

CIVIC ARTS PLAZA

SPECIFIC PLAN NO. 11

**CITY OF
Thousand Oaks**



SPECIFIC PLAN NO. 11
CIVIC ARTS PLAZA SPECIFIC PLAN

CITY OF THOUSAND OAKS

ADOPTED
SEPTEMBER 26, 1989
ORDINANCE NO. 1042-NS

AMENDMENTS

Amendment Number	Case No.	Date	Ordinance Number
1	SP 11, Amendment 1	May 5, 1992	1148-NS
2	SP 11, Amendment 2	March 23, 2004	1424-NS
3	SPA 10-70056	May 25, 2010	1536-NS
4	SPA 11-70570	June 11, 2013	1586-NS
5	SPA 12-70017	May 22, 2012	1575-NS

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I. AUTHORITY

Specific Plan No. 11 (Civic Arts Plaza Specific Plan) is approved in accordance with and is authorized by Sections 65450 through 65457 of the State of California Government Code and Sections 9-2.401 through 9-2.403 of the Thousand Oaks Municipal Code. Specific Plan No. 11 was adopted in September 1989 and Amendment No. 1 was approved in April 1992. EIR No. 248 was prepared and certified for the original Specific Plan and a Supplement to this EIR was certified for Amendment No. 1. Mitigated Negative Declaration No. 219 and Amendment No. 2 were approved in March 2004. Amendment No. 3 was approved in May 2010, and Amendment No. 5 was approved in May, 2012. This Specific Plan document includes all changes made by Amendments 1, 2, 3, 4, and 5.

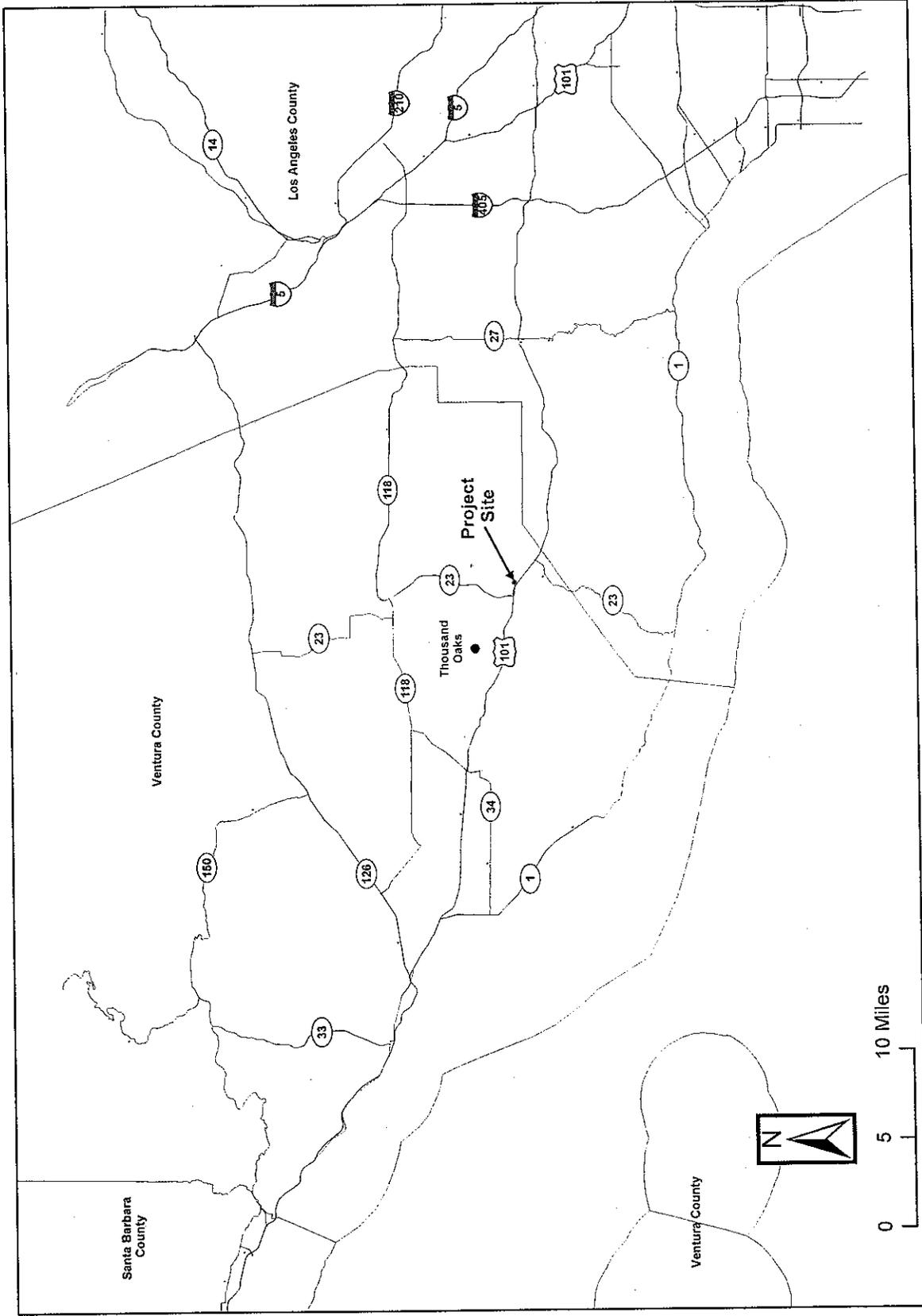
II. INTRODUCTION AND PURPOSE

The Civic Arts Plaza Specific Plan encompasses approximately 27 acres and is located at the southwest corner of Thousand Oaks Boulevard and Conejo School Road within the corporate boundaries of the City of Thousand Oaks. Most of the site was purchased by the Thousand Oaks Redevelopment Agency in 1990 for redevelopment consistent with the Project Area No. 2 Redevelopment Plan. Other adjacent properties were acquired in 2010 and 2011 and incorporated into the Specific Plan by Amendment No. 5.

The site includes the former Jungleland property, which was the site of an African theme amusement park featuring a wild animal zoo and carnival attractions from which the site derives its name. Between 1969, when Jungleland was closed, and 1992, when the public buildings portion of the Civic Arts Plaza project began, the site was vacant. As a result of its colorful past as a local attraction, the Jungleland site has been designated as Ventura County Historical Landmark No. 63.

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

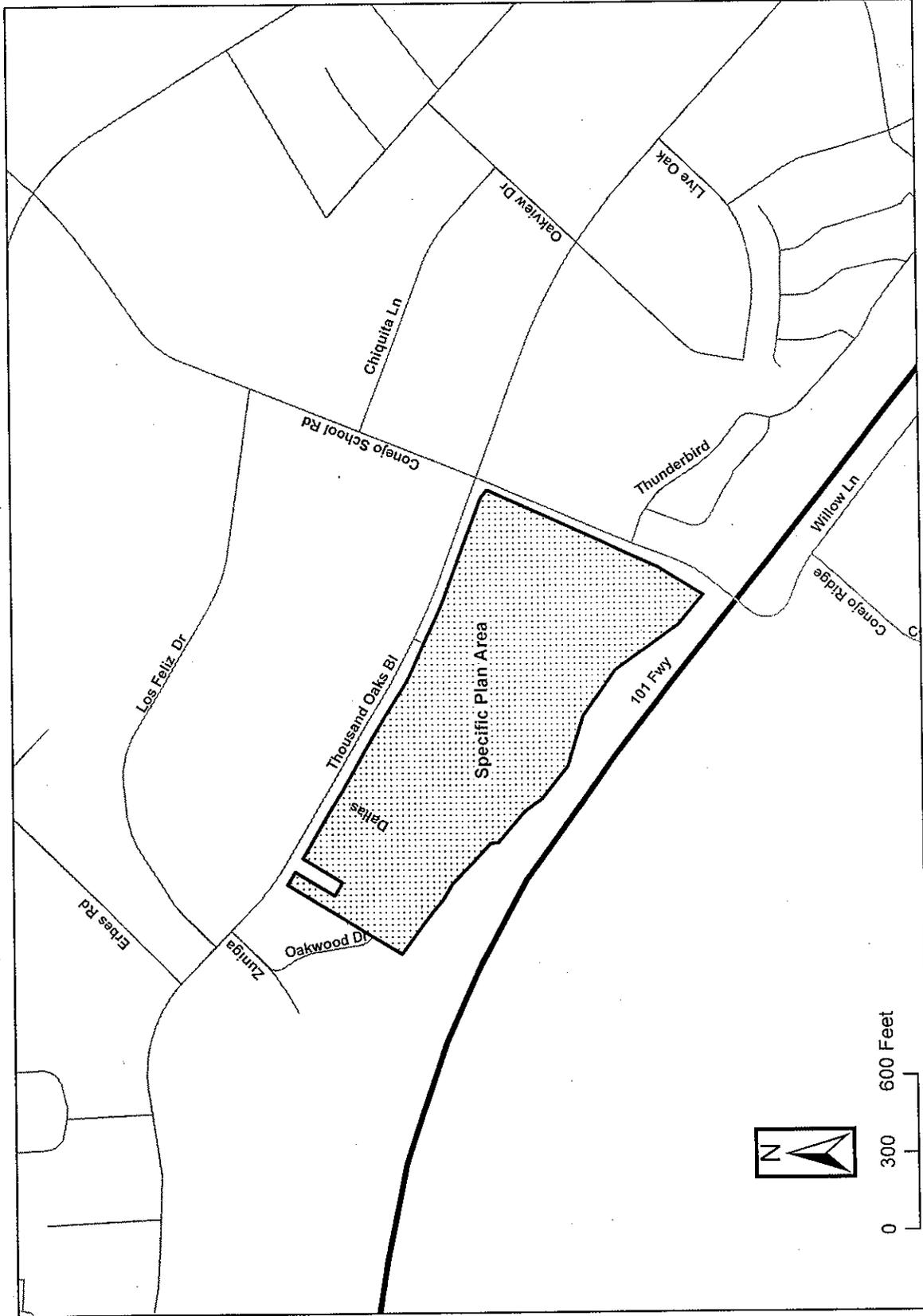
In 1986, the Thousand Oaks Redevelopment Agency developed mixed use, public-private conceptual options for the redevelopment of the



Civic Arts Plaza Specific Plan
Figure 1 - Regional Location Map

City of Thousand Oaks
 Community Development Department

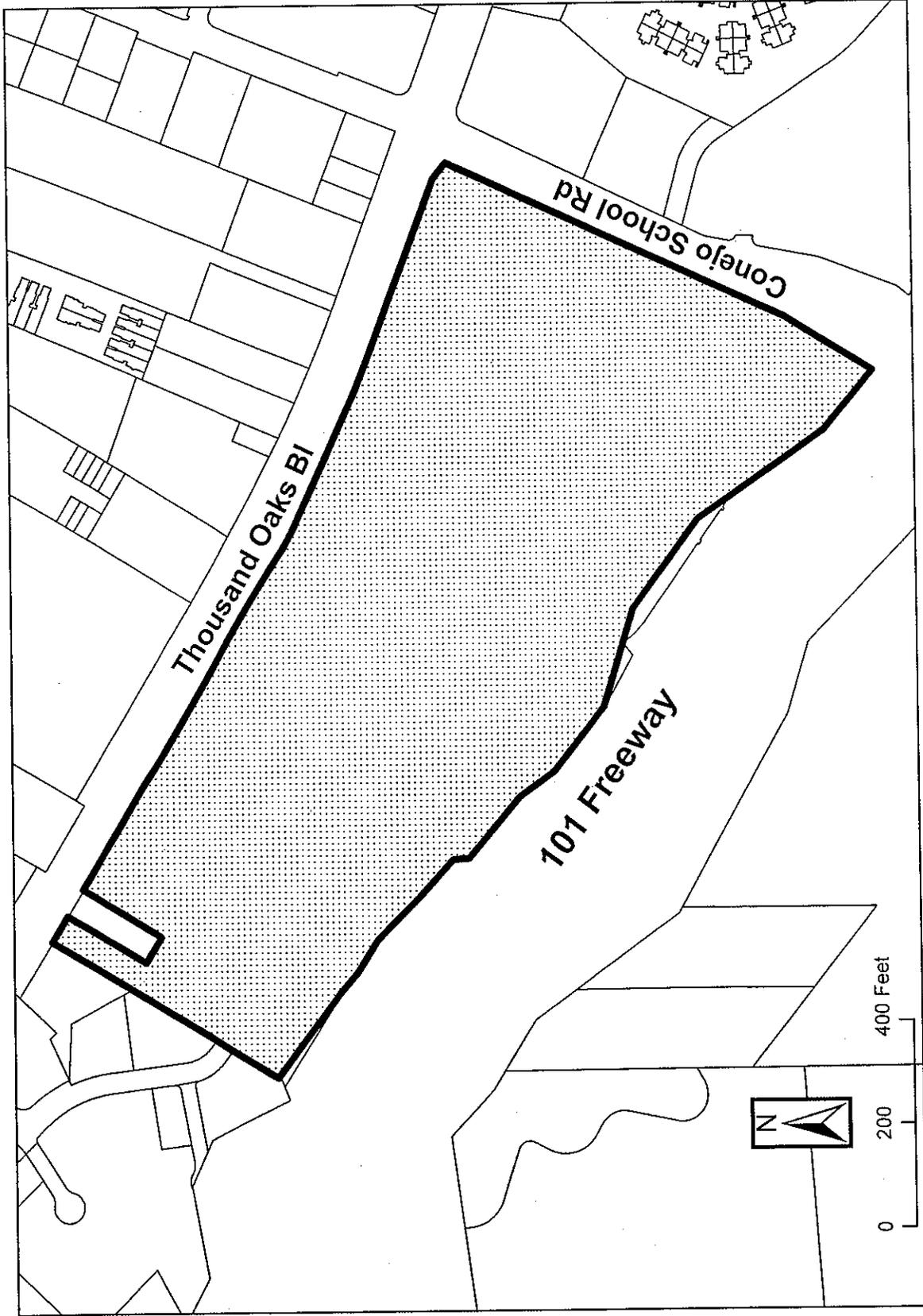
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**Civic Arts Plaza Specific Plan
Figure 2 - Vicinity Map**

**City of Thousand Oaks
Community Development Department**

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April 30, 2013



Civic Arts Plaza Specific Plan
Figure 3 - Specific Plan Boundaries

Jungleland site reflecting the objectives of both the City and Agency. Future development of the Jungleland property was foreseen as an opportunity for the City to establish both a major economic stimulus and a hallmark project for the redevelopment of the entire project area. In 1989, the City and Agency approved Specific Plan No. 11 which authorized a mixed use, public-private project featuring a government center, performing arts center, public park, hotel, office, and retail complex. Construction of the first phase of the Specific Plan began in 1992. This phase included the City Hall, the Civic auditorium, some leased office space, and a parking structure, and was completed in October 1994.

In 1997-98, the Redevelopment Agency completed an additional planning process focusing on the east side of the site and featuring a retail entertainment "lifestyle" center including a mix of movie theatre, retail, restaurants and office uses as well as the addition of a hands-on children's science museum and IMAX theater, known collectively as "the East Side" or "Discovery Park". After some deliberation, the Agency adopted a concept plan featuring the Discovery Center as an anchor use, and commenced selection of a developer. In 1999, the Agency accepted a development proposal for an entertainment-based project and subsequently approved a Disposition and Development Agreement in 2000 for the development of the east side of the Civic Arts Plaza Specific Plan area.

The basic objective of the Civic Arts Plaza Specific Plan is to create a distinctive, high-quality development project for the site, which will serve as a centerpiece for Thousand Oaks and the Conejo Valley and will fulfill the objective to stimulate economic development of the project area. Important components of the Specific Plan include the government center, civic auditorium, public-private, mixed-use development project, and the inclusion of cultural and park amenities in the public portion of the Plan. The Specific Plan guides the comprehensive and integrated development of all components of development projects. In order to achieve the basic objectives of the Specific Plan, development projects will provide generous site amenities and will establish a pleasant pedestrian-oriented atmosphere within the site. In addition to creating practical and functional development, the Specific Plan endeavors to achieve both architectural and site design of the highest quality. The Specific Plan intends to preserve the natural qualities of the site by retaining a substantial amount of open space and preserving mature oak trees wherever possible.

The Civic Arts Plaza Specific Plan includes the detailed regulations, conditions, programs, and proposed legislation, which are necessary for the systematic implementation of the City's General Plan and Thousand Oaks Boulevard Redevelopment Project Area Plan. The Specific Plan establishes the type and location of permitted uses, the permitted scale of

development, necessary circulation improvements, parking requirements, and design criteria for the implementation of the Civic Arts Plaza conceptual development plan.

III. PROJECT SETTING

The Civic Arts Plaza Specific Plan site is centrally located within the City of Thousand Oaks in eastern Ventura County (Figure 1). More specifically, the Specific Plan encompasses approximately 27 acres of land at the southwest corner of Thousand Oaks Boulevard and Conejo School Road (Figure 2). The site is located within the predominately commercial corridor of Thousand Oaks Boulevard and is principally designated for commercial use, institutional use and parks and open space in the Land Use Element of the Thousand Oaks General Plan. The boundaries of the Specific Plan area are shown in Figure 3.

The Civic Arts Plaza Specific Plan site is roughly rectangular in shape and is generally characterized by level to gently rolling terrain. Distinct landform features include an artificially-terraced knoll in the southeast corner of the site and a 30'-40' fill slope along the southern portion of the plan area adjacent to the U.S. 101 Freeway. A northerly trending natural drainage course, formed by the confluence of two smaller tributaries, traverses the site and enters the Arroyo Conejo Channel adjacent to Thousand Oaks Boulevard. Surface elevations throughout the area vary by as much as 90', ranging from a low-point of 808' above sea level in the northwest section of the plan area to a high-point of 898' above sea level at the summit of the knoll in the southeast corner of the site.

The area is underlain by two miocene-age bedrock formations. Conejo Volcanics bedrock underlies the southern portion of the property and is exposed at the surface in the southwestern portion of the site. The Topanga Formation underlies the central and northern portion of the site and is covered with alluvium and fill deposits. High groundwater levels have been encountered in proximity to the watercourses on the property, and springs and seeps can be common in the Conejo Volcanics during the wet winter months. No specific geotechnical constraints are known to exist in the plan area.

Natural vegetation on the site has been disturbed as a result of prior use of the property, and replaced in some areas with the improvements to date of the Civic Arts Plaza project and park. The dominant plant community that exists on the undeveloped portion of the site is oak savannah, which is typified by widely spaced oaks separated by annual grassland. Oak trees have been incorporated into the Civic Arts Plaza park. A preliminary oak tree report prepared by Lee Newman and Associates, Inc., in 1987, identified 40 deciduous valley oaks (Quercus lobata) and 8 evergreen

coast live oaks (Quercus agrifolia) on, or immediately adjacent, to the site. Although many of the oaks are large, old specimens, a number of them exhibit external signs of disease and are only rated fair in terms of overall health and appearance. A number of non-native trees also exist on the eastern portion of the site, most dating from the time of the Jungland Amusement Park. Due to the overall disturbance of the site and its increasing isolation from larger reservoir habitats, the area currently exhibits declining importance to wildlife populations.

The ephemeral streams and oaks on the site represent environmental resources known to have been attractive to the prehistoric Chumash inhabitants. Numerous archaeological sites have been discovered in similar situations and, consequently, there is potential for buried cultural resources to exist within the subject site. An initial field reconnaissance failed to indicate the existence of any previously unknown cultural resources within the limits of the subject property. However, a record search found documented evidence of a location (labeled CA-VEN-654) on the property, which may be a possible source for artifacts reportedly found on the site by local residents. In order to explore the potential significance of this site, an archaeological team excavated a series of backhoe trenches in suspect fill areas and subsurface cultural remains were discovered. As a result of this discovery, an intensive test excavation was conducted and numerous artifacts were uncovered. The site appears to have been a temporary or seasonal camp, which has been highly disturbed by prior grading activities. Excavation has indicated that very little of the deposit remains intact and that the site is not particularly unique. It was the opinion of the archaeologists who undertook the salvage operation that all of the site's materials and scientific data had been satisfactorily unearthed.

Major sources of background noise include the Ventura Freeway (U.S. 101) to the south and traffic noises associated with Thousand Oaks Boulevard and other nearby streets. Ambient noise levels within the limits of the project site exceed 65 dB (A).

The City of Thousand Oaks and Ventura County are located within the South Central Coast Air basin, which has been designated by the State Air Resources Board as an area of "critical concern" with respect to air quality. The principal air pollution problems in Thousand Oaks are particulate and photochemical oxidant emissions. National air quality standards for other major pollutants (sulphur dioxide, carbon monoxide and nitrogen dioxide) are not currently violated in Ventura County.

Water service to the site is provided by the City of Thousand Oaks utilizing the Zone II (Freeway) system. Existing Zone II pipelines in Thousand Oak Boulevard and Conejo School Road provide water service and adequate

fire flow. Adequate wastewater, stormwater, natural gas, electrical and telephone facilities also exist to serve the Specific Plan area. In the development of the Civic Arts Plaza project, infrastructure systems were improved to serve the entire Specific Plan area.

IV. DEVELOPMENT PLAN

The Development Plan describes the development concept for the area and includes permitted land uses, development standards, and design criteria which have been established to guide development in accordance with the objectives of this plan. The Specific Plan area has been divided into four sub-areas, which correspond to the major components of the development concept. The plan's sub-areas are displayed in Figure 4. Descriptions of existing improvements are as of the date of adoption of Amendment 3.

A. Development Concept

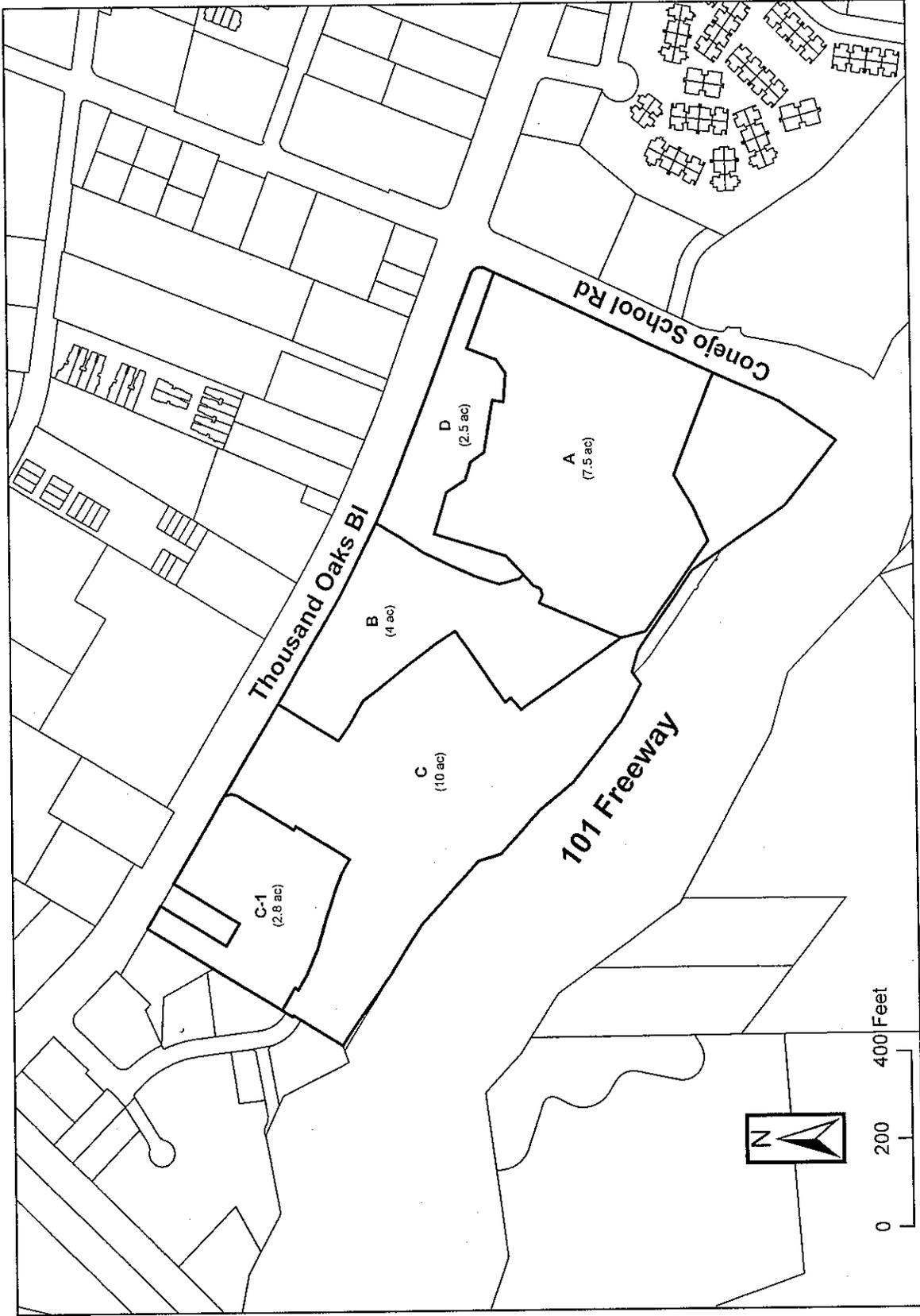
Development planned for the Civic Arts Plaza Specific Plan area consists of a mixture of various public, quasi-public and private uses distributed around a public park in the center of the site and along the Thousand Oaks street frontage.

Sub-Area A is planned for commercial development. This area is planned to accommodate uses such as entertainment-oriented retail commercial uses, movie theaters, offices, restaurants, and similar uses which complement the Civic Arts Plaza and the Discovery Center.

The Discovery Center facility and the public park are located within Sub-Area B, and the park is considered to be a focal point of the Specific Plan area, and both the public and private development surrounding it will be oriented to take advantage of the amenities offered by the park.

The Civic Arts Plaza complex (Sub-Area C) includes the Countrywide Performing Arts Center including the 1,800 seat Kavli Theatre, 400 seat Scherr Forum Theater (which doubles as the City Council Chambers), public meeting rooms and government offices and a small amount of leased office space. This Sub-Area will include future museums.

Sub-Area D includes two ponds, seasonal ice skating rink, driveway access and related improvements to be located along the frontage of Thousand Oaks Boulevard.



Civic Arts Plaza Specific Plan
Figure 4 - Land Use Sub-Areas

Access to the Specific Plan area is provided by an entrance road to the Civic Arts Plaza (Dallas Drive), by entrances and internal driveways from Thousand Oaks Boulevard and Conejo School Road, and by a service access road to the Kavli Theater at the southeast corner of the site. Parking for the Civic Arts Plaza is provided in a parking structure, a surface parking lot adjacent to Thousand Oaks Boulevard, and a service parking area at the rear of the Kavli Theater. Parking for Sub-Area A will be provided in a surface or multi-level parking facilities located south of the proposed commercial buildings and accessed from Thousand Oaks Boulevard and Conejo School Road. Parking for the Discovery Center or other public or quasi-public uses will be provided in a parking structure.

Sub-Area A (Private Commercial)

Development in Sub-Area A is planned to consist of an integrated complex of various commercial uses, including restaurants, retail, future offices and/or movie theater, which would complement the performing arts venue of the public portion of the Plan, and the museum/theater venue of the Discovery Center portion. Approximately 101,000 square feet of development is envisioned for this area in two phases (first phase approximately 51,000 square feet of retail and restaurants and second phase approximately 50,000 square feet multi-screen stadium-seated movie theater). The development should be designed as a complex of individual buildings connected by plazas and pedestrian walkways. Commercial uses should support the entertainment theme of the area. The private development links physically with the park, the Discovery Center and the public complex and should have strong visual and physically inviting and attractive connections to encourage safe and pleasant pedestrian flow.

The commercial buildings should be low in profile (no more than 2-3 stories) and should emphasize high-quality design and the provision of site amenities. The individual components of the development should be integrated into a unified complex, which will complement the development in the other sub-areas. Similar themes in architectural design and building materials should be used to visually tie together the entire project. Variation and complexity in building forms should be utilized to break down the building masses and promote visual interest. Pedestrian access must be emphasized and an attempt should be made to segregate pedestrian and vehicular circulation.

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

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

Sub-Area B (Discovery Center and Public Park)

The Discovery Center and park area serves as a common amenity for the Specific Plan area. The Discovery Center may be designed to provide direct pedestrian connections to the Civic Arts Plaza (Sub-Area C) and to the private commercial project (Sub-Area A), and to ensure maximum pedestrian access among all sub-areas. The park is designed primarily as an open gathering space, suitable for community gatherings and special events, and for passive recreation and visual relief. It is envisioned to contain turf, vegetation, water, and other natural features. The Discovery Center will complement the Civic Arts Plaza structure in its form, scale, height, bulk and will encompass pedestrian connections, access to and from parking areas, and functional and aesthetically pleasing transitions to adjoining sub-areas. Development surrounding the park should be oriented to take advantage of views into the park. Pedestrian walkways will provide access into the park from adjacent development and from Thousand Oaks Boulevard, and are planned to meander through the site. The park is equipped with power, lighting and other services to facilitate community events.

Sub-Area C (Public and Governmental Facilities)

This area features the Civic Arts Plaza complex including the Countrywide Performing Arts Center including the 1,800 seats Kavli

Theater, 400 seat Scherr Forum Theater/City Council Chambers, public meeting rooms and the administrative offices of the City of Thousand Oaks. The Civic Arts Plaza features a distinctive architectural quality and design with public outdoor plaza areas, and an outdoor amphitheater with stage.

The complex provides a number of means of pedestrian access to the park and the government center. Most of the parking in this sub-area is provided in a parking structure, which is served by an access road (Dallas Drive) directly from Thousand Oaks Boulevard at a signalized intersection. There is also a service access to the rear of the theater from Conejo School Road. There is significant landscaping incorporated into the building levels and plazas, and the complex is placed among the existing oak trees to visually complement the design. There is also significant landscaping along the freeway slope south of the facility to soften its appearance from the freeway corridor.

Sub-Area D (Ponds and Seasonal Ice Skating Rink)

The Thousand Oaks Boulevard frontage, north of the commercial project (Sub-Area A), is planned to contain one or two ponds, including a seasonal ice skating rink, which could be viewed from the commercial complex. Because of the use of this area as a public amenity, it is designated as Sub-Area D, to distinguish it from the adjacent commercial buildings and parking facility (Sub-Area A).

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

B. Permitted Land Uses

The uses which are specifically permitted in each of the sub-areas are listed below. The Community Development Director shall determine whether any proposed use is a permitted use or consistent with this Specific Plan.

Sub-Area A (Private Commercial)

1. Bakeries;
2. Banks, including ATM, and similar businesses;
3. Beauty salon, beauty supply, day spa and barber shops;
4. Blueprinting, photostating, and photofinishing facilities;
5. Bookstores;
6. Commercial uses associated with arts, crafts, music, dance, and other artistic and cultural activities (e.g., art galleries, music and art shops, dance and music studios, etc.)
7. Computer and computer software stores;
8. Day care centers;
9. Delicatessens;
10. Dry cleaners (customer service facility only, without on-site processing);
11. Florist shops;
12. Health and fitness clubs;
13. Home entertainment and electronics stores;
14. Home furnishings, home decor and housewares stores;
15. Jewelry stores;
16. Live entertainment in the plaza area provided such use is reviewed and approved by a Special Use Permit issued by the Community Development Director; and

17. Luggage stores;
18. Multi-level parking structure;
19. Newsstands;
20. Office supplies and stationary stores;
21. Offices, business;
22. Offices, professional, medical, dental, excluding veterinary;
23. On-site sale and consumption of alcoholic beverages in conjunction with the operation of restaurants, subject to review and approval of a Special Use Permit by the Community Development Director;
24. Optical stores;
25. Other office or office related uses, as approved by the Community Development Director;
26. Pharmacies;
27. Restaurants and cafes with outdoor customer dining areas, including fast food outlets;
28. Screened wireless communications facilities;
29. Shoe stores;
30. Specialty gift, health and vitamin stores, and grocery stores with less than 5,000 square feet;
31. Sporting goods stores;
32. Surf shops;
33. Theaters, indoor;
34. Toy stores;
35. Travel agency;
36. Uses incidental and accessory to permitted uses, such as live entertainment in conjunction with the operation of restaurants provided such use is reviewed and approved by

a Special Use Permit issued by the Community Development Director;

37. Vending carts; retail kiosks and food pavilions;
38. Video stores; and
39. Wearing apparel stores;

Sub-Area B (Discovery Center and Public Park)

1. Banquets/catering facilities;
2. Large format movie theater (i.e., IMAX theater), with ancillary facilities related to its operation;
3. Meeting and conference spaces;
4. Museums and exhibit halls;
5. Outdoor display of exhibits in conjunction with the Discovery Center;
6. Parking structures;
7. Screened wireless communications facilities; and
8. Uses and structures related to passive recreational park use, as deemed appropriate by the City of Thousand Oaks or other designated public agency with responsibility for park development and management.

Sub-Area C (Public and Governmental Facilities)

1. Art galleries/exhibits;
2. Branch libraries;
3. Civic auditorium, theater or similar publicly owned, multi-purpose general assembly facility for cultural, artistic, theatrical or other entertainment and/or public assembly purposes;
4. Concession facilities, including cafes;

5. Conference and training facilities for private, public and non-profit purposes;
6. Day care centers;
7. Governmental center, including city administrative offices and public meeting/assembly spaces;
8. On-site food catering service, printing shops, graphics supplies store, audiovisual equipment rental service, and other services and shops, if incidental to the operation of a conference facility. Such uses may also offer products and/or service to the general public;
9. Other office or office-related uses for use by public service, quasi-public, or non-profit agencies and organizations, as approved by the City of Thousand Oaks;
10. Multi-level parking structures;
11. Museums; and
12. Screened wireless communications facilities.

Sub-Area D (Ponds and Seasonal Ice Skating Rink)

For the purpose of limiting permitted uses within this area, the only improvements allowed are landscape, hardscape, limited surface parking as stated in Section V (Circulation and parking), lighting, signage, driveway access, construction of the two (2) ponds and the seasonal ice skating rink, and any other required improvements to facilitate the operation of these improvements as may be approved by the Redevelopment Agency or City. The City may permit special or seasonal events, which include the use of vending carts and kiosks in Sub-Area D in the manner the City normally uses to approve such events.

C. Development Standards

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

As an overall performance standard for the entire plan area, the amount of park, open space, plazas and landscaping retained in the Specific Plan area, in relation to the amount of building coverage, shall be as close to 50 percent of the total plan area as reasonably feasible.

Sub-Area A (Private Commercial)

Building Height: 35' maximum for a distance of 150' into the site as measured from the property lines along Thousand Oaks Boulevard and Conejo School Road, and 75' maximum for the remainder of the area. For the areas with a 35' maximum building height, the maximum height shall be determined by measuring vertically from the corresponding grade elevations along the street frontages of Thousand Oaks Boulevard and Conejo School Road. For the areas with a 75' maximum building height, the maximum height shall be measured vertically from a point, which is the average elevation of each of the sides of the building. In no case may any structure exceed a height greater than that of the road surface of the adjacent Ventura Freeway (U.S. 101).

Setbacks: A 35' landscaped setback shall be provided adjacent to both Thousand Oaks Boulevard and Conejo School Road. Other setbacks shall be provided as deemed appropriate by the Community Development Director through the Design Review process, pursuant to Title 9, Chapter 4, Article 18, of the Thousand Oaks Municipal Code. Interior yards or plazas between adjacent buildings walls excluding any architectural projections shall have a width at least equal to the height of the taller of the two adjacent buildings walls.

Floor-Area Ratio: The ratio of usable building floor area to total site area shall not exceed .8.

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

Off-Street Parking: Off-street parking shall be provided in accordance with the provisions of Chapter V (Circulation and Parking) of this plan. In addition to these provisions, the following parking standards shall apply: 1 parking space per 100 square feet of leasable area for restaurant uses and 1 parking space per 300 square feet of leasable area for retail uses. For outdoor customer dining area, no parking spaces are required for the first 320 square feet (5 tables with 4 chairs each). For any outdoor dining area in excess of 320 square feet, 1 space per 100 square feet is required.

Subject to further review and approval of the City of Thousand Oaks, the following options may be pursued to provide additional parking spaces in case parking demand exceeds parking supply within this sub-area:

- valet parking;
- the use of the day care center parking lot at 110 S. Conejo School Road for either employee parking or valet;
- the use of the sixth level of the Civic Arts Plaza parking structure for employee parking;
- any other alternative parking arrangements recommended by the Community Development Director.

Landscaping: Since plaza, landscaping and walkways are key amenities for the development of this sub-area, plans for these amenities shall be submitted for review and approval by the Community Development Department in conjunction with any proposed development project within the sub-area. Said plans shall be designed in accordance with the City's landscape and irrigation plan standards.

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

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

Trash Enclosures: Trash enclosures shall be covered and enclosed and not viewable from a public street or walk.

Sub-Area B (Discovery Center and Public Park)

The public park area is intended primarily for passive recreational purposes and as a visual amenity and shall be developed in a manner consistent with the conservation of natural values and the enhancement of public enjoyment. The park shall be largely characterized by a composition of naturalistic features and vegetation including trees, turf, landscaping, water, and topographic features. The park shall include pedestrian facilities and other miscellaneous site improvements deemed appropriate by the City of Thousand Oaks, the Redevelopment Agency or other designated public agency with responsibility for park development. The park shall not contain athletic playfields or other facilities intended for active recreational purposes.

Building Height: Beyond a distance of 150' into the site as measured from the property line along Thousand Oaks Boulevard, to the south property line adjacent to the Freeway, the maximum building height shall be 75'. The Discovery Center, if necessary to accommodate technical requirements for clear inside height for a large format theater and exhibit gallery space, shall be allowed greater height relative to the Freeway, up to an elevation of 930' above main sea level per Thousand Oaks base survey data.

Setbacks: A landscaped setback of 150' as measured from the property line shall be provided along Thousand Oaks Boulevard. Other setbacks shall be provided as deemed appropriate by the Community Development Director through the Design Review process, pursuant to Title 9, Chapter 4, Article 18, of the Thousand Oaks Municipal Code.

Lot Coverage: Buildings, including accessory buildings, shall not cover more than 35% of the total site area.

Off-Street Parking: Off-street parking shall be provided in accordance with Chapter V (Circulation and Parking) of the Specific Plan.

Landscaping: Landscape and irrigation plans shall be submitted for review and approval by the Community Development Department for any proposed project within the sub-area and shall be designed in accordance with the City's landscape and irrigation standards.

Signs: A uniform sign program shall be submitted for review and approval by the Community Development Department for any proposed project within the sub-area and shall be designed in accordance with applicable provisions of the Thousand Oaks Municipal Code.

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

Trash Enclosures: Trash enclosures shall be covered and enclosed and not viewable from a public street or walk.

Sub-Area C (Public and Governmental Facilities)

Building Height: 35' maximum for a distance of 150' into the site as measured from the property line along Thousand Oaks Boulevard, and 75' maximum between there and the south property line. The maximum height shall be determined by measuring vertically from the corresponding grade elevations along the street frontage of Thousand Oaks Boulevard. In no case may any structure, except the Civic Auditorium, exceed a height greater than 25' higher than the adjacent low point of the road surface of the Ventura Freeway (U.S. 101). The Civic Auditorium, because of technical requirements for clear inside height for acoustics, scenery drops, and other similar features, shall be allowed greater height relative to the freeway, up to an elevation of 945' from Thousand Oaks base survey data.

Setbacks: A 35' landscaped setback shall be provided along Thousand Oaks Boulevard. Other setbacks shall be provided as deemed appropriate by the City of Thousand Oaks.

Floor-Area Ratio: The ratio of usable building floor area to total site area should not exceed .9.

Lot Coverage: Buildings, including accessory buildings, shall not cover more than 65 percent of the total site area.

Off-Street Parking: Off-street parking shall be provided in accordance with the provisions of Chapter V (Circulation and Parking) of this plan and shall be located in a parking structure.

Landscaping: Landscape and irrigation plans shall be submitted for review and approval by the Community Development Department for any proposed project within the sub-area and shall be designed in accordance with the City's landscape and irrigation standards.

Signs: A uniform sign program shall be developed and adopted for the area by the City of Thousand Oaks and with the consent of the Redevelopment Agency.

Trash Enclosures: Trash enclosures shall be covered and enclosed and not viewable from a public street or walk.

The Westside property shown as Area C-1 on Figure 4 shall have the following development standards in order to provide a transition in the built environment between Thousand Oaks Boulevard and the Civic Arts Plaza:

Sidewalk Width: Along Thousand Oaks Boulevard frontage, a minimum 10-foot sidewalk easement is required to obtain the desired minimum 20-foot sidewalk from the curb.

Building Setback: The front building setback shall be a minimum of 0 feet and a maximum of 15 feet.

Building Height: The maximum average building height is 50 feet, not to exceed 3 stories.

D. Design Criteria

A basic objective of the Civic Arts Plaza Specific Plan is to produce a project of high design quality, featuring distinctive architecture, generous amenity, and a highly attractive visual environment. Since the development within Sub-Area A is integrally linked with the Civic Arts Plaza, and will be viewed from that facility by theater goers and those desiring to walk to that commercial project, the architecture, the design elements, and materials used on the west and south sides of the structures, hardscape, walkways, view corridors and landscaping of the private project are just as important as the design of the sides fronting Thousand Oaks Boulevard and Conejo School Road. It is intended that the quality of design, mix of uses, and arrangement, integration and relationship of the various components of the Plan shall together create a lasting focal point for the greater Thousand Oaks area. Ultimate authority for approval of all design aspects of projects in the Specific Plan area shall be vested with the Thousand Oaks

Redevelopment Agency. In general, the procedures and guidelines of the Design Review process (Title 9, Chapter 4, Article 18, of the Thousand Oaks Municipal Code) shall apply to all projects in the Plan area. The following criteria are intended to describe, in general terms, the basic design objectives of the Civic Arts Plaza Specific Plan:

- The architecture within the Specific Plan area shall be of distinctive, innovative design intended to make a strong statement as to the special nature of the Plan area. The architecture shall attempt to achieve a timeless design to provide lasting beauty and distinction to the project. The architectural design shall not emulate any traditional style nor exploit any transient trends in design, which might serve to easily date the project.
- Building forms shall be arranged and articulated to break up building mass and reduce the perceived scale of the various structures. Both horizontal and vertical articulation of building facades shall be encouraged in order to provide visual interest, reduce the appearance of building mass, and avoid monotony in the façade. Various angular forms in plan and elevation shall also be encouraged to help reduce the perception of building mass and open view corridors within the site.
- Building heights, in general, should be stepped back from Thousand Oaks Boulevard. The height of roofs and facades shall be lowest adjacent to Thousand Oaks Boulevard and gradually increase in height further away from the Boulevard.
- Compatibility in design shall be achieved among all components of the project and among each of the sub-areas of the plan in order to produce a harmonious and unified setting. The design, function, materials, and colors of all elements of the plan shall be coordinated.
- Projects in the Specific Plan area shall contain extensive, high-quality site improvements, site furnishings, landscaping and amenities. All building setback areas shall be extensively landscaped. Hardscape, plazas and other pedestrian oriented improvements should be integrated with Civic arts Plaza and landscaping.
- The Specific Plan area shall possess a strong pedestrian orientation. The projects shall attempt to create designs

attractive to the pedestrian with interesting facades, inviting entrances, clustered activity areas, creative patios for outdoor customer dining areas, and extensive pedestrian improvements. The scale of buildings shall seem comfortable from the pedestrian perspective while creating a sense of drama to enhance the pedestrian experience. Clear pedestrian connections shall be provided to create a pedestrian circulation network among the various sub-areas of the plan and to establish a pedestrian linkage to Thousand Oaks Boulevard. Pedestrian-level building facades shall be composed of rich and textured materials and enhanced with architectural detail for visual interest.

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

V. CIRCULATION AND PARKING

Vehicular Circulation

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

Dallas Drive provides access to Sub-Area C of the Specific Plan. The service road to the rear of the Kavli Theater may be further improved and used for access to projects in sub-areas A and B of the Specific Plan. Direct access from Thousand Oaks Boulevard and Conejo School Road shall be provided for sub-areas A and B. If required for a proposed development project, Conejo School Road shall be widened and improved adjacent to Specific Plan area boundary. Internal vehicular circulation will not be designed as City streets. Signalization shall be provided on Thousand Oaks Boulevard and Conejo School Road where determined appropriate by a traffic study. The need for other street improvements shall be evaluated in project-specific traffic studies, and shall be provided where determined necessary by such studies.

Pedestrian, Alternate Transportation and Transit Access

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

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

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

Parking

Parking to serve projects in the Specific Plan area is planned to be provided in a parking structure and surface lot located in Sub-Area C (Government Center), angled surface parking in Sub-Area D (Pond Parcel), and a surface parking lot or parking structure in Sub-Area A (Private Commercial). Parking may also be provided in a structure or

surface parking in or immediately adjacent to the Discovery Center within Sub-Area B. A parking and stacking area to accommodate buses carrying attendees to the Performing Arts Center which include the Kavli Theater and the Scherr Theater will be provided in Sub-Area A and its design and operational characteristics shall be reviewed and approved as part of the entitlement for Sub-Area A.

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

Shared Parking

A shared parking concept will be utilized throughout the Specific Plan area in order to provide for the efficient use of the available parking supply. This concept allows separate uses to share parking facilities when these uses generate parking demands during different periods of the day or week. The amount of parking required to serve the planned uses in the Specific Plan area shall be determined through a shared parking study (or studies) to be approved by the City prior to issuance of any development permits in any of the sub-areas.

VI. SPECIAL FEATURES

Mixed Use Development

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

Plazas

Plaza spaces are an important component of the development envisioned for the project area. Main plazas are planned as part of the commercial complex in Sub-Area A, and the government center in Sub-Area C, and should also be a component of the development proposal for the Discovery Park in Sub-Area B. These plazas may be partially elevated above grade in order to take advantage of the grade differentials on-site. The elevated plazas would provide spaces for pedestrian activities and circulation between buildings and would provide vantage points for views

into the park. The plazas would also serve as formal pedestrian entry spaces for the building complexes. The elevated configuration of the plazas and connecting walkways could allow segregation of pedestrian and vehicular traffic.

Public Park

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

Building Height and Form

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

Oak and Landmark Tree Preservation

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

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

VII. PUBLIC IMPROVEMENTS

On-site or adjacent improvements to public streets, sidewalks, and parkways, as well as improvements to drainage facilities and utilities, that

are necessitated by proposed development projects within the Specific Plan area, shall be constructed concurrently with the development of each sub-area. Necessary off-site improvements linked to any proposed development project in the Specific Plan area should also be constructed concurrently with development on the project site or at the discretion of the City of Thousand Oaks and/or Thousand Oaks Redevelopment Agency an in-lieu fee may be paid to an improvement fund. All such improvements shall be designed in accordance with all applicable standards and regulations of the City of Thousand Oaks, responsible State and Federal agencies, and affected utility companies. Proposed on-site and off-site Improvements shall be evaluated as part of the approval process for any proposed development projects.

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

1. a new driveway and miscellaneous improvements to existing roadways;
2. a parking structure in Sub-Area C;
3. a public park in Sub-Area B and D;
4. public buildings, including government center, and civic auditorium; and
5. potential parking structure in Sub-Area A and B.

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

Adequate facilities for water service, wastewater collection, and stormwater drainage are available on the site or within adjacent public rights-of-way. Similarly, facilities are available for telephone, gas, and electricity service to the plan area. The only improvements, which are anticipated at this time, include the construction of necessary on-site facilities and lateral connections to existing service lines. On-site drainage

facilities will include a connection to the underground Arroyo Conejo storm drain along the northerly perimeter of the area and the extension of drains across the site, which currently drain upslope areas to the south. The construction of on-site storm water retention facilities or a contribution to an off-site master retention facility may be necessary to mitigate downstream capacity deficiencies. Water and wastewater service will be provided by the City of Thousand Oaks. Existing water and wastewater lines located in Thousand Oaks Boulevard and Conejo School Road will serve the project. Connections to these lines will be required to provide service on site.

VIII. IMPLEMENTATION

Development Plan Review Procedures

Pursuant to Sections 522 and 523 of the Amended Redevelopment Plan for the Thousand Oaks Redevelopment Project Area, no permits shall be issued for the construction of any new buildings, nor shall any subdivision of the project site be approved, nor shall any other entitlements for use and development of the subject site be granted until precise development plans have been reviewed and approved by the Redevelopment Agency with respect to satisfaction of the objectives and standards of this Specific Plan, upon recommendation by the Planning Commission, pursuant to Section 9-4.1808 of the Thousand Oaks Municipal Code. No additional permits will be required by the Redevelopment Agency as a result of the Agency's review of proposed projects.

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

Regulation of Development

The Civic Arts Plaza Specific Plan is intended to further the goals and objectives of both the Thousand Oaks General Plan and the Redevelopment Plan of the Thousand Oaks Redevelopment Project. In order to achieve these objectives, the provisions of this Specific Plan are adopted by a City Council ordinance and shall supersede any zoning regulations and standards of the Thousand Oaks Municipal Code to the contrary as they apply to any proposed development project on the site. The Civic Arts Plaza Specific Plan shall also serve as the redevelopment implementation plan for this portion of the Thousand Oaks Boulevard Redevelopment Project.

The adopted Specific Plan shall act as the zoning for the subject property. The Redevelopment Agency shall have the authority to determine whether future development proposals adequately fulfill the intent and purposes of this Specific Plan. This shall include determinations as to appropriate development intensity within the limits described in this plan, necessary public improvements and appropriate project design.