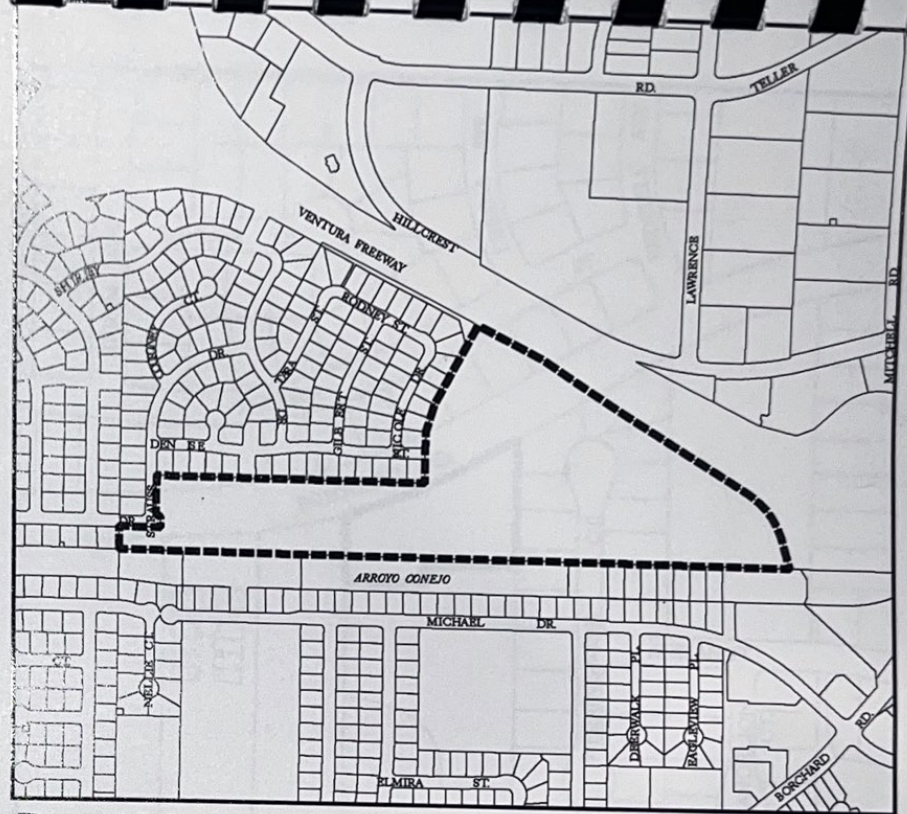




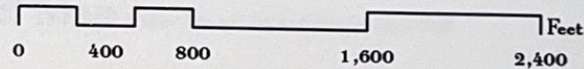
Aerial Source: City of Thousand Oaks, 2000.



Parcel Map Source: City of Thousand Oaks, January 2002

Scenario 2 - Site 5

1 inch equals 800 feet



Site Location: South of the 101 Freeway.
Site Acreage: 36.7 acres (18-20 developable)

<i>Development Potential Summary</i>		<i>Current</i>	<i>Potential</i>
General Plan:		Low Density	Medium Density
Zoning:		R-1-8	R-P-D 15
Unit Potential:		85 units	250 units

Site Characteristics: This 36-acre vacant parcel is located west of the 101 Freeway interchange with Borchard Road, immediately south of the freeway. The parcel is designated Low Density Residential on the General Plan and zoned R-1-8. A General Plan Amendment (to Medium Density Residential) and zone change (to RPD-15U) were filed in 1989/1990. In 1990, the City Council authorized simultaneous processing of the applications with a Residential Development Permit application for a mixed single-family, multi-family residential development. The project was delayed while the land owner discussed alternative public and private development uses for the site. The project is currently being reactivated. A recent meeting with Ventura County Flood Control indicates approximately 15 acres will need to be set aside for stormwater retention, leaving 18 to 20 acres for development. Due to its filing date in 1989, it is exempt from the additional procedure requirements Measure E.

Development Options: While this parcel clearly has development constraints related to noise, access and flood control, its significant size presents greater opportunity to "design around" such constraints through buffering and creation of new roadways than with smaller parcels. Redesignation of this property to Medium Density Residential, perhaps in conjunction with a specific plan, would provide opportunity for development with a mix of single and multi-family residential uses. The City may wish to consider a Residential/Commercial designation to allow for integration of commercial uses.

City of Thousand Oaks



Affordable Housing Opportunities Assessment

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