the developer(s) of the development projects.

Adequate facilities for water service, wastewater collection, and stormwater drainage are available on the site or within adjacent public rights-of-way. Similarly, facilities are available for telephone, gas, and electricity service to the plan area. The only improvements anticipated at this time include the construction of necessary on-site facilities and lateral connections to existing service lines. On-site drainage facilities will include a connection to the underground Arroyo Conejo storm drain along the northerly perimeter of the area and the extension of drains across the site, which currently drain upslope areas to the south. The construction of on-site storm water retention facilities or a contribution to an off-site master retention facility may be necessary to mitigate downstream capacity deficiencies. Water and wastewater service will be provided by the City of Thousand Oaks. Existing water and wastewater lines located in Thousand Oaks Boulevard and Conejo School Road will serve the project. Connections to these lines will be required to provide service on site.

VII. ADMINISTRATION AND IMPLEMENTATION

a. Development Plan Review Procedures

Pursuant to Sections 522 and 523 of the Amended Redevelopment Plan for the Thousand Oaks Redevelopment Project Area: 1) permits shall be issued for the construction of any new buildings; and 2) subdivision, or other entitlements until precise development plans have been reviewed and approved by the Successor Agency for consistency with the objectives and standards of this Specific Plan and, upon recommendation by the Planning Commission, pursuant to Section 9-4.1808 of the TOMC. No additional permits will be required by the Successor Agency as a result of this review.

Contents of precise development plans shall be in accordance with Section 9-4.1807 of the Thousand Oaks Municipal Code. The completeness, and level of detail of submitted plans shall be determined by the Community Development Director.



Except as otherwise required by State or Federal law, the Community Development Director (or its designee) shall, ministerially and without additional review or approval:

- Review and approve expansions and modifications that do not substantially increase the square footage of the commercial buildings in Subarea A, provided the applicable FAR requirements are met. The Community Development Director shall determine whether a requested expansion or modification constitutes a substantial increase;
- Review and approve, subject to defined operating standards determined by the Community Development Director, the on-site consumption of alcoholic beverages in conjunction with the operations of restaurants and cafes in a subarea for which it is a permitted use. The Community Development Director shall have the authority to monitor and enforce compliance with the operating standards;
- Review and approve, subject to defined operating standards determined by the Community Development Director, live entertainment in the plaza area in a subarea for which it is a permitted use. The Community Development Director shall have the authority to monitor and enforce compliance with the operating standards;
- Review and approve alternative parking arrangements; and
- Determine and interpret whether any proposed use is permitted and consistent with the intent and purpose of this Specific Plan. Notwithstanding anything above, the substitution or change of permitted commercial uses within a subarea shall not require compliance with this Section.



View of The Lakes from Thousand Oaks Boulevard.



E. DOWNTOWN CORE (SUBAREAS B, C, AND E)

The Downtown Core consists of Subareas B, C, and E of the CAPSP. The Downtown Core includes 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. Building designs in the Downtown Core are intended to be representative of California regional modernism architecture, emphasizing modernist principles including clean lines, functional clarity, honest expression of structural elements, and minimal ornamentation.

Although the Downtown Core will be constructed in phases (refer to Section 2.E.VIII for Development Phasing), the uses, structures, streetscapes, open space areas, and other associated improvements shall be designed and implemented in alignment with the overall goals and objectives of the CAPSP and the intent of the figures, standards, and guidelines established in this chapter. Principles of its design and function are intended to embody transparency, accessibility, sustainability, and adaptability. The full build-out of the Downtown Core area is depicted in Figure 2-4.

The following sections provide detailed descriptions of Subareas B, C, and E, including their existing conditions, intended land uses, and development objectives.



View of the enhanced entrance to City Hall.

Figure 2-4: Downtown Core Conceptual Site Plan





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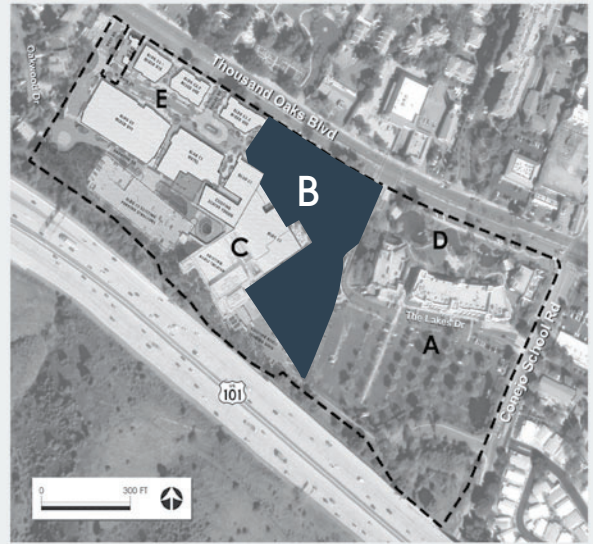


East Main Street and plaza perspective rendering.



I. SUBAREA B: CARPENTER PARK

Carpenter Park functions as a central gathering place and the heart of the overall General Plan Downtown Sub 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. Carpenter Park provides direct pedestrian links to all portions of the Specific Plan area and to the broader General Plan Downtown Sub Area.



Night view of the Carpenter Park conceptual improvements.

Carpenter Park will 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. Adjacent development should be designed to activate Carpenter Park and capitalize on views into the plaza. 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. The plaza is equipped with electrical power, lighting, and other infrastructure to facilitate community events.

In addition, Subarea B is intended to include an 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.

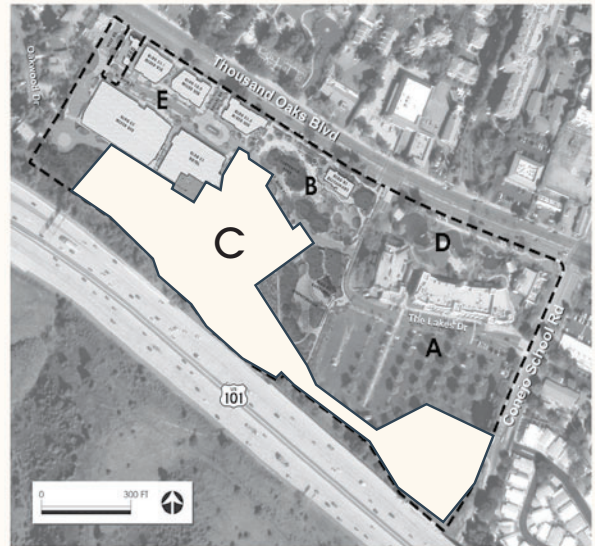


Looking down at the Carpenter Park plaza.



II. SUBAREA C: CIVIC ARTS PLAZA

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 will facilitate the partial demolition and reconstruction of City Hall while introducing a variety of compatible commercial uses, including but not limited to the following:

- Public market food hall
- Multi-purpose performance venue with capacity for approximately 200 people
- Creative arts incubator which would provide flexible space for artists and other creative innovators to make, congregate, and display art and other creative media
- Office and multi-purpose conference space to accommodate co-working, business incubation, and other similar uses
- Public library outpost
- Police depot
- Other retail uses complementary of and synergistic with an overall civic, arts, and community-oriented focus

The adaptively reused and newly constructed portions of the structure will replace City Hall administrative offices, improve public wayfinding, and improve the delivery of City services. The CAP Terrace will 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. Refer to Figure 2-5: Civic Arts Plaza Program Components. A grand staircase and public elevator provide visual and physical connectivity from Carpenter Park and Thousand Oaks Boulevard at the ground level to the CAP Terrace on the third level.

Figure 2-5: Civic Arts Plaza Program Components



- | | | |
|--|--|-------------------------|
| 1 Existing Parking Garage | 7 Adaptive Reuse - City Hall Administrative Offices (2nd & 3rd Floors) | 12 Public Elevator |
| 2 Existing Kavli Theater | 8 Commercial Retail, Library Outpost, Office Incubator Space (Ground Floor) | 13 Existing Stair Tower |
| 3 Existing Scherr Forum | 9 Public Market, Multipurpose Performance Venue (Ground floor), and Arts Incubator (2nd Floor) | 14 Grand Stairs |
| 4 Existing Kavli Loading Dock/Service Area | 10 Council Chambers | 15 Carpenter Park |
| 5 Building E1 (Hotel) | 11 CAP Terrace | 16 Outdoor Amphitheater |
| 6 City Hall Administrative Offices | | 17 East Main Street |

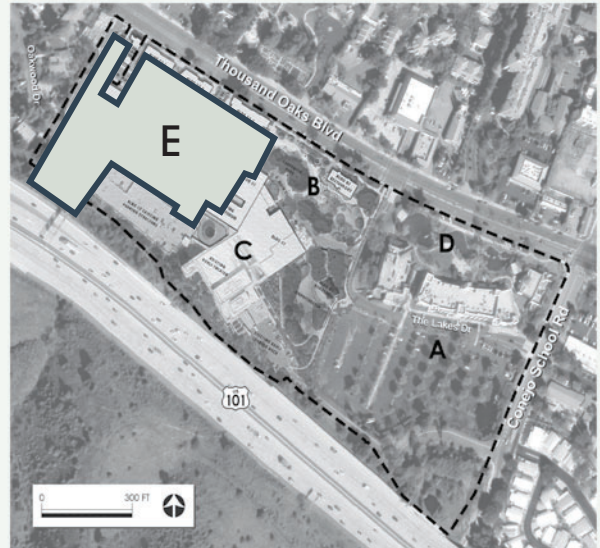
The existing parking structure within this subarea will be served by an access road ("West Road") directly from Thousand Oaks Boulevard and via a driveway extension of Oakwood Drive. Secondary access from the signalized intersection at Dallas Drive allows vehicular circulation into the site along Main Street connecting to West Road. The existing parking structure is to be shared among the variety of commercial and institutional uses within Subareas B, C, and E. In addition, a service driveway from Conejo School Road connects to the rear loading area behind the Kavli Theatre, providing access for services, deliveries, and emergency vehicles.

Landscaping is anticipated to be incorporated into the terrace level and surrounding area, subject to Ventura County Fire Protection District standards, and the complex is designed around the existing oak trees and other vegetation.



III. SUBAREA E: WESTSIDE

This 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 an approximately 142-room hotel with associated food and beverage uses, banquet space, and other guest amenities.



This subarea includes vehicular circulation elements, including West Road, West Main Street, Dallas Drive, and the Oakwood Drive roundabout. All vehicular access roads are intended to be used by the public via public access easements. Vehicular access roads will meet emergency vehicle access standards. 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.

The design of structures within this subarea will establish the context for the character and vision of the Downtown Core and the overall General Plan Downtown Subarea. Building massing, roof forms, and façade articulation will be varied to enhance visual interest, prioritize the pedestrian experience, and promote architectural diversity in the area. The overall design of the structures shall be emblematic of architectural principles of Southern California regional modernism and mid-century modern architecture, and must be consistent with the Development Standards within Section 2.E of this Specific Plan.

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.



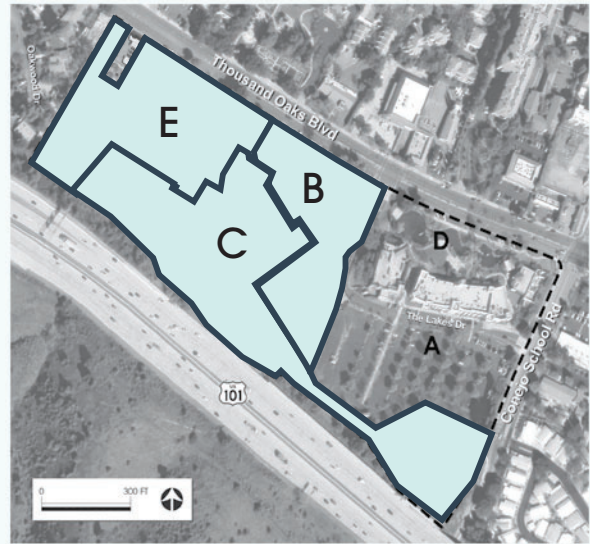
Perspective rendering of the Scherr Forum entrance.



IV. DOWNTOWN CORE DEVELOPMENT REGULATIONS

a. Downtown Core Use Regulations

The uses which are specifically permitted in Subareas B, C, and E are listed in Table 2.2. The Community Development Director shall determine whether any proposed use is permitted and/or consistent with this Specific Plan. Refer to TOMC Title 9, Chapter 4, Article 28 for permit procedures. For uses not otherwise listed herein or within TOMC, a Special Use Permit approval shall be required, as described by TOMC Sec. 9-4.2803.



Conceptual bird's eye view of East Main Street and City Hall enhancements.

Table 2.2: Downtown Core Permitted Uses

USE REGULATION	SUBAREA B (CARPENTER PARK/AMP)	SUBAREA C (CAP)	SUBAREA E (MIXED-USE/ HOTEL)	NOTES/ REFERENCE
Arcade, as a principal or accessory use	P	P	P	Footnote 1, 2
Amenities and accessory uses related to multi-family residential uses	NP	NP	P	Footnote 3
Amenities and accessory uses and structures that are connected to and part of the development of the multi-family residential development of Subarea A	P	P	NP	
Art galleries and exhibits	P	P	P	Footnote 2
Artist Studios	P	P	SUPA	Footnote 2, 4
Banquet, catering, concession facilities, and meeting and conference facilities, as accessory uses to hotel or performance venue uses	P	P	P	
Bars, nightclubs, and dancing establishments	SUPA	SUPA	SUPA	Footnote 2, 5
Breweries, wine blending, and distilleries providing retail sale of alcoholic beverages for off-site consumption, as an accompanying use to a permitted bar or restaurant use	P	P	P	Footnote 2, 5
Childcare or educational facilities, including tutoring centers, places with activities for children, and school facilities	P	P	SUPA	Footnote 2



Table 2.2: Downtown Core Permitted Uses (Continued)

USE REGULATION	SUBAREA B (CARPENTER PARK/AMP)	SUBAREA C (CAP)	SUBAREA E (MIXED-USE/ HOTEL)	NOTES/ REFERENCE
Civic and institutional uses, including governmental offices, City Hall administrative uses, public library branches, and public safety facilities	P	P	P	
Civic auditorium, theater, or similar publicly-owned, multi-purpose general assembly facility for artistic, cultural, theatrical, or other entertainment and/or public assembly purposes	P	P	P	
Conference, assembly, and training facilities for private or nonprofit purposes	P	P	SUP	
Drive-through	NP	NP	NP	
Dry cleaning and self-service laundries	NP	NP	P	
Ghost kitchens	NP	NP	NP	Footnote 6
Hotel	NP	NP	DP	
Health Club and Health Studios	NP	NP	P	
Large format movie theater (i.e. IMAX theater), with ancillary facilities related to its operation	NP	NP	NP	
Live entertainment and performance venues	P	P	SUPA	Footnote 2, 5
Mobile food vendors (including food trucks)	SUPA	SUPA	SUPA	Footnote 7
Multi-family residential	NP	NP	DP	Footnote 2
Museums and exhibit halls	P	P	SUPA	

Table 2.2: Downtown Core Permitted Uses (Continued)

USE REGULATION	SUBAREA B (CARPENTER PARK/AMP)	SUBAREA C (CAP)	SUBAREA E (MIXED-USE/ HOTEL)	NOTES/ REFERENCE
Office, business and professional. Includes shared multi-purpose work spaces intended for co-working, business incubation, and other similar uses	NP	P	SUPA	Footnote 2
Office, Medical	NP	NP	NP	
Outdoor art display and other creative exhibits	DR	DR	DR	Footnote 8
Outdoor dining in conjunction with a permitted and related commercial operation (e.g. cafes, restaurants, etc.)	P	P	P	Footnote 2, 9
Parks (e.g. pocket parks, playgrounds, dog parks, etc.)	P	P	P	
Parking, including surface, partial subterranean, subterranean, and podium structures	P	P	P	
Pet care services (not including boarding)	NP	NP	SUPA	
Personal services (e.g. health and medical spas, barber shops and beauty/nail salons, seamstresses, tailors, tattoo / piercing, and shoe repair; not including pet related care)	NP	P	P	Footnote 2
Public market food hall	P	P	SUPA	Footnote 2, 10
Restaurants, cafes, and other specialized food and beverage service establishments	P	P	P	Footnote 2



Table 2.2: Downtown Core Permitted Uses (Continued)

USE REGULATION	SUBAREA B (CARPENTER PARK/AMP)	SUBAREA C (CAP)	SUBAREA E (MIXED-USE/ HOTEL)	NOTES/ REFERENCE
Retail uses, excluding commercial cannabis activity	P	P	P	Footnote 2
Single-Family Residential	NP	NP	NP	
Sale of alcoholic beverages for onsite consumption as a principal or accessory use to any other allowed use	SUPA	SUPA	SUPA	Footnote 5
Temporary events include but not limited to: farmer's market, street performers, street fairs, performances, and other seasonal events, including events with amplified sound within residential rooftop amenity spaces.	TUP	TUP	TUP	Footnote 4
Wireless communications facilities				
Small wireless facilities	SWF	SWF	SWF	
Eligible facilities requests (6409(a))	EFR	EFR	EFR	
Wireless communications facilities that do not meet the definition of small wireless facilities or eligible facilities requests	SUPA	SUPA	SUPA	

Permitted Uses Key

DP = Development Permit

DR = Design Review

EFR = Eligible Facilities Requests (6409a) Permit

NP= Not Permitted

P = Permitted

SUP = Special Use Permit

SUPA = Administrative Special Use Permit

SWF = Small Wireless Facilities Permit

TUP - Temporary Use Permit

Table Footnotes

1) Arcade: Arcade shall mean an establishment with five (5) or more amusement devices which are "pay-per-play", or which are available for rent or hire for stated periods of time, and which are maintained for use by the public, including video games, pinball games, and shooting games.

2) Where identified as an allowed use in Subareas B and/or C, the use is only permitted if it is complementary to the operation of a conference facility, government facility, public park, civic arts facility, on-site recreational, or entertainment use as determined by the City of Thousand Oaks. Such uses may also offer products and/or services to the general public.

3) Multi-family residential uses are allowed as part of Mixed-Use developments, provided multi-family dwellings are not located on the ground floor of any structure. This limitation excludes accessory residential uses including lobbies, leasing offices and maintenance areas, required circulation and access ways, and other shared common residential amenities; however, accessory residential uses must not exceed 30% of the gross ground floor area within the building footprint excluding podium and/or subterranean parking areas.

4) Artist Studios mean a facility providing shared or individual studio and workspaces for practicing artists and other creative industry professionals. Artist Studios may include the use of specialized equipment in shared or individual studio and maker spaces, technical and administrative functions, provision of workshops associated with the creative arts, and exhibition and gallery space including the retail sale of products made on premises.

5) The sale of alcoholic beverages of any type for consumption on premises associated with any permitted use shall be subject to the conditions of approval associated with SUP-2025-70022. Uses not compliant with those conditions of approval will require approval of a separate Administrative Special Use Permit (SUPA).

6) A ghost kitchen (also known as a cloud kitchen, commissary kitchen, virtual kitchen, etc.) is a commercial food preparation establishment, typically consisting of one or more independent cooking operations located within a shared or individual facility, with no or minimal customer-facing dine-in service. Its primary function is to fulfill online orders for off-site consumption, often via third-party delivery platforms.

7) Mobile Food Vendors, including food trucks and/or other uses which require use or operation of a vehicle, shall not run or leave the vehicle idling for a period of longer than three minutes.

8) Design Review will be required for outdoor art display and other creative exhibits. Additional processing requirements will be determined subject to CAPSP I-8.

9) Outdoor dining areas are subject to the review and approval of a license agreement with the City to allow encroachments into public right-of-way and/or public access easement areas.

10) Public market food hall: Public market food hall shall mean a permanent, indoor or mixed-use facility designed to accommodate multiple independent food vendors, culinary artisans, and small-scale retailers within a shared space. Food halls may include prepared food stalls, specialty grocery vendors, communal seating areas, and may be integrated with farmers' markets, food hubs, or community kitchens.



b. Downtown Core Development Standards

Since this Specific Plan is adopted by a duly enacted ordinance of the City, the following are the authorized development standards for Subareas B, C, and E and supersede any zoning ordinances and standards to the contrary in effect for this area. All policies and regulations of the City of Thousand Oaks, which are not specifically superseded as described in this Specific Plan, remain in effect and shall be fully applicable to the area encompassed by this plan.

Table 2.3: Downtown Core Development Standards

DEVELOPMENT STANDARD	SUBAREA B	SUBAREA C	SUBAREA E	NOTES/ REFERENCES
Maximum Building Height	35 feet; 2 stories	130 feet; 7 stories	For structures located north of Main Street: 64 feet and 4 stories For structures located south of Main Street: 95 feet and 7 stories	Refer to Figure 2-6: Building Heights Refer to 2.E.IV.a.1
Building Setbacks:				
Primary Street Setback	10 feet	10 feet	Average 15 feet	Refer to 2.E. IV.a.3
Side Street Setback	10 feet	10 feet	10 feet	Refer to 2.E. IV.a.3
Internal Side/ Rear Setback	0 feet	0 feet	0 feet	Refer to 2.E. IV.a.3
Upper Story Setback	N/A	N/A	Refer to upper story setbacks for Subarea E below	Refer to 2.E. IV.a.1
Buildings Four Stories and Less: - Minimum of 5-foot setback for 25% of the length of the structure at the top floor of any primary street-facing façade. - The top floor of any structure must not exceed 90% of the building footprint of the structure at the lowest at-grade level.				

Table 2.3: Downtown Core Development Standards (Continued)

DEVELOPMENT STANDARD	SUBAREA B	SUBAREA C	SUBAREA E	NOTES/ REFERENCES
Building Setbacks, Continued:				
Buildings Five Stories and Greater: - Minimum of 10-foot setback for 50% of the length of the structure at the top floor of any primary street-facing façade. - The 5th and each additional story must not exceed 80% of the building footprint at the lowest at-grade level.				
Maximum Non-Residential Floor-Area Ratio (FAR)*	N/A	N/A	1.0	Refer to 2.E. IV.a.4
Maximum Lot Coverage	No maximum	No maximum	No maximum	
Residential Density	N/A	N/A	30 du/ac	Refer to 2.E. IV.a.5
Automobile and Bicycle Parking	Refer to 2.E.V (Circulation and Mobility)	Refer to 2.E.V (Circulation and Mobility)	Refer to 2.E.V (Circulation and Mobility)	Refer to 2.E.V.b – 2.E.V.f
Lighting	Refer to the Lighting Design Requirements section			Refer to 2.E.VI.e
Residential Open Space	N/A	N/A	Residential uses must meet both minimum private open space requirements and minimum common open space requirements listed in Table 2.4	Refer to 2.E.IV.c.i
Downspouts	Downspouts and gutters shall be concealed within the building face or designed to enhance the architectural design of the building on which they are proposed. Downspouts are not required to be painted the same color as the building elevation on which they are proposed			



Table 2.3: Downtown Core Development Standards (Continued)

DEVELOPMENT STANDARD	SUBAREA B	SUBAREA C	SUBAREA E	NOTES/ REFERENCES
Outdoor Dining Areas	Outdoor dining areas may encroach into sidewalk and pedestrian paseos, provided that a minimum clear width of six feet is maintained between outdoor dining furniture or installations and other fixed improvements. Outdoor dining areas must be authorized via a license agreement to be provided by the City.			
Mechanical Equipment	All ground surface-mounted mechanical equipment, including transformers, terminal boxes, meter cabinets, and other infrastructure shall be screened by landscaping, treated with public art per Resolution 2024-035, or painted to match the materials and colors of the surrounding buildings, as approved by Community Development Department as part of the associated permit allowing the installation of such equipment.			
	Rooftop mounted mechanical equipment, excluding solar photovoltaic panels, must be screened by the roof structure or by equipment screening from all pedestrian and vehicular views from adjacent and surrounding public streets, including highways. Screening materials shall match or complement the building materials and colors. A visual simulation may be requested by the Community Development Department at the time of building permit submittal to verify compliance.			

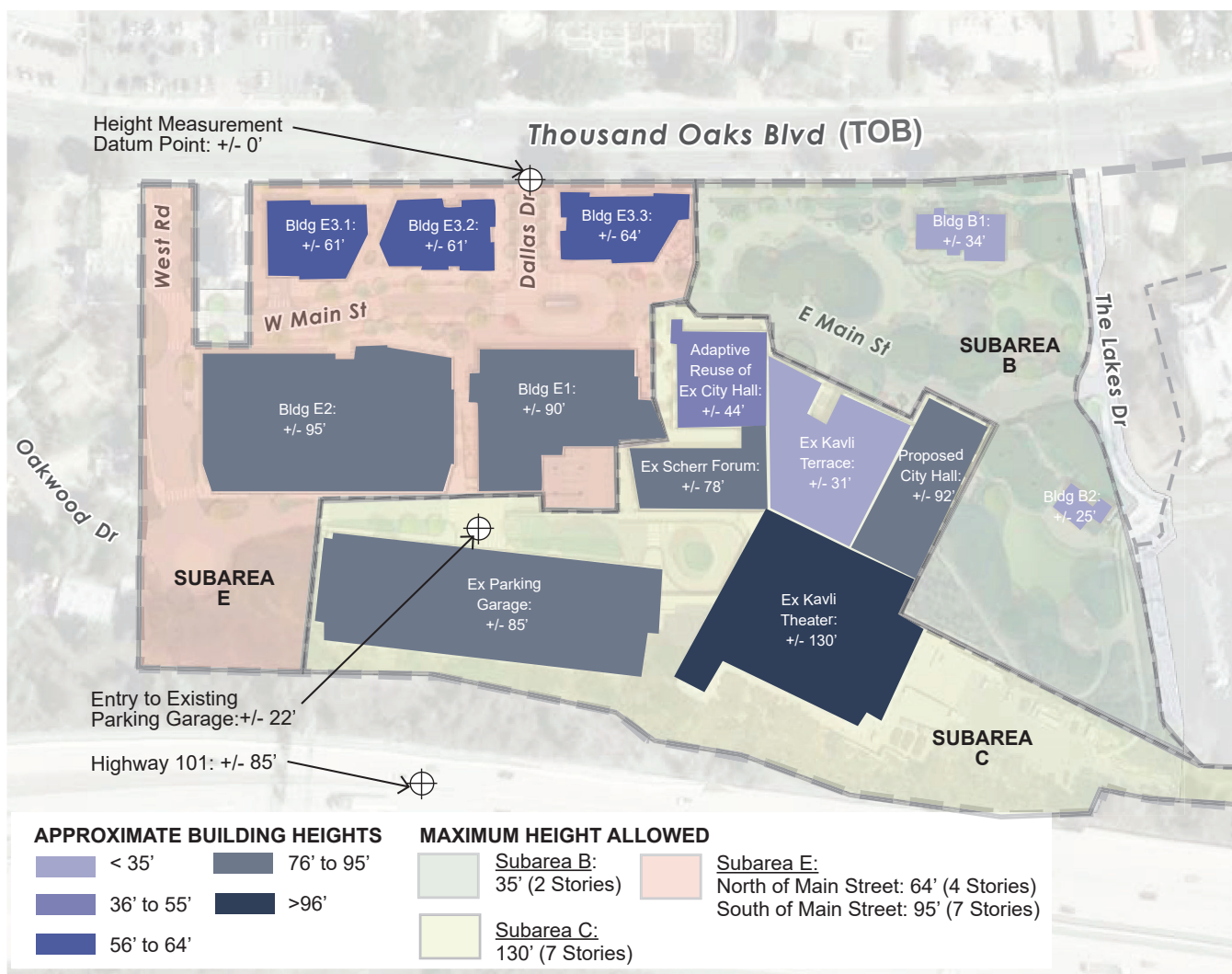
c. Definitions, Rules of Measurement, and Additional Standards

i. Definitions and Rules of Measurement

1. **Building Footprint:** Building footprint is measured by the total exterior limit of the structure at the lowest at-grade level with direct access to a street, sidewalk, or driveway, excluding the horizontal projection of balconies, eaves, roof overhangs, or floors above, and/or subterranean parking below.

2. **Building Height:** Height shall be the relative vertical distance measured from the point located at the centerline of Dallas Drive and its intersection with Thousand Oaks Boulevard's southern right-of-way boundary to the top of parapet and/or ridgeline above any occupiable floor level of the structure.
 - Exceptions: Elevator towers, stair towers, mechanical equipment and screening, chimneys, roof vents, solar photovoltaic panels, and equipment shall not exceed 10 feet beyond the maximum building height specified in Table 2.3.

Figure 2-6: Building Heights





3. Setbacks: For purposes of this section, the following shall apply:

- Setbacks shall mean the horizontal distance measured from the building face to the nearest adjacent property line or curb face of an abutting street, whichever is closer.
- Primary Streets include Thousand Oaks Boulevard and West Main Street.
- Side Streets include Dallas Drive, West Road, and Lakes Drive.

4. Floor-Area Ratio (FAR):

- The maximum non-residential FAR applies to the combination of all non-residential uses in all structures located within the subarea boundaries. Maximum FAR excludes podium and subterranean parking garage areas.

5. Density:

- The maximum allowable density applies to the combination of all residential uses in all structures located within the subarea boundaries, regardless of lot size.

6. Residential Common Open Space:

Required residential common open space must be located within the same structure or on the same lot as the associated residential units. Common open space may be located in one or more areas on any floor. At least 50% of the required common open space must be located outdoors, though it may be covered and unenclosed. Common open space must include at least one primary outdoor area with minimum dimensions of 15 x 15 feet. Common open space excludes parking facilities, driveways, interior circulation corridors, exterior circulation breezeways, sidewalks, pedestrian paths, utility or service areas, other areas where the primary purpose is circulation, required front or street side yards, any landscaped area not usable for outdoor living or recreation, or areas with slopes greater than five (5%) percent, and areas not intended for exclusive use by residential tenants.

ii. Mixed-Use Residential Building Design Standards

The following objective design standards in Table 2.4 are applicable to mixed-use residential structures within Subarea E of the Specific Plan. The objective design standards in this section supersede those contained within TOMC Sec 9-4.22. Where differences occur, or the CAPSP is silent, the CAPSP development and design standards prevail over the TOMC Objective Design Standards and in cases where CAPSP is silent, any standards within TOMC Sec 9-4.22 do not apply.



Conceptual rendering of the mixed-use residential units along Thousand Oaks Boulevard.



Table 2.4: Mixed-Use Residential Objective Design Standards

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Minimum Number of Buildings	Developments on parcel assemblages exceeding fifty thousand (50,000) square feet must be composed of at least four (4) separate buildings or substantially appear to be at least four (4) separate buildings. All parcels within Subarea E developed with mixed-use residential structures shall be considered one parcel assemblage.	
Private Storage Requirements	A minimum of 54 cubic feet of private lockable storage area must be provided for each multifamily unit. Private storage area may be located within podium and subterranean garages, within an indoor residential amenity space, or within or adjacent to the dwelling unit it serves. If located within a dwelling unit, the storage space must be located within the main living area and not located within a bedroom or serving as the primary bedroom closet for studio units. Private storage area must be a single uninterrupted volume, not cumulative, with a minimum clear depth of two feet, and in which one dimension must be at least six feet.	
Residential Private Open Space		
Building E2	At least 75% of the total number of dwelling units shall provide a balcony. - At least 25% of the total number of dwelling units shall provide a full-size balcony. Full-size balconies shall be a minimum size of 40 sf and minimum dimensions of 4 feet. - All remaining required balconies shall have minimum dimensions of 4 feet in width and 2.5 feet in depth. All balconies must be accompanied by an operable glazed double door or an operable glazed single door with a full-height glazed sidelight.	

Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Building E3	At least 70% of the total number of dwelling units shall provide a balcony. - At least 20% of the total number of dwelling units shall provide a full-size balcony. Full-size balconies shall be a minimum size of 70 sf and minimum dimensions of 4 feet. - All remaining required balconies shall have minimum dimensions of 4 feet in width and 2.5 feet in depth. All balconies must be accompanied by an operable glazed double door or an operable glazed single door with a full-height glazed sidelight.	
Residential Common Open Space		
Building E2	Cumulative common open space of 85 square feet per unit.	
	A usable common courtyard shall be provided located atop the podium deck. The common courtyard shall be a minimum of 15% of the total building footprint at the lowest at grade level. Courtyard dimensions must have no greater than a one to one (1:1) proportion between any horizontal dimension and adjacent building height (minimum width is 40 feet).	See 2.E.IV.a.6
	Dwelling units abutting common above-ground open space areas require a minimum of one window, in addition to patios (if on the same level as open space) or balcony (upper levels) access from each dwelling that overlooks or accesses common areas.	
	Seating and shade structures (movable or fixed) must be provided at common outdoor usable open space areas.	



Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Building E3	Cumulative common open space of 40 square feet per unit.	See 2.E.IV.a.6
	Seating and shade structures (movable or fixed) must be provided at common outdoor usable open space areas.	
Maximum Building Length and Massing Breaks		
General Standards (Applies to Buildings E2 and E3)	A minimum of one 1-foot (1') offset is required for any wall plane that exceeds thirty feet (30') in length.	
	Roofs must be designed to incorporate a minimum of two varying roof heights and/or types (hip, gable, shed, flat, etc.)	
	Rooflines must be vertically articulated at least every fifty feet (50') along Primary Street frontages with architectural elements such as parapets, varying cornices, reveals, clerestory windows, dormers, canopies, chimneys, towers, or other varied roof form.	
	Blank walls (façades without doors, windows, openings, or landscaping treatments) must be less than 25 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.	
Building E2	Maximum building length, excluding subterranean parking garages, shall not exceed 290 feet.	
	A minimum of two major massing breaks along primary street frontages with a minimum depth of two feet (2') and four feet (4') wide that extend the full height of the building.	
	Buildings must have minor massing breaks at least every fifty feet (50') along Primary Street frontages, with varying setbacks, building entries and recesses, or structural bays. Minor breaks must be a minimum of twelve inches (12") deep and four feet (4') wide and extend at least 50% of the building height.	

Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Building E3	Maximum building length, excluding subterranean parking garages, must not exceed 200 feet.	
	Exterior pedestrian access shall be provided connecting Thousand Oaks Boulevard and Main Street at least every 200 feet along the Thousand Oaks Boulevard frontage. Pedestrian access shall be in the form of 1) a joint-use paseo with a minimum horizontal distance of 20 feet between building faces and no more than 15% overhead coverage, and 2) Dallas Drive and associated sidewalks.	See 2.E.VI.c for joint-use paseo standards and 2.E.V.a.4.a) for Dallas Drive streetscape standards
	A minimum of two major massing breaks along Primary Street frontages with a minimum depth of two feet (2') and width of four feet (4') that extend the full height of the building. Breaks in building massing to accommodate exterior pedestrian access shall satisfy compliance with this requirement.	
	Buildings must have minor massing breaks at least every fifty feet (50') along Primary Street frontages, with varying setbacks, building entries and recesses, or structural bays. Minor breaks must be a minimum of twelve inches (12") deep and four feet (4') wide and extend at least 50% of the height of the building.	
Maximum Corridor Length	For residential portions of mixed-use structures, the maximum walking distance within an interior corridor from any residential doorway to natural daylight is 125 feet. Natural daylight shall mean direct access to a common outdoor space, outdoor breezeway or corridor, or to an exterior mounted window with minimum dimensions of five feet (5') within a common indoor circulation or amenity space.	



Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Façade Standards		
Ground Floor Façade	Plate heights of ground floor commercial storefronts measured from finish floor to finish floor shall be a minimum of 16 feet and maximum of 24 feet.	
	Ground floor commercial storefronts along streets or publicly accessible pedestrian areas shall meet the minimum transparency ratios calculated by total area of storefront windows and doors to the total area of the ground floor commercial façade, excepting portions of the ground floor façades necessary to provide access to residential lobby and amenity space and podium and subterranean parking garages: • Building E2: a minimum of 55% • Building E3: a minimum of 35%	
	The maximum distance between ground floor storefront glazing and/or windows along building façades facing Primary Streets shall be fifteen feet (15'), excepting portions of the ground floor façades necessary to accommodate mechanical and utility rooms, comply with required building codes, and/or provide access to subterranean parking garages.	

Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Ground Floor Façade (Continued)	The length of subterranean and podium parking garage areas fronting any primary street shall not exceed thirty percent (30%) of the total length of the building façade.	
	At grade and/or above-ground portions of parking structures fronting a primary street, side street, driveway, or other publicly accessible pedestrian or vehicular area shall provide decorative screens at each opening to minimize glare from headlights into pedestrian, vehicular, or habitable areas of adjacent residential and hotel uses. Decorative screening elements must be, at minimum, 42" in height above finished floor elevation and include, but are not limited to, louvers, grills, or perforated screens that function to minimize glare and light trespass from headlights. Parking garage openings shall be designed with overhead awnings, railings, faux window elements, or other architectural details and features consistent with the overall building design.	
	At least one pedestrian exit from all podium or subterranean parking structures must provide direct access to a primary street.	
Awning Size	Where awnings are provided at the ground level, the minimum clear height is eight feet (8') and minimum depth is three and a half feet (3.5').	



Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Building Entrance Standards		
Main Building Entrance Standards	Façades fronting a Primary Street must have at least one main building entrance providing access to residential lobby areas. Where structures front more than one Primary Street, only one main building entrance to the residential lobby area is required and may be located on either Primary Street frontage.	
	Main building entrances to residential lobby areas shall have a minimum of 4-foot (4') deep overhead projections, recesses, or a combination thereof.	
	Main building entrances to residential lobby areas must be easily identifiable and distinguishable from other ground floor entries by complying with one or more of the following: • Marked by a prominent massing element above the entrance, such as a tower, or within a prominent façade element that protrudes or recesses from the rest of the building surface; • Located in or near the center or corner of a façade, or as part of a symmetrical overall design feature; • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures; and • Accented by a change in the roofline, roof type, façade material, or other distinguishing architectural feature.	
Recessed Entries	Where recessed entries are provided to ground floor residential or commercial spaces, they shall have a minimum depth to width ratio of 1:2 (e.g., a 4-foot [4'] deep recessed entry must be a minimum of 8 feet [8'] wide).	

Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Building Articulation and Treatments		
Architectural Features and Building Design	A minimum of two different architectural features, such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials, must be incorporated into each façade facing a street, driveway, or publicly accessible area. Features, such as balconies (full, Juliet, etc.), garden boxes, decks, and other elements suggesting usable area, shall be fully functional and be able to be to support appropriate structural loads.	
	Buildings shall meet the following minimum percentages of windows, doors, or other openings for all façades that face any street, driveway, or publicly accessible pedestrian area. Percentage shall be calculated as total area of windows, doors, and openings on all applicable façades, to total area of all applicable façades. • Building E2: 40% • Building E3: 35%	
Roof Overhangs	Where roof overhangs are provided, they shall be designed with a depth of at least two feet (2').	
Windows and Fenestration	Building façades must incorporate details such as window trim, window recesses, cornices, belt courses, or other design elements.	
	All windows must be recessed at least three inches (3") from the outer face of adjacent exterior walls to the outer face of the window glass.	



Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Windows and Fenestration (Continued)	Where decorative window trim elements are provided, such as window surrounds, trim elements must protrude least a two-inches (2") from the outer face of adjacent exterior walls. A minimum depth of at least five inches (5") shall be provided from the outer face of glass to outer face of the trim element.	
	Divided-lite windows, where utilized, must consist of true/full divided lites or simulated divided lites, in accordance with the following standards: • Muntins or grids must project at least three-eighths (3/8) of an inch from the glass surface. • Muntins or grids must be used on both the exterior and interior of the glass. For simulated divided lites, spacers must be used between panes.	



Conceptual rendering of Building E3's decorative window treatments.

Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Vertical Articulation	For structures greater than three (3) stories, upper and lower stories must be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified. • A change in façade materials, along with a change in plane at least one inch (1") in depth at the transition between the two materials. • A horizontal design feature such as a water table, belt course, or bellyband. • A base treatment of the lower portion of the building consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch (1") from the wall surface of the remainder of the building. Base treatments may extend to upper levels of the building façade where appropriate to convey functional transitions between building uses, accentuate massing setbacks of upper stories, or to create architectural features at building entries or corners. In no case shall a single base treatment exterior wall material comprise more than 50% of the total area of the façade.	
Building Materials		
Exterior Building Finishes and Materials	For structures greater than three (3) stories, at least two primary exterior wall materials must be used on any building façade, in addition to glazing and railings. Exterior wall materials comprising at least 20% of the building façade qualify as a primary material.	



Table 2.4: Mixed-Use Residential Objective Design Standards (Continued)

DESIGN STANDARD	SUBAREA E	NOTES/ REFERENCES
Exterior Building Finishes and Materials (Continued)	Exterior finish materials must not appear artificial. Brick or other veneer material must have the appearance of a full size and full thickness brick or other material used. Trellises must be made using full size members of at least two inches (2") by two inches (2"), or two inches (2") by four inches (4"). Veneers are required to turn corners and must not create exposed edges.	
Affordable Housing		
Exterior Materials and Details	Affordable units and market-rate units in the same development must be constructed of the same or similar exterior materials and details such that the units are not distinguishable.	
Location	Affordable units must be distributed throughout a structure and not all located on one floor or area within a building, or within just one building in a multi-building project.	
Size	Affordable units must be equivalent in terms of number of bedrooms and the average floor area to the corresponding housing type of market-rate units.	



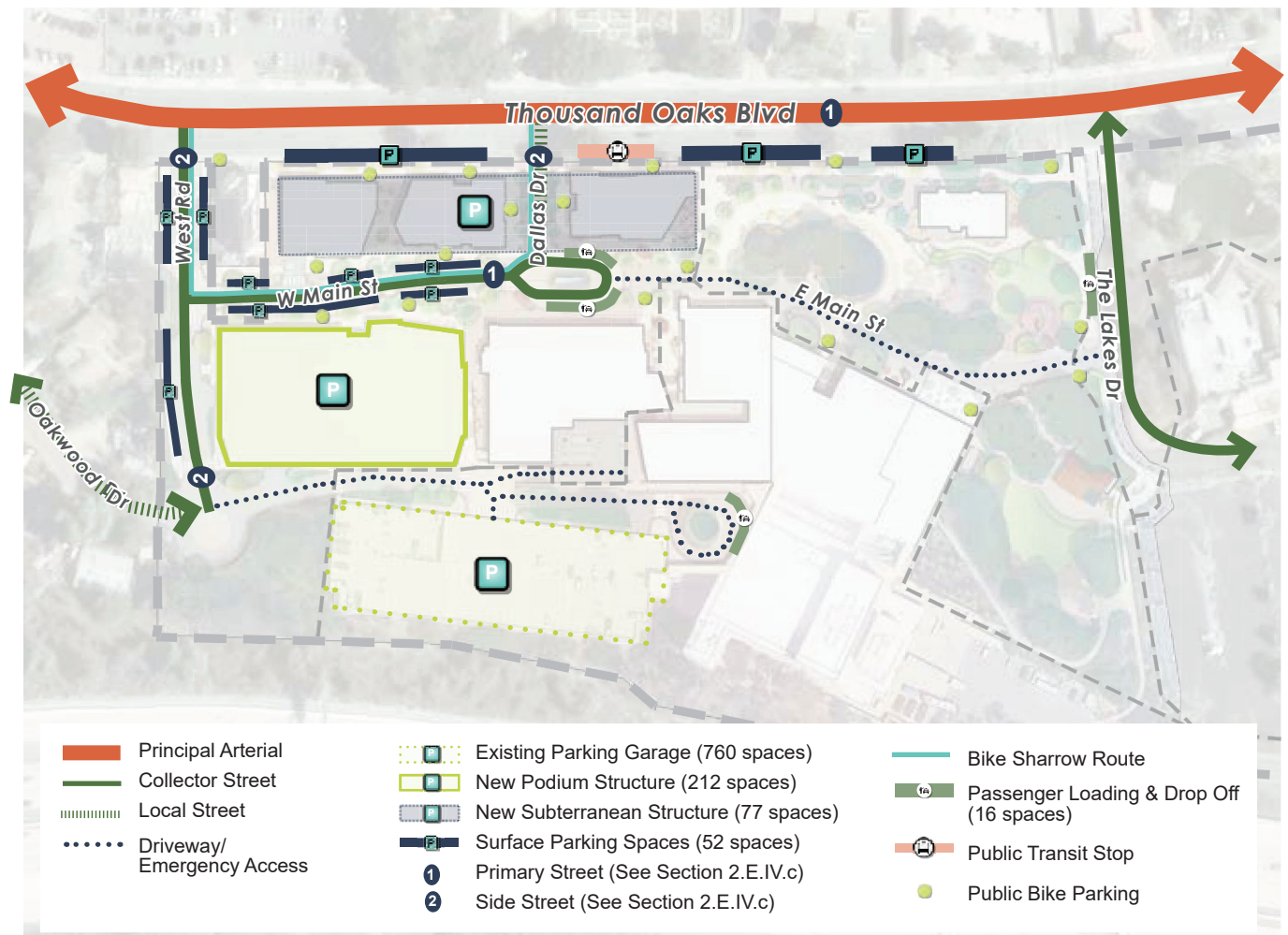
West Main Street and mixed-use buildings perspective rendering.



V. CIRCULATION AND MOBILITY

This section describes the circulation network (including vehicle, bicycle, and transit) within the CAPSP Downtown Core area. The goal is to provide an efficient and highly functional circulation network for pedestrians, bicycles, automobiles, and public transit. Refer to Pedestrian Connectivity and Public Realm for descriptions of pedestrian and open space elements. Refer to the Circulation and Parking Plan (Figure 2-7) for an overview of the individual roadway types and their location within the CAPSP.

Figure 2-7: Circulation and Parking Plan



a. Street Classifications and Sections

There are multiple street types throughout the Downtown Core area to accommodate varying traffic volumes, parking, bicycle lanes, and physical conditions. Descriptions and street sections for each street classification are provided in the following sections. Refer to Streetscape and Public Realm for streetscape design. Streets and roadway designs shall be coordinated with Public Works to comply with appropriate Public Works Road Engineering Standards and/or modified as described in the following sections.

Street sections, dimensions, and other details shown are conceptual in nature, and minor changes in roadway alignment, width, grade and/or associated improvements may occur as a result of final engineering so long as minimum street standards are consistent with the general goals and intent of the standards outlined herein.

i. Principal Arterial

Principal Arterial roadways are primary roads that serve the major centers of activity, as well as the highest volume and duration of trips. This roadway is a publicly maintained road that provides a primary through connection adjacent to the CAPSP area from other parts of the City. Thousand Oaks Boulevard is the only principal arterial located adjacent to the CAPSP boundary.

1. Thousand Oaks Boulevard:

Thousand Oaks Boulevard is an existing principal arterial roadway along the northern perimeter of the CAPSP boundary and has a 100-foot right-of-way. A typical existing cross section includes two lanes in either direction, a center protected turn lane and/or median, and intermittent parallel parking on both sides. As the primary street connecting the CAPSP to adjacent areas of the City, the design and function of Thousand Oaks Boulevard serves a critical role in defining the character and achieving the City's vision for Downtown. Thousand Oaks Boulevard is regulated by SP-20 which contains detailed descriptions of the street cross sections, design features, and other information pertinent to the segment adjacent to the CAPSP area.



ii. Secondary/Minor Arterial

Secondary/Minor Arterial roadways are secondary roads that interconnect and augment the principal arterial network and are publicly maintained. There is one secondary/minor arterial designation adjacent to the CAPSP boundary: Conejo School Road.

1. Conejo School Road:

Conejo School Road is an existing roadway located on the eastern perimeter of the CAPSP boundary and has an approximately 75-foot right-of-way. A typical cross section of Conejo School Road south of Thousand Oaks Boulevard is a one-lane road in either direction, with occasional right- or left-turn pockets to access The Lakes or the development directly east. Class II bicycle lanes are provided intermittently between the existing Highway 101 underpass and Thousand Oaks Boulevard. A median is located sparingly through the right-of-way along the north-bound left turn lane into The Lakes. Conejo School Road provides an important connection and a bicycle route for uses south of Highway 101 to the Downtown.

iii. Collector Streets

Collector streets are roadways varying in orientation and design which are intended to provide connections from internal circulation network within the CAPSP area to adjacent arterial streets. There are three collector streets within the CAPSP – The Lakes Drive, West Road, and West Main Street as described in the following pages.



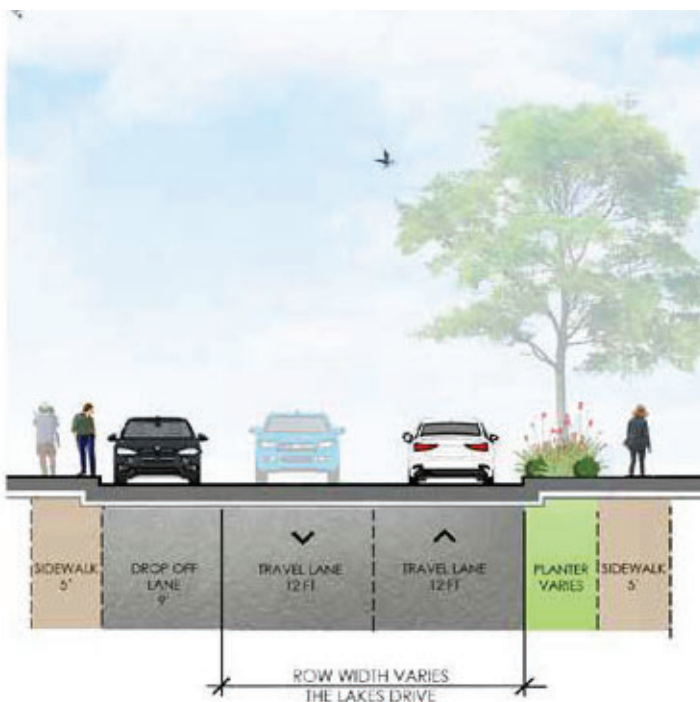
Conceptual view of the West Main Street turnaround area.

1. The Lakes Drive:

The Lakes Drive is an existing two-lane roadway located on the east side of the CAPSP area, connecting Thousand Oaks Boulevard to the north, an existing parking lot serving The Lakes shopping center to the south, and South Conejo School Road to the east.

The Lakes Drive accommodates two 12-foot travel lanes, a vehicular turnout and drop off area along the western curb line adjacent to Carpenter Park, and sidewalks and pedestrian connections to The Lakes. Sidewalks adjacent to The Lakes Drive shall be a minimum of five feet wide. See Figure 2-8 for the typical cross section details.

Figure 2-8: The Lakes Drive Cross Section



SECTION KEY MAP



2. West Road:

West Road is located on the western portion of the CAPSP area, which will connect Thousand Oaks Boulevard, Main Street, and Oakwood Drive (extension), thereby serving as the primary access road to the existing parking structure from Thousand Oaks Boulevard. The typical street section is designed as a 60-foot right-of-way (modified Standard Collector Plate 2-5) with three 11-foot travel lanes (two southbound and one northbound). The street and sidewalk configuration will vary to the north and south of West Main Street.

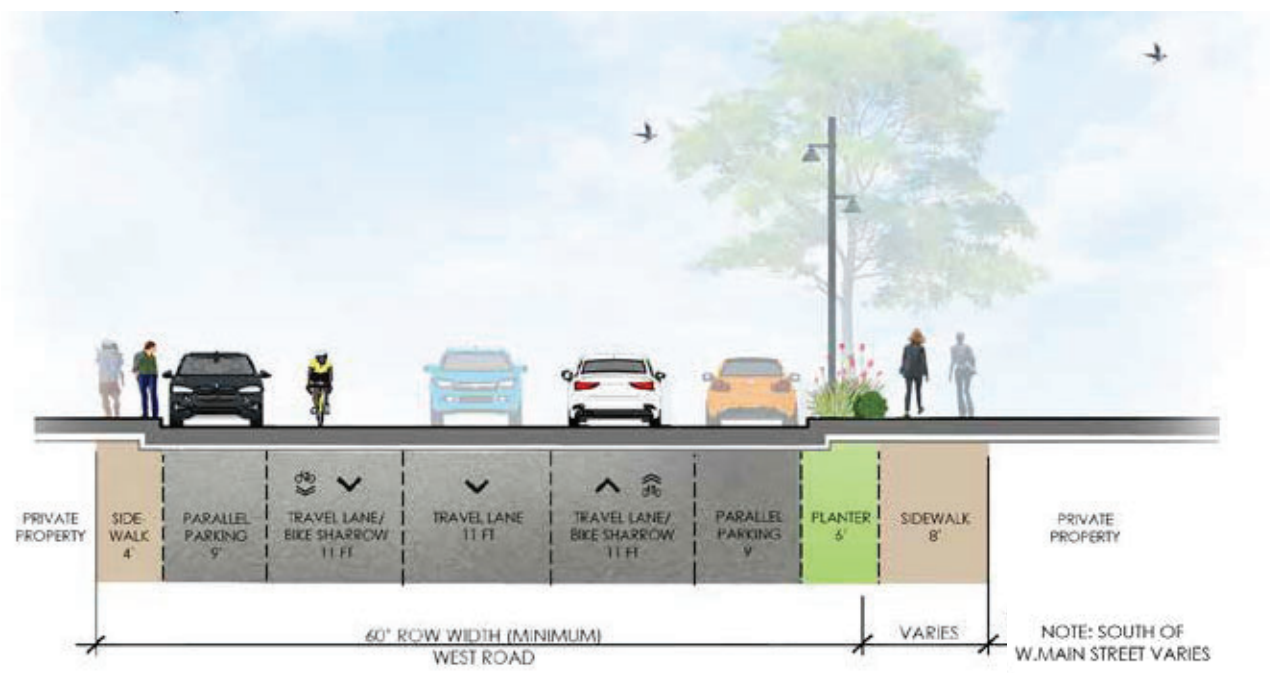
North of West Main Street, West Road will contain 9-foot-wide parking spaces on each side of the street, with a minimum 4-foot-wide sidewalk on the west side of the street and a minimum 8-foot-wide sidewalk on the east, which is separated by a 6-foot-wide parkway. Bicycle sharrows will connect Thousand Oaks Boulevard to West Main Street. See Figure 2-9 for typical cross section details.

South of West Main Street, West Road will contain nine-foot parking spaces and a minimum 4-foot-wide sidewalk on the west side of the street, and a sidewalk on the east side of the street, ranging from approximately 6 feet (south of Bldg. E2 garage entry) to 10 feet wide (north of Bldg. E2 garage entry), which is separated from the buildings by a planter ranging from 3 feet (south of Bldg. E2 garage entry) to 10 feet (north of Bldg. E2 garage entry).



Example of bike sharrow.

Figure 2-9: West Road Cross Section



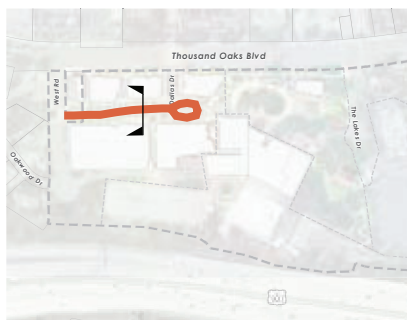
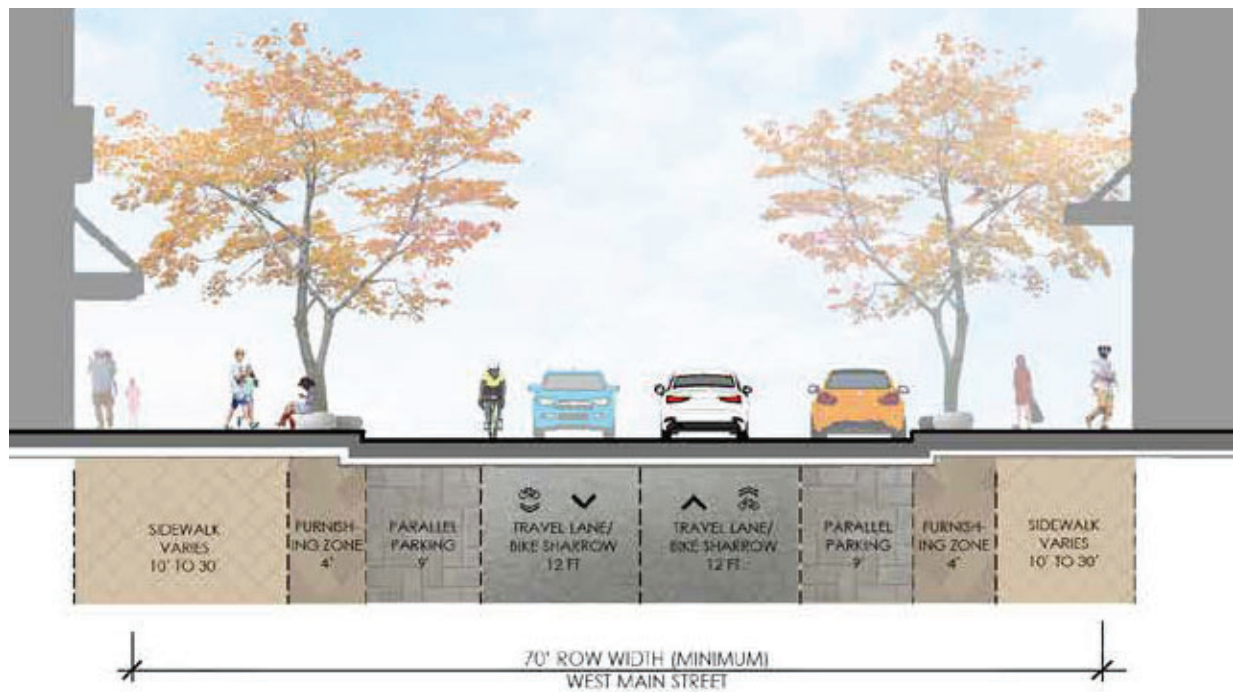
SECTION KEY MAP



3. West Main Street:

West Main Street is located in the center of the CAPSP area connecting West Road to Dallas Drive and is designed as a 70-foot public right-of-way (modified Standard Collector Plate 2-5). Between West Road and Dallas Drive, along each side of the centerline of Main Street there will be one 12-foot travel lane with bicycle sharrows, 9-foot-wide parallel parking spaces, a 4-foot-wide furnishing zone to accommodate benches, streetlights, tree wells, planter boxes, and other street furniture, and a sidewalk varying in width between 10-30 feet. See Figure 2-10 for the typical cross section details.

Figure 2-10: West Main Street Cross Section



SECTION KEY MAP



West Main Street perspective rendering.



iv. Local Streets

1. Dallas Drive:

Dallas Drive is located in the center of the CAPSP area connecting Thousand Oaks Boulevard to Main Street and is designed as a 70-foot public right-of-way (modified Standard Residential Loop and Cul-De-Sac Plate 2-7). From each side of the centerline, there will be one 14-foot travel lane with bicycle sharrows, a 6-foot, 6-inch-wide furnishing zone to accommodate benches, streetlights, tree wells, planter boxes and other street furniture, and a 15-foot-wide sidewalk. See Figure 2-11 for the typical cross section details.

Dallas Drive provides an important and strong visual connection from Thousand Oaks Boulevard into the heart of the Downtown Core. Dallas Drive terminates at its intersection with West Main Street in front of the hotel.

Figure 2-11: Dallas Drive Cross Section



2. Oakwood Drive and Roundabout:

Oakwood Drive is an existing 40-foot-wide right-of-way connecting from Zuniga Ridge to the west to the roundabout at the intersection with West Road. Oakwood Drive is a modified Standard Residential Loop and Cul-De-Sac Plate 2-10 and is regulated by SP-20.

Oakwood Drive terminates at a roundabout and its intersection with West Road. The roundabout provides an approximately 85-foot outside diameter with an approximately 45-foot diameter mountable center island.



Oakwood Drive and roundabout perspective rendering.



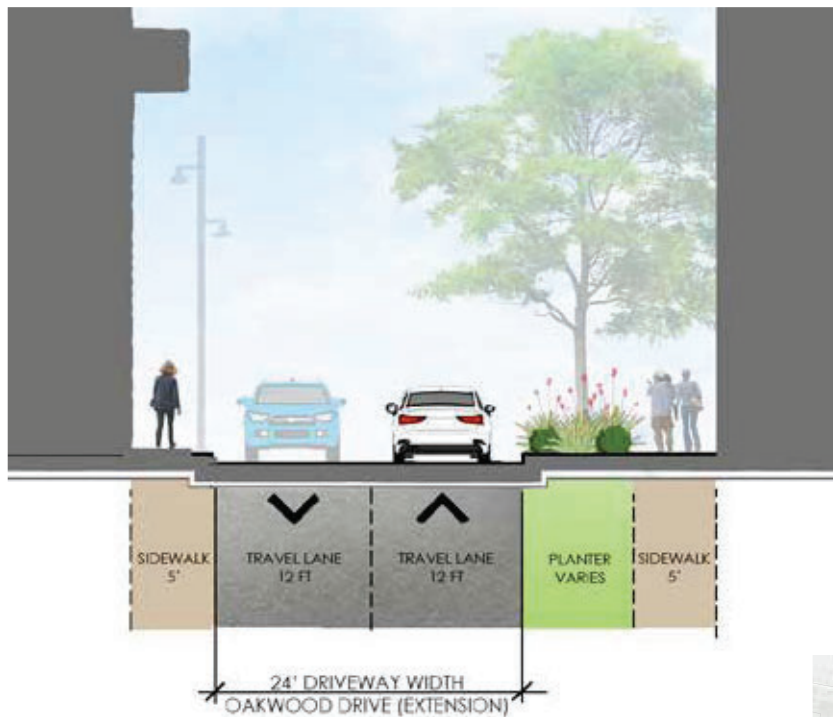
v. Driveways

1. Oakwood Drive (Extension):

Oakwood Drive will be extended from the cul-de-sac connection with West Road to provide access to the parking garage entrance. The road is designed as a 24-foot-wide vehicular access road with one 12-foot travel lane in each direction. A 5-foot-wide sidewalk will be located on the north side of the road abutting Building E2, and a 5-foot-wide sidewalk and parkway of varying width will be located on the south side along the existing parking garage.

A mid-block crossing may be provided from the terminus of the southern sidewalk to the northern sidewalk along Building E2. The Oakwood Drive extension provides service and delivery access to the Scherr Forum/hotel service court, as well as access to the drop off area at the roundabout near the entrance to the Kavli Theatre. See Figure 2-12 for the typical cross section details.

Figure 2-12: Oakwood Drive Cross Section



SECTION KEY MAP

2. East Main Street:

Between Dallas Drive and The Lakes Drive, East Main Street functions as a pedestrian-only street, allowing vehicle access only for emergency vehicles, maintenance vehicles, and delivery/service vehicles for events within Carpenter Park. See Figure 2-13 for typical cross-section details.

East Main Street serves as a 24-foot-wide emergency access lane connecting from the roundabout between Buildings E3.3 and E1 to Lakes Drive. The condition on either side of the fire access lane may vary but will typically consist of accent paving and landscaping flanked on either side of East Main Street.

Figure 2-13: East Main Street Cross Section



SECTION KEY MAP



3. Kavli Service Road:

An existing service driveway provides access from Conejo School Road to the existing Kavli service area for emergency vehicles, maintenance vehicles, and delivery/services for events and performances at the Civic Arts Plaza. The existing road is paved and approximately 24 feet wide with no sidewalks.



Rendering of parking structure entrance.

b. Vehicular Parking Strategy

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.

The following are key elements of the Downtown Core shared parking strategy:

- Time-based sharing: many commercial and visitor-serving land uses will have different peak demand periods during the day or during different days of the week. Having a mix of different user groups with different peak parking demands allows the same parking spaces to serve multiple purposes.
- Multi-use sharing ("Park-Once Strategy"): Downtown Core visitors will often stop at multiple destinations during their visit. The shared parking arrangement will provide convenient parking for visitors because it allows them to park once and walk to multiple destinations within the Downtown Core instead of parking at each location they wish to visit.
- Hotel Valet: The hotel will offer valet parking for guests staying overnight. The top level of the parking structure will be leased to the hotel parking operator to use for storage of the guests' vehicles. This will allow parking in the garage to be densified and will maximize general public parking in the remainder of the garage. Overnight guests who do not wish to use the valet parking option with the hotel would be able to park in the public parking garage and will be charged an overnight parking fee.
- Unbundled Residential Parking: In the residential parking structures, residential tenants will be provided an option to lease an assigned parking space in addition to their rent. Parking is typically offered on a first-come first-served basis and limited to a maximum number per unit type (one space for studio and one-bedroom units and no more than two spaces for two-bedroom and larger units). Unbundled residential parking will need to comply with AB 1317: Unbundled Parking (2024) and not be included in the cost of the unit rental price.



- **Parking Management and Enforcement:** When a sold-out show at the Kavli Theatre or multiple performances are occurring simultaneously, totaling approximately 1,800 attendees in combination, parking demand is expected to exceed the on-site parking supply. During these instances, the City will implement parking demand management strategies to appropriately manage the increased demand. These parking demand management strategies include, but are not limited to, 1) the offering of rideshare vouchers at the point of sale for ticketed events, 2) the use of off-site City-owned parking lots to accommodate surplus demand during times of peak performance venue demand, 3) the operation of a valet service available to restaurant patrons and/or the general public during times of peak performance venue demand, and 4) establishing a parking district to develop and implement a framework for paid parking and enforcement.
- **Promotion of multi-modal transportation:** The creation of convenient and safe multi-modal transportation within the Downtown Core area, including dedicated pickup and drop off locations for rideshare and public and private transit services, creating pedestrian connections to and through the site and to adjacent properties, and providing bicycle and e-bike parking and infrastructure will facilitate the use of other modes of transportation and thereby reduce demand. This is especially true as the project is constructed and evolves over time.
- As stated above and included in the Downtown Core Implementation Programs (Table 2.8), the City will pursue the creation of a parking district to develop and implement a framework for paid parking, parking enforcement, and other operational details needed for the ongoing management of the parking resources onsite as well as the offsite lots that will serve as overflow parking during times of peak parking demand.

The shared parking approach will 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 will 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.

c. Automobile Parking Regulations

Peak parking demand within the Downtown Core is expected to occur between 8:00 p.m. and 9:00 p.m. on weekday and weekend evenings as it is primarily driven by the timing and magnitude of performance events occurring on site. When no large performances occur, the site is expected to maintain a surplus of parking at all other times of day and week based on the mix of anticipated uses within the Downtown Core. Thus, required parking ratios represent reasonable average parking ratios inclusive of visitor, employee, and resident parking demands at the time of expected peak parking when a large performance event(s) totaling approximately 1,800 patrons is occurring in any combination of performance venues. However, peak parking demand does not include instances of temporary events, holidays and short-term seasonal fluctuations, or other circumstances not anticipated to occur more than twenty (20) times per year.

For purposes of this section, "gross leasable area" shall not include interior common areas such as corridors, lobbies, conference rooms, stairways, common restrooms, elevator or mechanical shafts and rooms, any unmanned electrical or mechanical rooms, and employee only kitchens, lunchrooms, storage areas, exercise facilities, or locker rooms.



Dallas Drive perspective rendering.



The following automobile parking standards shall apply to all uses within the Downtown Core:

i. Automobile Parking Requirements

1. Restaurants, Cafes and Other Food and Beverage Service Uses:

- One parking space per 200 square feet of gross leasable area.
- Outdoor customer dining area: no parking spaces are required for the first 1000 square feet. For any outdoor dining area in excess of 1000 square feet, one parking space per 200 square feet is required for the patio area that exceeds 1,000 square feet.

2. Hotel:

- One parking space per guest room, inclusive of bar, restaurants, banquet, and guest amenity spaces. Hotel uses must provide valet parking services to guests and visitors.

3. Retail, Office, and Commercial Uses:

- One parking space per 1,000 square feet of gross leasable area. This category excludes the following:
 - Permitted accessory uses and amenity spaces, including conference, concession, and/or training facilities accessory to a principally permitted use
 - Mobile vendors and food trucks
 - Temporary uses and events

4. Civic and Institutional Uses:

- One space per 2,000 square feet of gross leasable area.

5. Residential:

- Studios and 1-bedroom units – one space per unit
- 2+ bedroom units – 1.5 parking spaces per unit
- Residential parking rates are inclusive of accessible parking spaces
- Parking for residential uses must be unbundled from the units in compliance with AB 1317
- Residential parking is not required to be located within the same structure as the residential unit which it serves; however, parking spaces must be located within 500 feet of the associated residential unit.

6. Performance Venues:

- 0.25 parking spaces per seat.
- Operational standards for performance venues: The City or its authorized designee (example: future parking district or business improvement district organization) shall maintain a schedule of events occurring at all performance venues as well as all temporary or recurring events within the Downtown Core. In instances where multiple performances and/or events are scheduled to occur simultaneously, the City or its authorized designee shall implement parking demand management strategies in accordance with the Parking Management Plan (Table 2.8: Downtown Core Implementation Programs) which should include, but are not limited to the following:
 - Offer purchase of rideshare vouchers at the point of sale for ticketed events
 - Operation of off-site parking lots included in the Downtown Core Shared Parking Inventory (See Table 2.5)

For any use not specified above, the applicant shall prepare and submit a SUPA application, including a parking demand study, which identifies the peak parking demand ratio for the proposed use.



Amphitheatre stage perspective rendering.



d. Automobile Parking Regulation Procedures

The following automobile parking regulation procedures shall apply.

The City shall maintain an inventory of all parking spaces within the Downtown Core and in City-controlled off-site parking lots available to serve the various uses on the site. The inventory shall be known as Downtown Core Shared Parking Inventory (refer to Table 2.5) and shall include all on-site parking including surface and structure parking available to serve visitors, employees, residents, and the general public, off-site parking within City right-of-way on Thousand Oaks Boulevard along the Downtown Core frontage, or within City-owned and/or privately-owned off-site parking lots within one mile of the Downtown Core which are secured via appropriate legal agreements between the City and private property owners.

Table 2.5: Downtown Core Shared Parking Inventory

PARKING LOCATION ¹	ESTIMATED NUMBER OF PARKING SPACES
CAP Parking Structure (Building C2)	714 ²
Hotel Valet (additional parking capacity on top level of existing parking garage)	40
Podium Parking Structure (Building E2)	212
Subterranean Parking Structure (Building E3)	77
Surface Spaces (West Road and West Main Street)	22
Angled Surface Spaces (south side of Thousand Oaks Boulevard within Downtown Core frontage)	30
Off-site surface spaces (Transportation Center, Conejo Valley Unified School District [CVUSD])	300
TOTAL	1,395

¹ Excludes restricted access parking/loading spaces at Scherr Forum/Hotel Service Court and Kavli Loading Dock

² Excludes 46 spaces currently reserved for City fleet vehicles

The Planning Department shall review the project's required parking compared to the Downtown Core Shared Parking Inventory to verify:

- The total available supply of parking is sufficient to accommodate the existing and proposed uses at the required ratios. No individual parking demand study is required if the project conforms to the required parking ratios and sufficient capacity is available.
- If the project results in exceeding the Downtown Core Shared Parking Inventory capacity, a supplemental parking demand study may be commissioned by the City at the applicant's expense to determine whether the total capacity is sufficient to accommodate the existing and proposed uses.

Prior to completion of Phase 3 of the Downtown Core, the City or its authorized designee shall conduct parking utilization surveys and prepare an updated comprehensive parking demand study no less than every two years. After completion of Phase 3, updated studies shall be prepared no less than every 10 years. Minor amendments to the Specific Plan may be processed to adjust the required parking ratios based on the updated parking demand study.

e. Parking and Loading Use Standards

i. Existing Parking Structure

1. The existing parking structure shall serve as the primary parking facility for commercial, civic, and visitor-serving uses within the Downtown Core.
2. A portion of the existing parking structure may be utilized as valet parking for hotel guests and visitors to be operated by the hotel.
3. The existing parking garage shall not require ground floor commercial space.

ii. Podium and Subterranean Parking Structures

1. General Podium and Subterranean Garage Automobile Parking Standards:
 - A maximum of 25% of all podium and/or subterranean parking stalls may be compact spaces. Compact spaces shall be a minimum of 8 feet wide by 15 feet long.
 - Maximum slopes into podium and subterranean parking garages must not exceed 15%, unless permitted by the Public Works Director.
 - For slopes on driveway ramps greater than 10%, a minimum 10-foot horizontal approach is required as measured from face of curb to driveway transition.



- Residential loading and unloading activities and other service equipment and facilities including trash and recycling bins shall be located within subterranean and podium structures.

2. Building E2:

- A three-level podium parking structure providing approximately 212 parking spaces shall be incorporated into the building design.
- Each level of the podium structure shall have independent access from the adjacent exterior road to limit internal vertical circulation ramps and maximize the capacity of parking.
- Access to the first parking level shall be taken from West Road, while access to the second and third levels shall be taken from Oakwood Drive extension.
- Parking spaces located on the first (West Main Street) level which are not required to comply with residential parking requirements for Buildings E2 and E3 (approximately 30 spaces) shall be available for use by the general public, employees, and visitors to provide convenient and accessible parking spaces for patrons and visitors of the Downtown Core. A public access easement shall be provided to ensure appropriate access to the public parking spaces within this level of the podium structure.
- In accordance with AB 1317, parking for residential uses shall be unbundled from the units. Residential parking shall meet State Density Bonus Law parking ratios.

3. Building E3:

- A subterranean parking structure providing approximately 77 parking spaces shall be constructed beneath Building E3.
- The subterranean parking structure shall be located parallel to Thousand Oaks Boulevard spanning beneath the separate building elements E3.1 and E3.2, Dallas Drive, and E3.3. Access to the subterranean structure shall be taken from Main Street beneath Building B1.
- Parking in the subterranean structure shall be reserved for residential uses within Building E3.
- In accordance with AB 1317, parking for all residential uses will be required to be unbundled from the units. Residential parking shall meet State Density Bonus Law parking ratios.

iii. Surface Parking

1. Approximately 22 surface parking spaces shall be provided on West Road and West Main Street, and approximately 30 angled spaces shall be provided along the East Thousand Oaks Boulevard frontage.
2. Surface parking spaces within the Project Area may be generally restricted to short-term parking (approximately two hours or less) and may be metered to encourage visitors to utilize the parking structures for longer visits to the Downtown Core to facilitate a park-once environment.
3. During peak demand periods in the afternoon and evening hours and on weekends, all or a portion of surface stalls within the Project Area may be further restricted to 15-minute parking or less to encourage more regular turnover of the spaces at the discretion of the City of Thousand Oaks.
4. Time limits, hours, fees, and enforcement mechanisms shall be analyzed and established in a Parking Management Plan as indicated in Downtown Core Implementation Programs (Table 2.6).

iv. Valet Parking and Main Street Roundabout

1. The intersection of Dallas Drive and Main Street shall be elevated to form a speed table and improved with a roundabout drop off area adjacent to the hotel entry.
2. An agreement between the future hotel operator and the City of Thousand Oaks may be executed to reserve the top floor of the parking structure for hotel valet parking only.
3. Any overnight guests who do not wish to valet park with the hotel may park in the public parking garage and be charged an overnight parking fee as determined by the Parking Management Plan as referenced in Downtown Core Implementation Programs (Table 2.6).



v. Off-Site Parking

1. The City shall utilize City-owned parking facilities within the vicinity of the Downtown Core to provide off-site parking for infrequent peak demand times when multiple large events and/or performances may occur simultaneously. These include, but are not limited to the following:
 - Thousand Oaks Transportation Center (265 South Rancho Road) has two parking lots with approximately 162 and 111 parking spaces, respectively, for a total of 273 spaces.
 - VUSD Preschool (110 S. Conejo School Road) provides approximately 27 parking spaces.

vi. Rideshare and Passenger Loading

1. A minimum of sixteen designated passenger loading spaces shall be provided within the Downtown Core for rideshare vehicle pickup and drop off.
2. Passenger loading spaces shall have minimum dimensions of 9 feet wide by 20-feet long and may be located in, but are not limited to, a combination of the following areas:
 - Main Street Roundabout
 - Kavli Theatre Roundabout
 - The Lakes Drive turnout adjacent to Carpenter Park
3. Surface parking spaces along Thousand Oaks Boulevard, West Road, and/or West Main Street, may be restricted to passenger loading only during peak parking demand hours as determined by the City and/or a future parking district, but shall not count toward the minimum required dedicated rideshare/passenger loading spaces.

vii. Deliveries, Services, and Loading

1. Deliveries for commercial uses shall occur during the hours of 7:00 a.m. to 2:00 p.m. Monday – Friday, and 7:00 a.m. to noon Saturday and Sunday.
2. Deliveries for ground floor commercial uses within buildings E2 and E3 shall utilize on-street parking areas along West Main Street and/or in angled parking stalls along Thousand Oaks Boulevard.

3. Staging area for bulky item delivery/pickup and residential loading space for moving trucks shall be located within the podium (E2) and subterranean (E3) garages. Bulky item staging areas shall have minimum dimensions of 3 feet by 7 feet, and loading spaces for moving trucks shall be a minimum of 9 feet by 18 feet.
4. Delivery trucks serving Building B1 shall utilize angled parking stalls along Thousand Oaks Boulevard or the loading area along Lakes Drive.
5. Delivery trucks serving Building E1 (hotel) and Scherr Forum shall utilize the Scherr service court accessed from the Oakwood Drive extension.
6. Delivery trucks serving uses within the Civic Arts Plaza (including Building C.1 and the Kavli Theatre) will be made from the Kavli loading area accessed from Conejo School Road and/or from East Main Street.
7. Loading docks within the Downtown Core are not required. This section supersedes the requirements of TOMC 9-4.2405(c).



Conceptual view of the roundabout passenger loading area at the hotel entrance.



f. Bicycle and Micromobility Network

Within the CAPSP area, bicycle parking will be provided in multiple locations to encourage safe, convenient, and secure bicycle parking to foster the use of bicycles and e-bikes as an alternative transportation option in the Downtown area. Residential uses shall provide secure and enclosed bicycle parking facilities for residents. Bicycle racks for short-term visitor and employee bicycle parking will 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. Bicycle facilities may be increased in highly trafficked areas.

i. Bicycle Parking Requirements

All bicycle parking shall comply with American Association of State Highway and Transportation Officials (AASHTO), National Association of City Transportation Officials (NACTO), or Association of Pedestrian and Bicycle Professionals (APBP) standards, as permitted by the California Building Code.

1. Residential:

- 0.5 bicycle parking spaces per unit
- Residential bicycle parking spaces must be located within a podium or subterranean parking garage in an enclosed and lockable area, or within a residential amenity space on the ground floor of a mixed-use building

2. Employee bicycle parking:

- Long-term employee bike parking shall be located in covered, secured, and enclosed areas within the existing parking garage and/or within the ground floor of a podium parking structure
- A minimum of 5% of long-term employee bicycle parking stalls provided shall be equipped with e-bike charging capabilities

3. Visitor bicycle parking:

- Short-term visitor bicycle parking provided shall be dispersed throughout public areas of the site, including adjacent to Carpenter Park and along publicly accessible streets and plazas
- A minimum of 5% of short-term visitor bike parking stalls shall be equipped with e-bike charging capabilities



Conceptual view of bicyclists along West Main Street.

VI. PEDESTRIAN CONNECTIVITY AND PUBLIC REALM

a. General Provisions

The CAPSP establishes a framework for the Specific Plan area 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 to achieve this are described on the following pages.



Conceptual view of roadways designed to accommodate delivery access.



i. Carpenter Park

A dynamic, flexible, and inviting central gathering space, representative of community values and of the diversity of Thousand Oaks' residents. Carpenter Park will 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.

ii. Grand Stair and Elevator

A vertical promenade connecting Carpenter Park to the Kavli Theatre, City Hall, and other uses within the renovated Civic Arts Plaza structures. The grand stair and elevator reinforce clear and hierarchical wayfinding by creating a strong visual and physical linkage between core components of the site, enhancing the arrival experience, and creating a sense of discovery within the Civic Arts Plaza.

iii. Integrated Landscape and Building Architecture

Massing and materials shall reflect the City's roots, environmental context, and serve as an architectural signal of the community's forward-thinking vision for its future. Landscape design shall integrate organic, rustic, tactile, and earth-toned materials expressed in inviting and contemporary ways. The pedestrian experience is urban in essence with varied forms, generous and intriguing walkways, and tall storefronts that actively engage and embrace pedestrian areas.

1. Main Street:

A softly curving pedestrian-priority corridor linking The Lakes to the east with new development to the west, activated by retail, plazas, and cafes. Main Street is intended to prioritize pedestrians within the Downtown.

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.



Pedestrian activity, accessibility, and a sense of place are vital components of the success of the Downtown Core.

b. Carpenter Park Design Requirements

i. Carpenter Park Standards:

1. Carpenter Park shall be designed around existing mature oak trees. Encroachments within existing tree canopies necessary to create usable seating areas shall be designed as raised decks to minimize disturbance within the critical root zone to the extent feasible. Impacts to protected trees shall be reviewed in conformance with TOMC.
2. Buildings E3, B1, and C1 shall incorporate outdoor and open-air ground level seating areas with visual and pedestrian access to Carpenter Park.
3. The design of the Carpenter Park Plaza shall provide a view corridor from Thousand Oaks Boulevard to the Grand Staircase and public elevator to enhance visual and physical access to the Kavli Theater and City Hall.
4. Carpenter Park shall be designed to accommodate a farmer's market and other temporary community events. Considerations shall include vendor tent layout and required emergency access during events, a central gathering space with flexible stage for informal performances and/or public presentations, and electrical and water infrastructure.
5. Carpenter Park shall incorporate the following features and public recreation amenities:
 - Decorative tile mosaic splash pad or other interactive water feature;
 - Decorative and artistic interactive play structure(s) which can be used by children of diverse ages; and
 - Decorative and artistic shade structure(s).



Carpenter Park is designed to accommodate a farmer's market and other temporary community events.



c. Streetscapes, Plazas, and Paseo Design Requirements

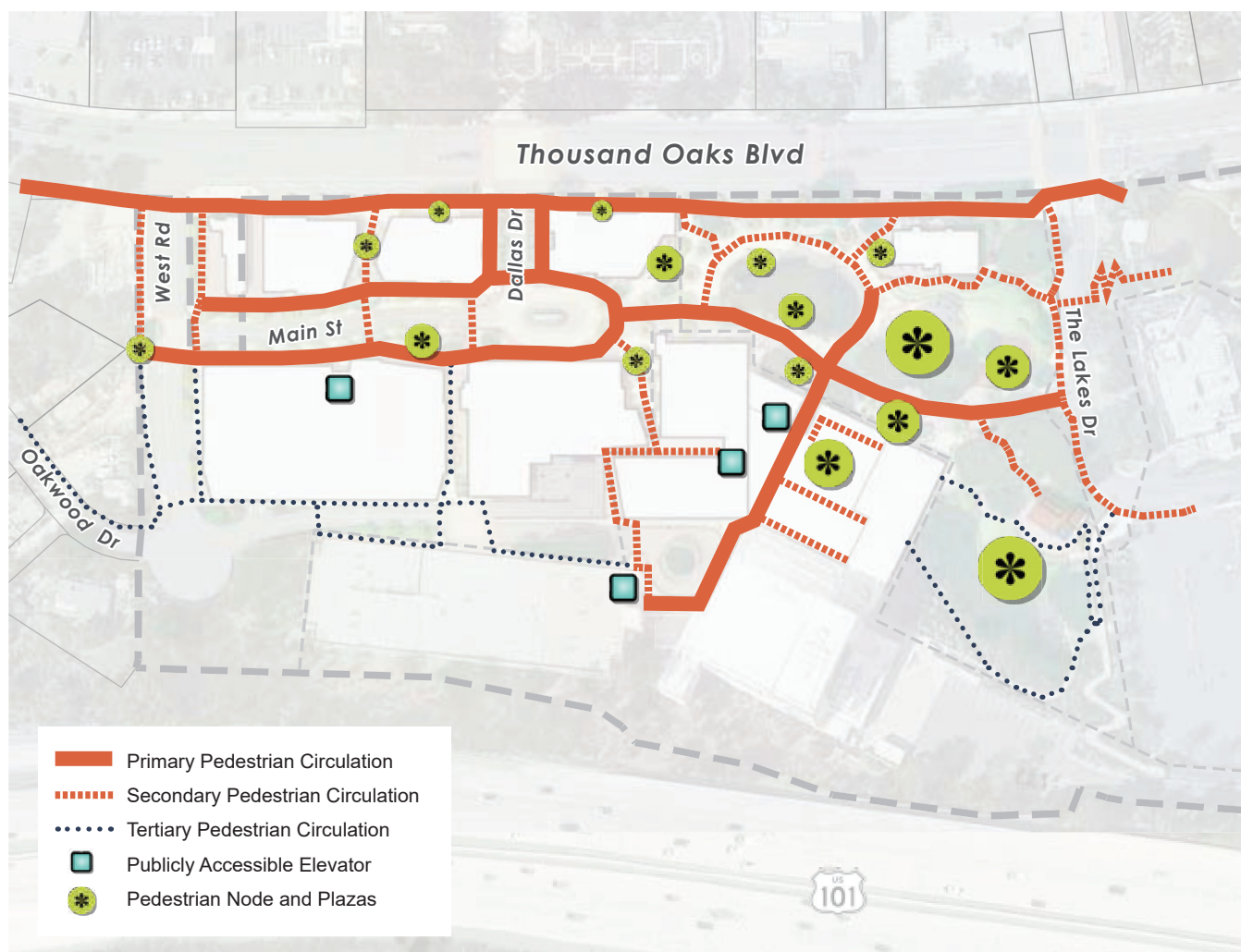
Streetscapes include roads, entryways, sidewalks, street furniture, and landscaped areas along streets. Thoughtful streetscape design contributes to the character and a sense of arrival to a place. Thousand Oaks Boulevard, Dallas Drive, East and West Main Street, and the grand staircase connecting the Kavli Theatre to East Main Street, will 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 lightest foot traffic, include connections to the existing parking structure (C2) and West Main Street, West Road, and Oakwood Drive.

Pedestrian nodes and plazas are distributed throughout the site to offer areas for resting or gathering – refer to Pedestrian Connectivity and Nodes (Figure 2-14).

- East Main Street shall be designed with flush curbs and material changes which delineate the extents of the emergency access lane from Carpenter Park.
- A joint-use plaza space connecting West Main Street to Thousand Oaks Boulevard through Building E3 shall be provided. The plaza shall be lined with ground floor commercial uses and may be utilized for outdoor dining, provided sufficient pedestrian clear space is maintained. The minimum horizontal dimension between building façades immediately adjacent to the joint-use plaza space is 20 feet.
- A mid-block crossing shall be provided on West Main Street in alignment with the pedestrian connection to Thousand Oaks Boulevard through Building E3.
- The space between Buildings E1 (hotel) and E2 shall provide an access stair connecting Main Street, the second level of the podium parking structure in E2, and Oakwood Drive and the existing parking structure. The remaining plaza may be used as a designated outdoor area for the banquet facilities associated with the hotel.
- The plaza space between Buildings E1 and C1 shall provide outdoor seating for the hotel restaurant near the western entry to Carpenter Park. This plaza shall connect to a staircase providing access to the Scherr Forum, and a bridge across the Scherr Forum/hotel loading dock to access the existing parking structure.

Figure 2-14: Pedestrian Connectivity and Nodes



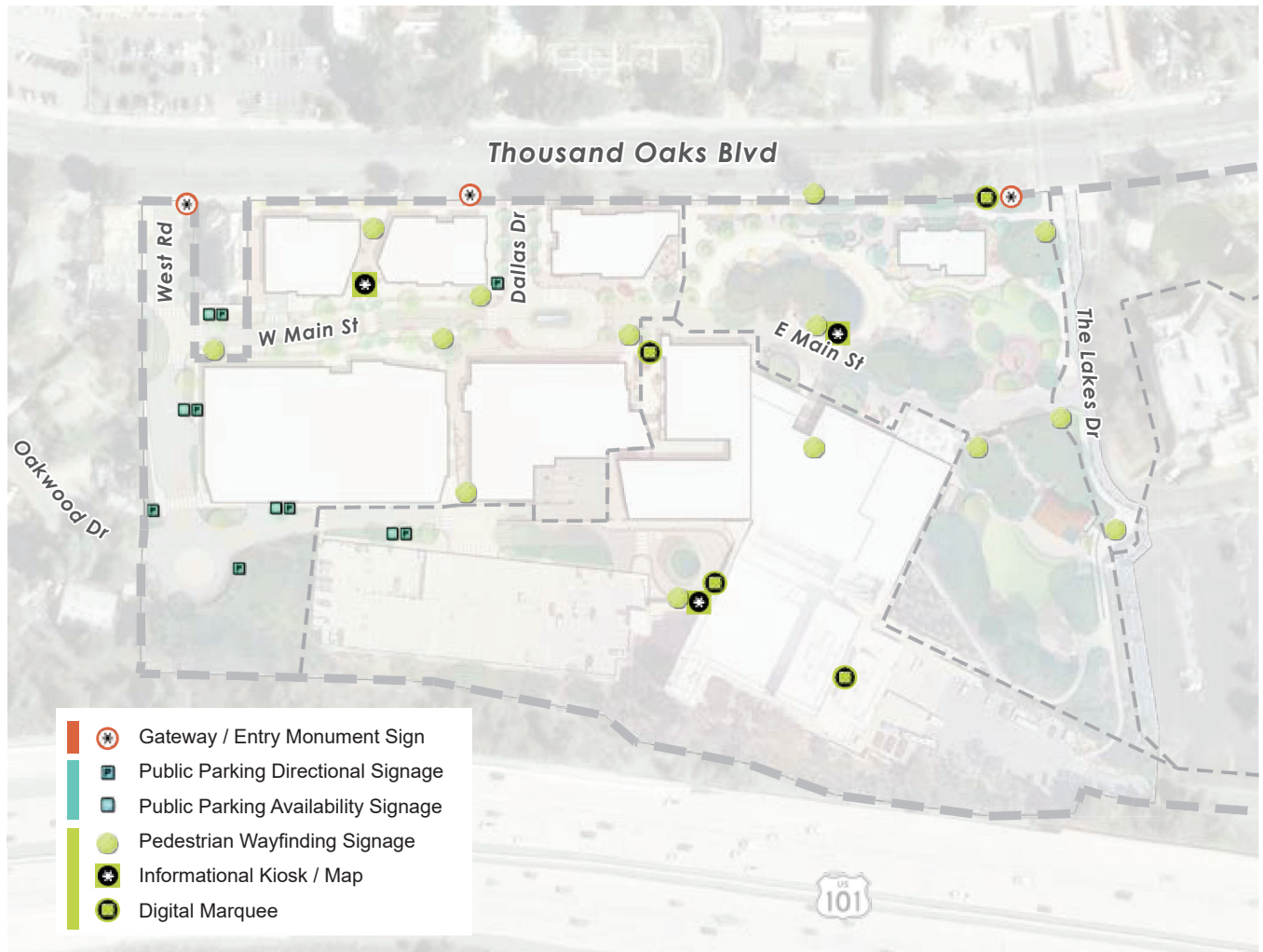
d. Gateway and Entries

Gateways and entry monuments play an instrumental role in providing identity and sense of arrival. In addition, they serve as important places for directional and informational signs to guide motorists and pedestrians to their destinations. Design of gateways and entries should be coordinated with the streetscape, wayfinding signage, and the overall branding of the Downtown area. Entrances to the Downtown Core area are located along Thousand Oaks Boulevard and Conejo School Road.

Refer to the Conceptual Gateways and Wayfinding Signage Map (Figure 2-15) for locations of wayfinding, roadway, and parking signage. A Uniform Sign Program (USP) application shall be submitted for review and approval by the Community Development Department. See Table 2.8, Implementation Program I-6.



Figure 2-15: Conceptual Gateways and Wayfinding Sign Map



e. Lighting Design Requirements

The site lighting will establish a unified character for Downtown Thousand Oaks, echoing the materials and character of the landscape. A consistent family of lighting fixtures including accent, building mounted, bollard, catenary, pedestrian, and street lighting shall be utilized to create a welcoming visual hierarchy that provides scale, enhances wayfinding, and improves safety. Reinforcing the City's history of celebrating its namesake, the site's specimen oak trees shall be illuminated as focal elements at night transforming them into natural lanterns. Additional exterior building accent lighting should be strategically implemented to better define space and highlight entry points.

i. Downtown Core Lighting Standards by Region

The lighting standards for the Downtown Core are organized by four distinct character regions, each designed to support its unique function within the plan area (refer to Figure 2-16 for conceptual site lighting regions).

- The Red region encompasses public gathering spaces, prioritizing safety and ambiance for plazas and event areas.
- The Green region focuses on internal plazas, emphasizing decorative and architectural lighting to create intimate social environments.
- The Yellow region covers internal streets, where roadway and pedestrian visibility are key for safe circulation.
- The Blue region along Thousand Oaks Boulevard frontage integrates high-visibility lighting with security features to enhance the corridor's prominence and accessibility.

Table 2.6 and exterior lighting targets outline the fixture type bases of design, mounting standards, and recommended performance specifications. This section is intended to provide the basis of design for the primary categories of light fixtures throughout the Downtown Core, but is not intended to be exhaustive or preclude additional fixture categories which may be necessary to comply with California Building Code, Title 24, or Americans with Disabilities Act requirements.



Lighting will be utilized to create a welcoming visual hierarchy that provides scale, enhances wayfinding, and improves safety.



ii. Downtown Core Exterior Lighting Systems Targets

The exterior lighting system and its associated controls shall be designed and implemented to comply with the following attributes:

1. Fixtures throughout the site and building exterior shall be Light-Emitting Diode (LED) type, 3000K CCT, 80+ CRI with lumen packages selected to provide light level in accordance with the recommendations of the Illuminating Engineering Society (IES) Lighting Library, IES recommended practice guides, and local ordinances.
2. Model Lighting Ordinance (MLO) Lighting Zone 3 (LZ3) shall be referenced for outdoor lighting policies related to light pollution reduction targets.
3. All exterior lighting shall align with the Leadership in Energy and Environmental Design (LEED) light pollution reduction credit for MLO LZ3 and International Dark-Sky Association (IDA) recommendations.
4. Light pollution reduction shall be further addressed via controls and a curfew based on programmatic requirements. Occupancy-based site lighting controls shall be used where feasible.



Conceptual nighttime view of the stairs at the E2 Building.

Figure 2-16: Conceptual Site Lighting Locations



5. Shielded LED pole mounted fixtures with an uplighting rating of U3 or lower, installed on poles 12 to 16 feet in height, for pedestrian walkway lighting adjacent to parks and landscaped areas shall be used.
6. Full cut-off U0 upright rated LED pole mounted fixtures on 12-16' or 22-26' poles shall be used for street and street adjacent pedestrian path lighting.
7. Landscape and architectural façade accent fixtures shall utilize internal shielding to reduce light spill and must be automatically extinguished from midnight until 6:00 a.m.
8. New light spillover may not occur outside property boundaries where the property abuts residential use or past the centerline of public streets.
9. Low intensity lighting (such as string lights) may be provided above and across public exterior space(s). Overhead string lighting must be approved by Ventura County Fire Department and City of Thousand Oaks Community Development Department.

DOWNTOWN CORE REGION	PRIMARY FIXTURES*	MOUNTING HEIGHT
Red – Public Gathering		
	Pedestrian Pole (Louis Poulsen: Nest)	12 – 16 ft
	Large Area Light (Selux: Olivio)	22 – 26 ft
	Pole Flood Light (Selux: Olivio)	12 – 16 ft
	Under-bench Light (QTL: Q-CAP WALA)	Bench integrated
	Ingrade Tree Flood Light (BK Lighting: K2)	Ground mounted
	Recessed Step Light (BEGA: Recessed Wall Luminaire)	1 ft 6 in
	Ongrade Façade Wash (BEGA: 84174)	Ground mounted
Green – Internal Plazas		
	Under-bench Light (QTL: Q-CAP WALA) Bench integrated	Bench integrated
	Security Bollard (Forms + Surfaces: Helio Bollard Series 600)	36 – 40 in
	Ingrade Tree Flood Light (BK: K2 Flood Light)	Ground mounted
	Catenary Lights (WE-EF: DAS100)	12 – 16 ft
	Recessed Step Light (BEGA: Recessed Wall Luminaire)	1 ft 6 in
	Canopy Accent Light (Ecosense: TROV L45/L60)	Building mounted
	On-grade Façade Wash (BEGA: 84174)	Ground mounted facing façade
	Trellis Lighting (Klik: LEDPOD XL50)	Trellis integrated
	Stair Rail Lighting (Cole Lighting: LR6)	Lit Handrail
	Exterior Downlight (Lucifer: FRAXION 3 (Wet Rated))	Building recessed

Table 2.6: Downtown Core Lighting Standards by Region (Continued)

DOWNTOWN CORE REGION	PRIMARY FIXTURES*	MOUNTING HEIGHT
Yellow – Internal Streets		
	Street Pole Area Light (Landscape Forms: TORRES)	22 – 26 ft
	Pedestrian Scale Area Light (Landscape Forms: TORRES)	12 – 16 ft
	Pole Flood Light (Selux: Olivio)	12 – 16 ft
	Under-Bench Light (QTL: Q-CAP WALA)	Bench integrated
	Security Bollard (Forms + Surfaces: Helio Bollard)	36 – 40 in
	In-Grade Tree Flood Light (BK Lighting K2)	Ground mounted
Blue – Thousand Oaks Blvd Frontage		
	Street Pole Area Light (Landscape Forms: TORRES)	22 – 26 ft
	Pedestrian Scale Area Light (Landscape Forms: TORRES)	12 – 16 ft
	Under-Bench Light (QTL: Q-CAP WALA)	Bench integrated
	Security Bollard (Forms + Surfaces: Helio Bollard)	36 – 40 in
	In-grade Tree Flood Light (BK Lighting K2)	Ground mounted

*Manufacturer fixture references included herein are the bases of design. Equivalent fixtures that achieve comparable aesthetic quality, performance, and compliance with CAPSP standards are acceptable. Final selections should maintain consistency with the overall design intent and meet all applicable photometric and energy efficiency criteria under California Building Code, Title 24, and other applicable regulations.



f. Public Art and Interactive Play

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.

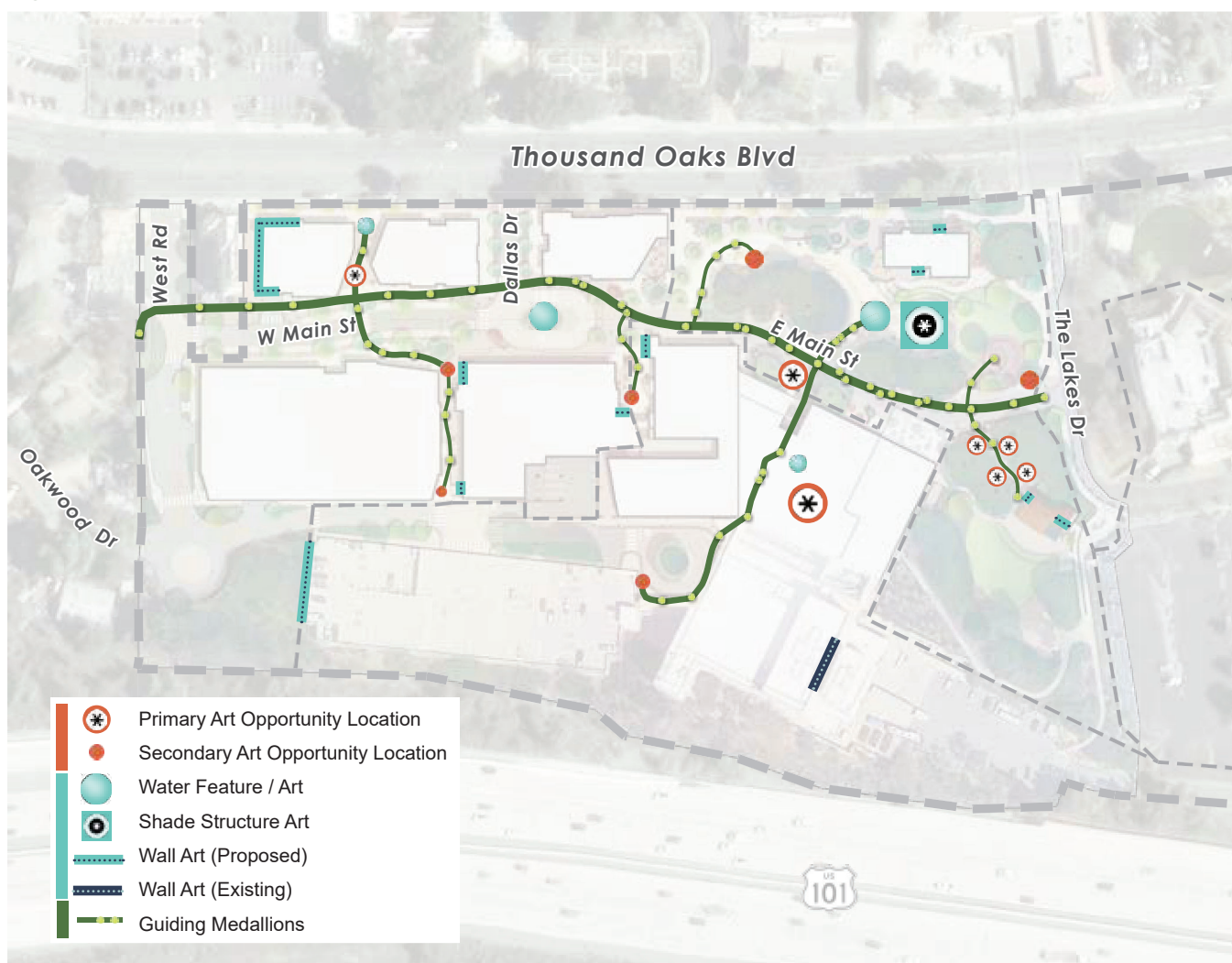
Thousand Oaks is home to many creatives working in diverse types of artistic media including the performing arts, music, visual arts, culinary arts, and many others. Public art shall play a critical role in defining the character of the Downtown District and will be thoughtfully integrated into the public realm throughout the Downtown Core, including but not limited to the following:

- Interactive art pieces, such as musical equipment, artistic water features, or pieces that function as benches, tables, and other street furniture shall be incorporated into public plazas, streetscapes, and gathering areas.
- A prominent artistic shade structure shall be incorporated in Carpenter Park.
- Rotating public art display locations in key plazas and along pedestrian networks shall be designated throughout the Downtown Core, and public art displays shall be implemented and maintained through the process laid out in Resolution 2024-035 "Art in Public Places Policy" or future public art program for the Downtown Core, as applicable.
- Incorporation of artistic symbols shall be embedded into paving, walls, and other structures at varying intervals to convey a sense of wayfinding and discovery within the Downtown Core.

Refer to Figure 2-17 for conceptual locations of public art within the CAPSP area. If it is determined that compliance with Resolution No. 2024-035 is not compatible with the operation of the Downtown Core, a future public art program shall be created to develop guidelines and procedures for the incorporation of public art within the Downtown Core specifically. For example, art may be solicited through formal calls for artists issued by Cultural and Community Services (CCS) or proposed by property owners during consideration of a development/redevelopment project.

All installations shall be temporary and evaluated for public benefit, particularly when included as part of development projects. A selection panel shall review proposals and make recommendations to the City Council for final approval. See Downtown Core Implementation Programs (Table 2.8).

Figure 2-17: Conceptual Public Art Location Map



g. Landscape Architecture and Existing Oak Tree Preservation

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 will 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 CAPSP and compliance with Ventura County Fire Wildfire Prevention Standards.



- Existing mature oak trees located in Carpenter Park and the amphitheatre area should 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.
- 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.
- 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 will require review of any impacts to protected trees in compliance with the City of Thousand Oaks Municipal Code.



Oaks and landmark trees are a vital component to the authenticity and character of the Downtown.

VII. INFRASTRUCTURE AND PUBLIC FACILITIES

a. Infrastructure and Utilities

The Downtown Core is served by existing utility and public service providers. Onsite infrastructure (sewer, water, natural gas, power, and communication systems) serving the existing Civic Arts Plaza and performing arts theatres shall be maintained and/or relocated to ensure continued operation and functionality of the existing performing arts theatres throughout construction with minimal interruption. Detailed descriptions of proposed infrastructure are provided in the following sections.

i. Water System

The Downtown Core's water demands will be served by the City of Thousand Oaks with new City-owned pipes connecting to the existing 10-inch water pipe in Thousand Oaks Boulevard, the existing 8-inch water pipe at the Oakwood Drive cul-de-sac, and the existing 12-inch water pipe along the east side of the property.

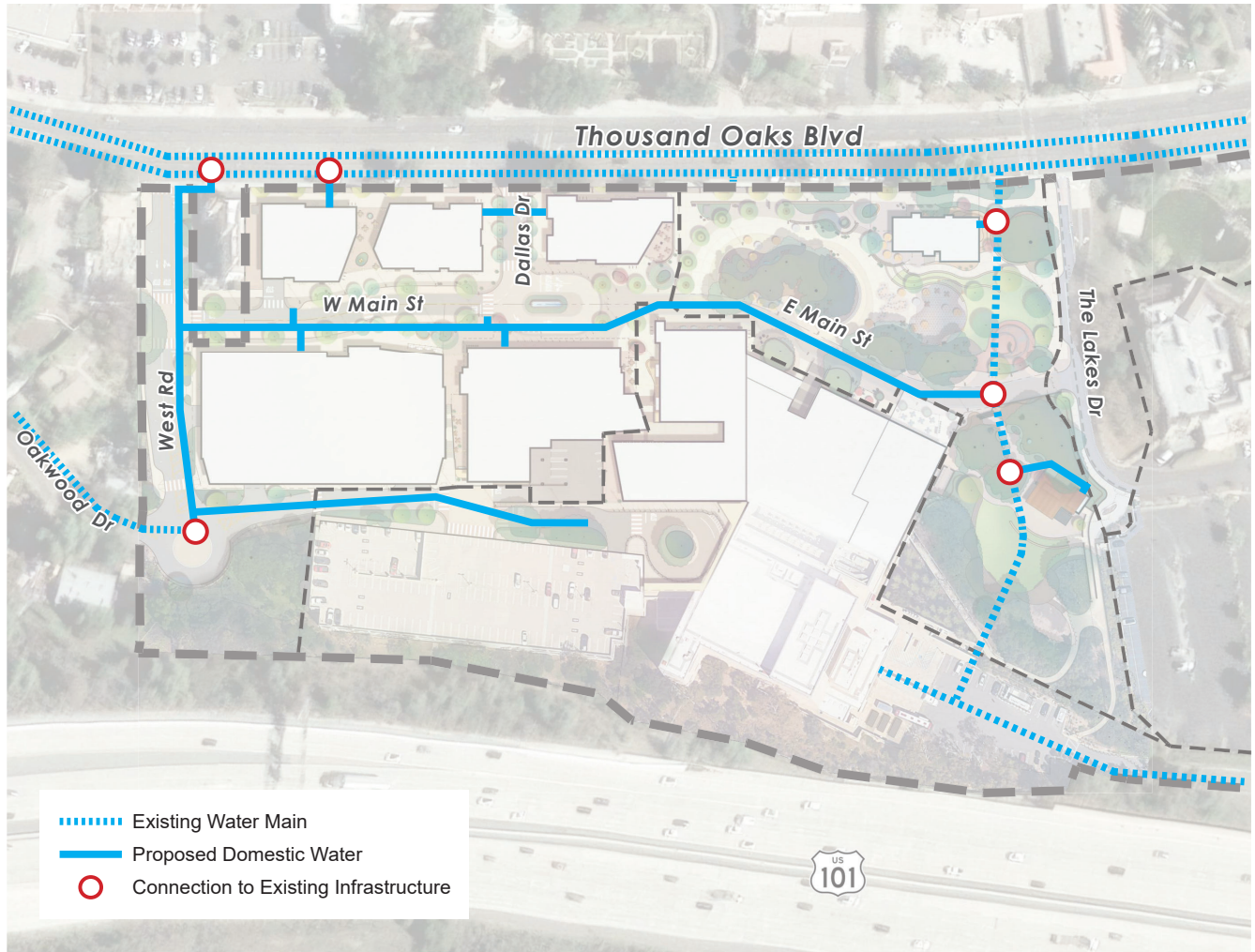
The proposed water system will serve Building E1 (the hotel), Building E2, Building B1 (bandshell), and will also reconnect fire water service to Building C3 (the existing parking garage). Buildings C2 and E3 will be served directly from the 10-inch water main in Thousand Oaks Boulevard. Buildings C1 and C2 will continue to be served by their existing water connection at the southeast service dock and connects directly to the water pipe in South Conejo School Road. The total projected water demand for the Downtown Core is approximately 80 acre-feet per year. Water system improvements will be constructed in alignment with Figure 2-18 and the City of Thousand Oaks Public Works standards.

ii. Wastewater System

Sanitary sewer service will be provided by the City of Thousand Oaks. A new City 10- and 12-inch sanitary sewer main will be constructed beneath West 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. This public sewer connects immediately to the City's 30-inch trunk main running beneath Thousand Oaks Boulevard. The proposed sewer main will be used to discharge the sewer flow from the existing C1 and C2 buildings, allowing for the decommissioning of the existing sewage ejector system from these existing buildings.



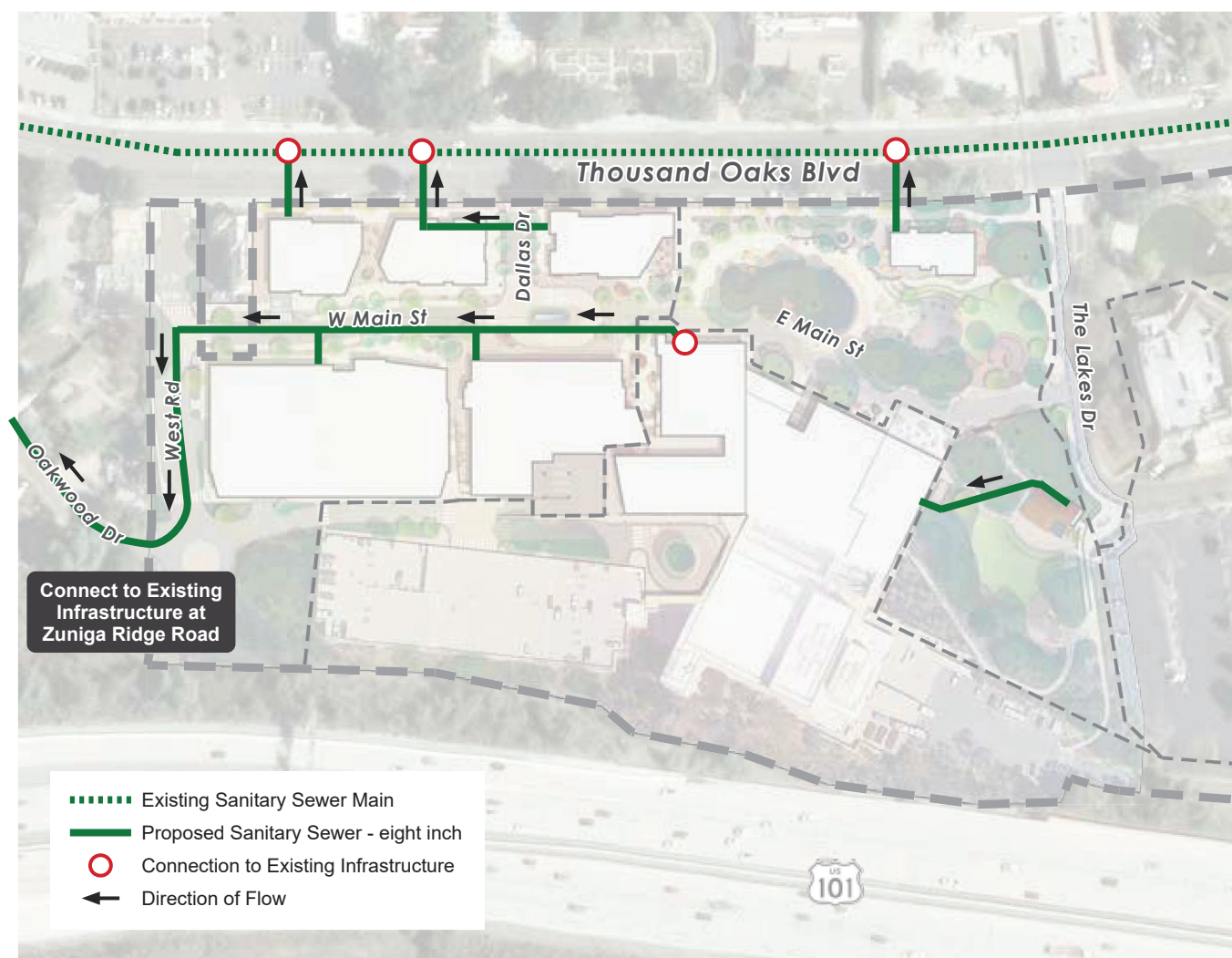
Figure 2-18: Infrastructure Plan (Water)



The proposed sewer main will also capture discharge from Building B1 (the bandshell), Building E1 (the hotel), and Building E2. Buildings B2 and E3 will 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, Phase 1 will include construction of the new sewer line, including connecting the existing Civic Arts Plaza at the northwest corner of the building to maintain operations of the existing city hall and performance venues. The new sewer line will be owned and maintained by the City of Thousand Oaks and located within a public utility easement. Construction of new structures in subsequent phases will include installation of the respective private sewer laterals, which will connect to the public sewer lines as described above. The total projected wastewater generation for the Downtown Core is approximately 80 acre-feet per year. Wastewater system improvements will be constructed in alignment with Figure 2-19 and City of Thousand Oaks Public Works standards.

Figure 2-19: Infrastructure Plan (Wastewater)



iii. Stormwater and Drainage

Stormwater management for the project site is regulated by the stormwater requirements associated with the Thousand Oaks Boulevard Specific Plan 20, in accordance with Chapter 6-D, which requires compliance with the basic provisions of the 2000 Countywide Municipal permit. These include the attenuation of Q100 peak flow with sufficient detention to reduce discharge to the Q10 peak flow. Other provisions include minimizing pollutants of concern via source and treatment controls, proper design of trash areas to protect against rainfall intrusion, and proof of ongoing best management practices (BMP) maintenance. Full capture and retention of the first flush are not required, nor is the consideration of a five percent effective impervious area (EIA). Mitigation of hydromodification effects is also required for areas that discharge into susceptible natural channels. Additionally, since more than 50% of the site will be impacted, the entirety of the Downtown Core is subject to the above requirements.



An existing Ventura County Flood Control box culvert transects through the site. The culvert conveys stormwater from the site, as well as a large portion of the City along Thousand Oaks Boulevard, ultimately connecting with Calleguas Creek south of the City of Camarillo. The rectangular culvert, approximately eight feet wide by 12 feet tall, was built in the 1960s and is thought to have been generally constructed along the flow line of the creek. The culvert conveys stormwater from a large portion of the City along Thousand Oaks Boulevard, ultimately connecting with Calleguas Creek south of the City of Camarillo. The existing box culvert is located within a 30-foot-wide easement owned and maintained by Ventura County Watershed Protection District (VCWPD).

To accomplish the goals and objectives of the CAPSP, an approximately 715 linear foot segment of the culvert will be relocated and reconstructed in alignment with West Main Street. Due to its existing path, relocating the culvert to align with Main Street is necessary to improve the viability and constructability of developing Building E3 and increase pedestrian activity along Thousand Oaks Boulevard west of Dallas Drive. The existing 30-foot-wide easement will be relocated to reflect the new alignment in coordination with VCWPD and City of Thousand Oaks Public Works standards. Refer to Figure 2-19: Infrastructure Plan (Stormwater Drainage).

iv. Natural Gas

Natural gas service for the Specific Plan area is provided by Southern California Gas Company (SCG).

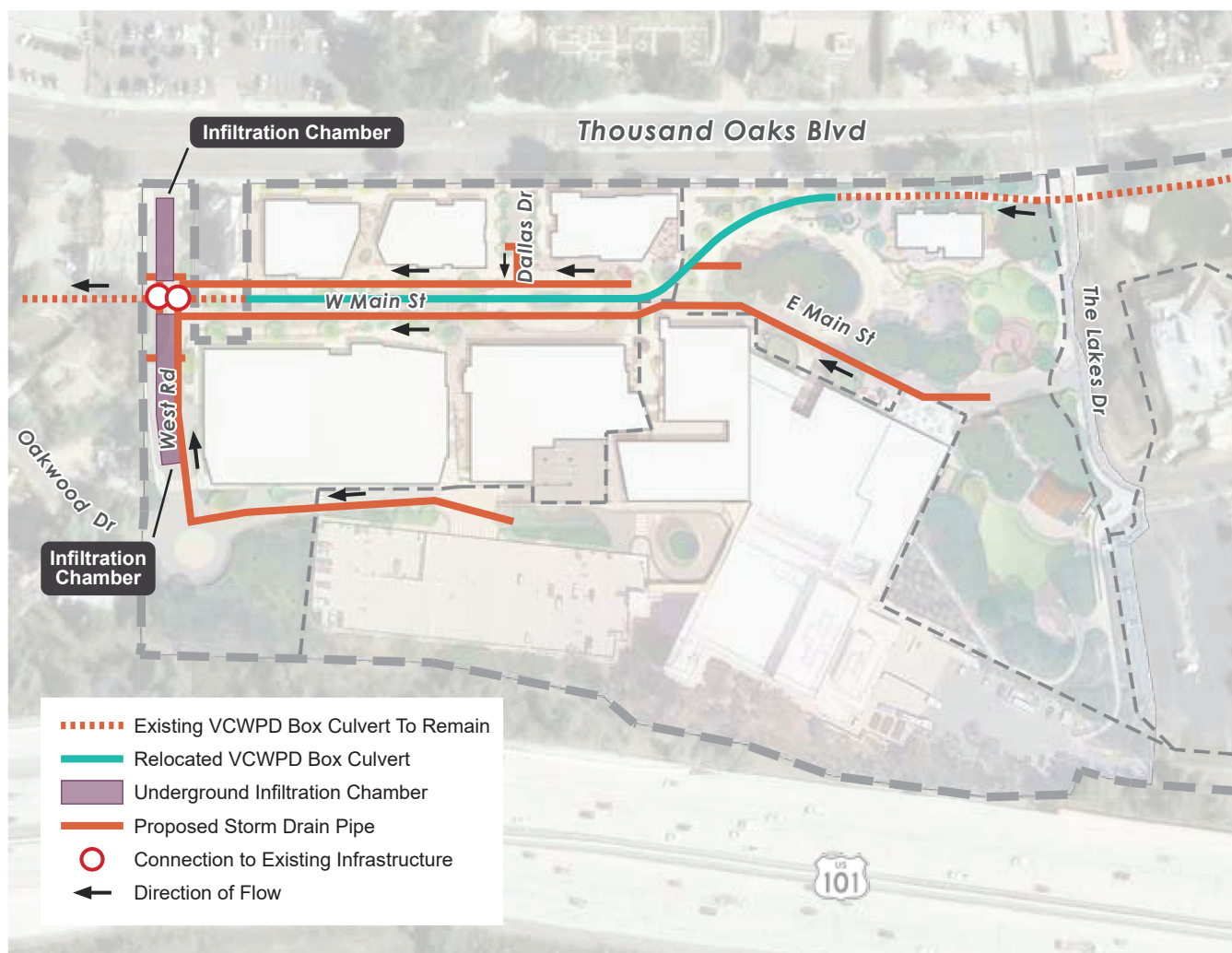
v. Electricity

The City's vendor for clean electricity is the Clean Power Alliance (CPA). Electricity infrastructure for the Specific Plan area is provided by Southern California Edison (SCE). Buildings will be designed to minimize solar heat gain and other best practices for internal and external lighting and energy efficiency strategies to reduce energy consumption to the maximum extent possible, and at minimum shall be consistent with CalGreen and Title 24 standards.

vi. Waste Collection

Solid waste and recycling services in the City are provided by Athens Services (Athens). Refuse and recycling bins for program uses within Building C1, Building B1, and public receptacles located throughout the project site will be located at the Kavli loading area accessed from Conejo School Road via the Kavli service road. This area will contain trash, recycling, and food waste bins as needed to accommodate the proposed uses. Based on coordination with Athens Services and the City Sustainability Division staff, two 30-yard compactors will be provided for trash and recycling (one compactor each), and one 20-yard compactor will be provided for organic food waste. When nearing capacity, the compactors send an automated email to alert Athens for next-day service.

Figure 2-20: Infrastructure Plan (Stormwater Drainage)



The City or future Business Improvement District maintenance staff will collect refuse from staging areas adjacent to Building B1, the ground floor Public Market use in Building B2, and public trash receptacles located throughout the site, utilizing a small electric maintenance cart and disposing of refuse in this area. Separate public receptacles will be provided for general waste (landfill), recycling, and organic waste (compost) to minimize waste sent to landfill. A solid waste management plan shall be prepared identifying operational and maintenance details related to solid waste staging and collection from Buildings B1, C1 (including existing and proposed uses), and public receptacles located within Carpenter Park and public areas throughout the Downtown Core (see Table 2.8, Implementation Program I-9).



Other private commercial and residential uses will have independent service for waste receptacles with Athens. Waste bins associated with Building E1 will be located in the Scherr Forum loading area, and Buildings E2 and E3 will contain independent trash rooms within their respective building footprints and/or within parking garage areas. For mixed-use buildings, commercial trash and residential trash will be separated with residential trash bins located within the podium and subterranean garages beneath Buildings E2 and E3 respectively, and commercial trash bins located on the ground floor adjacent to publicly accessible roads.

Servicing Building E1 and the residential waste facilities in Buildings E1 and E2 is anticipated to be accommodated via scout trucks, which will retrieve waste bins from the respective locations, deliver them to a garbage truck staged on-street for servicing, and return them once emptied. Commercial waste facilities in Buildings E2 and E3 located at grade and adjacent to publicly accessible streets will be serviced directly by a garbage truck from West Road (Building E2) and Thousand Oaks Boulevard (Building E3).

All waste bins shall be located within enclosed trash rooms within buildings or in approved trash enclosures consistent with the City of Thousand Oaks Municipal Code. A solid waste management plan shall be provided to the City of Thousand Oaks prior to issuance of building permits for any structure.

vii. Communications

The existing Civic Arts Plaza uses a combination of service providers. Communication services are equally distributed between Charter (Spectrum) and Frontier. The City also maintains dedicated connections for TOTV.

The City will move to dedicated internet access (DIA) with both Charter and Frontier for all connections, including providing publicly available Wi-Fi within Carpenter Park. Services will continue to use a combination in the future as a best practice to ensure multiple connection paths and maintenance of uptime.

b. Grading

The construction of the Downtown Core will require grading and earthwork on site, which is anticipated to be split into phases due to the size and scope of the development.

In Phase 1, major earthmoving activities will involve the relocation of the Ventura County 8-foot by 12-foot reinforced concrete box culvert and the installation of West Road, Oakwood Drive, and temporary access at Main Street.

In Phase 2A, the excavations required to install the subterranean portions of Buildings E1, E2, and E3 will make up the majority of the cut, with fill being required to grade the site, including Main Street's final condition.

Phase 2B consists of a small amount of export to construct Building B1 and grade Carpenter Park.

Phase 2C consists of the adaptive reuse of Building C1 and minor site work, which should require minimal to no export.

The bandshell (Building B2) and amphitheatre area will be the final Phase 3 of the project, with a small amount of export to account for building foundations and associated minor site work. See the table below for earthwork quantities broken out by phase.

Table 2.7: Estimated Cubic Yards of Earthwork by Phase

ESTIMATED CUBIC YARDS OF EARTHWORK BY PHASE			
Phase	Cut	Fill	Net Export
1	10,100	6,300	3,800
2A	62,900	13,400	49,500
2B	7,800	6,700	1,100
2C	1,300	1,000	300
3	2,800	2,500	300
TOTALS	84,900	29,900	55,000



c. Easements

Existing known easements on site include, but are not limited to, the following:

- 30 foot wide easement over an existing concrete box culvert to Ventura County Watershed Protection District
- Various easements for purposes of electrical and telecommunication utilities
- Various easements for purposes of gas utilities
- Various easements for purposes of public water, sewer, and storm drainage utilities
- Various easements for purposes of public roads and access
- A 12 foot wide easement for reciprocal access for the benefit of the property located at 1868 Thousand Oaks Boulevard
- Reciprocal easement(s) related to ingress, egress, construction, installation, operation, maintenance, repair, removal, and replacement of utilities contained in the document entitled "Maintenance, Use and Reciprocal easement agreement," as amended, between the City of Thousand Oaks and T.O. Lakes, LLC.

A title report and topographic survey depicting all existing and proposed easements shall be required to be submitted to the City prior to issuance of building permits for any new primary structures. Relocation and/or removal of any existing easements and creation of any new easements must be completed in coordination with applicable agencies and parties.

d. Fire Resistance and Emergency Access

The Downtown Core is within a very high fire hazard severity zone (VHFHZ) as designated by the Ventura County Fire Department (VCFD). An objective of the project is to provide an example for the City of how public areas can be fire resilient without sacrificing design or the natural landscape. The project will 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.

- Landscape shall comply with the requirements for buildings and sites within VHFHSZ areas per VCFD standards
- All new trees and ground cover plantings shall be approved fire-resistant plants as determined by Ventura County and the City of Thousand Oaks
- Shrubs and other ground cover shall be spaced in compliance with VCFD standards, and gravel shall be used in planting beds in lieu of wood chips or other combustible coverings unless approved by VCFD

- All buildings on the site shall be designed and constructed in accordance with VCFD guidelines and the new California Wildland-Urban Interface Code
- Fire-resistant and noncombustible materials shall be used for all exterior walls, projections, and roof coverings
- The hotel, City Hall, amphitheatre, and theatre buildings shall be constructed of noncombustible materials
- The construction type of the podium-style mixed-use buildings may utilize materials consistent with Type IIIB construction in lieu of Type VB construction to provide an additional level of safety to those buildings and occupants, if necessary to comply with VCFD requirements
- The shade structure of the amphitheatre shall be partially open to prevent debris from accumulating on the top of the structure and to permit smoke and hot gases to escape the structure. Sufficient water supply shall be provided to the site for firefighting purposes
- Fire hydrants shall be placed around the site adjacent to fire access roads
- All buildings, including ancillary structures, shall be fully sprinklered
- Fire pumps shall be provided if needed to comply with VCFD requirements based upon the available water pressure and flow rates
- Fire department connections shall be provided for each building at an unobstructed, visible location approved by VCFD
- Class I standpipes shall be provided for each building where the highest occupiable floor level exceeds 30 feet above grade. Standpipes will be located in each enclosed exit stairwell at all main stair landings, including the roof level. Exterior standpipe connections may be provided where the distance from exterior walls exceeds 250 feet from a fire access road or where specifically requested by VCFD
- The required fire flows for each building will be determined in accordance with CFC Appendix B and VCFC standards. A 50% reduction in fire flow is permitted for fully-sprinklered buildings and may be applied to the fire flow calculations



e. Public Services

i. Police and Fire Protection

The City of Thousand Oaks contracts with the Ventura County Sheriff's Office for police services. The Thousand Oaks Police Department, located at 2101 East Olsen Road, is approximately 6.1 miles north of the CAPSP area. It offers detention, patrol, investigations, traffic safety, and other services through its Detention Services, Patrol Services, Special Services, and Support Services Bureaus.

Fire services in the City are provided by the Ventura County Fire Department (VCFD), which includes community risk reduction, emergency management, and fire suppression and operations. The closest fire station to the CAPSP area is Ventura County Fire Department Station 31, located at 151 Duesenberg Drive, approximately 1.4 miles northeast of the site.

Development impact fees may be required to support increased demand for police and fire protection services in the CAPSP area.

ii. Libraries, Schools, and Other Public Services

Primary library services for the CAPSP area will be provided by the existing Thousand Oaks Grant R. Brimhall Library located at 401 East Janss Road. The library offers collections for children, young readers, teens, and adults, along with access to online collections and special collections. Wi-Fi internet access is also available within the library. In addition, the renovated and rehabilitated Civic Arts Plaza within Subarea C may house a Public Library Outpost, which can provide local-serving library facilities and amenities for residents and visitors of the Downtown area.

Public education for the CAPSP will be offered by the Conejo Valley Unified School District, which includes elementary, middle, high, special focus, and adult schools. The CAPSP falls within the boundary area for Conejo Elementary School, Colina Middle School, and Westlake High School. Additionally, several private schools are within the proximity of the CAPSP area, including Oaks Christian School, Ascension Lutheran School, and Hillcrest Christian School.

Development impact fees may be required to support increased demand for libraries and schools in the CAPSP area.

f. Energy Efficiency and Sustainability

All development within the CAPSP area will comply with the applicable Building Code requirements for energy efficiency, water savings, and solid waste reduction in effect at the time of permitting.



Conceptual evening view of the amphitheatre area.



VIII. ADMINISTRATION AND IMPLEMENTATION

a. Administration

The City of Thousand Oaks shall administer the provisions of the Civic Arts Plaza Specific Plan (CAPSP) in accordance with the State of California Government Code, the Thousand Oaks General Plan, the Thousand Oaks Municipal Code, the Subdivision Map Act, and City regulations. The development procedures contained in the adopted Specific Plan shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.

b. Specific Plan Interpretations

Where the language in this Specific Plan is undefined, unclear, or vague, the final interpretations and determination shall be made by the Community Development Director. Appeals of interpretations and determinations may be made pursuant to Sections 9-4.2807 and 9-4.2808 of the TOMC.

c. Major Amendments

Major amendments to the Downtown Core (Subareas B, C, and E) shall require a formal amendment to the adopted Specific Plan and shall require giving of notice and a public hearing before Planning Commission and City Council in accordance with Government Code Section 65868 and TOMC Title 9-4.29. The Community Development Director or his or her designee shall have the discretionary authority to determine if any amendment is a Major Amendment subject to this section or a Minor Amendment subject to the provisions in the following section.

Major amendments to the approved CAPSP include, but are not limited to, the following:

- Expansions of the Specific Plan boundary area
- Adjustments to the anticipated Specific Plan Goals and Objectives which change their intent or effect
- Other changes that have the effect of materially changing the overall allowable development density and/or FAR considered in the Downtown Thousand Oaks Environmental Impact Report (EIR) or that do not otherwise qualify as a minor amendment described in the next section

d. Minor Amendments

Minor amendments include any modification to the CAPSP that is substantially consistent with the intent of the approved Specific Plan and does not materially affect the allowable development density, intensity, and/or FAR considered in the CAPSP EIR. Minor amendments are allowed through a ministerial process that requires no noticing, as long as those minor amendments are consistent with the overall purpose and intent of the CAPSP and are in substantial conformance with:

- The vision and objectives of the CAPSP
- The CAPSP Environmental Impact Report
- The City of Thousand Oaks General Plan

Examples of CAPSP minor amendments include, but are not limited to:

- Adjustments to the Specific Plan (including maps or text) for purposes of clarification, consistency, or fulfillment of implementation programs that do not materially change the intent of any plan or regulation, as well as correction of any clerical or grammatical errors
- Adjustments to Specific Plan subarea boundaries that do not create any new or more significant environmental impacts analyzed by the Downtown Thousand Oaks EIR
- Change in design, specification, or location of an infrastructure element described in Section 2.E.VII necessary to meet regulatory or performance standards or which improves circulation, reduces grading, improves utility service, or reduces anticipated construction, operation, and/or maintenance costs
- Any adjustments to the parking ratios specified in 2.F.II.i. based on the future parking utilization surveys
- Modifications to any development and/or design standards if it is determined that such changes are necessary to comply with applicable building codes, public works and/or utility provider standards, and/or State or Federal law

e. Environmental Review

In compliance with the requirements of the California Environmental Quality Act, an EIR has been prepared for the Specific Plan and circulated to the public for review and comment.



f. Development Phasing

The full build-out of improvements and uses within Subareas B, C, and E within the CAPSP is anticipated to be implemented in multiple phases, as described below. Figure 2-21: Downtown Core Phasing Plan displays the conceptual phasing plan related to the various buildings and improvements within the Downtown Core.

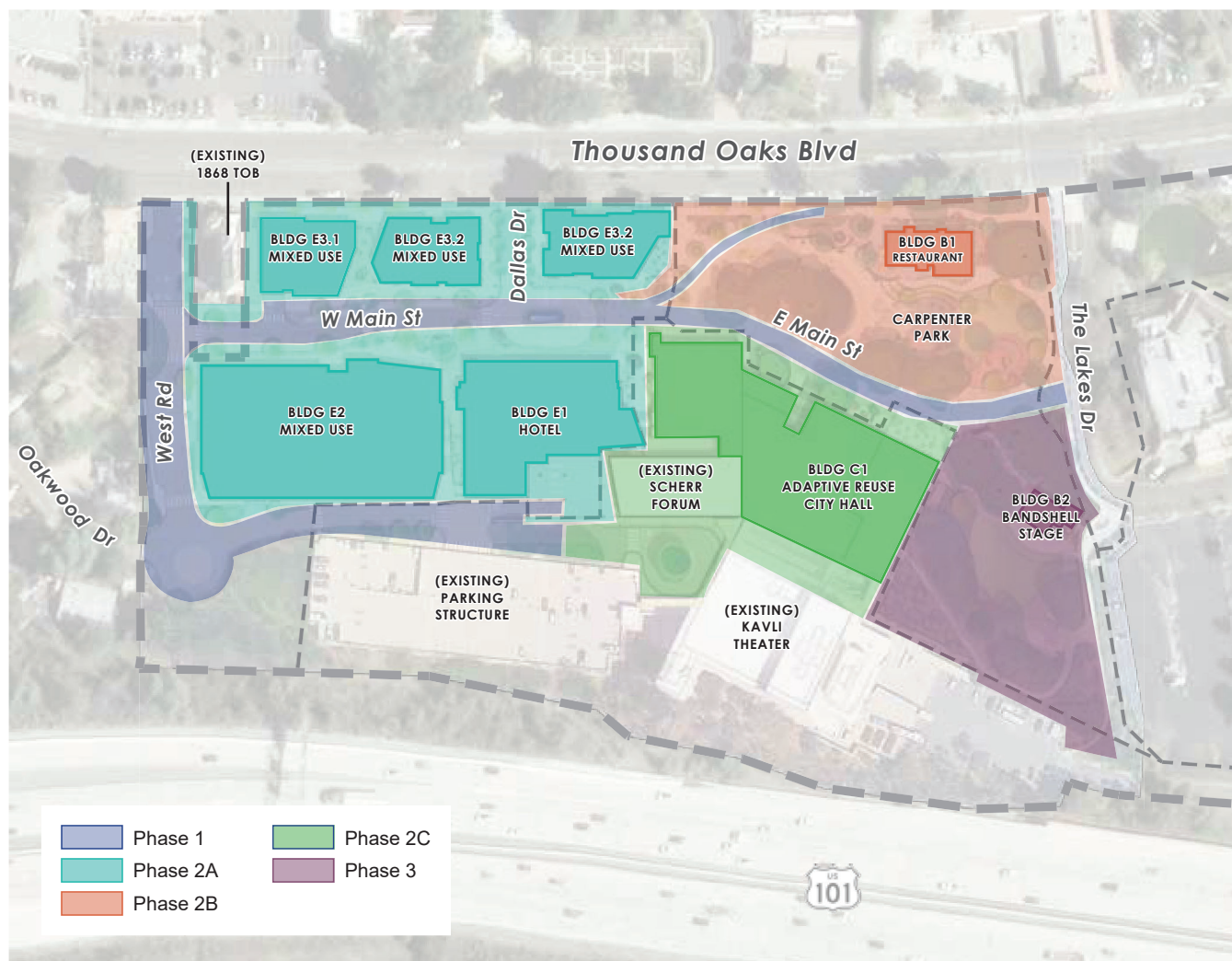
Phase 1 will be required to be substantially completed before the construction of any subsequent phases can occur. Phases 2A, 2B, and 2C can occur simultaneously and are not physically dependent on one another; however, the specific timing for completion of each of these phases will depend on available funding. For purposes of the proposed project, Phases 2A, 2B, and 2C are assumed to occur concurrently. Phase 3 will occur after Phases 2A, 2B, and 2C are substantially completed. Phasing shall generally adhere to this approach and sequencing but may be subject to change based upon further constructability analysis and/or the market forces that drive development of residential and non-residential uses.

Completion of the phases described herein may be achieved in smaller sub-phases. The planting of replacement trees required as mitigation for the removal of protected trees shall occur during the same phase in which those protected trees are removed. The phasing approach is based on the assumed constructability, funding, and/or operational constraints, and is not intended to unduly restrict project sequencing for any other purposes; thus, failure to complete aspects of any one phase shall not preclude the ability to move on to certain aspects of another phase.

i. Phase Descriptions:

- Phase 1: All site preparation, demolition, grading, underground utility infrastructure, and vehicular roads required to maintain operations for the existing Scherr Forum and Kavli Theatre and deliver cleared and rough graded pads for Buildings E1, E2, and E3 to a private developer.
- Phase 2A: Construction of Buildings E1, E2, and E3 and associated site work including final streetscape improvements along West Main Street, Dallas Drive, and the turnaround/hotel valet drop off. This phase includes grading only associated with the excavation of foundations related to the above-referenced buildings.
- Phase 2B: Construction of Carpenter Park and Building B1 generally bordered by East Main Street on the south, the turnaround/hotel valet drop off and Building E3 on the west, Thousand Oaks Boulevard on the north, and Lakes Drive on the east.
- Phase 2C: Partial demolition, adaptive reuse, and reconstruction of Civic Arts Plaza (Building C1), including the completion of East Main Street.
- Phase 3: Construction of Bandshell (Building B2) and outdoor amphitheatre.

Figure 2-21: Downtown Core Phasing Plan



ii. Phase 1

Throughout the course of construction and implementation of the Downtown Core, it is anticipated that the existing Kavli and Sherr Forum theatres will remain functional and operating. As such, before any significant grading and infrastructure work can occur, a new access road to the existing parking structure and to the Scherr Forum service court will be required. Once the new access road is constructed, demolition, excavation, and utility work can commence to create the infrastructure and development pads for Subarea E and the partial demolition, grading, and associated work surrounding the existing City Hall.



Phase 1 will conclude with the completion of the following:

- Construction of West Road, Oakwood Drive Extension, Oakwood Drive/ West Road roundabout, and vehicular ramp to the existing Scherr Forum service court
- Demolition of three existing commercial structures along Thousand Oaks Boulevard
- Removal and replacement of existing protected trees as permitted
- Construction of approximately 350 linear feet of retaining wall adjacent to the Oakwood Drive extension
- Construction of underground stormwater detention facilities beneath West Road
- Construction of stormwater conveyance lines
- Construction of approximately 715 linear feet of new 8-foot by 12-foot reinforced concrete stormwater box culvert, and demolition of approximately 760 linear feet of existing
- Construction of approximately 1,350 linear feet of 12-inch sewer main extension connecting to existing public sewer main in Oakwood Drive near Zuniga Ridge Place
- Construction of approximately 2,100 linear feet of 10-inch domestic water pipes connecting to existing City water main in Thousand Oaks Boulevard near the proposed West Road
- Demolition of Dallas Drive and surface parking lot in front of existing Civic Arts Plaza
- Grading of approximately 117,000 square feet of disturbed area resulting in a total of approximately 3,800 cubic yards of net export
- Partial demolition of existing Civic Arts Plaza building including approximately 750 square foot landscaped terrace and approximately 8,000 square feet uncovered and unenclosed outdoor plaza structure
- Construction of temporary all-weather fire access road along the proposed East and West Main Street alignment
- Construction staging and contractor parking for Phase 1 is anticipated to occur onsite in the vacant western portion of the site

iii. Phase 2A

Phase 2A is anticipated to be accomplished via a public-private partnership with a third-party developer. As such, phasing and delivery of Phase II is subject to change based on final engineering constructability analysis, and other market forces impacting the development of mixed-use residential and commercial uses.

Generally, Phase 2A is anticipated to conclude with the completion of the following:

- Construction of Buildings E1, E2, E3, and associated site and utility infrastructure connections
- Excavation for subterranean and podium garage foundations
- Removal and replacement of existing protected trees as permitted
- Vertical construction of Buildings E1, E2, and E3
- Road paving, sidewalks, curb and gutter, and landscape/streetscape improvements along West Main Street and Dallas Drive
- Construction of roundabout drop-off area at intersection of Dallas Drive and West Main Street
- East Thousand Oaks Boulevard frontage improvements, including construction of approximately 11 new angled stalls, reconstructed curb, gutter, and sidewalk, and streetscape improvements
- Construction staging and contractor parking for Phase 2A is anticipated to occur onsite within the area of construction



Phase 2A hotel and mixed use structures perspective rendering.



iv. Phase 2B

Generally, Phase 2B is anticipated to conclude with the completion of the following:

- Construction of Carpenter Park and associated amenities including splash pad, children's play equipment, raised decking beneath existing oaks, seat walls
- Grading resulting in a total of approximately 1,100 cubic yards of net export
- Removal and replacement of existing protected trees as permitted
- Construction of Building B1 – Carpenter Park restaurant/cafe
- East Thousand Oaks Boulevard frontage improvements including construction of approximately 19 new angled stalls, reconstructed curb, gutter and sidewalk, and streetscape improvements including a new bus shelter
- Construction material staging and contractor parking for Phase 2B is anticipated to occur onsite within the area of construction

v. Phase 2C

Generally, Phase 2C is anticipated to conclude with the completion of the following:

- Temporary relocation of City staff to off-site location to be determined
- Demolition of approximately 48,000 square feet of existing building area
- Grading and excavation resulting in a total of approximately 300 cubic yards of net export
- Removal and replacement of existing protected trees as permitted
- Construction, renovation, and adaptive reuse of Building C1
- Construction of East Main Street including connections to Lakes Drive and roundabout turnaround between Buildings E1 and E3
- Construction material staging and contractor parking for Phase 2C is anticipated to occur onsite within the area of construction and offsite at 265 S. Rancho Road and 110 South Conejo School Road

vi. Phase 3

Generally, Phase 3 is anticipated to conclude with the completion of the following:

- Construction of Building B2 bandshell structure
- Grading resulting in a total of approximately 300 cubic yards of net export
- Removal and replacement of existing protected trees as permitted
- Construction of site improvements including paved area, lawn with terraced seat walls, and platform decking
- Construction material staging and contractor parking for Phase 3 is anticipated to occur onsite within the area of construction

Estimated program statistics associated with each phase described above are subject to change based on final design and engineering, constructability analysis, and other market forces impacting the development of residential, commercial, and institutional uses.



Phase 3 bandshell, terraced seat walls, lawn, and platform decking perspective rendering.



g. Financing Mechanisms

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, the following:

- 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 (TIF) and TIF-backed debt
- Private capital investment via public-private partnership

h. Statement of Severability

If any provision of this Specific Plan or its application to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the invalidity shall not affect other Specific Plan provisions, clauses, or applications which can be implemented without the invalid provision, clause, or application, and to this end the provisions and clauses of the Specific Plan are declared to be severable.

i. Implementation Programs

The following table of implementation programs, as identified in previous chapters and built upon herein, presents a recommended implementation strategy for public improvements, private developments, and marketing and art programs identified in this Plan.

The Responsible Parties identified in the table on the next pages consist of the following:

- **CAO** – City Attorney's Office
- **CD** – Community Development
- **CM** – City Manager's Office
- **CCS** – Cultural and Community Services
- **PW** – Public Works
- **SC/PA** – Strategic Communications and Public Affairs

Table 2.8: Downtown Core Implementation Programs

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-1	Prepare a list of all community assets on the property (i.e., Jungleland wall, plaques, dedications, time capsules, art pieces, etc.), their locations and planned relocations.		Prior to any demolition/grading construction activities	CM, CAO, CCS & SC/PA
CAPSP I-2	Develop a CAPSP Naming Rights Program to generate funding for public facilities and amenities within the CAPSP area. The program shall include criteria for eligible assets and sponsorship guidelines.		Prior to completion of Phase 1	CM, CAO, CCS & SC/PA
CAPSP I-3	Complete Final Design for Phase 1 infrastructure and road improvements.	Finalize engineering plans and secure necessary permits. Coordinate construction phasing with utility providers and adjacent development timelines to minimize disruption and ensure timely delivery.	Prior to issuance of grading permits for any component included in Phase 1	CM, PW
CAPSP I-4	Issue RFP for private developers to complete design and construction of Subarea E improvements.	Prepare and release a Request for Proposals (RFP) outlining design expectations, infrastructure requirements, and community benefit goals. Host a pre-submittal meeting and establish a transparent evaluation process.	Prior to Phase 2A	CM, CAO



Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-5	Develop and launch a Downtown Core Branding Program to reinforce the identity of the Downtown Core. Branding elements shall be integrated into wayfinding, public art, and marketing materials.		Prior to issuance of building permits for Buildings E1, E2, or E3	CM, CD, CCS, & SC/PA
CAPSP I-6	Develop a signage and wayfinding plan for the Downtown Core area, including, at a minimum, the following signage and wayfinding signage types: • Gateway / Entry Monument Sign • Public Parking Directional Signage • Public Parking Availability Signage • Pedestrian Wayfinding Signage • Informational Kiosks/ Directory Maps • Building and tenant signage • Digital Marquee	A uniform sign program (USP) shall be prepared and submitted for review and approval by the Community Development Department and shall be designed in accordance with the Thousand Oaks Municipal Code.	Prior to issuance of certificates of occupancy for Buildings E1, E2, or E3	CD, CM, CCS, & SC/PA

Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-7	Prepare a Parking Management Plan with detailed operational information, including, at a minimum, the following: • Time limits for surface parking • Paid parking rates/ system for surface and/or public parking garages • Valet operations • Offsite parking during events, including traffic management plans • Bicycle / micromobility devices parking plan • Technology systems and infrastructure improvements	Refer to Circulation and Mobility section (2.E.IV). Technology and infrastructure improvements to be coordinated with Parking and Wayfinding signage plan in CAPSP I-6.	Prior to issuance of building permits related to Phase 2A, including Buildings E1, E2, or E3	CM, CD, PW, CCS
CAPSP I-8	Evaluate Resolution No. 2024-035 and develop a public art program for the installation and display of rotating public art in the Downtown Core. The program shall identify designated locations, installation details and parameters, and policies and procedures for reviewing, approving, and implementing public art installations.	Refer to Public Art and Interactive Play section (2.E.V.f).	Prior to issuance of building permits related to Phase 2A, including Buildings E1, E2, or E3	CM, CD, CCS



Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-9	Prepare a comprehensive solid waste management plan with detailed operational information related to solid waste collection from Buildings B1, C1 (including existing and proposed uses), and public receptacles located within Carpenter Park and public areas throughout the Downtown Core.	Refer to Infrastructure and Public Facilities section (2.E.VI). Plan shall consider compliance with such applicable waste management regulations, including organics and food waste diversion requirements and opportunities to achieve a zero-waste certification for the overall Downtown Core area.	Prior to issuance of building permits related to Phase 2B	CM, CD, CCS, PW
CAPSP I-10	Develop an operational plan for Carpenter Park that is consistent with General Plan POS-7.	The plan shall address programming, maintenance, safety, and community engagement to ensure the park serves as a flexible public space within the Downtown Core area.	Prior to issuance of building permits related to Phase 2B	CM, CCS, PW
CAPSP I-11	Develop a safety, security, and operational plan, including graffiti removal and noise policy enforcement responsibilities and requirements for all publicly accessible areas of the Downtown Core.		Prior to issuance of certificates of occupancy related to Phase 2B	CM, CCS, PW

Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-12	Consider establishment of appropriate special district(s) and/or City staff resources and procedures necessary to support the ongoing operational functions and maintenance responsibilities for the following: a. Landscape and lighting maintenance b. Operations, maintenance, and enforcement of parking resources based on Parking Management Plan recommendations (see CAPSP I-7), including oversight and management of a comprehensive event programming schedule related to event parking demand management c. Oversight and management of the process for reviewing and installing public art in shared and publicly accessible spaces (see CAPSP I-8) d. Solid waste collection from public receptacles located throughout Downtown Core, Building B1, and public market located within Building C1 (see CAPSP I-9)	Review any existing established special districts and/or City departmental roles related to the identified areas to determine existing roles and operations responsibilities as analyzed and recommended in CAPSP I-5 through I-11. Analyze whether additional operational roles and responsibilities may be accommodated via existing special districts and/or City departments. Develop comprehensive operations and maintenance matrix outlining all necessary functions and appropriate organizational structure.	Prior to completion of Phase 2B	CM, CAO, CD, PW, CCS



Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-12 (Continued)	e. Maintenance of common areas, publicly accessible plazas, and roadway f. Programming, operation, and maintenance of Carpenter Park (see CAPSP I-10) g. Safety, Security, and Operational Plan, including graffiti removal and noise policy enforcement (see CAPSP I-11)	Review any existing established special districts and/or City departmental roles related to the identified areas to determine existing roles and operations responsibilities as analyzed and recommended in CAPSP I-5 through I-11. Analyze whether additional operational roles and responsibilities may be accommodated via existing special districts and/or City departments. Develop comprehensive operations and maintenance matrix outlining all necessary functions and appropriate organizational structure.	Prior to Phase 2B	CM, CAO, CD, PW, CCS
CAPSP I-13	Coordinate with TO Transit to consider establishment and operation of a City provided shuttle to serve Downtown Core.	Conduct a feasibility study in coordination with TO Transit to assess demand, routing options, and funding sources. Coordinate with other specific plan areas within the General Plan 2045 Downtown Sub Area Plan (i.e., SP-20).	Prior to issuance of certificates of occupancy related to Phase 3	CM, PW
CAPSP I-14	Develop a temporary relocation plan for City staff and secure entitlements for Phases 2C and 3 as required by the TOMC.		Prior to issuance of any permits related to Phase 2C	CM, CD, PW

Table 2.8: Downtown Core Implementation Programs (Continued)

PROGRAM NUMBER	RECOMMENDED PROGRAMS AND ACTIVITIES	ACTION STEPS	TIMING (REFER TO DEVELOPMENT PHASING, SECTION 2.E.VIII.f)	RESPONSIBLE PARTIES
CAPSP I-15	Establish a leasing coordination framework for public market spaces and other publicly accessible spaces within City-owned structures.	The City Manager's Office and City Attorney's Office, or City's authorized designee shall oversee lease negotiations, tenant selection, and operational agreements to ensure alignment with CAPSP goals and community needs.	Prior to Certificate of Occupancy for Building C1	CM, CAO



Conceptual rendering of the public market entrance.



A

APPENDIX A

GENERAL PLAN CONSISTENCY



An architectural rendering of a splash pad play area. In the foreground, several children are playing in the water, which is decorated with colorful geometric patterns. A woman is sitting on the edge of the splash pad. In the background, there is a modern building with a large glass facade and a balcony. A staircase leads up to the building. The sky is blue with some clouds.

Appendix A provides a detailed analysis of the Specific Plan's consistency with relevant General Plan goals and policies.

Conceptual view of the splash pad play area.

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	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. 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.
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	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.
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	Consistent. Refer to response to Policy CFS-6.1.
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	Consistent. Refer to response to Policy CFS-6.1.
CFS-6.4 Composting and recycling.	Increase education and awareness of all residents and businesses about composting and recycling.	Y	Consistent. Refer to response to Policy CFS-6.1.

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	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. 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.
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.			
CFS-10.2 Adequate police services.	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.	Y	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.
CFS-10.5 Community relationships and outreach.	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.	Y	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.

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.	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.	Y	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.
LU-1.2 Complete community.	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.	Y	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.

LAND USE

LU-1.3 Balance character and infill.	Maintain community character while promoting infill development that brings needed housing, amenities, and jobs to the City.	Y	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.
LU-1.4 Infill locations.	Focus most new development in areas identified in the "Areas-Specific Guidance."	Y	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.
LU-1.5 Mixed-use development.	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.	Y	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.
LU-1.6 Non-residential transitions.	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.	Y	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. 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.

LAND USE

LU-1.7 Quality "Third Places."	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.	Y	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
LU-1.8 Entitlement process.	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.	Y	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.
LU-1.9 Adaptive reuse.	Promote adaptive reuse of existing buildings, especially those with building designs that reinforce community design and pedestrian orientation.	Y	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.
LU-1.10 Landscaping.	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.	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 meets City sustainability and design goals. Refer to project plan set (sheets L1.1 - L7.7).
LU-1.11 Measure E.	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.	Y	Consistent. Per Municipal Code Section 9-2.203(d)(3), the project is exempt from the restrictions of Measure E.

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.

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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.

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MIXED-USE AREAS			
Goal LU-5: Enhance quality of life, enable active modes of transportation, and provide housing opportunities with vibrant mixed-use areas.			
LU-5.1 Mixed-use development.	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.	Y	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. Active ground-floor uses within Building C1, including retail, restaurants, and cultural space, would face public streets and plazas, encouraging pedestrian activity.
LU-5.2 Active ground floor uses.	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.	Y	Consistent. Refer to response to Policy LU-5.1.
LU-5.3 Pedestrian-oriented design.	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.	Y	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.
LU-5.4 Residential infill within commercial shopping centers.	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.	Y	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.
LU-5.5 Land use integration.	Provide infrastructure connectivity between mixed-use developments and surrounding land uses, including streets, pedestrian trails, bikeways, park lands, commercial retail, and employment uses.	Y	Consistent. The project proposes new and improved pedestrian paseos, sidewalks, and staircases that provide connectivity throughout the project site.
LU-5.6 Shared and flexible parking.	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.	Y	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.

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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.

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COMMERCIAL AND RETAIL AREAS			
Goal LU-7: Redevelop underperforming commercial areas to support a thriving local economy.			
LU-7.1 Redevelopment of declining centers.	Encourage redevelopment of vacant and underutilized properties, including declining shopping centers, to become high performing commercial and service areas.	Y	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.
LU-7.2 Flexible commercial uses.	Encourage flexibility in building design to allow for uses and programs to evolve and adapt to the fast-paced changes of the retail industry.	Y	Consistent. Refer to response to Policy LU-7.1.
LU-7.3 Retail connectivity to neighborhoods.	Support retail development that incorporates pedestrian connectivity to surrounding neighborhoods.	Y	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.
LU-7.4 Strip commercial centers.	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.	Y	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.
LU-7.5 Visitor-serving uses.	Encourage hotels, restaurants, commercial entertainment and other visitor-serving uses. Allow these uses in all areas designated as Commercial Town and Commercial Regional.	Y	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).

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LU-7.6 Gathering spaces.	Promote new public gathering places in shopping centers, such as plazas or courtyards.	Y	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. 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. 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.
LU-7.7 Bicycle and pedestrian connections.	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.	Y	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.

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.			
LU-8.1 Quality design and materials.	Require simple, urban building forms made with permanent, high-quality materials and architectural detailing.	Y	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.
LU-8.2 Building entrances.	Use visual and physical features within a building's design and entries to emphasize the building entrance and connection to public spaces.	Y	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.
LU-8.3 Public gathering spaces.	Encourage public and quasi-public gathering spaces within development that support community activities.	Y	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.
LU-8.4 Architecturally significant buildings.	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.	Y	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.
LU-8.5 Iconic design.	Encourage iconic and memorable building designs, particularly on larger properties and those visible from major thoroughfares, including Highway 101.	Y	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.
LU-8.6 Lot consolidation.	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.	Y	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.

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LU-8.7 Crime prevention strategies.	Implement Crime Prevention Through Environmental Design (CPTED) principles, that include site design, mixtures of uses, lighting, nighttime security and other measures.	Y	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.
LU-8.8 Design of mixed-use, commercial, office and industrial areas.	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	Y	Consistent. The project proposes its own set of development standards that would apply to the project 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.
Goal LU-9: Design public streets and other spaces for pedestrians and that foster interaction, activity, and safety.			
LU-9.1 Streetscape design.	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.	Y	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 landscape 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.
LU-9.2 Pedestrian focus on high volume streets.	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.	Y	Consistent. Refer to response to Policy LU-9.1.
LU-9.3 Parking facilities.	Design parking areas that do not interfere with the pedestrian access to buildings along street frontages.	Y	Consistent. Refer to response to Policy LU-9.1.

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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.

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SUSTAINABLE BUILDINGS			
Goal LU-11: Power existing and new buildings with clean energy.			
LU-11.1 Carbon-free construction.	Promote and encourage new construction that uses carbon-free energy.	Y	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. 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. 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.
LU-11.2 Energy efficient new construction.	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.	Y	Consistent. Refer to response to Policy LU-11.1.
LU-11.3 Onsite solar in new construction.	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.	Y	Consistent. Refer to response to Policy LU-11.1.
LU-11.4 Transition existing buildings to carbon-free energy.	Promote and encourage the electrification of existing buildings with clean energy to reduce and eliminate fossil fuel use.	Y	Consistent. Refer to response to Policy LU-11.1.
LU-11.5 Existing building energy efficiency.	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.	Y	Consistent. Refer to response to Policy LU-11.1.
LU-11.6 Energy audits and disclosures.	Support and encourage energy audits and energy use disclosure at time of listing, sale, lease, rental or remodel of existing buildings.	Y	Consistent. Refer to response to Policy LU-11.1.
LU-11.7 Electrical Vehicle charging stations in new development.	Require EV ready receptacles sufficient to support users in new development.	Y	Consistent. The proposed project would install EV ready receptacles and EV chargers in accordance with CALGreen standards.

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HEALTHY COMMUNITIES			
Goal LU-12: Promote healthy living for all residents of Thousand Oaks.			
LU-12.1 Access to healthy foods.	Promote access to healthy foods through opportunities such as, certified farmers' markets and community gardens.	Y	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.
LU-12.2 Tobacco and alcohol sales.	Prohibit the sale of tobacco and alcohol products near schools, parks, libraries, and community centers.	Y	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.
LU-12.8 Smoking product retailers.	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.	Y	Consistent. Refer to response to Policy LU-12.2.
LU-12.9 Discourage vehicle idling.	Discourage new drive-through operations and other uses that require and encourage active idling of vehicles.	Y	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.
LU-12.11 Food distribution.	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.	Y	Consistent. Refer to response to Policy LU-12.2.

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LU-12.12 Parks and Open Space Areas.	Encourage the creation, maintenance, and enhancement of park and open space facilities that provide physical, mental, and social benefits for all ages.	Y	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. 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. 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.
LU-12.13 Minimize construction impacts.	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.	Y	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.
SUB AREA PLAN GUIDANCE - DOWNTOWN			
Goal LU-13: Create a Downtown Core that is a vibrant and welcoming place that serves as the “heart of the City.”			
LU-13.1 Downtown.	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:	Y	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.
	Implement gateways and wayfinding signage that mark the arrival into the Downtown.	Y	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.

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LU-13.2 Civic Arts Specific Plan.	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:	Y	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.
	Integrate institutional, entertainment, commercial and civic uses on the Civic Arts Plaza and Westside Properties, as part of the Campus Master Plan.	Y	Consistent. Refer to response to Policy LU-13.2.
	Retain existing healthy mature trees.	Y	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. 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. 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. 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.

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	Provide flexible performance and active public space. Create quiet, contemplative spaces.	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. 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.
	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.	Y	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.

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	Reaffirm the development of civic gathering space within the Campus Master Plan.	Y	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 Kavii 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.
LU-13.3 Cultural events and programming.	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.	Y	Consistent. Refer to response to Policy LU 13.2.

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LU-13.4 City-owned Westside property.	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.	Y	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). 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.
LU-13.5 Boutique hotel.	Encourage the development of a boutique hotel in the Downtown Core.	Y	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.
LU-13.7 Traffic calming.	Introduce traffic calming measures along Thousand Oaks Boulevard near the Downtown Core to slow down vehicles and encourage active transportation.	Y	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.
LU-13.8 Retail and service market area.	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.	Y	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.
LU-13.9 Programmable outdoor space.	Integrate both indoor and outdoor programmable spaces to develop robust calendar of events to attract residents and visitors to Downtown Core year-round.	Y	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.

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LU-13.10 Parking district.	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.	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.
LU-13.11 Prohibited uses.	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	Y	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.

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

M-3.5 Mixed-use development.	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.		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. 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.
M-3.6 Trip reduction.	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.	Y	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.
M-3.7 Clean fuels and vehicles.	Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.	Y	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.

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	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. 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.

NOISE

N-3.2 Noise reduction for construction.	<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> <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> <i>Utilize noise attenuating measures or screening for all outdoor mechanical equipment from off-site noise-sensitive uses;</i> <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> <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> <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> <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> <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>	Y	Consistent. Refer to response to Policy N-3.1.
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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	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. Future development within the Specific Plan would also be reviewed by the Venture County Fire Department to ensure adeqaute accss control, location, and maintenance of fuel modification areas.
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.			
S-2.5 Building in flowline.	Discourage development in the flowline or discharge areas of hillside swales or channels.	Y	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.

SAFETY

WILDFIRES

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

S-5.2 Road widths and clearances.	Ensure that new development has appropriate road widths and clearances in accordance with: 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.	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.	Establish defensible spaces in the wildland urban interface (WUI) to protect against wildfire. Defensible spaces shall: 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.	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.