

**TO:** Andrew P. Powers, City Manager

**FROM:** Kelvin Parker, Community Development Director

**DATE:** March 26, 2024

**SUBJECT:** Janss Marketplace Specific Plan Initiation

**RECOMMENDATION:**

Adopt resolution to find that this action is not a project as defined under the California Environmental Quality Act and initiate a Zoning Map Amendment to change the zoning of the property from the current “Community Shopping Center” (C-3) and “Community Shopping Center Height Limit Overlay” (C-3-H) to “Specific Plan” (SP).

**FINANCIAL IMPACT:**

**No Additional Funding Requested.** Minimal staff time required to prepare the report is included in the Adopted FY 2023-24 General Fund Budget.

**BACKGROUND:**

The Janss Marketplace, located on approximately 38.16 acres at the northwest intersection of West Hillcrest Drive and North Moorpark Road (Attachments #1 through #3), consists of 625,348 square feet of retail, restaurant, and entertainment space, related surface parking with landscaping, and a parking structure. The site was originally developed in 1961 and was named the “Conejo Village Shopping Center.” The site has since undergone a series of expansions and renovations.

A comprehensive development plan has never been established to guide future improvements to the site. The property owner has expressed interest in developing a comprehensive vision for the site through the initiation of a specific plan. A specific plan is a document designed to implement policies in alignment with the intent of the City’s General Plan and to establish regulations for a specific geographic region. A specific plan usually includes custom development and design standards, permitted land uses, infrastructure requirements, implementation measures, and other criteria.

On November 11, 2023, City Council approved the demolition of approximately 35,500 square feet of commercial development and construction of a new 216-room five-story hotel and approximately 13,000 square feet of commercial retail space.

On December 5, 2023, City Council adopted the 2045 General Plan. This document provides several required elements of a General Plan, each establishing standards and policies applicable to each individual General Plan section. A goal of the Land Use Element is to establish specific plans for newly designated Mixed-use sites. The Janss Marketplace is one of these designated sites.

On January 22, 2024, the applicant, Newmark Merrill Companies, submitted an application for a specific plan (Attachment #4).

#### **DISCUSSION/ANALYSIS:**

Consistent with the goals outlined in the General Plan, the proposed Janss Marketplace Specific Plan will seek to revitalize and redevelop vacant and underutilized buildings. The goal is to transform the area into a mixed-use community that is pedestrian-friendly, featuring both residential and commercial developments, along with entertainment venues. The proposed Janss Marketplace Specific Plan must be consistent with the Goals and Policies of the 2045 General Plan.

The proposed Janss Marketplace Specific Plan would contain detailed development standards and implementation measures. These would apply to all future projects located within the specified geographic area. The aim is to ensure that these projects align cohesively with the goals of the General Plan and address neighborhood-specific concerns, as described in the applicant's letter (Attachment #4).

The Janss Marketplace Specific Plan area is proximal to employment centers, other shopping centers, and bus transit lines. The Land Use Element includes goals and policies intended to guide and direct the long-term planning for land uses established by the new General Plan. A specific plan, by law, must be in conformance or consistent with the General Plan in that area.

The Design Guidelines and Standards contained in the Janss Marketplace Specific Plan would establish permitted uses, site development standards, and general development criteria. The goal is to ensure cohesive development while still allowing for flexibility in future site design. The proposed Janss Marketplace Specific Plan would include unique development and design standards that would regulate any future development project uses and meet the goals of the City.

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.

It is important to note that specific plans do not approve actual development projects. Individual development projects, such as the construction of a new multi-family residential building or non-residential building, would be requested separately by an applicant. They would be required to apply for all necessary entitlement applications and follow all related processes, including public noticing and hearings.

Upon City Council adoption of a resolution to initiate the Janss Marketplace Specific Plan (Attachment #5) for processing, staff would work with the applicant to establish a specific plan that incorporates policies, appropriate land uses, and development standards in compliance with the vision of the site and goals and policies of the General Plan.

**COUNCIL GOAL COMPLIANCE:**

Meets the following City Council goals:

C. Operate City government in a fiscally and managerially responsible and prudent manner 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.

F. Provide and enhance essential infrastructure to ensure that the goals and policies of the Thousand Oaks General Plan are carried out and the City retains its role and reputation as a leader in protecting the environment and preserving limited natural resources.

**PREPARED BY:** Scott Kolwitz, Senior Planner  
Justine Kendall, Senior Planner

**Attachments:**

- Attachment #1 – Vicinity Map
- Attachment #2 – Location Map
- Attachment #3 – Aerial Photograph
- Attachment #4 – Applicant's Specific Plan Intent
- Attachment #5 – Resolution