



Conejo Recreation & Park District

GENERAL MANAGER
Jim Friedl

BOARD OF DIRECTORS
Doug Nickles, Chair
Nellie Cusworth, Vice Chair
Chuck Huffer, Director
Marissa Buss, Director
Ashley Orozco, Director

DATE: June 5, 2025
TO: Board of Directors
FROM: Jim Friedl, General Manager 
SUBJECT: Potential Acquisition of 401/403 West Hillcrest Drive

RECOMMENDATION

Authorize General Manager to explore potential terms of acquisition of 401/403 West Hillcrest Drive property with the property owner, City of Thousand Oaks.

BACKGROUND

The City of Thousand Oaks owns approximately 60 acres which includes 401/403 West Hillcrest Drive and Fireworks Hill. (see attached Exhibit - Hillcrest Ownership: APN and Acreage).

The City's property includes approximately 35 acres of land designated as "Open Space" (mostly the top of the hill) and 25 acres of land designated "Commercial Town" and "Mixed Use." Specific Plan 17 serves as the zoning on the property (see Exhibit – Hillcrest Land Use Designation).

The City of Thousand Oaks acquired the property from the Janss Corporation, and in the early 1970s, built two buildings to serve as both City Hall and CRPD administrative offices. The vacant 401 Hillcrest building, which most recently housed the National Park Service offices, is approximately 21,000 square feet. The other building (403 Hillcrest) is approximately 30,000 square feet and currently houses CRPD's administrative offices (11,000 square feet) as well as Hillcrest Center for the Arts (19,000 square feet).

These buildings are appealing to CRPD because they could continue to serve as Hillcrest Center for the Arts, potential additional community center space and CRPD's administrative offices. The additional land is appealing because it could provide additional park acreage for not just current residents, but also specifically to serve future residents who are expected to reside at the Janss Marketplace and the Oaks Shopping Center as the planned residential mixed-use homes are added into the community. (see attached Exhibit – "Janss Marketplace and Oaks Shopping Center"). Future park improvements and use of the 401 Hillcrest building would be based on community input and public decisions by the City and CRPD's Board of Directors.

ADMINISTRATIVE OFFICES

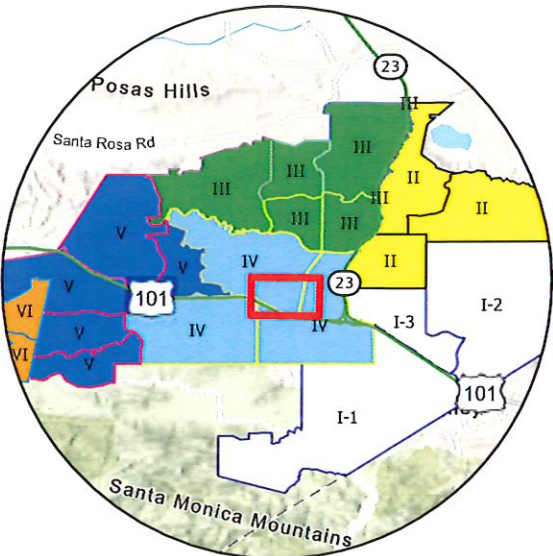
403 West Hillcrest Drive, Thousand Oaks, CA 91360-4223
☎ 805-495-6471 | 📠 805-497-3199 | ✉ parks@crpd.org | 🌐 www.crpdpd.org

Hillcrest Ownership: APN and Acreage

Specific Plan No.17



City of Thousand Oaks	Acres
A APN:525005311	7.73
B APN:525006009	5.69
C APN:525006011	6.40
D APN:525005319	2.40
E APN:525006008	3.32
F APN:525006013	4.99
G APN:525006012	26.99
H APN:525005317	3.11
Ventura County	
I APN:525005320	0.91
J APN:525005318	0.43
K APN:525005322	0.05
Private Land	
L APN:525006010	3.37

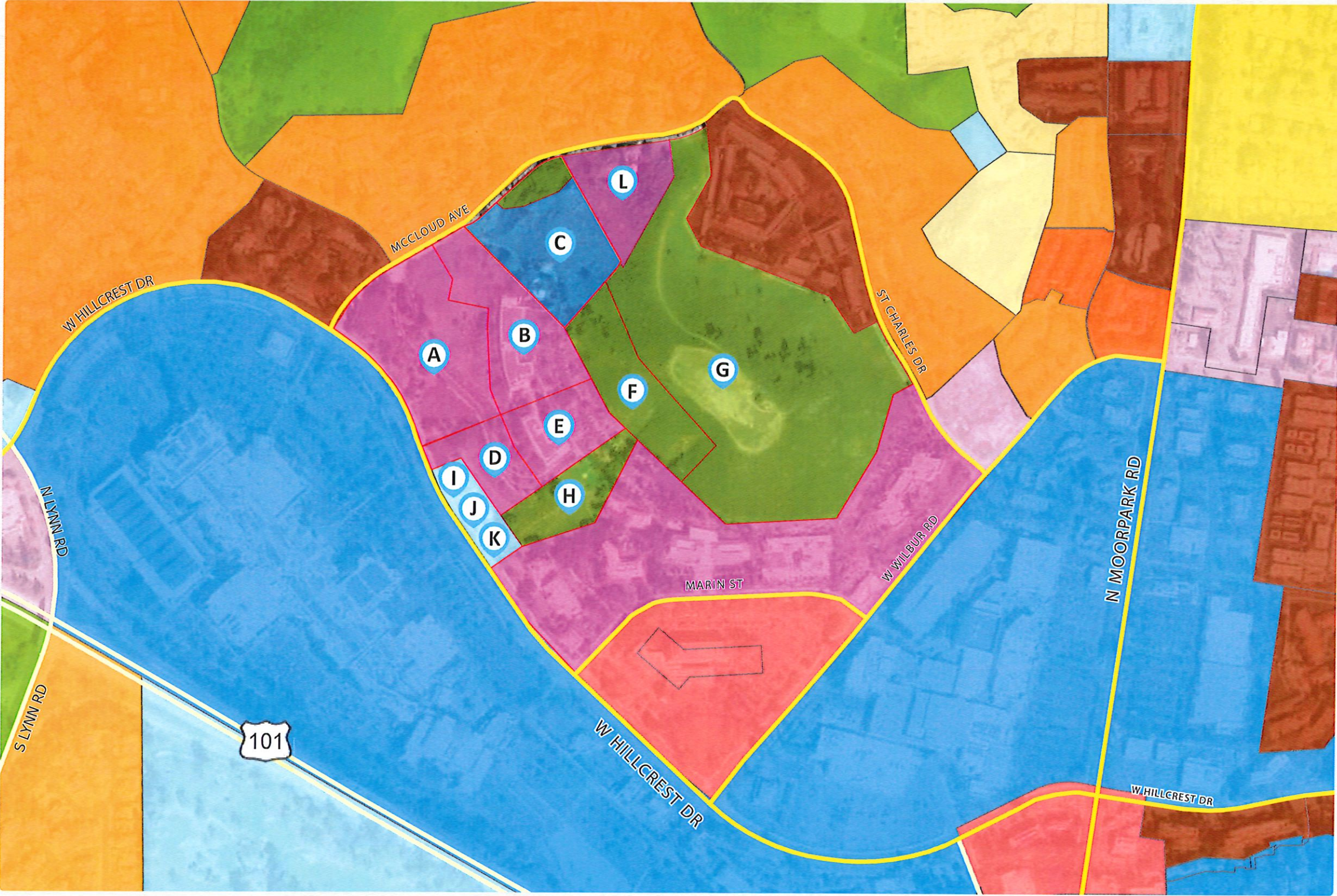


Extent of Map: Planning Area

Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, ILS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

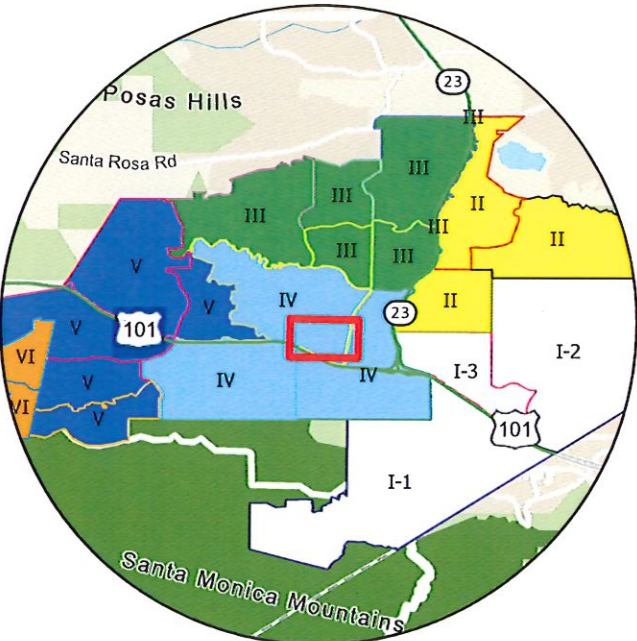
Hillcrest Land Use Designation

Specific Plan No.17

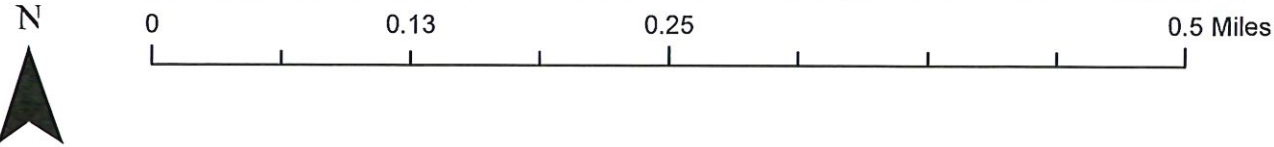


- Neighborhood Rural
- Neighborhood Very Low
- Neighborhood Low
- Neighborhood Low Medium
- Neighborhood Medium
- Neighborhood High
- Commercial Neighborhood
- Commercial Town
- Commercial Regional
- Mixed-Use
- Open Space
- Institutional

A See Hillcrest Ownership Map



Extent of Map: Planning Area



Esri, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

Janss Marketplace and Oaks Shopping Center

Where is best place to locate a neighborhood public park within a one-half mile radius for Janss Marketplace & Oaks Shopping Center?

Legend



Google Earth

Image Landsat / Copernicus