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# Hillcrest Specific Plan (SP-24)

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May 25, 2023
City of Thousand Oaks

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# Hillcrest Specific Plan

## May 25, 2023

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# Chapter 1: Introduction

## 1.1 Purpose and Objective of the Specific Plan

The Hillcrest Specific Plan includes land use, infrastructure, and implementation requirements for the development located at the southeast intersection of Hillcrest Drive and Rancho Conejo Boulevard in Thousand Oaks, California. The Design Guidelines and Standards contained in this Specific Plan ensures that development is cohesive and high-quality, while still allowing flexibility for creative design on the project site. The Development Regulations establish permitted uses, site specific objective development standards, and general development criteria.

The Hillcrest Specific Plan is consistent with the applicable goals and policies of the City of Thousand Oaks General Plan. The provisions and regulations contained in the Specific Plan apply to the Hillcrest Specific Plan project area and shall prevail in instances of conflict with the provisions and regulations of the Thousand Oaks Municipal Code (TOMC) that regulate the same subject matter. Where the Specific Plan is silent on an issue, the regulations and standards contained in the TOMC that regulate the same issue shall apply.

*Conceptual illustrative view of residential units*

The project site is currently developed with an existing 56,667 square-foot two-(2) story office building and related surface parking lot with landscaping constructed in 1982. The office building was initially occupied by the Hewlett-Packard Company, followed by the City of Thousand Oaks as a City Hall, and finally, Amgen, since the mid-1990s. The site has been vacant since 2021.

The Hillcrest Specific Plan area is a vibrant mixed-use community that blends residential with restaurants and retail, with a mixed-use building fronting Hillcrest Drive and additional multi-family homes and amenities in the center and rear of the site. The target market for these homes would be for the growing number of professionals working in the general neighborhood, remote workers, public employees, and seniors. The design of the community fosters social interaction and wellness with inclusion of a publicly-accessible corner plaza for the community and abundant indoor and outdoor amenities, including a central community recreation building with a fitness center and game room, a coworking space, swimming pool, landscaped open space areas, courtyards, and walking paths. The project site is also conveniently located in proximity to employment centers, shopping centers, bus transit lines, similar multi-family residential developments, and entertainment venues.

The Specific Plan is an implementation tool that:

- Promotes quality development by ensuring consistency between the goals and policies of the City of Thousand Oaks General Plan and this Specific Plan.
- Promotes infill development that is compatible with abutting commercial and multi-family residential uses.
- Establishes compact development that promotes walking and creates a strong sense of neighborhood.
- Establishes development standards for a range of residential building types, including apartments and live-work units.
- Provides development standards for a range of permitted commercial uses, including, but not limited to, restaurants and retail.
- Provides private funding for public improvements and facilities, and public services required to implement the Specific Plan, including circulation and streetscape improvements, domestic water, recycled water, drainage facilities, and sewage disposal.

***Greenery throughout the site***

***Foster walkable neighborhoods***

## 1.2 Specific Plan Area Location

The Hillcrest Specific Plan area is situated in the western portion of the city of Thousand Oaks, California. The project site is located on the south side of Hillcrest Drive, east of Rancho Conejo Boulevard, and approximately 250 feet north of the US 101 Freeway. Regional access to the site is provided by the US 101 Freeway, depicted on Exhibit 1.1, Regional Context. Local access to the Specific Plan area is provided from two points on Hillcrest Drive. The project site is within close proximity to many commercial services including the Hillcrest Plaza, the Park Plaza Shopping Center, and other retail, business, medical, services and jobs within the Rancho Conejo Industrial Park (RCIP), as shown in Exhibit 1.2, Local Context.

*Park Plaza Shopping Center*

*Newbury Gateway Park*

*Downtown Thousand Oaks*

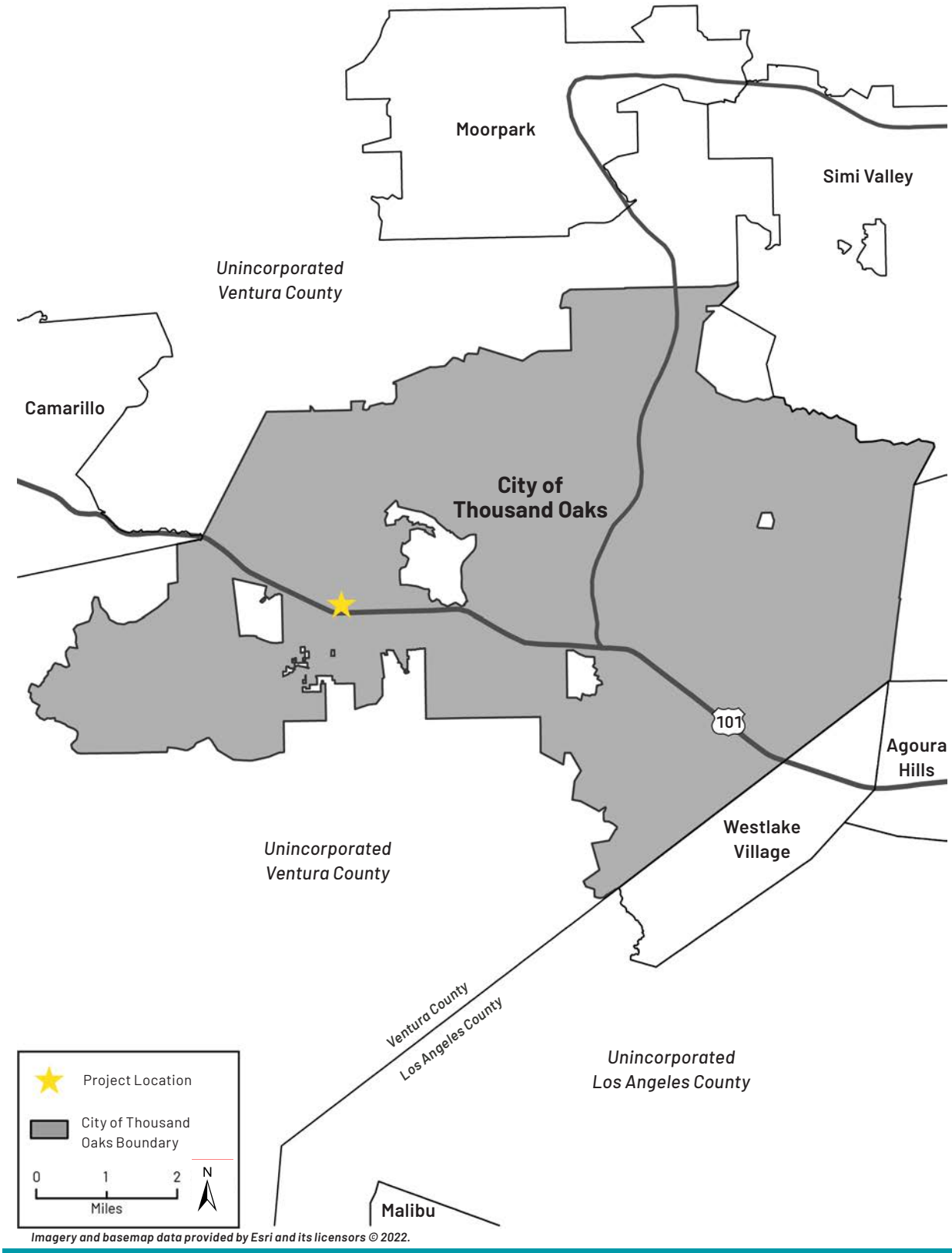


**Exhibit 1.1: Regional Context**

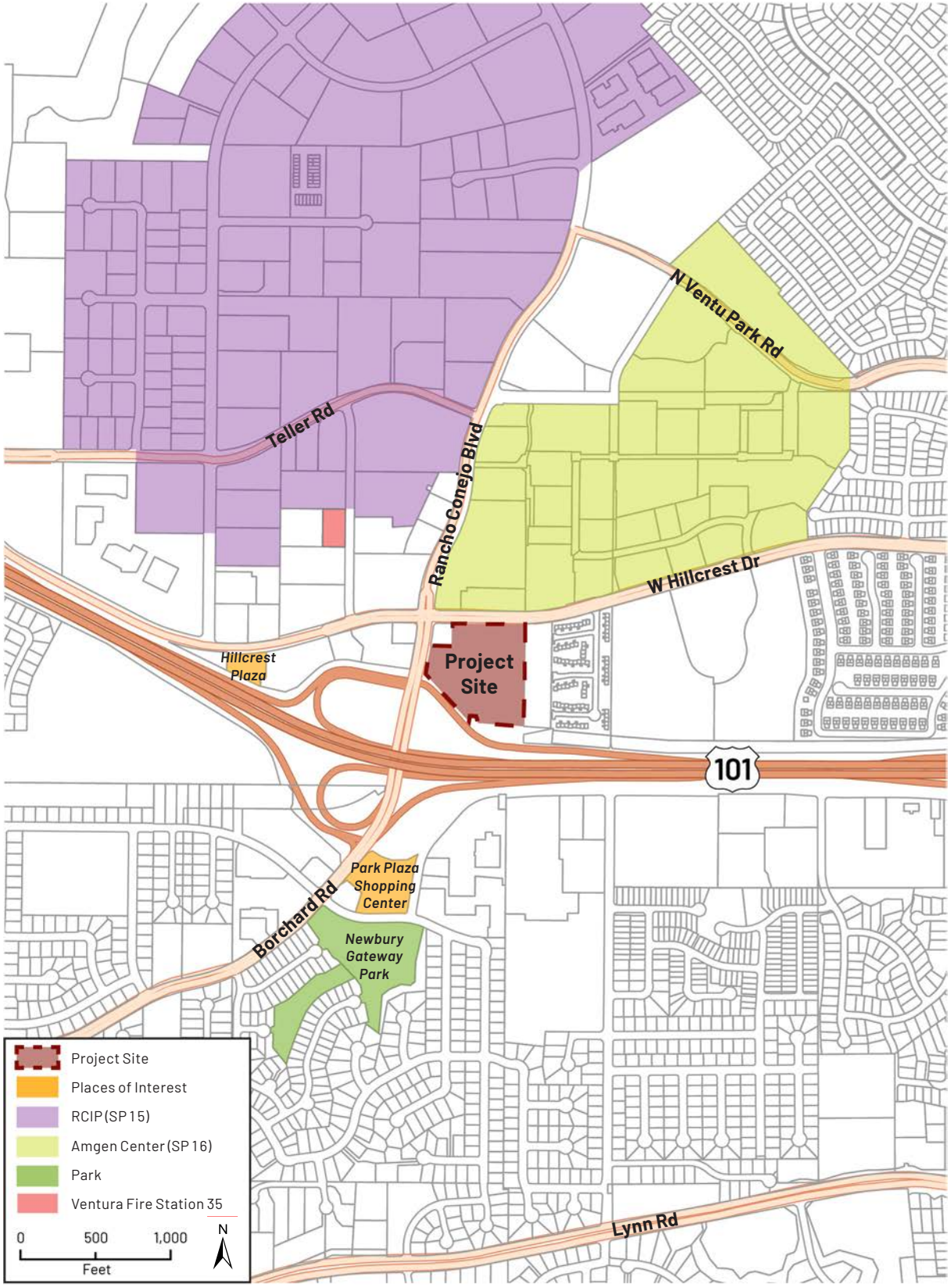


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**Exhibit 1.2: Local Context**

## 1.3 Specific Plan Summary

The Hillcrest Specific Plan is the result of intensive planning and careful design to create a high-quality redevelopment project. The project consists of up to 333 apartments units within five multi-family residential buildings and one mixed-use building, up to 5,300 square feet of commercial space, indoor and outdoor amenities, public and private exterior gathering areas and associated parking on the approximately 8.2-net acre project site. Thirty (30) dwelling units are reserved for Very Low-income households.

In 2016, City Council requested a comprehensive analysis of the residential baseline that existed when the Measure E Ordinance was approved by voters in 1996. This analysis was performed by Kosmont Companies in 2017 and resulted in the Thousand Oaks Economic Development Strategic Plan. The City Council approved this strategic plan, which recommended supporting reinvestment in key commercial centers and considering mixed-use development at major shopping centers. Additionally, City Council completed a citywide housing density study that supports 5,400 additional living units under Measure E.

The Hillcrest Specific Plan incorporates place-making principles to create a pedestrian-friendly environment and promote social interaction among residents, visitors, and employees. The Specific Plan area will have a unifying landscape theme, including a system of paseos and amenity spaces throughout the site that offer a variety of unique open spaces for residents.

*Conceptual illustrative view of mixed-use building*

## 1.4 Project Vision and Objectives

The project is a revitalization of a commercial parcel into a vibrant mixed-use community. The Hillcrest Specific Plan encourages a unique approach and planning for development by implementing a series of realistic and achievable project objectives that will result in a high-quality community. These objectives, which are identified below, have been refined throughout the planning and design process:

- Ensure the scale of the development respects its surroundings and existing development pattern by reducing the mass and scale along Hillcrest Drive.
- Participate in alleviating the housing crisis by providing housing to help meet the City's Regional Housing Needs Assessment (RHNA) allocation, including 30 dwelling units reserved for Very Low-Income households , consistent with the State Density Bonus Law.
- Provide redevelopment of an underutilized site with a variety of new commercial and residential uses.

*Example of Social Gathering Space*

*Example of Amenity Space*

**CURRENT CONDITION** → **FUTURE CONDITION**

- Cluster development to allow for pathways to promote walking and establish a strong sense of neighborhood.
- Integrate a pedestrian-friendly public realm, where residents have access to commercial services and open space. Create a smooth transition between the public and semi-public realm along Hillcrest Drive.
- Incorporate green and healthy development principles by providing accessible open space, incorporating native plant species to reduce water usage, and providing quality landscaping areas.
- Reduce vehicle miles traveled by locating housing close to job centers in the Rancho Conejo Industrial Park, and other businesses and service providers along Hillcrest Drive and the greater Newbury Park area.
- Locate residential uses away from natural hazard areas in proximity to primary evacuation routes.
- Preserve natural and cultural resources by repurposing a previously developed site on an infill property.
- Develop the project density consistent with the Draft Preferred Land Use Map for the Thousand Oaks 2045 General Plan which identifies the subject property for Mixed Use Low which allows up to 30 du/acre.
- Includes a robust, diverse, and drought-tolerant tree and plan palette that consists of native and climate-adaptive species, reducing the water demand for on-site irrigation.

The Hillcrest Specific Plan implements the goals and policies of the City of Thousand Oaks General Plan. This specific plan is consistent with the General Plan's goals and policies related to high quality design, pedestrian connectivity, balanced range of housing, and welcoming open spaces.

***Conceptual rendering of residential building***

## 1.5 Authority and Format of the Specific Plan

The State of California Legislature has established the authority and scope to prepare and implement specific plans. The State requires that all cities and counties in California prepare and adopt a comprehensive General Plan for the physical development of their areas of jurisdiction. To Implement the policies described in the General Plan, regulating programs are adopted (e.g., zoning ordinances, subdivision ordinances, building and housing codes, etc.). California State law authorizes cities with complete General Plans to prepare and adopt specific plans (Government Code Section 65450 – 65457). Local planning agencies or their legislative bodies may designate areas within their jurisdiction as areas for which a specific plan is "necessary or convenient" (Government Code Section 65451).

Specific plans are intended to serve as bridges between the local General Plan and the individual development proposal for a specific area. Specific plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, and other regulatory requirements into one document.

The Hillcrest Specific Plan has been created through the authority granted to the City of Thousand Oaks by the California Government Code, Sections 65450 through 65453. This specific Plan has been prepared in accordance with the provisions of the California Government Code, which stipulate that a specific plan contain text and diagrams specifying the following:

- Land Use: The specific plan must specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. This discussion is included in Section 3.2, Land Use Plan, of this Specific Plan.
- Public Facilities: The specific plan must show the proposed distribution, location, extent, and intensity of major components of public and private transportation, wastewater, water, drainage, solid waste disposal, energy, and other essential facilities located within the area covered by the plan, and needed to support the land uses described in the plan. This discussion is included in Section 3.3, Circulation Plan, Sections 3.4, Infrastructure Plan, and Section 3.5, Dry Utilities and Public Services, of this Specific Plan.
- Development Standards: The specific plan must include standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. This discussion is contained in Chapter 4, Design Guidelines and Standards and Chapter 5, Development Regulations, of this Specific Plan.
- Implementation Measures: The specific plan must include a program of implementation measures, including regulations, programs, and financing measures. A discussion of these topics is included throughout Chapter 6, implementation, of this Specific Plan.

- General Plan Consistency: The specific plan must include a statement of the relationship of the specific plan to the General Plan. An analysis of the Hillcrest Specific Plan's consistency with the City's General Plan is contained in Chapter 6, Implementation.
- Optional Contents: The specific plan may address any other subject that, in the judgment of the City, is necessary or desirable for implementation of the General Plan. Landscape, architectural, and sustainable design guidelines are included in Chapter 4, Design Guidelines and Standards, of this Specific Plan.

## 1.6 Discretionary Actions and Approvals

The City of Thousand Oaks is the Lead Agency for purposes of the California Environmental Quality Act (CEQA) compliance. The following actions are required to implement this Specific Plan:

- General Plan Amendment (LU 2021-70169): A General Plan Amendment will be necessary to change the General Plan land use designation of the property from the current "Commercial" to "Commercial/Residential."
- Zone Change and Zoning Map Amendment (2022-70776): An approval of a Zone Change will be necessary to change the zoning of the property from the current "Community Shopping Center" (C-3) to "Specific Plan" (SP) on the City's Zoning Map.
- Specific Plan (SP 2022-70778): Adoption of the Hillcrest Specific Plan that will realize the objectives of the proposed project as defined herein. The specific plan will be designed to implement the goals and policies of the City's General Plan and guide the project with respect to custom development standards and future development agreements. The specific plan will contain detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the proposed development.
- Development Permit 2022-70773: A Development Permit for new building construction is required before building permits may be issued.
- Special Use Permit 2022-70779: An approval of a Special Use Permit is necessary to allow the sale and consumption of alcohol onsite.

- Development Agreement DAGR 2022-70777: A Development Agreement may be negotiated between the City of Thousand Oaks and applicant that will establish vesting of development rights and entitlements, identify project improvements, timing of improvements, and benefits and responsibilities of both the City and the applicant.
- Protected Tree Permit (PTP 2022 – 70780): Approval of a Protected Tree Permit for encroachment and removal of protected trees (approximately 17 trees would be removed) will be required.
- Environmental Impact Report (EIR 2022-70774): The City will perform a comprehensive evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the proposed project would have potentially significant impacts.

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# Chapter 2: Planning Context

## 2.1 Relationship to the City's Relevant Policy Documents

The Hillcrest Specific Plan serves as a planning tool to implement the intent of the Thousand Oaks General Plan for the area covered by the Specific Plan. The Hillcrest Specific Plan will serve as the zoning document that regulates all future development within the Specific Plan area. This section analyzes the relationship to the City's policy documents, including City of Thousand Oaks General Plan, City of Thousand Oaks Municipal Code (TOMC), Measure E, and Freeway Corridor Design Guidelines.

*View of existing structure and parking lot on-site*

### 2.1.1 City of Thousand Oaks General Plan

According to the General Plan, the Specific Plan area is designated as "Commercial." A General Plan Amendment is requested to establish "Commercial/Residential" as the land use designation for the Specific Plan area (see "Exhibit 2.1: Existing General Plan Land Use" and "Exhibit 2.2: Proposed General Plan Land Use").

### 2.1.2 City of Thousand Oaks Municipal Code

#### Zoning

The City's current zoning designation for the Specific Plan area is "Community Shopping Center" (C-3). A Zone Change is required to change the zoning designation of the project site from C-3 to "Specific Plan" (SP). (See "Exhibit 2.3: Existing Zoning Map" and "Exhibit 2.4: Proposed Zoning Map").

#### Objective Design Standards

Article 22, Section 9-4.2204 states Specific Plans that are subject to the Article must comply with all applicable Objective Design Standards (ODS) within the Thousand Oaks Municipal Code and applicable Specific Plan as may be amended. All details of the ODS as applicable to the Hillcrest Specific Plan are discussed further in Chapter 4, Design Guidelines.

#### Oak Tree Preservation and Protection

TOMC, Title 9, Chapter 4, Article 42, Oak Tree Preservation and Protection sets forth the City's Policy requiring the preservation of all healthy oak trees. A tree permit is required to authorize the maintenance, removal, cutting or encroachment within the protection zone of one or more oak trees. Wherever possible, existing oak trees within the Specific Plan area should be incorporated into the landscape areas or exterior public open spaces. Based on the arborist report, 28 oak trees exist within the Specific Plan Area. Existing trees within the project site were planted as parking lot improvements that occurred in the 1980s. The project will require the removal of 17 oak trees and the encroachment upon an additional 8 oak trees on site. An Oak/Landmark Tree Permit is required to comply with the Oak Tree Preservation and Protection Guidelines.

#### Landmark Tree Preservation and Protection

TOMC, Title 9, Chapter 4, Article 43 Landmark Tree Preservation and Protection sets forth the City's policy requiring the preservation of all healthy landmark trees unless reasonable and conforming use of the property justifies the removal, cutting, pruning, and/or encroachment into the protected zone of a landmark tree. There are no existing landmark trees on site. An Oak/Landmark Tree Permit is required to comply with the Landmark Tree Preservation and Protection Guidelines.

### 2.1.3 Measure E - Ordinance No. 1280-NS

Passed by voters in 1996, Measure E requires voter approval for any amendment to the Land Use Element of the City's General Plan that:

- Increases residential land use density beyond the City's General Plan of November 5, 1996, or
- Increases the amount of commercial acreage beyond the City's General Plan of November 5, 1996

In 2017, after a comprehensive analysis of the residential baseline that existed when Measure E was approved in 1996, no changes to the baseline occurred between 1996 and 2017. The 5,400 dwelling units in the Measure E bank (as of 2017) should be strategically reallocated through General Plan Amendments. In April 2021, the City Council approved a Residential Capacity Allocation application for the Specific Plan area and a time extension for the allocation on March 29, 2022, allowing for the development of the Specific Plan area at the maximum allowable base density of 30 dwelling units per are identified in the General Plan, resulting in a maximum unit yield for the Specific Plan area of 246 base units. The proposed project

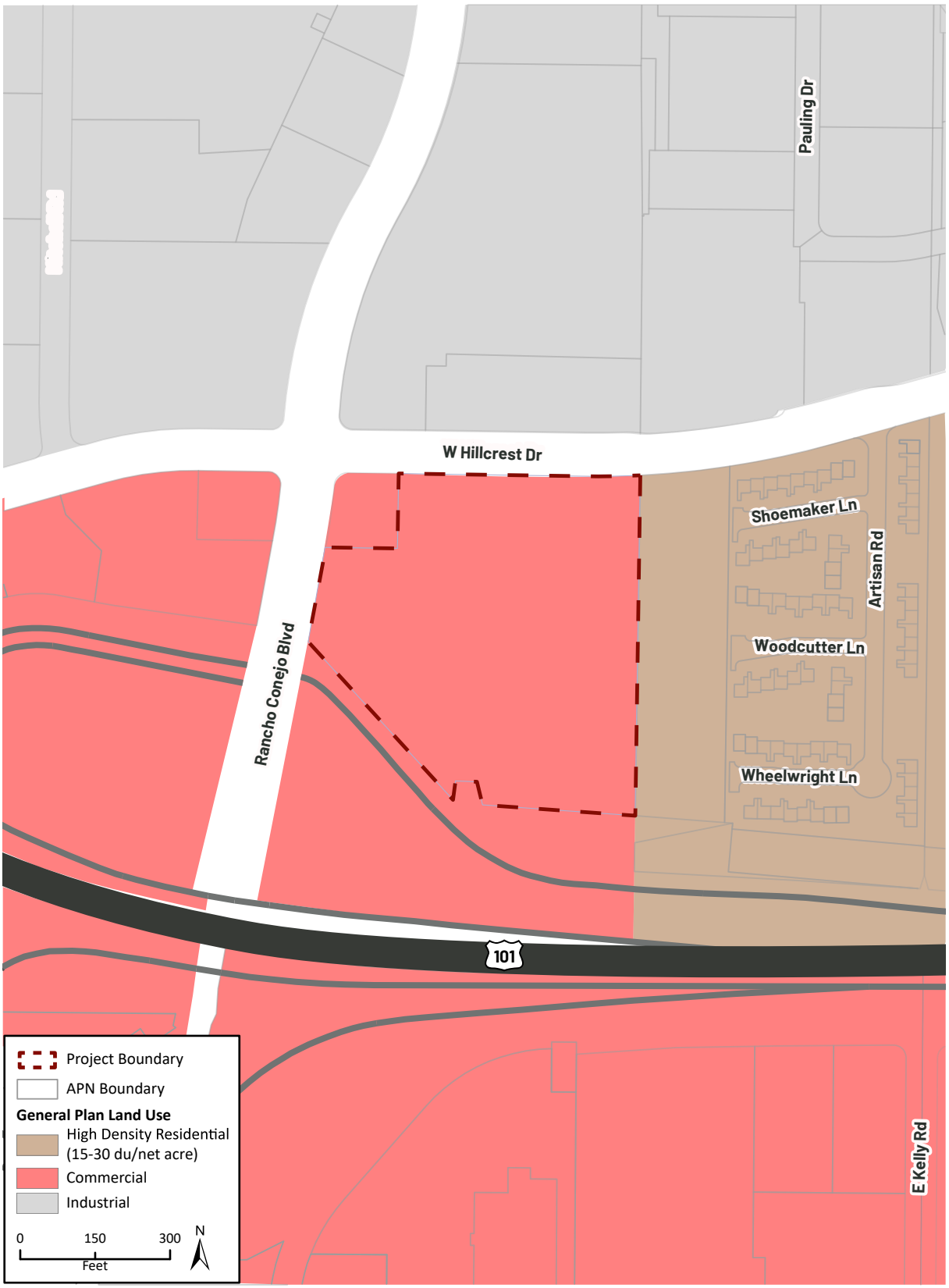


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**Exhibit 2.1: Existing General Plan Land Use**

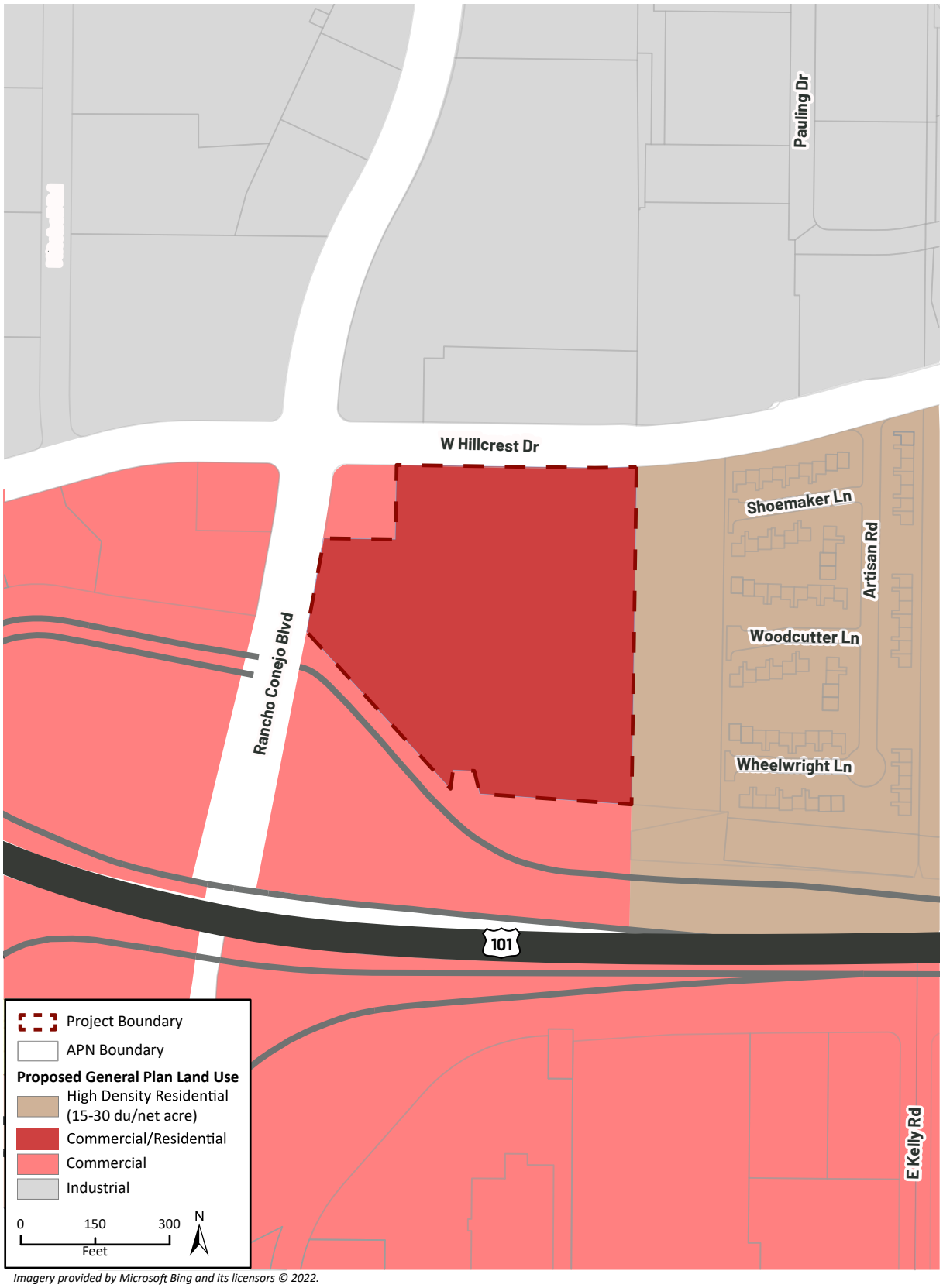


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**Exhibit 2.2: Proposed General Plan Land Use**

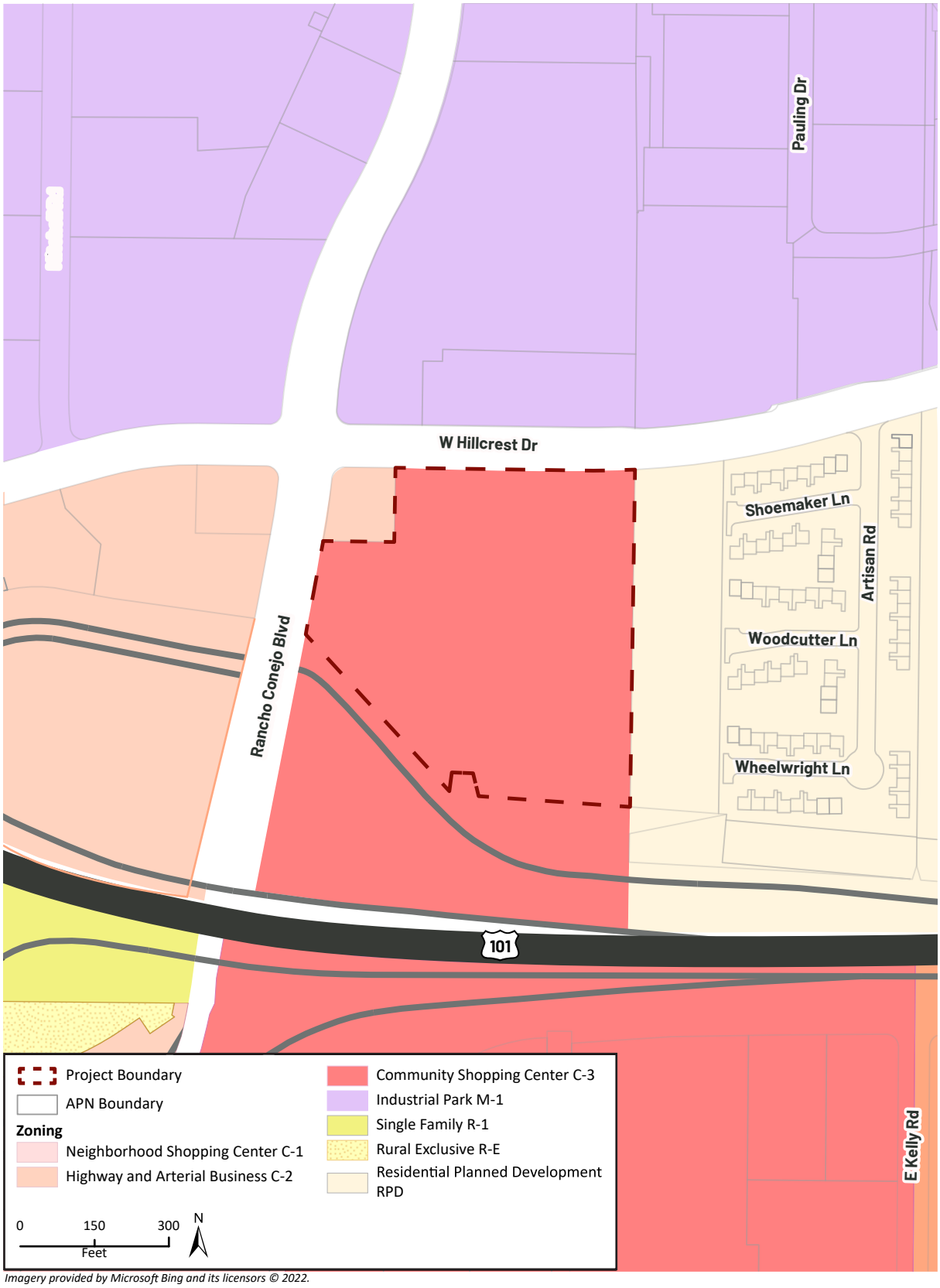


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**Exhibit 2.3: Existing Zoning Map**

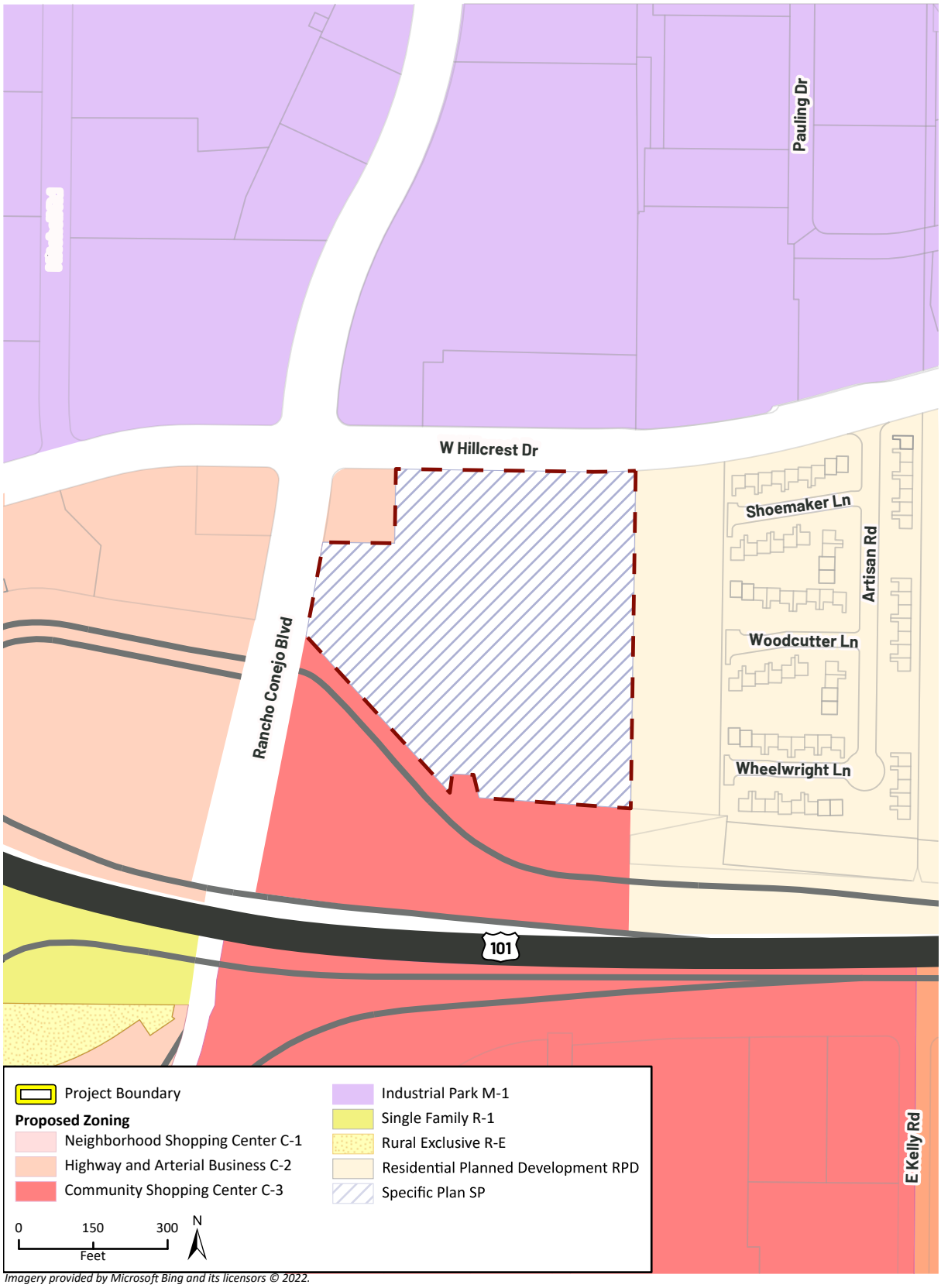


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**Exhibit 2.4: Proposed Zoning Map**

also includes a request for a 35 percent density bonus allowing the development of 87 additional units. The total number of units allowed per the density bonus is 333 units.

Density bonus units are above the housing contemplated by the General Plan and are not subject to, nor count against, the Measure E capacity.

A density calculation for the Specific Plan area is provided in Section 3.2, Land Use Plan, Chapter 3. The baseline density is consistent with the General Plan designation, therefore no voter approval pursuant to Measure E is required.

### 2.1.4 Freeway Corridor Design Guidelines

Pursuant to the City's Resolution No. 91-172, the Freeway Corridor Design Guidelines should apply to all properties located wholly or partially within 1,000 feet of the centerline of the 101 and 23 Freeways. Part of the Specific Plan area is within 1,000 feet of the Centerlines of the 101 Freeway and will be subject to the Freeway Corridor Design Guidelines unless modified herein. Discussion related to Design Guidelines are included in Chapter 4, Design Guidelines.

## 2.2 Surrounding Land Uses

Hillcrest is generally located to the southwest of West Hillcrest Drive and Rancho Conejo Boulevard, north of the Ventura Freeway. The Specific Plan area is surrounded by commercial, industrial, and residential uses, and described below:

- An existing gas station and convenience mart immediately adjacent to the northwest.
- An existing convenience mart and building materials supplier office to the west, across Rancho Conejo Boulevard.
- Existing industrial biotech complex to the north, across West Hillcrest Drive.
- Multi-family residences immediately adjacent to the east.
- Existing commercial uses to the south, across the Ventura Freeway.
- A 7-acre park to the south, across the Ventura Freeway

Exhibit 2.5, Surrounding Uses, illustrates adjacent development to the site.

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## *Exhibit 2.5: Surrounding Uses*

## 2.3 Existing Site Conditions

Formerly known as 'Amgen Building 34', the project site is developed with a vacant 56,667-square foot commercial office building and associated surface parking lot previously used as a visitor check-in for the nearby Amgen Campus. The existing site is oriented toward West Hillcrest Drive. The existing building on site will be demolished.

### 2.3.1 Site Topography

The project site is relatively level with a slightly descending slope from West Hillcrest Drive at the north toward the rear portion of the site to the south. The lowest elevation is +/- 643.39 above mean sea level (AMSL) at the southern end of the project site. The highest elevation point is +/- 655.0 AMSL and is located in the northern side of the project site, adjacent to West Hillcrest Drive.

### 2.3.2 Existing Easements

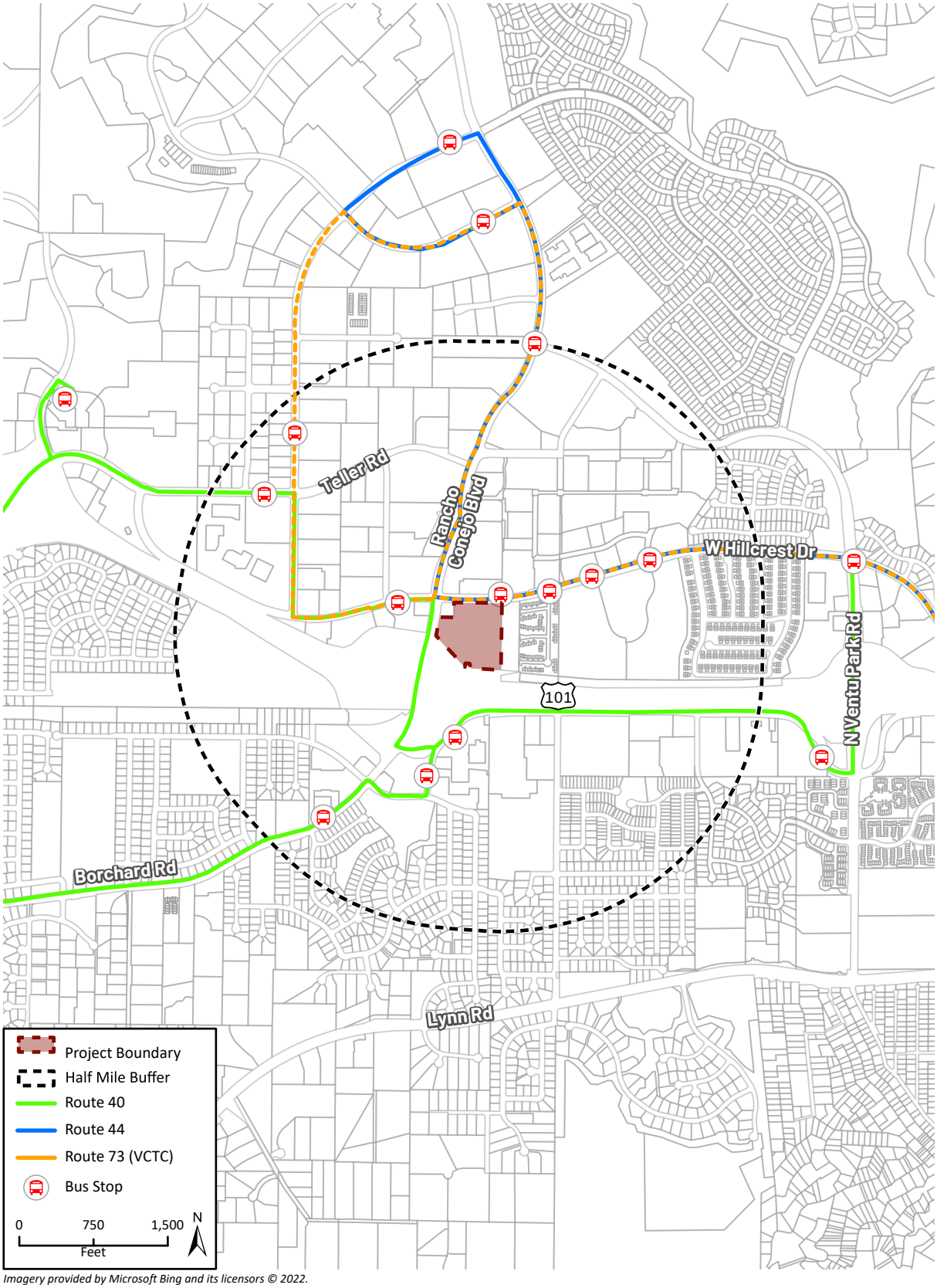
A 43-foot wide public utility easement runs along the west property line. Another 40-foot wide utilities easement runs generally across the northern property line and includes existing electric and sewer facilities. In addition, a portion of the 40-foot wide private easement across the northern property line is anticipated to include new gas, electric and water utilities to serve the project site. A 60-foot wide utility easement which also includes existing sewer facilities that serve the Amgen Campus, exists along the eastern property line. These easements are anticipated to remain in place.

### 2.3.3 Vehicular Access and Public Transit

Regional access to the project site is provided by Ventura Freeway (US 101), Rancho Conejo Boulevard and West Hillcrest Drive. Local direct access to the project site is provided from West Hillcrest Drive. Bicycle lanes exist within the West Hillcrest Drive and Rancho Conejo Road right-of-way.

Bus stops for three bus lines are located within a ½ mile of the project site. The bus stop nearest to the project site is located at the intersection of Rancho Conejo Boulevard and West Hillcrest Drive is serviced by the Ventura County Transit Commission (VCTC) Intercity Route 73. Route 73 provides service between Simi Valley and Thousand Oaks and operates Monday through Friday. Another nearby bus stop is located near the intersection of West Hillcrest Drive and Artisan Road, serviced by Thousand Oaks Transit (TOT) Route 44 Crosstown. Operating Monday through Friday, Route 44 Crosstown has 36 stops and conducts a route that begins and ends at the City Transportation Center and provides connectivity between Westlake and Newbury Park neighborhoods. Additionally, the TOT Route 40 Newbury Park located on West Hillcrest Drive, west of Rancho Conejo Boulevard, serves as an additional transit route providing local connectivity within Thousand Oaks. The Route 40 Newbury Park includes 25 stops and operates Monday through Friday.

Exhibit 2.6, Public Transit, illustrates the bus routes and nearby bus stops to the site.

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## *Exhibit 2.6: Public Transit*

# Chapter 3: Planning Elements

## 3.1 Purpose and Intent

This Chapter contains the various plan elements for the Hillcrest Specific Plan, including the following:

- Land Use and Circulation Plan
- Infrastructure Plan
- Dry Utilities and Public Services
- Grading Plan

Each plan works in tandem with the other plans to establish a framework for the Specific Plan area, ensuring that the project will develop as a quality and cohesive community within the overall urban fabric of Hillcrest.

*Conceptual illustrative view of mixed-use building*

## 3.2 Project Benefits

The Specific Plan, including the Land Use and Circulation Plans, were designed to implement the vision and objectives detailed in Chapter 1, while also providing the additional resident and community benefits listed below:

- The Hillcrest Specific Plan will provide housing in furtherance of RHNA. The project includes two additional affordable units, for a total of 30 affordable units which are designated for very low-income residents. The provision of these units will assist the City in meeting their State Housing goals and will provide much needed housing for families making well below the median income in the City.
- Multiple roof decks totaling 2,800 square feet will provide a unique project feature where residents can socialize and enjoy outdoor activities and views, while also screening the visibility of the height of the building's upper-stories and enhancing them. This is a special project feature that will entice people to live in the community.
- The existing parkway along Rancho Conejo Road, which currently contains a city monument, will be significantly improved with lan dscaping, pathways and seating, providing a visually attractive paseo at one of the City's key gateways.
- Electrical vehicle (EV) use is promoted and the provision of EV charging stations and spaces exceeds code requirements. Specifically,
  - 25% of the parking spaces are provided with EV charging stations (only 5% required)
  - Additional 30% - EV ready (only 25% required)
- In addition to the EV spaces and stations, charging facilities, parking and storage will be provided for EV bicycle and scooter storage, promoting non-vehicular modes of transportation for residents. The bicycle e area accommodates 120 parking spaces for bikes and scooters.
- Several on-site oak trees are preserved and protected in places and the plant palette includes the use of native and climate-adaptive species, reducing the use of water for irrigation.

## 3.3 Land Use Plan

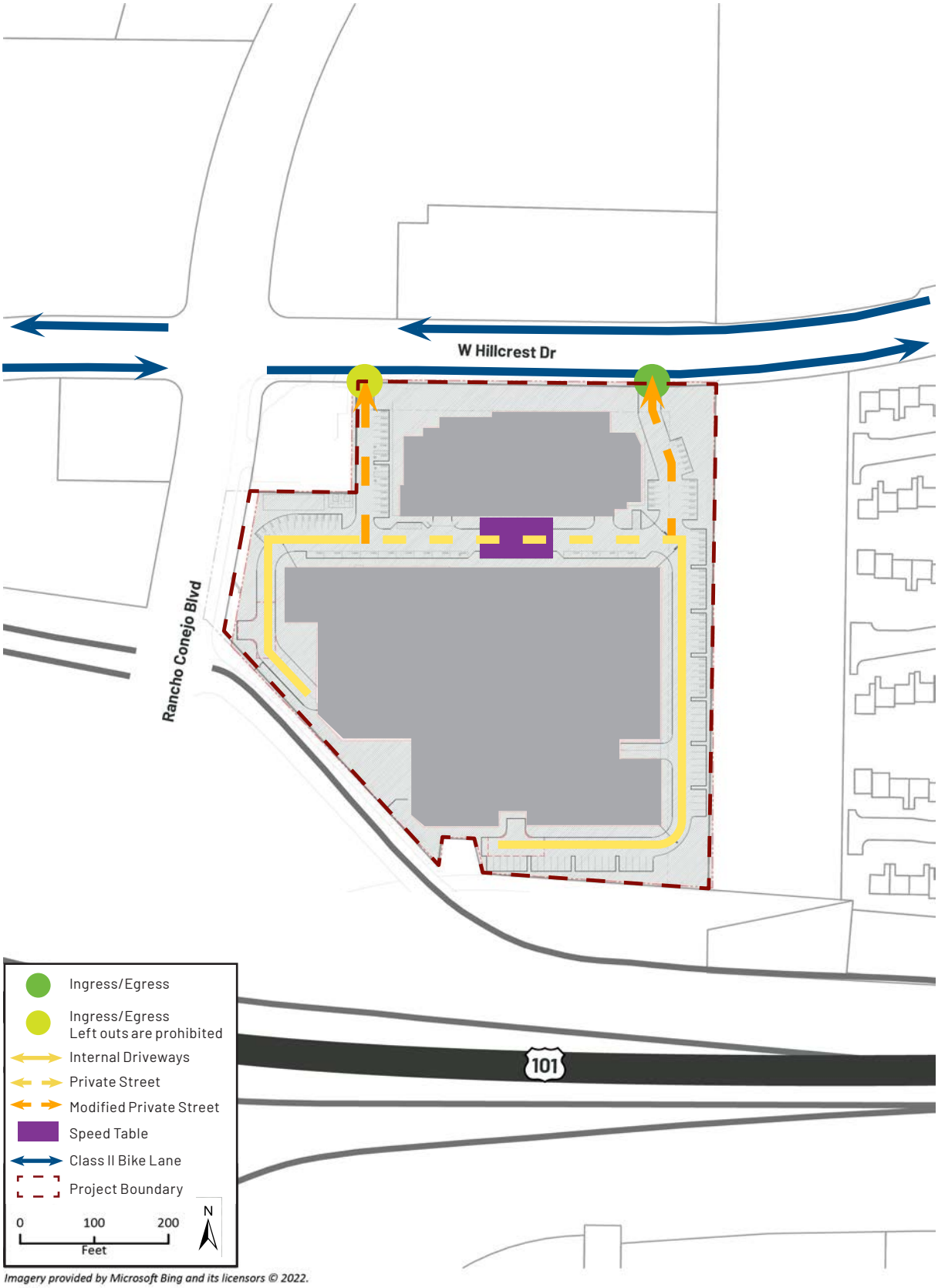
The Hillcrest Specific Plan is a redevelopment project that transforms a vacant commercial office building into a high-quality, mixed-use community. The vision is to provide a visually attractive and sustainable place where people can live, work remotely, recreate, dine, and socialize.

The Commercial/Residential designation is applied to the entire Hillcrest Specific Plan area, as shown in Exhibit 2.2, Proposed General Plan Land Use. This designation allows both vertical and horizontal mixed-use on the same site. The Hillcrest Specific Plan includes 333 dwelling units, consisting of a mix of single-level "flats" and live/work units. The dwelling units will be located within one (1) mixed-use building and four (4) multi-family residential buildings. On the ground floor of the mixed-use building will be up to 5,300 square feet of retail/commercial uses serving the needs of the residents and employees working nearby. The project will provide a minimum of 2.7 acres of interior and exterior common open space, exterior public open space, and private open space to serve residents of the project and the public in the surrounding area.

The maximum base density and unit cap for the Hillcrest Specific Plan has been carefully formulated and designed to the maximum allowable base density used in other areas of the City with the same land use, particularly the base density allowed within the Commercial/Residential Land Use Designation of the General Plan, which is 30 units per acre. This density would result in a unit cap of 246 dwelling units, also known as base density units, on a net area of 8.19 acres. The project will reserve 11 percent of the base density units, or 30 total units, for very low-income earners . By providing these affordable dwelling units, Section 65915 of the California Government Code allows a 35 percent density bonus or 87 bonus units, resulting in an overall allowance of 333 dwelling units (30 du/ac base density and 41 du/ac with density bonus). Section 65915 of the California Government Code also Grants two concessions or incentives and an unlimited number of waivers or reduction of development standards for projects providing at least 10 percent of the base units to very low-income earners. Table 3.1, Land Use Summary, provides a summary of the land use acreage, maximum number of dwelling units and maximum density.

***Table 3.1: Land Use Summary***

| Land Use | Net Acre | Maximum Base Density Dwelling Unit (DU) | Maximum Base Density (DU/AC) | Affordable Housing Units | State Density Bonus | Total Project Units | Non-Residential Commercial Maximum Square Feet (SQ FT) |
|---|---|---|---|---|---|---|---|
| Residential/ Commercial | 8.19 | 246 | 30 | 30 | 35% | 333 | 5,300 |




## Exhibit 3.1: Circulation Plan

## 3.4 Circulation Plan

The Specific Plan project area is bounded on the west by Rancho Conejo Boulevard, on the north by Hillcrest Drive, and to the south by the Rancho Conejo Boulevard Highway 101 off-ramp.

Rancho Conejo Boulevard runs in a north-south direction and Hillcrest Drive runs in an east-west direction, parallel to Highway 101. The Circulation Element of the General Plan designates Rancho Conejo Boulevard as a six-lane road and Hillcrest Drive as a four-lane road. A Class II bike lane is designated on Hillcrest Drive. To contextualize the site with the surrounding circulation, see Exhibit 3.1, Circulation Plan.

Pedestrian circulation is provided throughout the Specific Plan by a network of walkways along the internal driveways and open space areas, which will connect to the existing City sidewalks along Rancho Conejo Boulevard and Hillcrest Drive.

The project features two private, ingress/egress points from Hillcrest Drive that connect the project to the wider transportation network. The westerly entrance on Hillcrest Drive shall not allow for left turns out of the driveway in order to minimize turning conflicts. Left turn movements out of the easterly entrance on Hillcrest Drive are allowed.

The modified private streets of the project that connect to Hillcrest Drive include perpendicular parking in front of residents/businesses and terminate at the primary east/west internal private street. The primary internal private street features wide sidewalks, street trees, and parallel parking to create a pedestrian-friendly environment. The internal driveways that extend from the private street provide access to the parking structure at the rear of the site and perpendicular parking spaces. Due to the low-speed nature of the internal circulation network, the private street, modified private streets, and driveways will function as multi-modal sharrows (or woonerfs), allowing bicycles to ride along with vehicles, see Exhibit 3.2, Typical Street Cross Sections for more detailed visualization.

Parking within the Specific Plan will include a mix of surface parking areas and garages. The parking garages will be used for both the mixed-use and residential buildings. Within the structures, parking will provide designated visitor parking areas and controlled access to resident parking.

## 3.5 Infrastructure

Design and construction of infrastructure facilities, including but not limited to water, sewer, and storm drains, shall comply with the requirements of the City of Thousand Oaks and/or relevant service agencies.

### 3.5.1 Water System

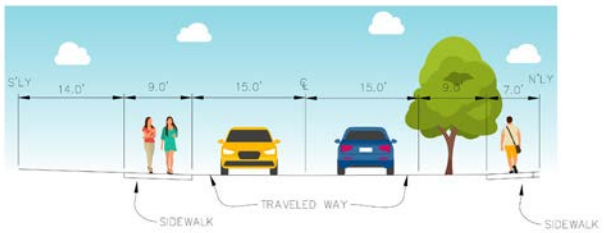
Water service for the project site is provided by California American Water Company. Six-inch water lines are proposed within the Entry drives which connect to the existing West Hillcrest Drive and Rancho Conejo Boulevard water lines. Six-inch water lines are also proposed within the interior private drives. Existing and proposed water system improvements are depicted in Exhibit 3.3, Infrastructure Plan.

### 3.5.2 Sewer System

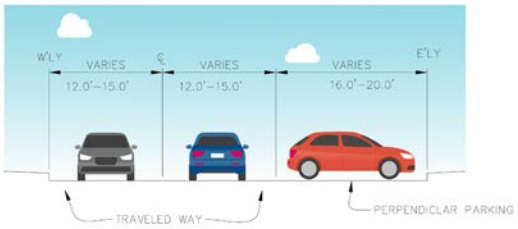
Public wastewater collection and treatment service is maintained and operated by the City of Thousand Oaks. Private sewer lines are proposed within building garages which are connected to the existing sewer lines located at the southeast corner of the site. Existing and proposed sewer system improvements are depicted in Exhibit 3.3, Infrastructure Plan.

### 3.5.3 Drainage Plan

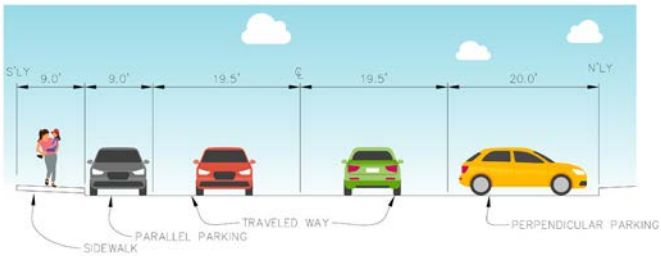
On-site runoff will be collected and treated in conformance with the Ventura County MS4 permit requirements. Peak runoff storm flows will be detained onsite with reduced flows conveyed to public storm drains along West Hillcrest Drive. Proposed storm water quality system improvements will be determined during final engineering design and may include features such as rainwater harvesting tanks, bioswales, rain gardens, filters, and other measures. Potential stormwater quality measures are depicted in Exhibit 3.3, Infrastructure Plan.



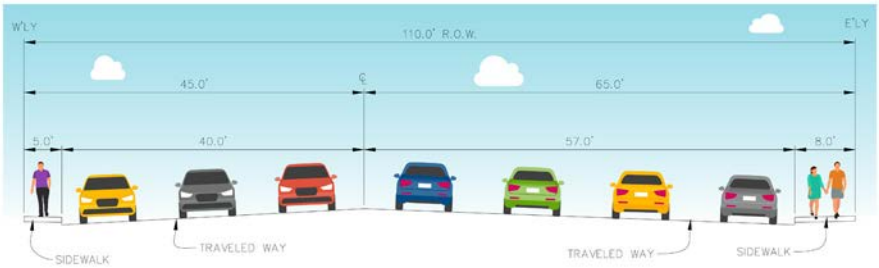

PRIVATE STREET @ SPEED TABLE
(NO PARKING)



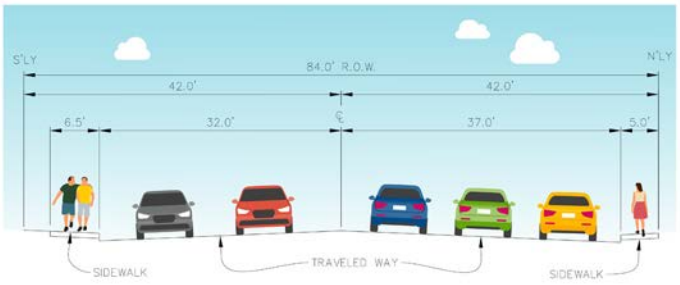

TYPICAL MODIFIED PRIVATE STREET
(PERPENDICULAR PARKING ONE SIDE)




PRIVATE DRIVEWAY WEST OF MODIFIED PRIVATE STREET
(PARALLEL PARKING ON SOUTH, PERPENDICULAR PARKING ON NORTH)




RANCHO CANEJO BOULEVARD
EXISTING PUBLIC STREET




HILLCREST DRIVE
EXISTING PUBLIC STREET

## *Exhibit 3.2: Typical Street Cross Sections*

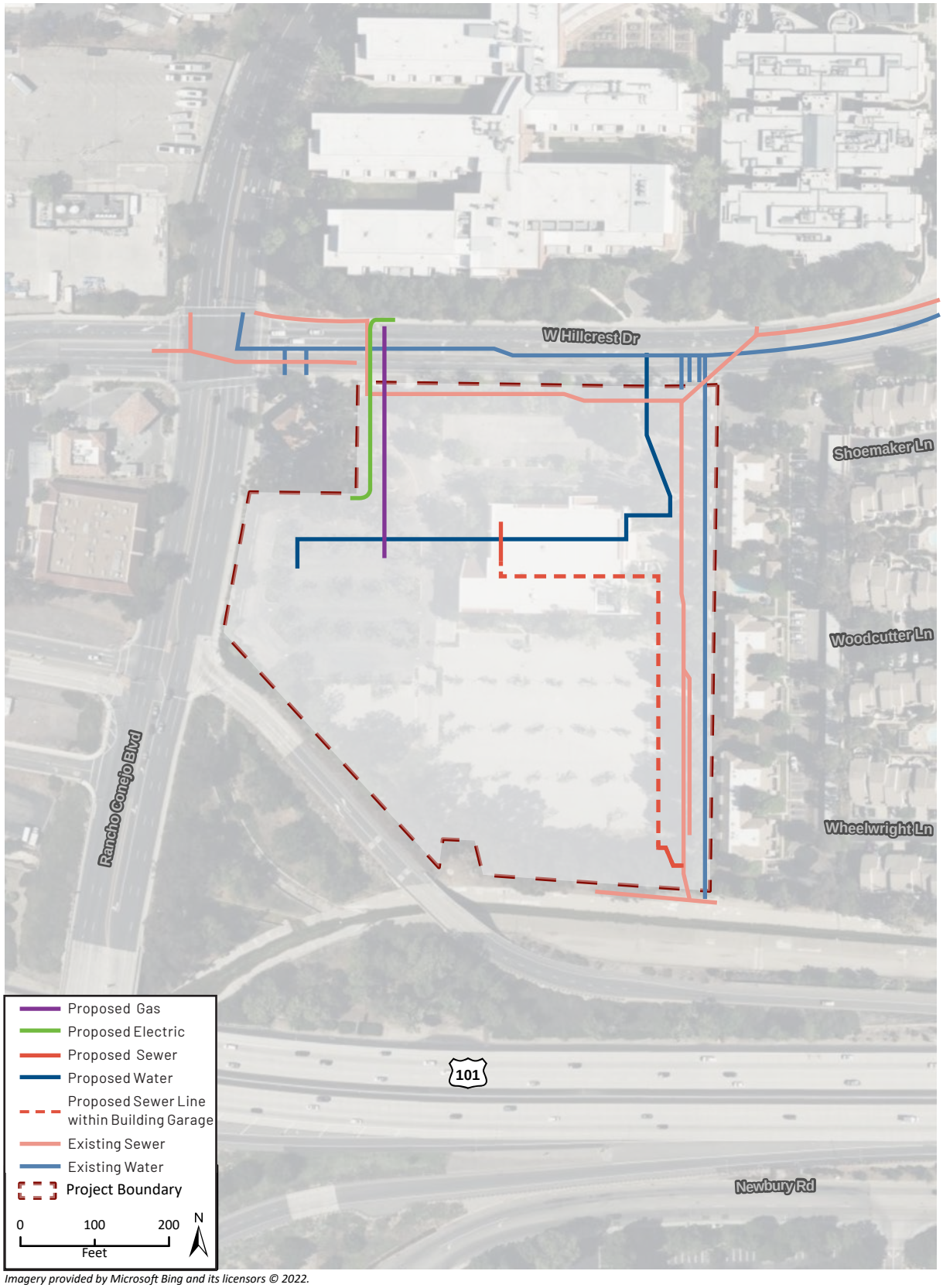



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**Exhibit 3.3: Infrastructure Plan**

## 3.6 Utilities and Public Services

### 3.6.1 Utilities

#### Natural Gas

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

#### Electricity

Electricity for the Specific Plan area is provided by Southern California Edison (SCE) through existing lines in the surrounding streets.

#### Trash/Recycling Collection

Trash/Recycling collection service for the Specific Plan area is provided by Athens.

### 3.6.2 Public Services

#### Fire and Emergency Response Services

Fire and emergency response services are provided by Ventura County Fire Department (VCFD), a full-service fire department. The nearest station, Station 35, is located at 751 Mitchell Road in Thousand Oaks, approximately 0.3 miles north of the Specific Plan area.

#### Law Enforcement Services

Law enforcement services are provided by the Ventura County Sheriff's Department, located at 2101 East Olsen Road, Thousand Oaks.

## 3.7 Grading Plan

Grading for the site is intended to respond to the site topography. The existing building will be demolished. The proposed grading concept is depicted in Exhibit 3.4, Conceptual Grading Plan. Conceptual grading calculations indicate a total of approximately 59,600 cubic yards of export. Final engineering may result in modifications to the overall grading concept, but the modifications should conform to the general intent of the Conceptual Grading Plan.

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# Chapter 4: Design Guidelines and Standards

## 4.1 Introduction

This chapter contains architectural, landscaping, and sustainability design guidelines and standards for the Hillcrest Specific Plan. These guidelines and standards ensure that the Specific Plan area will develop as a cohesive and high-quality mixed use residential community, while allowing flexibility for creative design. The guidelines and standards are intended to be flexible in nature while establishing basic evaluation criteria for the development review process. The strongest level of design intent is specified by using terms such as "must," "shall" and "prohibited." Any provision with a "must" or "shall" is a required standard. Preferred, but not required, design guidelines are noted as "encouraged," "preferred," "recommended," "appropriate," or as one that "should" be included. Preferred design guidelines are considered voluntary and need not to be included in a proposed development.

Images within this chapter are conceptual and are intended to illustrate the proposed design aesthetic. They are not intended to depict the final design.

*Example of amenity images*

# 4.2 Community Design

## 4.2.1 Authentic Sense of Place

Through thoughtful integration of site planning, place-making elements, thematic landscaping, and urban high-end design, a unique sense of place and distinctive character will be created to reflect a changing lifestyle in Thousand Oaks. Space is maximized and augmented with the provision of roof top decks and outdoor gathering areas that encourage socialization of residents.

Thousand Oaks City Council Resolution No. 2006-108 (Precise Plan of Design Guidelines and Standards) establishes guidelines and standards for evaluating new residential development throughout the city. Furthermore, Ordinance No. 1698-NS establishes objective design standards for residential development. The Hillcrest Specific Plan design standards and guidelines provide design guidance and standards for stand-alone residential and mixed-use buildings within the Specific Plan area. The design guidelines and standards within the Hillcrest Specific Plan have been tailored to suit the development and site characteristics but meet the intent of the Objective Design Standards. Upon adoption of the Hillcrest Specific Plan, the design guidelines and standards contained in the Specific Plan shall supersede those found in Resolution No. 2006-108 and Ordinance 1698-NS

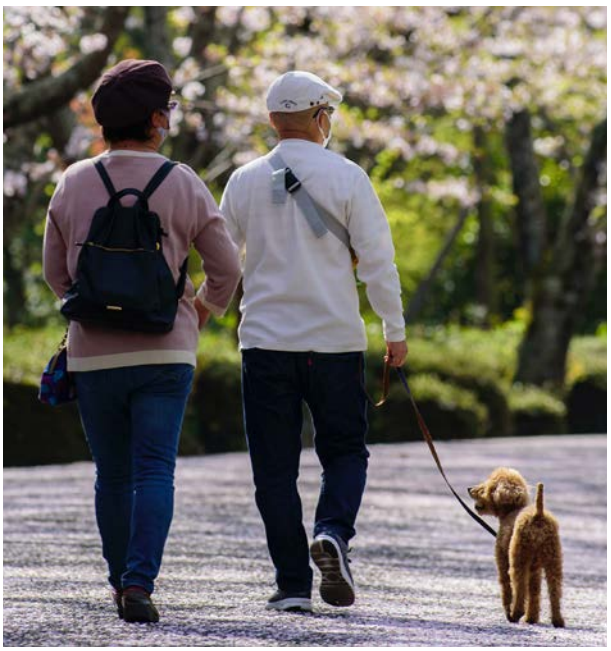
The Hillcrest Specific Plan is designed to provide a pedestrian friendly, vibrant, mixed-use residential community. Building design will embrace an urban, contemporary aesthetic highlighted by clean lines, simple rectangular forms, and layers of colors and materials. The architectural design guidelines and standards in this section provide the framework for high quality design. These guidelines and standards express the desired character of future development, ensure a consistent level of quality, and accommodate emerging architectural and product trends.

### 4.2.2 Sustainability

The Hillcrest Specific Plan integrates sustainable planning principles, including bringing residents closer to their work and locating residential near existing and proposed retail amenities, which will reduce car trips and promote walkability in the area. In addition, the project exceeds requirements for the provision of electrical vehicle charging stations and parking spaces. Electric scooter and bicycle parking and charging areas are also provided for residents within the project, further promoting non-vehicular means of travel. The project will include solar panels on roofs, providing clean energy to serve the project.

### 4.2.3 Connectivity

Multi-modal private streets and drives within the project are intended for bicyclists and pedestrians, with direct connectivity to Class II bike lanes on Hillcrest. These walking and cycling pathways will promote walkability and reduce car trips in the area. The amenities will also allow residents to exercise and walk their pets. Walking and cycling by residents of the site is encouraged through the provision of on-site bicycle parking, amenities, and a dog run.



### 4.2.4 Open Space

Hillcrest Specific Plan includes ample recreational and amenity spaces for residents to encourage social interactions and outdoor activities. Open space within the project includes a wide range of seating areas varying in size, providing both small intimate spaces, as well as larger recreational entertainment opportunities. Amenities include courtyards, indoor gym, pool, BBQs with dining areas, play lawn, garden lounge, dog run, and roof top decks. In addition, many of the site's existing oak trees are preserved and protected within the site.

### 4.2.5 Interface with Adjacent Residential Uses

Thoughtful consideration to existing adjacent residential uses to the east has been incorporated into the project design. A large setback has been provided along the eastern border of the site providing a sizeable separation from the existing apartments. This setback accommodates parking, access and tree plantings. Building elevations facing the existing residential uses are attractive, include architectural enhancements, massing breaks and front entrances.

# 4.3 Site Access and Circulation Guidelines and Standards

## Site Access and Circulation Guidelines

- All proposed private streets and driveways should be configured to meet City of Thousand Oaks standards for public streets, including sidewalks and parkways for street trees to the maximum extent feasible.
- Exceptions to Objective Design Standard may be allowed if the project site access and circulation configuration retains the benefits of pedestrian and vehicular circulation of a complete street design and not that of a parking lot.
- Required guest parking may be configured as on-street parallel parking on the private street depicted in Exhibit 3.1: Land Use and Circulation Plan.
- Modified private streets and internal driveways may have parallel and/or perpendicular (head-in) parking.
- Driveways serve as direct access points to on-site covered or structured parking facilities may exceed 40 feet in length when extending from a private street.

*Illustrative view of entry grove and speed table*

## Site Access and Circulation Standards

In addition to the standards identified in Section 3.4 Circulation Plan, the following shall apply:

- Proposed development sites over two acres in size must have parking accessed from new internal private streets or driveways.
- Access to parking shall be provided via two modified private streets on Hillcrest Drive (principal street) as no access is available from a secondary street or alley.
- The modified private street shall provide a sidewalk along one side of the street.
- The modified private street may include perpendicular parking.
- The easterly modified private street vehicular accessway shall be a minimum of 30 feet wide. The westerly modified private street vehicular accessway shall be a minimum of 24 feet wide, exclusive of parking spaces.
- The vehicular accessway of the private street shall be a minimum of 30 feet wide, exclusive of parallel parking spaces.
- The private street shall provide parallel parking on at least one side of the street, except at pedestrian crossing locations and the speed table.
- Sidewalks and parkways for street trees shall be provided along both sides of the private street.
- The vehicular accessway of the internal driveways shall be a minimum of 25 feet wide, exclusive of parking spaces.

## 4.4 Architectural Design Guidelines and Standards

The Hillcrest Specific Plan area includes two building types, mixed-use and multi-family. A mixed-use building is a building that provides more than one use within a single building. Mixed-use projects include any combination of residential, office, commercial, medical, or recreational uses to provide an integrated pedestrian-oriented space. A multi-family residential building is classified as a building that houses more than one family at a time. Typical examples of multi-family residential buildings are apartments, condos, townhomes, and duplexes.

The design standards and guidelines are intended to provide a framework for the physical design of the Specific Plan and ensure the creation of a high-quality development. Located at a prominent entrance to the City, adjacent to Highway 101, Rancho Conejo Boulevard, and Hillcrest Drive, it is important to establish a strong set of design criteria that will create a place of distinction in the City. The design standards and guidelines are intended to build a community that encourages social interaction and a desirable place to live, with communal working spaces, roof decks, and courtyards.

*Illustrative view of mixed-use frontage*

## 4.4.1 Mixed-Use Design Guidelines

### Building Orientation and Placement

- Orient the mixed-use building towards Hillcrest Drive. The main internal entry drives that directly connect to Hillcrest Drive, and/or the internal private street.
- Consider outdoor gathering areas in the placement and orientation of buildings.
- Hide service and loading areas from view of Hillcrest Drive where possible.
- Commercial and residential uses are allowed on the ground floor of mixed-used buildings facing Hillcrest Drive.

### Storefront Design

- Primary entrances into businesses should be clearly marked, provide a sense of welcoming, and offer convenient access into the building interior.
- Outdoor dining associated with a food/beverage establishment or limited outdoor displays are encouraged.
- Developments along Hillcrest Drive and the internal access driveways should include indoor amenity areas, and/or retail space on the ground floor facing the driveways and Hillcrest Drive to increase visual interest, pedestrian activity, and architectural diversity along the street.

### Facade Articulation

- All facades of the mixed-use building should be treated with an equal level of detail and articulation.
- A single material or color shall not dominate an elevation.

## 4.4.2 Mixed-Use Design Standards

### Building Massing and Scale

- Maximum building length (not including underground parking facilities) shall not exceed three hundred and twenty-five feet (325') and shall comply with the façade articulation requirements described below.

### Mixed-Use/Commercial Entries

- Non-residential uses shall face onto Hillcrest Drive and the main internal modified internal street that directly connect to Hillcrest Drive.
- The main entrance to each ground floor area must be directly from and face Hillcrest Drive, the main internal entry drives that directly connect to Hillcrest Drive, and/or the internal private street
- Entrance to the residential and/or non-residential portions of the building above the ground floor must be through a street level lobby or through a podium lobby accessible from Hillcrest Drive or the internal private street.
- For corner mixed-use buildings, the entrance must provide a prominent corner entrance for shops or other activity-generating uses.
- Extend active use frontages to wrap around corners, which face the majority of the pedestrian/ residential area, to help create a sense of place.
- Primary exterior entrances serving commercial uses shall have a roofed projection, recess, or combination thereof with a minimum depth of five (5) feet (e.g., two (2) feet recess and three (3) feet projection) and a minimum horizontal width of twelve (12) feet. In lieu of this requirement, a trellis structure (either freestanding or projecting from an adjacent wall plane) may be provided in front of the entrance, provided the area covered by the trellis is 60 square feet, with a five (5) foot minimum dimension. Said trellis shall be located within six (6) feet of the exterior commercial entrance

## Facade Articulation

- Commercial shopfronts shall be designed to meet the following standards:
  - Minimum height of shopfront opening must be eleven (11) feet.
  - Minimum ground floor transparency of sixty five percent (65%).
- A minimum of 25 percent of residential units facing the private street or common interior courtyard must include a balcony, stoop, or patio overlooking a public space with a minimum size of six (6) feet by four (4) feet. Corner units do not need to provide a balcony, but the architecture of the unit should wrap around the building.
- Facades must vary in depth through a pattern of offsets, insets, recesses, or projections and must incorporate the following:
  - A minimum one (1) foot offset shall be provided every thirty (30) feet on all floors except the fourth floor, which requires a minimum six (6) inch offset every fifty (50) feet.
  - A major massing break a minimum of thirty (30) inches deep by four (4) feet wide is required every one-hundred (100) feet.
  - A minor massing break a minimum of four (4) inches deep by ten (10) feet wide shall be provided every fifty (50) feet along a façade, except where massing includes live/work units.
  - Offsets and breaks may be provided by balconies, even if the header of the balcony does not break with the rest of the facade.
  - Blank walls (facades without doors, windows, landscaping treatments) must be less than thirty (30) feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.
- Upper and lower stories must be distinguished by incorporating one or more of the following features:
  - A change in façade materials, along with a change in plane at least one (1) inch in depth at the transition between the two materials.
  - A horizontal design feature such as a belt course or bellyband.
  - A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material or color distinct from the remainder of the façade and projecting at least one (1) inch from the wall surface of the remainder of the building.
  - Setting back the top floor(s) of the building at least ten (10) feet from the façade of the lower floors.
- At least 50 percent of the entire first floor facade facing Hillcrest must consist of windows, doors, or other openings. All stories above the first floor must consist of at least thirty-five percent (35%) of windows, doors or other openings.
- For consistency with a modern architectural style, shopfront or windows for commercial uses do not need to be inset.
- Windows for the residential units shall be inset from the building façade a minimum of two (2) inches on the following facades:
  - Levels 1 and 2 where surrounded by brick or board form concrete
  - Levels 2 and 3 where surrounded by stucco on all sides of Building A
  - At Level 4 of south elevation of Building A
  - No inset is required for windows facing other elevations.
  - 36% of windows require a wood-like porcelain or brick header

## Plazas

- Retail Plaza areas in mixed use settings shall include pedestrian amenities such as, but not limited to, seating and landscaping.
- Plaza spaces shall be designed to provide flexibility of use and be fully accessible and visible from the sidewalk.

## Colors and Materials

- Exterior elevations shall include at least two (2) high-quality materials on any building facade, in addition to glazing and railings. Any one material must comprise at least 20 percent of any building facade, excluding windows and railings.
- 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 (2) inches by two (2) inches. Veneers are required to turn corners and must not create exposed edges.
- Window frames should be made of aluminum, fiberglass, wood, manufactured wood, or vinyl. Non-white window frames are allowed
- Opaque, reflective, and mirrored window glazing are prohibited.
- Colors shall be neutral tones or muted colors complementary to the building architecture and compatible with the character of surrounding development.

## Screening

- Areas provided for trash and recycling bins shall be screened from public view.
- Where trash and recycling material collection facilities are shared by several units/buildings, the collection facilities shall be screened by architectural enclosures or located within the building or parking structure. The screening enclosure materials and colors should be similar or complementary to the externals and colors used on the adjacent principal buildings.
- Loading facilities shall be screened and/or buffered.
- All surface-mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened by landscaping or decorative enclosure to match the materials and colors of the new buildings to the maximum extent feasible allowed by the utility.
- All roof mounted mechanical equipment, including air conditioning, roof fans and any other similar equipment as well as roof ladders shall be located within the mechanical equipment enclosures. Said equipment shall be screened from public view by using landscape and/or enclosures from views from Hillcrest Drive, Rancho Conejo Boulevard, and the 101 Freeway. In the event such mechanical equipment cannot be screened from public view along Hillcrest Drive, Rancho Conejo, and the 101 Freeway, all equipment shall be

*Illustrative view of plaza*

ground-mounted. Roof screening treatment shall be designed in a manner that is integrated with the building design. Prior to the issuance of a building permit, final detailed building section drawings and details including mechanical equipment manufacturer's catalogue cuts, brochures, specifications as well as roof equipment locations shall be submitted for the review and approval by the Community Development Department.

## 4.4.3 Multi-family Residential Design Guidelines

- A single material or color shall not dominate an elevation.

## 4.4.4 Multi-family Residential Design Standards

### Building and Massing Scale

- Maximum building length (not including underground parking facilities) shall not exceed and shall comply with the façade articulation requirements described below.

### Building Orientation and Placement

- Buildings shall incorporate lower height elements to establish pedestrian scale, such as recessed massing on the upper floor(s), patios, and open-air decks.
- The lower stories must be distinguished from the upper stories by using two (2) or more architectural details across the front elevation (e.g., arches, awnings, balconies, columns, cornices, lintels, moldings, trellises, different materials, etc.).
- Although podium buildings share a ground floor, the upper stories shall be designed in such a way as to appear as multiple buildings or structures.

### General and Residential Entrances

- Main building entrances must be easily identifiable and distinguishable from other ground floor entries. Such main building entrances must be at least one of the following:
  - Marked by a taller mass above the entrance, such as a tower, or within a volume or façade projection that protrudes from the rest of the building surface.
  - Located in the center of the facade, as part of a symmetrical overall feature.
  - Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures.
  - Marked or accented by a change in the roofline or change in the roof type.
  - Oriented to the internal private street.
- The entrance to the building must be through a street level lobby or through a combination of street and podium lobby directly accessible from the private street.
- The main entrance to each ground floor dwelling fronting onto the private street must be directly from the private street. Secondary access may be through an internal elevator and corridor.
- When dwellings are accessed via an interior corridor, the length of the corridor must not exceed two hundred (200) feet in length, as measured from a stairwell or elevator to the dwelling doorways.
- Dwelling units abutting common open space areas shall include a minimum of one window, in addition to a porch (ground floor) or balcony (upper levels) accessed from each dwelling that overlooks or accesses common area.
- For dwelling units abutting common open space, no more than 2 units will be more than 2 units away from access to a ground floor courtyard. Direct access to a courtyard from a ground floor patio is not required for all units.

- Where appropriate, ground-floor residential entrances shall be designed as a stoop-style frontage along the private street (excluding live/work units). Stoops are elevated entry porches with stairs, with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The following standards shall be used:
    - Clear width and depth must be a minimum of four (4) feet and maximum of eight (8) feet.
    - Maximum finished level above the sidewalk is five (5) feet.
    - Minimum height clear of eight (8) feet.
    - May project a maximum of four (4) feet into any required setback.
    - A shed or flat roof projection roof may also cover the stoop.

## Facade Articulation

- A minimum of 25 percent of residential units facing a street or common interior courtyard must include a balcony, stoop, or patio overlooking a public space with a minimum size of six (6) feet by four (4) feet. Corner units do not need to provide a balcony, but the architecture of the unit should wrap around the building.
- Facades must vary in depth through a pattern of offsets, insets, recesses, or projections and must incorporate the following:
    - A minimum one (1) foot offset shall be provided every thirty (30) feet on all floors except the fourth floor, which requires a minimum six (6) inch offset every fifty (50) feet.
    - A major massing break a minimum of thirty (30) inches deep by four (4) feet wide is required every one-hundred (100) feet.
    - A minor massing break a minimum of four (4) inches deep by ten (10) feet wide shall be provided every fifty (50) feet along a façade, except where massing includes live/work units.

*Illustrative view of decks*

- Offsets and breaks may be provided by balconies, even if the header of the balcony does not break with the rest of the façade.
- Blank walls (facades without doors, windows, landscaping treatments, massing break) must be less than thirty (30) feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas.

- Upper and lower stories must be distinguished by incorporating one or more of the following features:
  - A change in façade materials or colors, along with a change in plane at least one (1) inch in depth at the transition between the two materials.
  - A horizontal design feature such as a belt course or bellyband.
  - A base treatment at the ground floors consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one (1) inch from the wall surface of the remainder of the building.
  - Setting back the top floor(s) of the building at least ten (10) feet from the façade of the lower floors.
- Windows shall be inset from the building façade a minimum of two (2) inches on the following facades:
  - At Levels 2-4 of tower entry elements
  - At Levels 2 – 3 facing the Private Street
  - At Levels 2 – 4 surrounding the pool courtyard and where grey stucco wraps at corners
  - 36% of windows require a wood-like porcelain or brick header.
- No inset is required for windows facing other elevations.

## Roof and Height Variation

- To be compatible with the modern architectural style, only flat roofs are permitted. Building height must be varied so that a portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation using the following standards:
  - Roofs must be designed to incorporate a minimum of two (2) varying roof heights.
  - Rooflines must be vertically articulated at least every fifty-four (54) feet along the street frontage with architectural elements such as roof decks, parapets, varying cornices, reveals, clerestory windows, and varying roof height. A stepback of higher floors qualifies as varying roof form.

## Colors and Materials

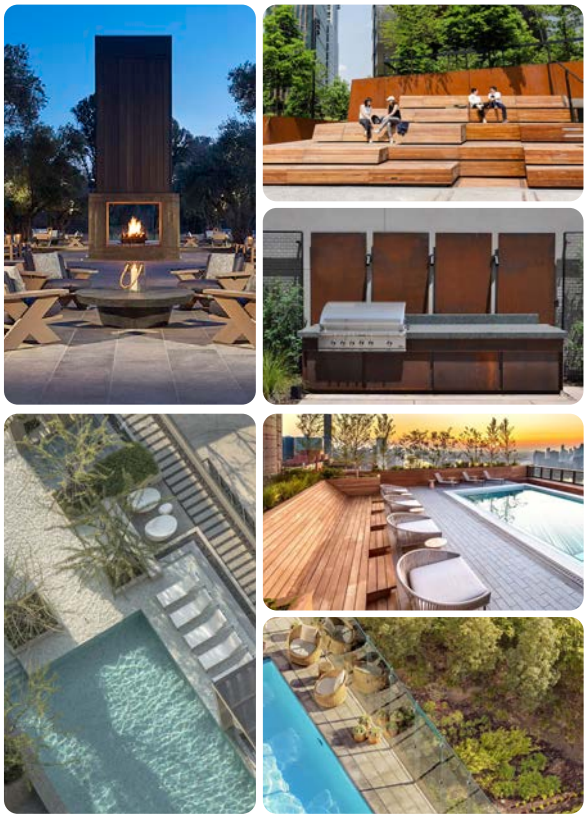
- Exterior elevations shall include at least two materials on any building facade, in addition to glazing and railings. Any one material must comprise at least 20 percent of any building facade, excluding windows and railings.
- Exterior finish materials must not appear artificial. Brick or other veneer 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 two (2) inches by two (2) inches, or two (2) inches by four (4) inches. Veneers are required to turn corners and must not create exposed edges.
- Window frames should be made of aluminum, fiberglass, wood, manufactured wood, or vinyl.
- Colors shall be neutral tones or muted colors complementary to the building architecture and compatible with the character of surrounding development.

## Courtyard Areas

- The minimum courtyard area shall be 15 percent of the nominal lot area.
- Minimum courtyard dimensions shall be a minimum of twenty-five (25) feet in any orientation.
- Courtyards must be a minimum proportion of no less than 1:2 between any horizontal dimension and adjacent building height.
- At least 60% of the aggregate sum of 15% of the nominal lot area shall be landscape. When a courtyard exceeds 15% of the nominal lot area the additional area may consist of hardscape.

### Recreation Areas and Amenities

- Multi-family developments of this size shall provide both public and private recreation areas that include flexible programming and activities such as walking, jogging, dog-walking, exercise, and other recreational activity.
- Private storage areas, which includes bicycle, e-bike, and scooter storage, for the multi-family units must be provided with a minimum of fifty (50) cubic feet of enclosed storage area, which may be provided in shared parking garages and in which one dimension must be at least six feet (6').



# 4.5 Landscape and Open Space Design Guidelines and Standards

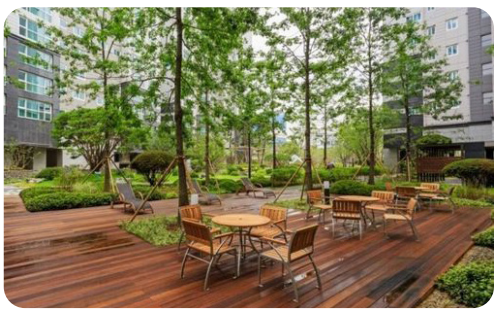
## 4.5.1 General Landscape and Open Space Design Guidelines

Landscaping within the Specific Plan area should be compatible with the landscape character in Thousand Oaks and at the same time, provides amenities that support the lifestyle and needs of the Hillcrest Specific Plan residents. The following requirements apply to the landscaped spaces within the Specific Plan area:

- All landscaping and irrigation improvements shall be designed and installed in accordance with the City of Thousand Oaks' Guidelines and Standards for Landscape Planting and Irrigation (Resolution No. 2007-116). All landscape plans shall demonstrate compliance with the State of California Model Water Efficiency Landscape Ordinance (MWELO).
- Landscape trees shall be selected and planted in such a manner as to minimize root damage to parking lot hardscape.
- A retail plaza shall be sited with views from Hillcrest Drive and be easily accessible from the sidewalk and bike path along Hillcrest Drive. The plaza shall also provide views of and access to the adjacent storefronts.
- A pedestrian plaza shall include seating, shade, landscaping, decorative paving, and lighting.

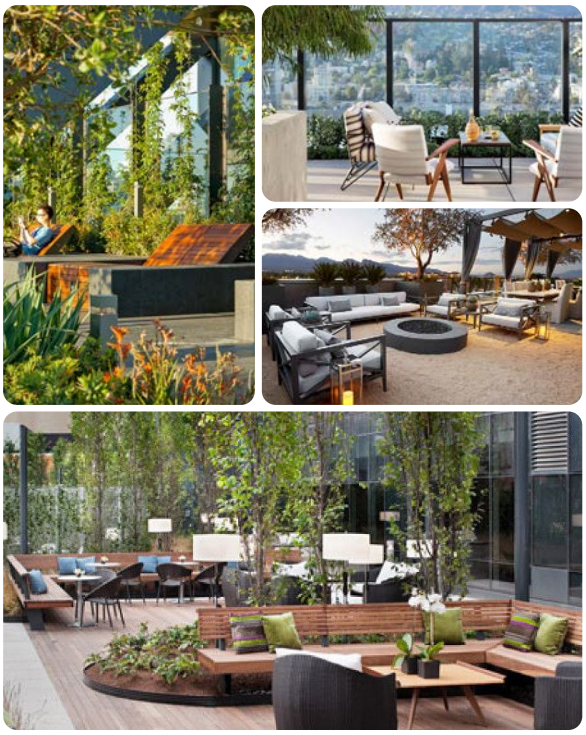
## 4.5.2 General Landscape and Open Design Standards

- A minimum of 10 percent of open parking and driveway areas should be landscaped.
- Parking lots within the Specific Plan area shall comply with the General Design Standards of Parking Areas in Section 9-4.2404 of the TOMC except for the following standards, which shall supersede said parking requirements.
    - A ten (10) foot wide landscape strip, with planting maintained at either a height of three (3) feet or a height otherwise approved by the Community Development Director or designee, shall be provided along the property lines adjacent to Hillcrest Drive (except within the approved exit and entrance ways).
    - A three (3)-foot wide landscape strip, with planting maintained at either a height of three (3) feet or a height acceptable to the Community Development Director, shall be provided along Rancho Conejo Boulevard, the southern property line abutting Hwy. 101, the interior property lines or along interior project boundaries for projects occupying a portion of a larger parcel of property.



## 4.5.3 Minimum Common Open Space

The Specific Plan includes publicly accessible and private common open space elements for residents of the Project area and the adjacent neighborhood. A minimum of 85,000 square feet (approximately 24 percent of project site) of publicly accessible and private common open space shall be provided to future residents. Common amenities devoted to residents of the Specific Plan area that may be counted towards this requirement may include but is not limited to: roof-top decks, courtyards, indoor gymnasiums, pools, common restrooms/showers for pools, and business meeting space/conference rooms. Publicly accessible areas that may count towards this requirement may include but is not limited to: paseos, plazas and other community amenities. Changes to the proposed location and size of the open spaces may be implemented without amending this Specific Plan as long as a minimum of 85,000 square feet of open space is provided.



## 4.5.4 Conceptual Landscape Plan

The topography and easements of the Hillcrest Specific Plan area informs the open space and landscape character for the project through its network of pedestrian pathways and outdoor open spaces accessible to residents and public alike, as shown in Exhibit 4.1, Conceptual Landscape Plan.

An open circulation network draws pedestrians into a composition of paseos and open spaces that increase storm water infiltration, reduce heat island effects, and increase pollinators and habitat areas for local fauna.

Seating areas, gathering spaces, kid's play space, and a dog park are located on site and are connected by a system of pathways and plazas to provide residents and visitors with multiple opportunities to meet, relax, and play.

Landscape materials and design details will be used to enhance the natural setting of the site, provide safe pedestrian experiences, encourage social engagement, and reinforce a sense of community and connection.

Public and interior streetscapes will be well shaded by a canopy of trees that increase the urban forest of Thousand Oaks, reduce heat and glare, and establish pedestrian and automobile traffic patterns into and throughout the site. Intersections and pedestrian crossings will utilize enhanced paving and trees in generous planting areas to signify and define safe crossings, as well as define community entry points.

*Exhibit 4.1: Conceptual Landscape Plan*

## 4.5.5 Rancho Conejo Demonstration Grove

Adjacent to Rancho Conejo Boulevard is a public linear paseo with double seating, meandering pathway, robust planting areas, and large canopy trees. The addition of these amenities enhances an existing parkway and City entry monument, improving an amenity for the public. The vignette below shows the detailed view of the linear paseo.

Features of the conceptual linear paseo include, but are not limited to:

- Pedestrian pathways
- Landscaping
- Canopy trees

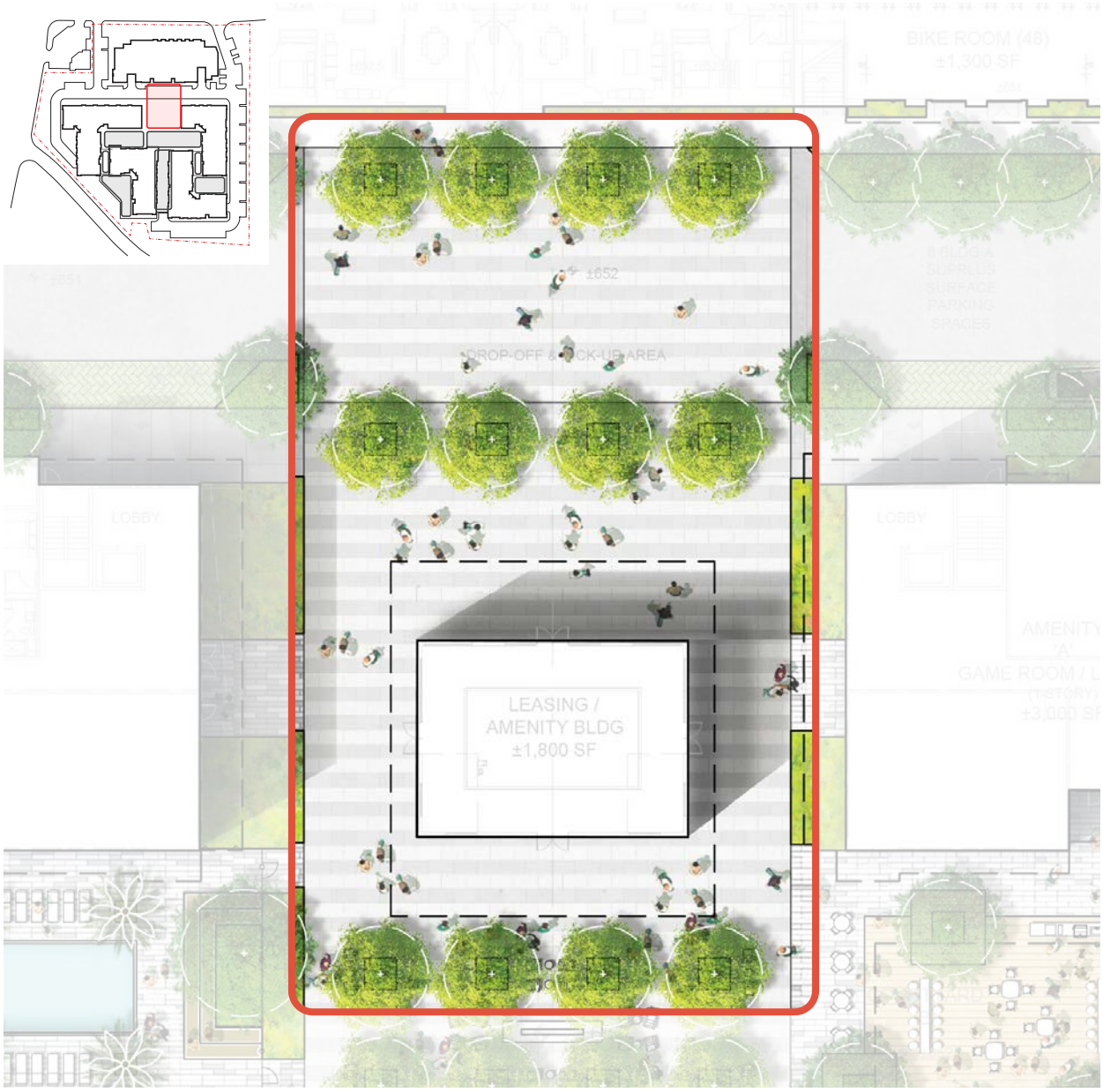
*Conceptual Public Linear Paseo*

## 4.5.6 Conceptual Entry Grove

At the rear of Building A, there is a proposed conceptual entry grove, which acts as an arrival/ drop off point for Building B and its pathways and residential amenities. The conceptual entry grove is also the location for a leasing/mailroom pavilion, along with outdoor amenities such as a grove and garden lounge with outdoor seating and large trees. The vignette below shows a detailed view of the entry grove.

Features of the conceptual entry grove include, but are not limited to:

- Entry Patio
- Arrival / Drop Off Area
- Grove
- Pavilion
- Garden Lounge




*Conceptual Entry Grove*

## 4.5.7 Conceptual Commons

The conceptual commons area serves the multi-family development (Building B) and abuts the proposed Garden Walk. The conceptual commons area includes large shade trees and various outdoor amenities for the residents, which will activate this public outdoor space. The vignette below shows a detailed view of the commons area.

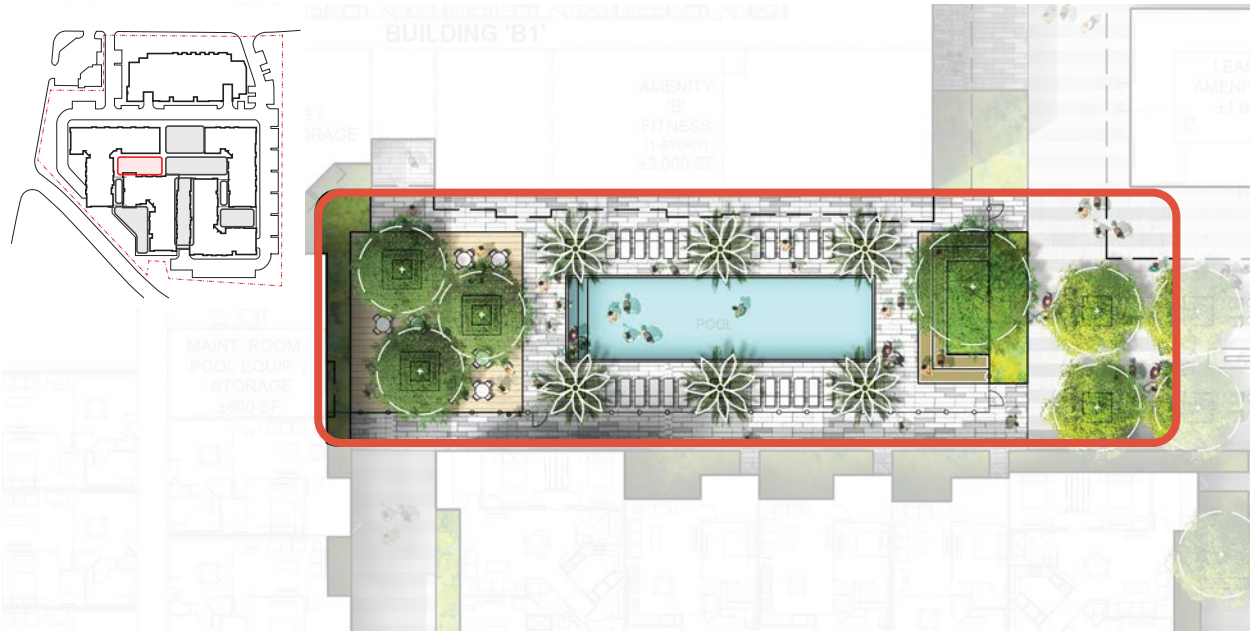
Features of the conceptual Commons include, but are not limited to:

- Dining Patio + Trellis
- Garden Walk
- BBQ
- Pavilion
- Terrace Seating
- Canopy trees

*Conceptual Commons*

## 4.5.8 Conceptual Pool Deck

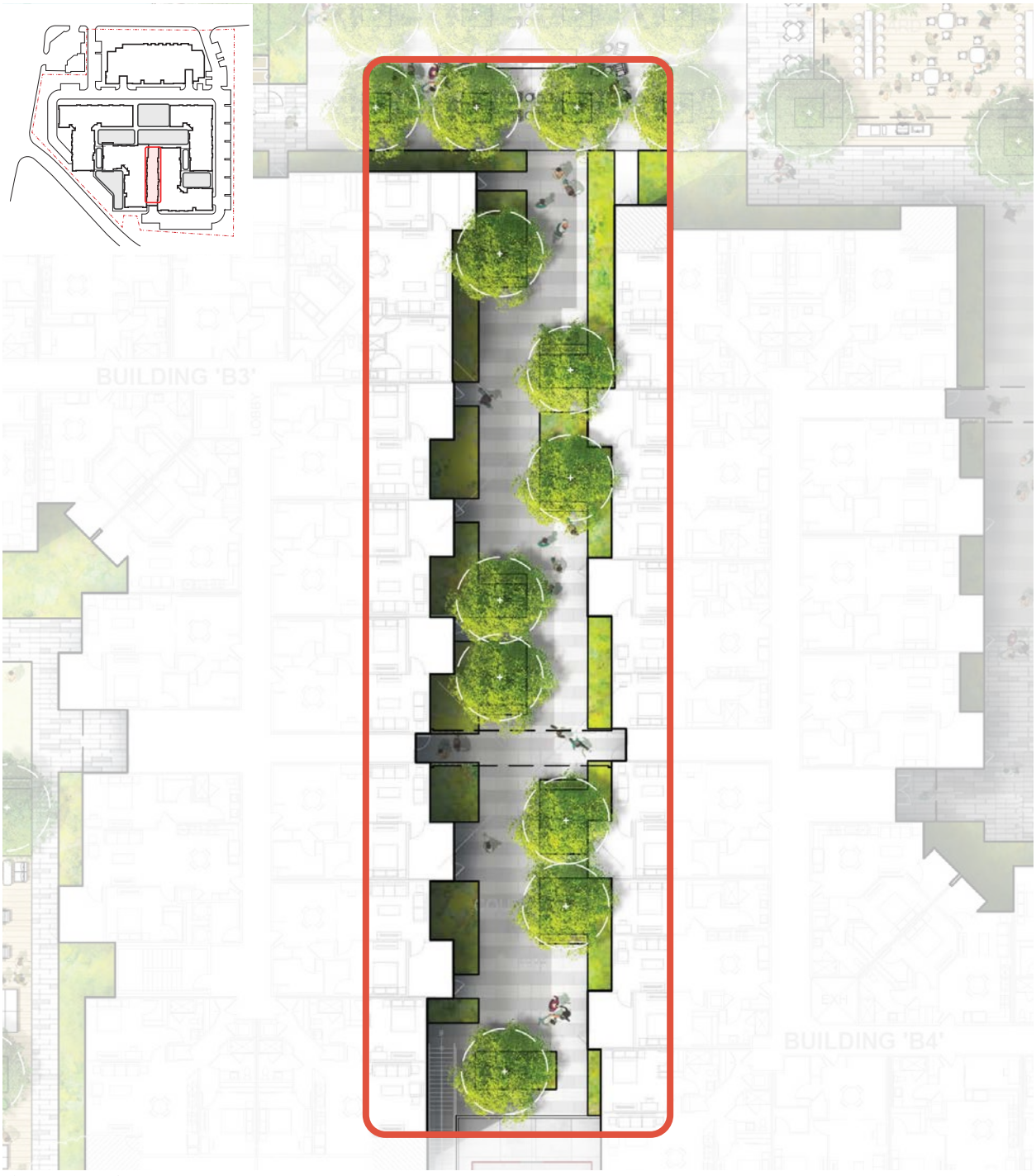
The conceptual pool deck is located west of the conceptual commons and proposes a 65-foot-long pool, along with a social deck and terrace seating. The space creates a pleasant, shaded area for recreation. The vignette below shows a detailed view of the Pool Deck, which includes tables and chairs, as well as large shade trees and palm trees.




*Conceptual Pool Deck*

## 4.5.9 Conceptual Garden Walk

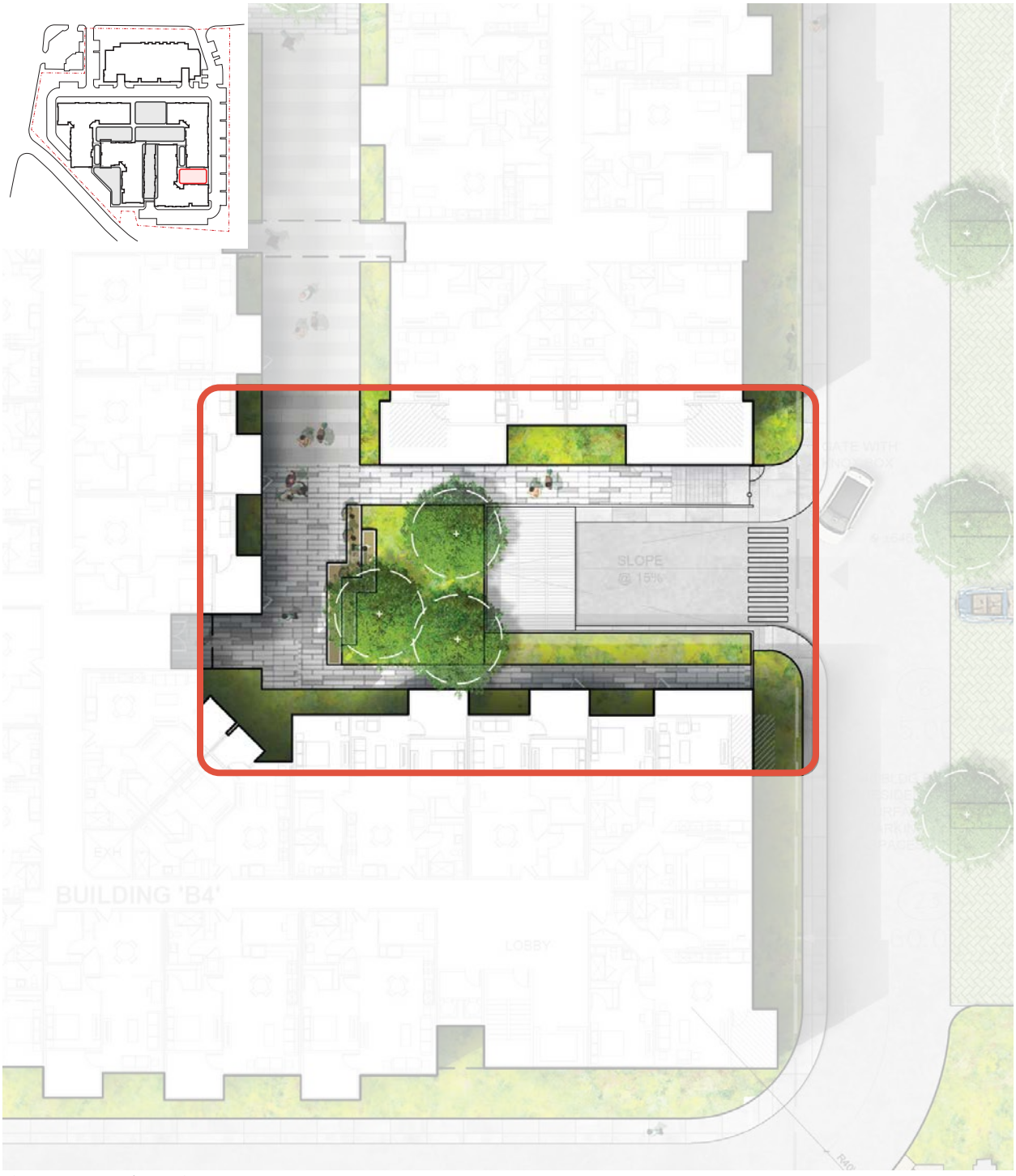
The conceptual garden walk creates a pleasant, shaded pedestrian pathway for residents that runs from the Garden Grove south towards the rear of the site. The conceptual garden walk includes large shade trees and benches, which will provide public outdoor space for residents. The vignette below shows a detailed view of the Garden Walk. Features of the conceptual Garden Walk includes benches and large shade trees.




*Conceptual Garden Walk*

## 4.5.10 Conceptual Leisure Court

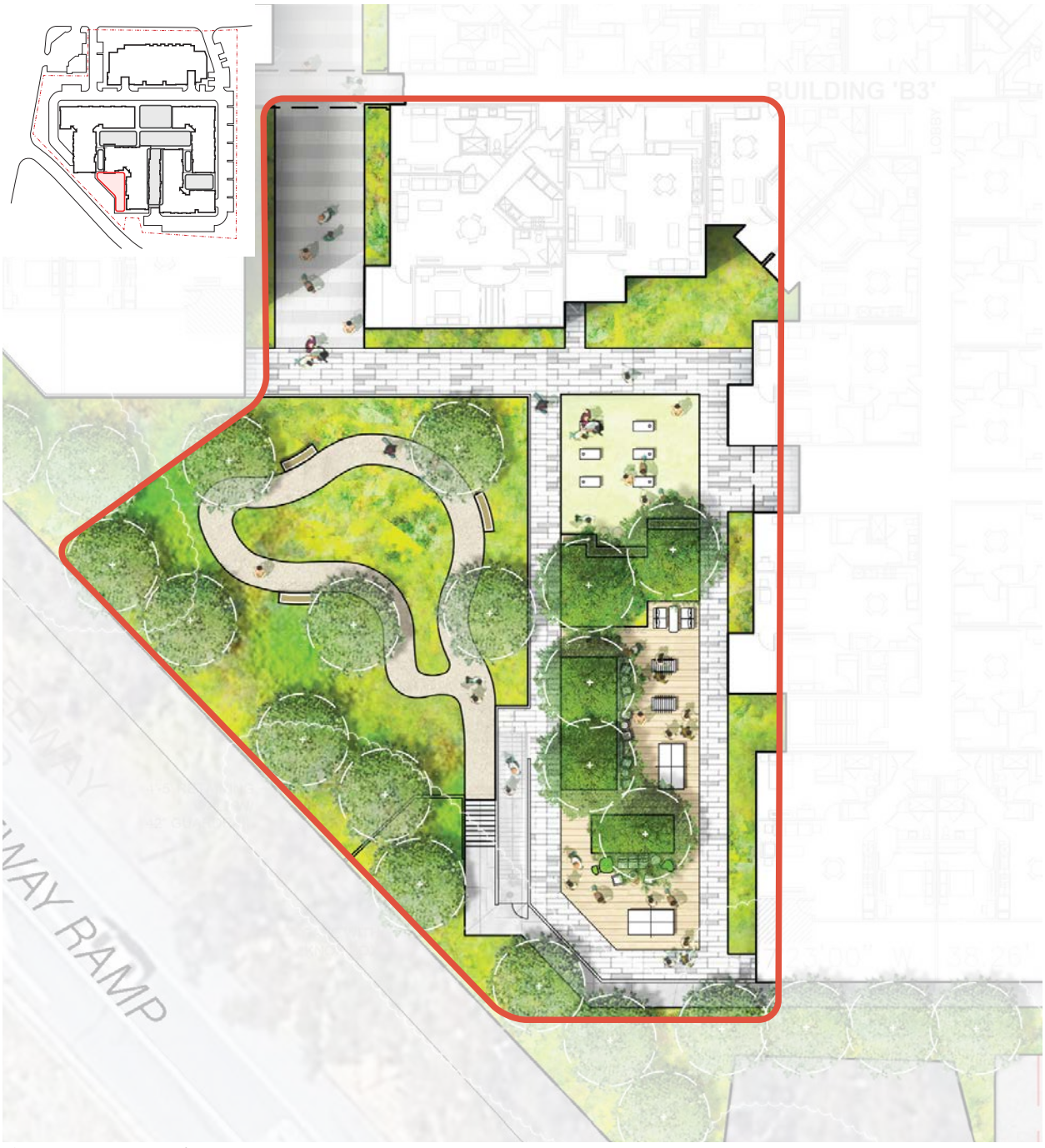
The conceptual Leisure Court is located at on top of the garage access point at the southeast corner of the project site. The conceptual Leisure Court, which abuts the residential development (Building B), is located at the end of a pathway and activates what would otherwise be a dead end. The conceptual court features a breezeway, along with terrace seating and shade trees. The vignette below shows a detailed view of the Leisure Court.




*Conceptual Leisure Court*

## 4.5.11 Conceptual Recreation Terrace

The conceptual Recreation Terrace is located at the southwest corner of the project site behind Building B. The entry into this space features a breezeway and provides various programing for residents and visitors, but is primarily geared towards providing amenities that cater to teens. The conceptual recreation area includes a play lawn, outdoor game equipment such as cornhole, foosball tables and ping-pong tables, a garden lounge with tables and seating, as well as a social deck. A stairway connected to the terrace leads to a meadow garden with walking path and benches. The vignette below shows a detailed view of the Recreation Terrace.




*Conceptual Recreation Terrace*

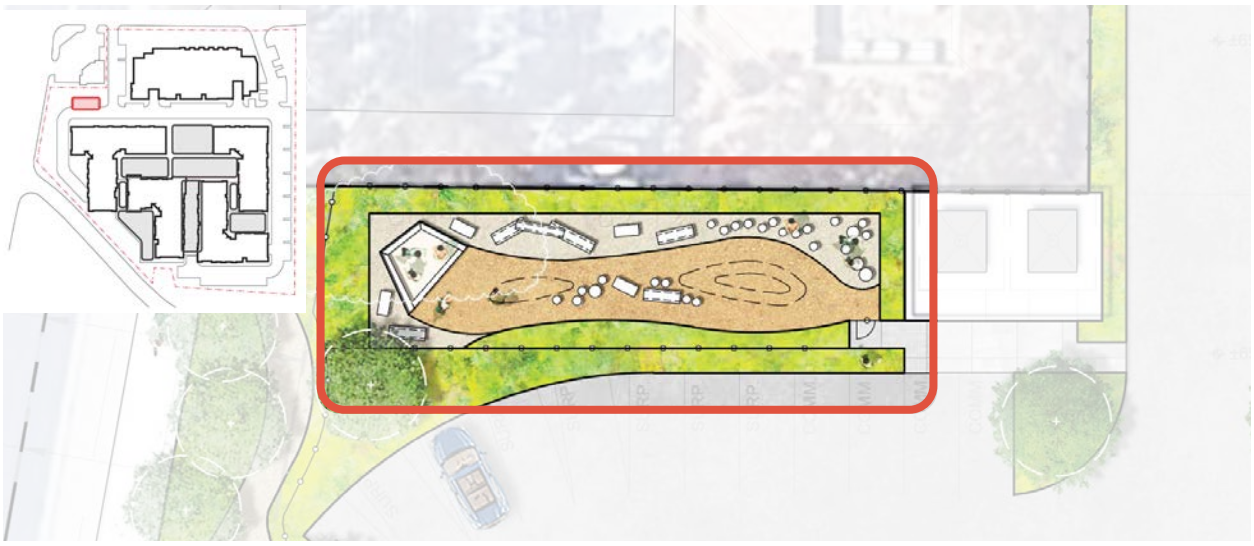
## 4.5.12 Conceptual Dog Run

A conceptual dog run is provided as an amenity to future resident pet owners of the site. The dog run has been placed in the southwest corner of the site, situated to reduce impacts, such as barking dogs, to other residents of the community.

*Conceptual Dog Run*

## 4.5.13 Conceptual Kid's Play Space

A conceptual kids play space is shown located adjacent to the Demonstration Grove. The kids play area is approximately 1,800 sq. ft. in size and includes play equipment for children under the age of five, sand box, benches, and fencing surrounding the play area.



*Conceptual Kids Play Area*

## 4.5.14 Plant Palette

The plant palette includes water-wise plant materials and establishes the intended landscape character for the Specific Plan area. Additional plant materials that are complementary to the following palette may be permitted, provided they are reviewed and approved as part of the City's design review process and are not a species included on the Ventura County prohibited plants list. Recommended plants are listed in Table 4.1, Plant Palette. Along with any new or modified project, a landscape, irrigation, and hardscape plan shall be submitted for review to the City of Thousand Oaks, to determine consistency with Specific Plan requirements and to determine compliance with applicable City of Thousand Oaks Landscape and Irrigation Standards (Resolution 2007-116) requirements and California's Water Conservation Act.

*Table 4.1: Plant Palette*

| Botanical Name | Common Name |
|---|---|
| Quercus lobata | Valley Oak |
| Quercus agrifolia | Coast Live Oak |
| Pistacia chinense 'Red Push' | Chinese Pistache |
| Quercus Engelmannii | Engelman Oak |
| Quercus Virginiana | Southern Live Oak |
| Cercis Occidentalis | Redbuds |
| Manzanita | Arctostaphylos manzanita |
| Island Alum Root | Heuchera Maxima |
| Hummingbird Sage | Salvia Spathacea |
| Sand Dune Sedge | Carex Pansa |
| Berkeley Sedge | Carex tumulicola |
| Centennial Ceanothus | Ceanothus "Centennial" |
| Vine Hill Manzanita | Arctostaphylos densiflor |
| Santa Catalina Island Currant | Ribes Viburnifolium |
| Coffeeberry | Rhamnus californica |
| Toyon Hollywood | Heteromeles arbutifolia |
| Common Yarrow | Achillea millefolium |
| California Fuchsia | Epilobium canum |
| Giant Rye Grass, Canyon Prince | Leymus condensatus |
| Bee's Bliss Sage | Salvia 'Bee's Bliss' |
| California Buckwheat | Eriogonum Fasciculatum |
| Manzanita Pacific Mist | Arctostaphylos 'Pacific Mist' |
| Creeping Wild-Rye | Elymus triticoides |
| Creeping Muhly | Muhlenbergia repens |
| Douglas Iris | Iris douglasiana |
| Marathon grass, Tall Fescue | Fescue Blend |

## 4.6 Parking Lot Design Standards

Parking lots within the Specific Plan area shall comply with the General Design Standards of Parking Areas in Section 9-4.2405 and Section 9-4.2205 of the TOMC except for the following standards, which shall supersede said parking requirements. Parking facilities" refers to structures such as garages, carports, or parking fields and does not include street parking.

- Parking facilities must not be located directly between the residential building and Hillcrest Drive.
- Surface parking should be generally located to the sides and rears of residential buildings in relation to adjacent streets. Surface parking shall not dominate the street frontage.
- Parking spaces may be allowed in front of the principal building frontage but shall be setback a minimum of forty (40) feet from the property line along West Hillcrest Drive.
- Head-in parking is allowed at the project entrances only and where the configuration retains the benefits of pedestrian and vehicular circulation of a complete street design.
- The total width of parking areas visible from the street, including open parking, carports and garages, but excluding underground parking and parking located behind buildings, may not exceed thirty percent (30%) of the street frontage for either West Hillcrest Drive or Rancho Conejo Boulevard. This standard does not apply to visible parallel parking spaces on any street or driveway within the project.
- Parking on the internal drives is allowed and shall be counted toward meeting the parking requirement for the Specific Plan projects.
- Guest parking may be configured as on-street parallel parking, or angled parking, or perpendicular parking.
- Parking spaces must be setback a minimum of three (3) feet from the property line along Rancho Conejo Boulevard.
- All parking surface lot areas used exclusively for parking and turnarounds shall be designed and improved with grades not to exceed a maximum of three and five-tenths (3.5%) percent slope. Grades exceeding three and five-tenths (3.5%) percent slope shall be discouraged but may be approved in special circumstances as determined by the Public Works Director and the Community Development Director.
- All driveways within a parking lot used exclusively for ingress and egress or interior parking surface lot circulation shall be designed and improved with grades not to exceed a seven (7%) percent slope.
- "Parking Facilities" refers to structures such as garages, carports, or parking fields and does not including street parking.

## 4.7 Parking Structure Design Standards

In order to reduce visual impacts of a large sea of parking and for the efficient utilization of parking to facilitate a portion of the mixed-use development within the Specific Plan area, a total of two "hybrid configuration parking structures" are allowed within the Specific Plan area, as defined under Section 9.4.2405.5 of the TOMC. If a hybrid configuration parking structure is not implemented, a below-grade parking structure or a multi-level above grade parking structure may be utilized in its place. Guest parking will be allowed within parking garages. Below are the standards for a parking structure within the Specific Plan area. These standards also supersede the requirements contained in Section 9.4.2205 of the TOMC. Parking structures shall comply with the provisions of all parking requirements identified in this Specific Plan with regard to parking stall dimensions, aisle widths, disabled parking, and the general installation requirements for parking areas.

- Minimum lot size for project proposing a parking structure: None.
- Basement parking structures are allowed. A "basement parking structure" shall mean a parking structure that is under a building designed for human occupancy where the floor level above the parking structure is not more than six (6') feet above finished grade for at least fifty (50%) percent of the perimeter and does not exceed ten (10) feet above finished grade at any point, except when in proximity to a detention basin, which may have a maximum height of twelve (12) feet.
- Grades within the parking structure shall meet the following criteria:
  - All non-ramp areas shall not to exceed a maximum of two and one-half (2.5%) percent slope;
  - Ramps with parking spaces shall not exceed five (5%) percent slope; and
  - Ramps with non-skid surface and no parking shall not exceed a 15 percent slope.
- Tandem parking is allowed for residential uses, provided the space is assigned to the same unit, Commercial uses may allow for tandem parking, provided it is served by an on-site valet service and subject to the approval of an Administrative Special Use Permit.
- Appropriate security measures shall be incorporated into the design of parking structures, which may include, without limitation, location of the structure, entrances, exits and openings, the use of security video systems, security gates, fencing, lighting, security patrols, twenty-four (24) hour surveillance, limited hours of operation, graffiti control measures and other means deemed necessary by the Thousand Oaks Police Department.
- Parking structure shall be located to minimize visual impact from adjacent streets. Design criteria shall include:
  - Locating units or commercial spaces along the right-of-way or internal drive to conceal projecting elements of below-grade parking structures; or
  - Wrapping units or commercial spaces around the multi-level portion of the parking structure to completely conceal it from view. Ingress and egress points are exempt from this requirement.
  - Where buildings will be used to conceal the parking structures, additional landscape screening is not required.
  - The specific location of the parking structure shall comply with the Thousand Oaks Police Department security and safety requirements.

- Any exposed elevations of the parking structures shall be designed to be compatible with the architectural style of the building it is next to. Any exposed portion of the parking structure shall be designed to minimize the use of blank facades through the combined use of appropriate architectural treatment such as heavy textured concrete, planters, openings, indentations, and/or projections of exterior walls to provide visual interest.
- The perimeter of any below-grade parking structure, above grade, visible to view, shall be provided with a landscape planter of at least five (5) feet in width at ground level, except where walkways or entries conflict.
- All parking stalls within below-grade parking structures shall be primarily used for residents, owners, tenants, and employees. Visitor parking is encouraged to be at grade or within upper levels of the parking structure. Appropriate signing and circulation access devices shall be installed to assure compliance with this requirement.
- Separations between a multi-level above-grade parking structure and other buildings on the same site shall comply with the Uniform Building Code.
- The height of the parking structure shall comply with the height requirements identified within this Specific Plan.
- Stand-alone parking structures shall provide variations in finish materials and colors at public entrances that include use of accent tiles, floor pavers, and other special wall, floor, and ceiling finishes and colors. Parking structures surrounded by a building are not required to meet this requirement.
- Parking structures may include landscape planters, light wells, and other amenities that provide a visually pleasing aesthetic effect.
- Parking structures shall provide either natural or mechanical ventilation, where required.
- No on-building identification or advertisement signs, except directional or parking entrance signs, shall be allowed on the exterior elevations of a parking structure. The frontage of such structure shall not be used in calculating the size of permitted signs for the project.

***Illustrative view of underground parking structure***

## 4.8 Fences and Walls

Fences and Walls within the Specific Plan area shall comply with design standards pursuant to TOMC Section 9-4.2509, except for the following standards which shall supersede wall and fence requirements in the TOMC. Walls and fencing, including retaining walls are a permitted (allowed by right) use.

- Retaining walls of up to six (6) feet in height are permitted along West Hillcrest Drive when setback a minimum of twenty (20) feet from the property line.
- Retaining walls of up to eight (8) feet in height are permitted on the southern half of the site (generally adjacent to HWY 101 off-ramp).
- Safety railings, opaque or non-solid fencing, up to a maximum height of forty-two (42) inches is permitted on top of retaining walls where required for safety purposes and do not count towards the maximum height of the wall.

## 4.9 Lighting

Except as identified below, lighting shall comply with the applicable provisions of the TOMC.

- **General Outdoor Lighting Requirements:**
  - Outdoor lighting levels shall not be more than 0.50 foot-candle (fc) at the property line when lighting is within 50 feet of a property line that borders a residential zone.
  - Outdoor lighting levels shall not be more than 2.00 foot-candle (fc) at the property line when lighting abuts a nonresidential zone or lot containing only nonresidential uses.
  - Outdoor lighting shall be shielded in a manner that prevents a direct line between its luminary and any residentially zoned, planned, or developed parcel.
  - Within 50 feet of a residential zoning district, lighting shall be installed no higher than 14 feet above the ground directly below the light fixture.
- **Parking Lot Lighting:** All parking lot illumination shall comply with the City's parking lot standards as identified in the City's Security Ordinance utilizing decorative light fixtures with heights not to exceed fourteen (14') feet in height.
- **Pedestrian Walkways:** Where pedestrian walkways occur, the height of these fixtures may be reduced in proportion to human scale. Use of bollard type lighting for safety adjacent to driveways is also encouraged for pedestrian traffic circulation. All lighting attached to these features shall be decorative, oriented in a downward direction, and downward shielded.

*Proposed pedestrian lighting*

- **Roof Illumination:** No roof illumination shall be permitted except as otherwise needed to comply with building security requirements. The design and location of such fixtures shall be subject to review and approval of the Community Development Department.
- **Lighting on Roof Top:** The rooftop areas contain roof-top decks/terraces. The design, number, and location of lighting fixtures for the roof top areas shall be subject to review and approval of the Community Development Department. Additionally, the rooftop area may be illuminated subject to the following:
    - Light standards shall be located within the interior portions of the roof top areas and setback from the parapets to the maximum extent feasible;
    - Cut-off shields shall be installed/maintained on each side of the light fixtures visible from the parapet wall perspectives;
    - Motion sensors shall be installed to limit operation of the lighting to times activity is detected on the roofing. Lighting shall be off when no activity is on the rooftop;
    - Light standards shall not exceed 10'-0" in height;
    - Any modification to the location of light standards shall be reviewed and approved by the Planning Division of the Community Development Department prior to performing the work.
- **Wall lighting:** Non-decorative wall-lighting fixtures at building entrance doors, loading areas, and outdoor areas within public view area shall not be permitted. Lighting may be provided by decorative downward shielded light fixtures, recessed in a downward direction from the projecting canopies, recessed doorways, and window openings. Decorative architectural light fixtures shall be installed on the building walls. Architecturally designed fixed pendant and bracket light fixtures are permitted. The use of such lighting shall be designed to create a uniform illumination generally in a downward direction and not create illumination hot spots on adjacent surfaces.

*Proposed pedestrian lighting*

## 4.10 Signage

All signs and community monumentation shall be included as part of an approved Sign Program. Signs not requiring a sign permit from the City of Thousand Oaks do not need to be included within the Sign Program.

Signage within the Specific Plan area shall comply with TOMC Section 9-4.2308 and City of Thousand Oaks Sign Design Guidelines Resolutions No. 91-172, except that one additional community-oriented monument sign shall be permitted along Rancho Conejo Boulevard. The monument sign shall be permitted to display "City of Thousand Oaks" or other community-based message and shall not exceed 6 feet in height and 14 feet in length.

Signage shall be incorporated throughout the site to property identify the project including: project monument signs along West Hillcrest Drive (generally a sign for retail uses and a sign for the residential development), a community-oriented monument sign along Rancho Conejo Boulevard, retail signage, parking garage entries, and unit/ building numbering.

## 4.11 Sustainability Guidelines

Smart growth is a planning paradigm that advocates thoughtful and sustainable development patterns and avoids urban sprawl to conserve resources, reduce environmental impacts, support livability, and achieve fiscal sustainability. The Hillcrest Specific Plan embraces the smart growth paradigm and requires sustainable building practices. All new development within the Specific Plan area is required to meet the California Building Energy Efficiency Standards and CALGreen Building Standards (California Code of Regulations Title 24, Parts 6 and 11) to reduce environmental impacts, decrease energy costs, and create healthier living. The CALGreen Code sets forth mandatory and voluntary measures that address planning and site design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality during and after construction. The Building Energy Efficiency Standards ("Title 24") outlines energy/ water efficiency and air quality requirements. Title 24 does not require every efficiency item to be implemented. A certain threshold needs to be met and the developer has the option to choose, via either the prescriptive or performance methods, which items to implement that meet the specified threshold.

### Location & Transportation

- Install EV charging stations to encourage the use of electric vehicles. See Chapter 5.7.5 of the specific plan for details of EV charging space requirements.
- Provide indoor/outdoor bike and scooter parking with electric charging stations.
- Provide a mixed-use development for the residents to live, shop, and dine without driving to alternative locations.
- Provide outdoor park areas and amenity spaces for the residents to work and play without driving to alternative locations.

## Sustainable Sites

- Provide ample exterior open space to encourage interaction with the environment, social interaction, passive recreation, and physical activities.
- Include stormwater management systems to retain and/or treat on-site stormwater runoff.
- Reduce light pollution and improve nighttime visibility by eliminating direct up lighting throughout the site.

## Energy Efficiency

The following recommendations are provided to explore additional opportunities for sustainable design that could add value to the development within the Specific Plan area:

- Where feasible, utilize passive sustainable design strategies to minimize overall energy consumption needed to heat and cool the building. These strategies include daylighting, natural sources of heating and cooling, operable windows, shading on south facing windows, ceiling fans, well-designed building envelopes with high-U values (insulation rating).
- Encourage coordination with SCE to identify opportunities to optimize energy infrastructure while minimizing cost and avoid barriers that may prevent future entry or expansion of energy efficient systems.
- Use on-site solar photovoltaic farm to reduce the environmental and economic harms associated with fossil fuel energy.

## Heat Island Reduction

- Encourage the use of high albedo (reflection coefficient) materials in both paving, roofing and building materials to reflect rather than absorb incoming solar radiation.
- Provide tree canopies and increased planting to reduce impermeable areas.

## Stormwater Treatment

The existing site consists of a large, vacant building surrounded by a large field of surface parking. The site is predominately impervious, whereby stormwater run-off flowing across the parking lots interacts with leftover oil residues and broken asphalt. The proposal would decrease the amount of impervious services on the site, potentially allowing for more areas of natural infiltration (where soil conditions allow) as compared to the existing condition. A new bioretention area is proposed for the southwest corner of the site abutting the 101 Freeway ramp. Stormwater run-off from an 85th percentile 24-hour storm event would be treated on-site before infiltrating or entering into the public storm drain system, consistent with the Ventura County MS-4 Permit. As such, the proposed project would improve the quality of the stormwater leaving the site. Furthermore, by providing more pervious areas as compared to the existing site, the total run-off volume from the site would be less than the existing condition, improving capacity in the local storm drain system.

## Water Efficiency

- Use low-flow shower heads and other water conserving fixtures and appliances.
- Install high-efficiency drip irrigation systems.
- Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.
- Minimize turf areas within the community.
- Use drought-tolerant, native, climate-adaptive, and non-evasive species plants that require minimal or no irrigation.
- Use reclaimed water for irrigation of common areas, wherever available.
- Implement a landscaping plan with a plant palette that includes trees and major landscaping that will require minimal watering within 3-5 years of maturity.

## Materials Efficiency

- Where possible, consider selecting sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.
- Use dimensional planting and other material efficiency strategies. These strategies reduce the amount of building materials needed and lower construction costs.
- Incorporate recycled materials, rapidly renewable materials and durable materials into building, landscape and/or infrastructure design, where possible.
- Incorporate regional or locally extracted or manufactured materials, where possible.

## Indoor Environmental Quality

- Use low-emitting interior finishes to reduce concentrations of chemical contaminants.
- Provide ample views of nature and landscape to give occupants connection to outdoor environment.
- The dwelling units will include electrical appliances and heating, eliminating the use of natural gas within the residences.

# Chapter 5: Development Regulations

## 5.1 General Provisions

This chapter establishes the permitted uses, development standards, and regulations for the planned development within the Hillcrest Specific Plan Area. The regulations and standards for Residential and Mixed-Use development in this chapter of the Specific Plan shall supersede those of the Thousand Oaks Municipal Code (TOMC), unless otherwise stated herein.

In instances of conflicting regulations and standards, the regulations and standards contained in this Specific Plan shall take precedence over the TOMC. If this Specific Plan is silent on an issue, then the standards in the TOMC or other applicable City, state, or federal code shall apply, as appropriate. The provisions in this chapter are not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement between parties.

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

*Illustrative view of residential building*

## 5.2 Allowable Development

The Specific Plan allows the following:

- A maximum of 246 multi-family residential dwelling units within four multi-family residential buildings and one mixed-use building.
- A maximum of 5,300 square feet of retail/ commercial uses in the mixed use building.
- Approximately 2.7 acres of interior and exterior common open space, exterior public open space, and private open space to serve residents of the project and the public in the surrounding area.

## 5.3 Permitted Uses within the Specific Plan Area

Permitted uses are identified in Table 5.1, Specific Plan Permitted Uses. Any other use or activity not listed in Table 5.1 may be permitted within the Specific Plan if it is compatible with the intent of the Specific Plan and is similar to a permitted use, subject to approval by the Community Development Director or designee.

Use Definition and Reviewing Authority:

NP = Not Permitted

P = Permitted

SUPA = Administrative Special Use Permit (Planning Director)

SUP = Special Use Permit (Planning Commission)

DP = Development Permit (Planning Director)

HOP = Home Occupation Permit (Planning Director)

***Table 5.1: Specific Plan Permitted Uses***

| | |
|---|---|
| Administrative, business and professional offices | P |
| Adult entertainment uses | NP |
| Art and crafts studios and galleries | P |
| Assisted living | SUP |
| Auto body repair facilities | NP |
| Auto repair facilities | NP |
| Automobile service stations (gas & other fuels) | NP |
| Bakeries | P |
| Banks and similar financial services | P |
| Bicycle sales and repair shops | SUPA |
| Bookstores | P |
| Boutique Wine and Beer (Type 20 ABC license), per Section 5.5.2 of the Specific Plan. | P |
| Breweries, wine blending, and distilleries (without on-site consumption), per Section 5.5.1 of this Specific Plan | P |
| Breweries, wine blending, and distilleries (with on-site consumption), per Section 5.5.1 of this Specific Plan | P |

| Table 5.1: Specific Plan Permitted Uses (continued) | |
|---|---|
| Clubs and lodges, private | SUP |
| Consumer electronics and appliances sales and services | P |
| College extension classrooms and testing centers | SUPA |
| Copying and reproduction services, including print shops | P |
| Dancing schools and studios | SUPA |
| Dish antennas over 18 inches in diameter | SUPA |
| Drive-through facilities | NP |
| Drugstores, pharmacies | P |
| Florist shops | P |
| Food markets without incidental sales of alcohol | P |
| Food markets with incidental sales of alcohol (up to 10 percent to storage and sales of alcohol) | P |
| Furniture stores | P |
| Health clubs, fitness studios, gymnasiums | SUPA |
| Health clubs, fitness studio or gymnasium accessory to a Multi-family residential development and for use by residents only | P |
| Home occupations | HOP |
| Household maintenance and repair services (e.g., shoe repair, tailor shop, locksmith, framing, watch repair) | P |
| Industrial uses | NP |
| Jewelry stores | P |
| Laundromats (self-services) | NP |
| Laundries and dry cleaning establishments (no plants) | P |
| Libraries | SUP |
| Liquor stores, general (Type 21 ABC license), per Section 5.5.2 of the Specific Plan. | SUPA |
| Live entertainment venues (including accessory) | SUPA |
| Live/work units, per Section 5.5.5 of the Specific Plan | P |
| Manufacturing uses | NP |
| Martial arts studios | SUPA |
| Medical and dental offices, including urgent care | P |

| *Table 5.1: Specific Plan Permitted Uses (continued)* | |
|---|---|
| Mixed-Use | DP |
| Multi-Family Residential | DP |
| Music schools | SUPA |
| Newspaper offices and plants | NP |
| Newsstands | P |
| Outdoor dining in conjunction with a permitted and related commercial operation (e.g. restaurants, meat markets) | P |
| Parks (pocket parks, playgrounds, dog park, etc.) | P |
| Personal care establishments (e.g., barbershops, beauty shops, nail salons, tanning salons, day spa) | P |
| Pet shops, including grooming services and pet day care, but not to include overnight boarding | SUPA |
| Places of worship (religious facilities) | SUP |
| Postal box and mailing services | P |
| School, art, computer, language, tutoring, testing centers, trade & vocational, weight control, and driving | P |
| Residential Care Facilities (Large) | NP |
| Restaurants, cafes, and other specialized food service establishments with alcoholic beverage consumption (Type 41 & 47 ABC Licenses), per Section 5.5.3 of this Specific Plan | P |
| Restaurants, cafes, and other specialized food service establishments, with dancing or live entertainment | SUPA |
| Restaurants, cafes, coffee shops, and other specialized food and beverage service establishments | P |
| Retail | P |
| Residential roof-top amenities, such as games, open space, activities, gatherings for residents and their visitors. Amplified sounds require SUPA. | P/SUPA |
| Substance abuse treatment facilities | NP |
| Temporary model home and real estate sales complexes, per Section 3 of this Specific Plan | P |
| Wireless communications facilities | SUPA |

### 5.3.1 Breweries, Wine Blending, and Distilleries

Alcoholic beverage manufacturing facilities (breweries, wine blending, and distilleries) are allowed within the Specific Plan area as indicated in Table 5.1. Accessory beer, wine, or distilled spirit tasting is a permitted use, provided that area devoted to tasting shall be parked at the same rate as a restaurant or bar. For purposes of parking, the alcohol production area shall be parked at the same rate as a manufacturing use. All such uses described within this section shall have an active, valid license from the California Department of Alcohol Beverage Control (ABC) Board, as applicable.

In addition to the design guidelines and development standards within this Specific Plan, the following requirements shall apply to breweries, wine blending business, distilleries and accessory tasting rooms.

- A brewery, wine blending or distillery use may not exceed production of 15,000 barrels per year for breweries or 150,000 gallons for wine blending/distillery uses.
- All production activities and on-site storage shall be located completely within the facility. Off-site storage is permitted, provided it meets all applicable provisions of the underlying zone. The display of alcoholic beverages shall be located within the manufacturing area and accessory tasting room facility.
- The brewery, wine blending, or distillery use and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:
    - Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and
    - Accessory Tasting Room Open to the Public: 11:00 A.M. to 12:00 A.M. daily.
- Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday.
- The consumption, tasting, and sales of alcoholic beverages shall be limited to only those products produced on site, unless if the use establishes a bona fide eating establishment.
- Ancillary retail sales, including the sale of beer, wine or distilled spirits for off-premises consumption, shall be limited to only those retail items directly associated with the on-site facility and accessory tasting room.
- The brewery, wine blending, or distillery use or accessory tasting room shall not charge an admission fee, cover charge, or require a minimum purchase.
- A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director or designee, shall be submitted and approved prior issuing a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring of both the interior and exterior the property. A Digital Video Recorder (DVR) or similar video recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors and the business address.

- No more than ten percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs, or any other obstructions. All advertising, signage, or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.
- Tours of the brewery, wine blending, or distillery use and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively affect adjacent businesses or property owners.
- The business shall be restricted from utilizing ventilation practices that may negatively affect residences and may be required to install mechanical air filtration systems to the satisfaction of the Community Development Director or designee.
- Any proposed alcohol establishment shall comply with all Police Department conditions imposed, including those listed under Section 19 "Building/Site Security" of City Council Resolution 95-20.

### 5.3.2 Off-premises Alcohol Sales – Boutique Wine and Beer Stores or General Liquor Stores

Boutique Wine and Beer Stores may permit the sale of wine and beer, for off-premises consumptions under a "Type 20 License" of the ABC. General Liquor Stores may permit the sale of general alcohol sales, wine, and beer for off-premise consumptions under a "Type 21 License" of the ABC.

In addition to the design guidelines and development standards within this Specific Plan, the following performance standards shall apply to Boutique Wine and Beer Stores and General Liquor Stores:

- The use does not result in any adverse effects, jeopardize, or endanger the health, peace, or safety of persons residing, visiting, or working in the surrounding area;
- The use is operated and maintained in accordance with all applicable local, state, or federal codes, laws, rules, regulations and statues including those of ABC, the City's General Plan, and all zoning or nuisance regulations in the City;
- The use is operated and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to surrounding properties and occupants. This shall encompass the upkeep and maintenance of exterior facades of the building, landscaping, designated parking areas serving the use, fences, and perimeter of the site, including all public sidewalks, alleys, and parkways;
- The use does not result in repeated nuisance activities, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises especially in the late night

or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests;

- The exterior lighting and security measures shall comply with applicable requirements.
- A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director or designee, shall be submitted to and approved prior issuing the Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring both the interior and exterior of the property. A Digital Video Recorder (DVR) or similar video recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance, and exit doors, as well as the business address.
- No more than ten percent of the square footage of windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions including products, shelving, display items, and/or coolers. All advertising, signage, product, shelving, display items and/or coolers shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.
- A copy of these performance standards, additional City or ABC imposed operating conditions, and a twenty-four (24) hour complaint telephone number shall be posted in a conspicuous and unobstructed place visible from the entrance of the establishment in public view.

### 5.3.3 Alcohol Sales with a Bona-Fide Eating Establishment

The sale of beer, wine, or spirits is permitted as an accessory use for any bona-fide eating establishment under a "Type 41" or "Type 47" License of the ABC.

In addition to the design guidelines and development standards within this Specific Plan, the following performance standards shall apply to accessory alcohol sales with a bona-fide eating establishment:

- Food shall be available to purchase at all times during the restaurant operating hours.
- Alcohol sales shall not exceed 50 percent of gross receipts for the establishment.
- Any sale of spirits for consumption off premises is strictly prohibited. The consumption of spirits shall be limited to the restaurant area as defined per applicable licenses from the ABC.
- Beer and wine may be purchased for off-site consumption; however, the beer and wine may not be consumed within any public common area of the Specific Plan, within any public right-of-way, or outside of any nearby property.
- Any proposed alcohol establishment shall comply with all Police Department conditions imposed, including those listed under Section 19 "Building/Site Security" of City Council Resolution 95-20.

### 5.3.4 Temporary Model Homes and Leasing Complexes

Except as identified in below, temporary model homes and leasing complexes within the Specific Plan area shall comply with Section 8-12.03 of the TOMC.

- Temporary model home and real estate sales/ leasing complexes shall be permitted within the Specific Plan area.
- Temporary leasing trailers may also be permitted and shall adhere to the same standards as those for a temporary real estate sales trailer.

### 5.3.5 Live-Work Units

For live-work development in the mixed-use development, the following commercial/residential activities, conducted wholly within enclosed buildings, shall be permitted provided the commercial/office uses shall occur in conjunction with residential uses and are not standalone uses:

- Apparel – custom tailoring and sales of apparel, clothing and other sewing products made on the premises.
- Artists and craft/sculpture products, sales galleries, and studios.
- Internet-based commerce (no inventory, no pornography).
- Office – creative/tech-based offices and services.
- Photographer/photography studios.
- Residential uses in conjunction with office, retail or other work-related uses as a permitted herein for live-work development.
- Spas and personal care to include nail salons and hair salons (for single patron use only and property owner approval).
- Similar uses permitted by the determination of the Community Development Director.
    - The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purposes of this zone, and not detrimental to the public health, safety or welfare, or to other uses permitted in this zone.

The property development standards set forth in below shall apply to all live-work units within the confines of the Hillcrest Specific Plan.

- Live-work units include the combination of residential living units and workspace of a building for self-employed residents. Live-work units may be fully residential units. Residential uses may occupy the entire floor area of live-work units.
- Where live-work uses are operating, the workspace shall be limited to a maximum of 50 percent of the entire unit (minus porches and garages).
- When live-work uses are operating, the working area of a live-work unit shall be used exclusively for work activities and not for residential purposes.
- The property manager will be responsible for controlling hours of business, signage standards, visitor and guest parking, carport area appearance, etc.
- Storage of hazardous materials necessary for work activities in live-work occupancies may be stored in controlled areas per the current California Building Code used by the City of Thousand Oaks.
- The residential portion of the live-work unit shall only be occupied by the individual and household that has their professional occupation established in the same unit.

- Live-work units are single-tenant spaces that include both residential and commercial/office square footage in a single unit providing for business to be conducted solely by the resident. In no instance shall the work portion of the live-work unit be sub-leased.
- Noise levels generated by live-work spaces shall conform to the conditions of approval requirements.
- Live-Work Signage. Signage within live-work developments is intended to contribute to the unique and contemporary pedestrian oriented residential and professional environment. Signage may be utilized for direction within the Specific Plan area and to announce the presence and location of businesses and professional services within the unit. Signage is not intended to serve as bold commercial enticements that draw visitors into the community from the main roadways such as West Hillcrest Drive. All signage and signage lighting must comply with the requirements of this Specific Plan and the TOMC and must be approved by both the building manager and the City of Thousand Oaks.

*Example artist gallery*

### 5.3.6 Restaurant Outdoor Dining

As identified in Table 5.1, outdoor dining is a permitted use within the Specific Plan. Except as identified below and specifically excluding TOMC Section 9-4.2523 (b), restaurant outdoor dining within the Specific Plan area shall comply with the applicable design standards pursuant to TOMC Section 9-4.2523. For designated outdoor customer dining areas, no parking spaces are required for the first 500 square feet (8 tables with 4 chairs for each tenant). Any outdoor dining area in excess of 500 square feet, 1 space per 100 square feet is required for the area beyond 500 square feet. The maximum area dedicated to outdoor dining (in conjunction with a restaurant), is 1,940 square feet for the project site.

### 5.3.7 Wireless Facilities

Wireless facilities within the Specific Plan area shall comply with the design requirements and procedures found within Article 44 of the TOMC.

*Example outdoor dining*

## 5.4 General Site Development Standards

The property development standards set forth in this chapter shall apply to all land and buildings located within the confines of the Hillcrest Specific Plan. For detailed development standards and setbacks, please see Table 5.3 and Exhibit 5.1, Setback and Building Stepback Diagram.

***Table 5.2: Specific Plan Development Standards***

| | |
|---|---|
| Maximum Commercial (SQ FT) | 5,300 square feet not including non-residential portions of live/work units |
| Maximum Number of Base Units | 243 units |
| Maximum Residential Base Density | 30 du/acre |
| Maximum Lot Coverage | 55% |
| Maximum Building Height[1] | 55 feet |
| Minimum Number of Separate Buildings | Two (2) separate buildings |
| Primary Residential or Mixed-Use Building Entry | Primary residential or mixed-use building entries must face West Hillcrest Drive. A primary entry is not required on Rancho Conejo Blvd. |
| Allowed Multi-family Residential Building Types[2] | Stacked-dwelling and mixed-use block |
| Minimum Building Setback from Property Line Along West Hillcrest Dr. or Rancho Conejo Blvd.[3] | 40 feet |
| Minimum Building Setback from other Surrounding Property Lines Abutting the Specific Plan Area[4] | East: 50 feet<br>Gas Station Property Lines: 50 feet<br>South: 20 feet |
| Minimum Building Setback from Private Street[4] | 10 feet |
| Minimum Building Setback from Internal Driveway Curbs[5, 6] | 5 feet |
| Minimum Private Driveway width[7] | 30 feet |
| Minimum Internal Driveway width[7] | 24 feet |
| Minimum Building Separation[8] | 25 feet |
| Minimum Common Open Space | 85,000 sq. ft. (Approximately 24% of the site) |
| Minimum Courtyard Area | 15% of Nominal Lot Area |
| Minimum Private Open Space[9] | Minimum private open space area of 50 square feet, average of 85 square feet balcony/patio/stoop/ private open space with a minimum dimension of 6 feet. |

[1] Building Height shall be measured as defined by TOMC Section 9-4.202 "Definitions"

[2] Dwelling units can be either within mixed-use blocks or stacked dwelling and no maximum to either residential building type or unit applies.

[3] Additional standards are required per Section 5.4.1.

## *Table 5.2: Specific Plan Development Standards (continued)*

[4] Encroachments allowed per Section 5.5

[5] Excluding buildings located adjacent to angled or head-in parking. The minimum setback of these buildings shall be 25 feet from the edge of the internal street.

[6] Excluding building elevations located adjacent to the entrances to parking garages. Building setback at parking garage entrances shall be zero (0).

[7] Minimum width subject to Fire Department review and approval.

[8] Excluding clubhouses and other accessory or amenity buildings.

[9] Private open space means an open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

## 5.4.1 Tiered Setbacks and Stepbacks from West Hillcrest Drive

Setbacks and stepbacks are depicted in Exhibit 5.1, Setback and Building Stepback Diagram, and described in Table 5.3, Specific Plan Development Standards. The setback is the distance from the property line to the front elevation of the building. For the stepback, the distance is measured from the front elevation of the first floor to the front elevation of the fourth floor. The stepback applies to the entire front elevation of a building, except where a four-story tower element is used to define or enhance a building entrance, or create a landmark feature, or to create architectural interest along the front façade off the building by varying the height of the building. Roof gardens or decks, including those used for recreational purposes, and necessary mechanical equipment screened consistent with the requirements of this Specific Plan, are allowed within the stepback area.

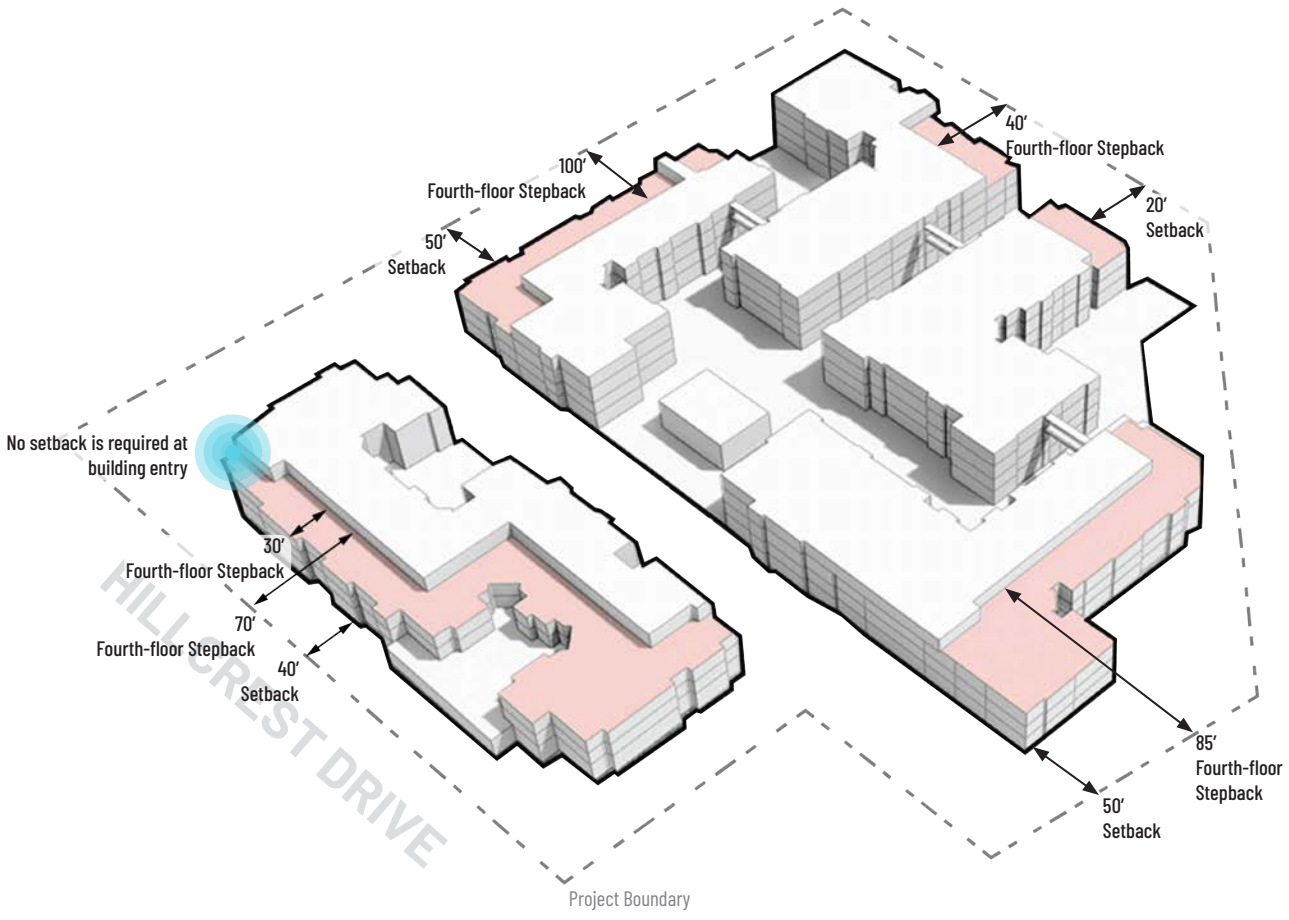



*Exhibit 5.1: Setback and Building Stepback Diagram*

| Table 5.3: Tiered Setbacks and Stepbacks | | | | |
|---|---|---|---|---|
| | West Hillcrest Drive[2] | East Property Line[1] | South Property Line (along 101 Off-ramp)[1] | West Property Line (At Gas Station and Rancho Conejo) |
| First floor building setback | 40 feet | 50 feet | 20 feet | 50 feet |
| Fourth floor building setback | 70 feet | 100 feet | 40 feet | 85 feet |
| Fourth floor building stepback | 30 feet | 50 feet | 20 feet | 30 feet |

[1] Fourth floor setback and stepback must be met for a minimum of 50% of the façade.

[2] Fourth floor setback and stepback is not applicable for the mixed use building major entries as shown on Exhibit 5.1 "Setback and Building Stepback Diagram

## 5.5 Allowable Projections and Encroachments

An encroachment is a permitted allowance into a ground-floor or upper-level setback or stepback. A projection is an element that is allowed to project above the height limit. In all cases, all encroachments and projections shall comply with the California Building Code (CBC), as well as other applicable codes and regulations such as the American Disability Act. The permitted encroachments and projects are discussed below.

- Detached accessory buildings, including garages, or parking spaces required in the absence of garages, may occupy not more than twenty-five (25) percent of a required rear or interior yard provided such building is not more than fifteen (15) feet in height and the wall of such building or parking space is located not less than six (6) feet from the nearest wall of a main building on the same lot or a contiguous lot.
- A breezeway connecting a main building to another building may be permitted. Such breezeway shall remain open on one side and shall not be considered part of a main building.
- A covered patio, attached or unattached, which is enclosed on not more than two (2) sides may encroach into any setback provided the distance between the property line and the patio at the nearest point is not less than ten (10) feet.
- Eaves, cornices, canopies, belt courses, sills, buttresses, bay windows, planter boxes, light fixtures, or other similar architectural features may encroach into any required setback, provided such extensions shall not be nearer than two (2) feet to any property line. Where more than one building is located on the same lot or parcel, such features shall not be nearer than two (2) feet to a line midway between the main walls of such building.
- Open, unenclosed stairways or balconies not covered by roofs or canopies may encroach into any setback not more than seven (7) feet.
- Uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building may encroach into any setback not more than six (6) feet; provided, however, an open-work railing not more than three and one-half (3-1/2) feet in height may be installed or constructed on such porch, platform, or landing.
- Open-work fences, hedges, guard railings, or other landscaping or architectural devices for safety protection around depressed ramped may encroach into any required setback provided such devises are not more than three and one-half (3-1/2) feet in height.
- Fences and walls, subject to applicable requirements in this Specific Plan and the TOMC.
- Signs may project and/or encroach into any required setback or public right-of-way, subject to applicable requirements in this Specific Plan and the TOMC.
- Landscape elements such as the benches, fountains and other decorative features may encroach into any setback, provided they do not obstruct any path of travel or intersection visibility requirements, subject to applicable requirements in this Specific Plan and the TOMC.
- Mechanical equipment may encroach into any required setback area up to the property line, provided the equipment is screened by landscape or material (e.g. wall) to the maximum extent feasible and allowed by the applicable utility provider.
- Stairwells, elevator penthouses, mechanical equipment, and roof attachments such as flagpoles, towers, wireless masts, television antennas, and similar diminutive roof attachments, may project above the height limits set forth within this Specific Plan, provided such projections shall not exceed twenty (20) feet above the prescribed height limit.

- Roof-top trellises and other outdoor living and recreation appurtenances may project above the fourth story stepback height limitation identified in Section 5.4.1, Tiered Setbacks and Stepbacks from West Hillcrest Drive, provided that these areas are not fully enclosed and do not exceed the overall building height identified in Table 5.2, Specific Plan Development Standards.
- Parapets, security railing, and other appurtenances on a flat roof may project above the height limits and fourth story stepback height limitations identified in Section 5.4.1, Tiered Setbacks and Stepbacks from West Hillcrest Drive, set forth within this Specific Plan, provided such appurtenances shall not exceed forty-two (42) inches above the prescribed height.

# 5.6 Parking

## 5.6.1 Off-Street Parking Requirements

Parking within the Specific Plan area shall comply with TOMC Section 9.4.2402 except for the following standards which shall supersede parking requirements in the TOMC.

- For multiple family residential units including apartments and live-work units:
  - Studio: 1 space/unit
  - 1 bedroom: 1 space/unit
  - 2 + bedroom: 2 space/unit
  - Live-work: To accommodate parking for the limited amount of visitors for this type of unit, an additional 0.25 space per unit is required in addition to the residential spaces above.
- For general retail uses, 1 space per 300 square feet of gross leasable floor area is required.
- For medical/dental uses, 1 space per 250 square feet of gross leasable floor area is required.
- For restaurants, 1 parking space is required per 200 square feet of gross leasable area for the first 2,000 square feet of gross leasable area and 1 parking space is required per 100 square feet of leasable area over 2,000 square feet. This parking requirement shall not apply to the alcoholic beverage production area of a restaurant that also produces beer, wine or spirits on-site.
- For designated outdoor customer dining areas, no parking spaces are required for the first 500 square feet. Any outdoor dining area in excess of 500 square feet, 1 space per 100 square feet is required for the area beyond 500 square feet.
- For commercial gyms and health clubs with affixed equipment, 1 space per 300 square feet of gross leasable floor area is required.

- For exercise, dance and aerobics studios and similar uses, 1 space per 100 square feet of gross leasable floor area is required.
- For breweries, wineries, or distilleries:
  - Tasting or serving areas: parked at the same rate as a restaurant or bar
  - Alcohol production areas: 1 space for each 500 square feet of gross floor area or 1 for every 2 employees on the largest shift, whichever is greater, plus 1 for each company vehicle, plus 1 for each 250 square feet of gross floor area for incidental office use.
- A minimum of one commercial loading space and one residential loading space will be required.

### 5.6.2 On-Site Parking Requirements

Parking on the internal drives and private streets is allowed and shall be counted toward meeting the parking requirement for the project.

### 5.6.3 Shared Parking Reduction

Shared parking shall be permitted subject to preparation of a shared parking analysis. The analysis shall be reviewed pursuant to an Administrative Special Use Permit and approved by the City Traffic Engineer.

### 5.6.4 Tandem Parking

Tandem parking is allowed for residential uses, provided the space is assigned to the same unit, Commercial uses may allow for tandem parking, provided it is served by an on-site valet service and subject to the approval of an Administrative Special Use Permit.

### 5.6.5 Electrical Vehicle Charging Spaces

Electrical vehicle (EV) charging spaces are encouraged in the Specific Plan area and will exceed current code requirements. Specifically, the specific plan area shall comply with the following requirements (as defined by California Green Buildings Standards Code, Title 24):

- 25 percent of parking spaces shall be provided with EV charging stations;
- An additional 30 percent of parking spaces are required to be EV ready; and
- An additional 10 percent of parking spaces are required to be EV capable.

## 5.7 Condominium Conversions

Condominium conversions within the Specific Plan area shall comply with design standards pursuant to TOMC Section 9-4.1904. A map must be filed pursuant to TOMC Section 9-4.1904

# Chapter 6: Implementation

This chapter outlines the procedures necessary to administer and implement the provisions of the Hillcrest Specific Plan and includes development phasing, funding mechanisms, regulations, and identification of infrastructure maintenance responsibilities necessary to carry out the project.

## 6.1 Development Phasing

The project will be completed in several phases including demolition, site preparation, grading, building construction, paving, and architectural coating. Residential and retail development is expected to occur upon the implementation of necessary infrastructure, but actual build-out may vary and is subject to market and economic conditions and jurisdictional processing of approvals. The Specific Plan EIR Mitigation Monitoring and Reporting Program will be the guiding document for the implementation of necessary infrastructure to support the development within the overall project.

*Illustrative view of residential units*

Project development will include all on-site infrastructure improvements necessary to service the project including, but not limited to:

- Grading of the Specific Plan area;
- Water distribution lines and related infrastructure;
- Sewer distribution lines and related infrastructure;
- Storm water lines and related infrastructure;
- Other utility services (e.g., electricity, cable television, telephone, etc.); and
- Improvements associated with the on-site private drives.

All on-site infrastructure including water, sewer and storm drains is anticipated to be installed in one phase and will be installed for the entire project prior to certificate of occupancy.

## 6.2 Funding Mechanisms

A variety of funding mechanisms are available to fund the construction, operations, and maintenance of public improvements and facilities, and public services required to implement the Specific Plan. Considered mechanisms include, but are not limited to, the following:

- Private capital investment for the construction of public facilities.
- City programs and/or financial mechanisms directed towards economic revitalization in this area.
- In certain instances, funding for on-site facilities may be tied directly to the Specific Plan project. The project master developer may pay for all or a reasonable fair share portion of the facility.
- Utility connections from the main trunk lines and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrent with the project development. Development funding may involve reimbursement agreement for off -site master planned facilities.

## 6.3 Specific Plan Administration

The City of Thousand Oaks shall administer the provisions of the Hillcrest Specific Plan in accordance with the State of California Government Code, the Thousand Oaks General Plan, the Thousand Oaks Municipal Code, and other applicable State and City regulations. The development procedures, regulations, standards, and specifications 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.

### 6.3.1 Relationship to City of Thousand Oaks General Plan

The Specific Plan implements the applicable goals, objectives, and policies of the City of Thousand Oaks General Plan. The Specific Plan's vision and goals are based on direction given in the General Plan. The Specific Plan is consistent with and furthers the objectives of the City of Thousand Oaks General Plan by providing detailed criteria for development of specific sites and streetscape improvements within its boundaries.

### 6.3.2 Compliance with the Adopted Specific Plan

The City of Thousand Oaks shall monitor compliance with the adopted Specific Plan and mitigation measures at these stages, as appropriate:

- During the plan check review and prior to the issuance of grading and building permits.
- Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.
- Prior to the recordation of any tract map or final map within the Specific Plan boundaries.

The following administrative standards apply to the implementation of future development applications (including tract maps, special use permits, variances, and other applicable applications for projects within the Specific Plan area.

- No development shall occur or building permits issued within the Specific Plan area until the proposed development is reviewed by the City's Community Development Department and found to be consistent with all Specific Plan standards (including mandatory Design Guidelines) and consistent with the overall intent and goals of the Specific Plan design guidelines (except for projects subject to SB330), as determined by the Community Development Director. The Community Development Director may approve minor adjustments to implementing projects without amending this Specific Plan subject to Section 6.4.2, Specific Plan Minor Adjustments, provided the following findings can be made:
- The project is consistent with the City of Thousand Oaks General Plan;
- The project includes a permitted use as determined by Section 5.3 of this Specific Plan;
- The project meets the maximum square footage and density limitations found within Section 3.2 of this Specific Plan; and
- The Project substantially conforms with the design guidelines, development standards and goals of the Specific Plan and it complies with all applicable Objective Development Standards within this Specific Plan..

### 6.3.3 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 decision pursuant to Sections 9-4.2807 and 9-4.2808 of the TOMC.

### 6.3.4 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

### 6.3.5 Variances

Variances to the development regulations contained in the Specific Plan with respect to landscaping, screening, site area, site dimensions, yard and projections into yards, heights of structures, distances between buildings, open space, and off-street parking and loading shall be reviewed pursuant to Article 28 for Variances.

### 6.3.6 Special Use Permits

Use subject to the approval of a special use permit shall be reviewed and approved by the City of Thousand Oaks pursuant to Article 28 of the TOMC.

## 6.4 Specific Plan Amendments

### 6.4.1 Specific Plan Major Amendments

Major amendment shall require a formal amendment to the adopted Specific Plan and shall require giving of notice and a public hearing before the Planning Commission and the City Council in accordance with Government Code Section 65868 and TOMC Section 9-11.14(a). The City Manager 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 Adjustment subject to Subsection 6.4.2. Said determination may be appealed to the City Council.

The following changes constitute major amendment to the approved Hillcrest Specific Plan:

- Adding new permitted uses to the approved Specific Plan area.
- Adding properties that increases the size of the Specific Plan area.
- An increase in the density or intensity of these uses within the Specific Plan area.
- An increase in the allowed maximum height.

### 6.4.2 Specific Plan Minor Adjustment

Minor changes include any modification to the Project that is substantially consistent with the intent of the approved Specific Plan and does not involve a significant deviation from Specific Plan No. 24 or applicable regulations. This Specific Plan includes a certain degree of flexibility with the Project and items covered in the Development Agreement. When clarifications or minor adjustments are necessary or appropriate and do not constitute a Major Amendment under Subsection 6.4.1and said clarification or minor adjustment maintains the consistency of the Specific Plan, the Community Development Director may approve the Minor Adjustment in writing. Minor adjustments authorized by this subsection are ministerial and do not constitute a discretionary action or "amendment" for the purposed of Government Code sections 65867, 65867.5, and 65868. Unless otherwise required by law, no such Minor Adjustment shall require prior notice or hearing. Any amendment which is not a Major Amendment as described in Subsection 6.4.1 shall be deemed a Minor Adjustment.

## 6.5 Maintenance Responsibilities

Successful operation of maintenance districts and associations are important in ensuring that the Specific Plan area is well-maintained. Maintenance responsibilities for the open spaces, landscape areas, lighting, and common project facilities will be maintained by the property manager. Table 6.1, Maintenance Responsibilities, identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the project.

***Table 6.1: Maintenance Responsibility Matrix***

| Maintenance Area | City | Owner and/or Property Manager | Utility Companies |
|---|---|---|---|
| Internal Driveways, Street Lights and Sidewalks | | X | |
| Common Open Space/Indoor and Outdoor Amenities | | X | |
| Bioretention and Landscaped areas | | X | |
| Dry Utility Infrastructure | | | X |
| Wastewater Facilities within 60' Utility Easement | | X | |
| Water Systems* | | X | |
| Sewer Systems | | X | |
| Drainage Systems | | X | |

***Fire lines that supply on-site fire hydrants will require an easement to the City and will be maintained by the City.***