

RESOLUTION NO. 93-152

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF THOUSAND OAKS
ESTABLISHING PLANNING POLICIES AND
GUIDELINES FOR CITY GATEWAYS

WHEREAS, the City of Thousand Oaks is located in a scenic and unique natural setting, which is to some degree separated from nearby communities by intervening mountains; and,

WHEREAS, the basic spatial form of the City, as set forth in the City's General Plan features a ring of open space, further establishing the community's unique sense of place and lifestyle; and,

WHEREAS, the citizens of the City take pride in the aesthetic character of the City's natural setting and its built environment; and,

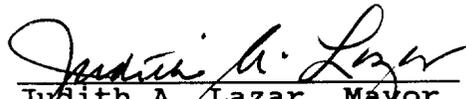
WHEREAS, because of the City's geographic setting and relatively well-defined boundaries, there exist concentrated circulation patterns, exposing the traveling public to specific entrances to the City as a whole and to important sections of the City; and,

WHEREAS, there is a need for the City to define these "gateways" to the community, and establish a comprehensive set of policies related to private and public projects which impact them.

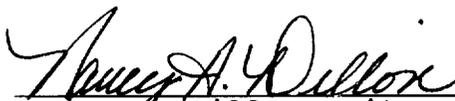
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Thousand Oaks that the following policies and guidelines attached hereto as Appendix A shall apply in reviewing projects within defined gateway areas, and in guiding the City's own beautification and community identity efforts.

* * * * *

PASSED AND ADOPTED this 3rd day of August, 1993


Judith A. Lazar, Mayor
City of Thousand Oaks, California

ATTEST:


Nancy A. Dillon, City Clerk

APPROVED AS TO FORM:



Mark G. Sellers, City Attorney

APPROVED AS TO ADMINISTRATION:



Grant R. Brimhall, City Manager

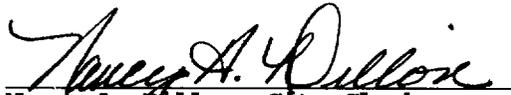
CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF THOUSAND OAKS)

I, NANCY A. DILLON, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. 93-152 which was duly and regularly passed and adopted by said City Council at a regular meeting held August 3, 1993, by the following vote:

- AYES: Councilmembers Zeanah, Schillo, Fiore and Mayor Lazar
- NOES: None
- ABSENT: Councilmember Zukowski

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Thousand Oaks, California.


Nancy A. Dillon, City Clerk
City of Thousand Oaks, California

APPENDIX A

CITY OF THOUSAND OAKS
GATEWAY PLANNING POLICIES AND GUIDELINES

A. Definition and Purpose of Gateways

City gateways which are established by this resolution are entrances to the Conejo Valley which are heavily used as access points by residents of the community as well as visitors to the community. Gateways are intended to provide focal points of community identity, and to remind residents and introduce visitors to the character of the community.

B. Location and Classification of Gateways

For purposes of this resolution, the following gateways are hereby established:

1. Primary Gateways

The most significant gateways to the community shall be defined as primary gateways and include the following areas:

- a) Ventura Freeway entrance to the City from Westlake Village
- b) Ventura Freeway entrance to the City at the Conejo Grade
- c) Thousand Oaks Freeway entrance to the City from the Tierra Rejada Valley

Although not a direct gateway from another area, the interchange of the Thousand Oaks Freeway and the Ventura Freeway shall also be defined as a primary gateway, due to its central location and high volume of traffic.

2. Secondary Gateways

Secondary gateways consist of segments of major roads leading into the community from the Freeway interchanges. Secondary gateways include the following:

- a) Westlake Blvd. - Townsgate to Thousand Oaks Blvd.
- b) Hampshire Rd. - Foothill to Thousand Oaks Blvd.
- c) Rancho Road - Ventura Freeway to Thousand Oaks Blvd.
- d) Moorpark Rd. - Rolling Oaks to Hillcrest Drive
- e) Lynn Rd. - Greenmeadow Drive to Hillcrest Drive
- f) Ventu Park Rd. - Newbury Road to Hillcrest Drive
- g) Borchard Rd. - Michael Drive to Ventura Freeway

- Rancho Conejo Blvd. - Ventura Freeway to Hillcrest Dr.
- h) Wendy Drive - Old Conejo Road to Hillcrest Drive
- i) Janss Road - Moorpark Rd. to El Monte Drive
- j) Ave. de los Arboles - Freeway interchange
- k) Sunset Hills Blvd. - Freeway interchange to Erbes Rd.
- l) Olsen Rd. - Freeway interchange to Simi Valley

3. Tertiary Gateways

Tertiary gateways consist of entrances to the community with lesser traffic volumes than the primary gateways.

- a) Olsen Road entrance from Simi Valley
- b) Agoura Road entrance from Westlake Village
- c) Thousand Oaks Blvd. entrance from Westlake Village
- d) Moorpark Road entrance from the Santa Rosa Valley
- e) Potrero Road entrance from Oxnard Plain

C. Gateway Planning Policies

The following policies shall guide public and private gateway planning efforts:

1. A series of common unifying design elements shall be developed, including "signature" specimen oak trees as focal points, which can be used as appropriate at gateway locations.
2. Gateways should include signage identifying the City of Thousand Oaks. Signage shall be in scale with the extent of the gateway area itself, as well as the character of the area. Smaller-scale signage is appropriate in gateways adjoining and serving residential areas and smaller, more closed-in gateways. Larger-scale signage may be appropriate at primary gateways, and secondary gateways of larger size which serve principally non-residential areas.
3. Wherever possible, City streets within gateways, and intersection approaches to gateway intersections shall have landscaped medians and parkways.
4. To implement gateway improvements in developed areas, the City may work with property owners to acquire easements for installation and maintenance of gateway features on private property.
5. Landscaping at gateway locations should include specimen trees where such trees can be accommodated. To assist with upgrading tree sizes above City standard in gateway locations, the City may consider matching contributions by developers and property owners.

6. A consistent "theme" for entry signage is preferable to a variety of treatments, as it helps to establish and reinforce the community's identity.

D. Gateway Policy Implementation - City Capital Projects

1. General Policy

In preparing and approving the City's Capital Improvement Program, consideration shall be given to gateways identified in this resolution. Specific gateway projects shall be considered in accordance with the priorities set forth in sub-section 2, below.

Other City capital projects (road widenings or other improvements, public buildings, etc.) which are located in or adjacent to gateways shall be designed to incorporate gateway planning policies set forth in Section C of this resolution.

2. Gateway Prototype

In developing plans for gateway projects, the following elements shall be considered and included where practical:

- a) Appropriate scale City identification signage
- b) Specimen oak tree(s) to establish a theme
- c) Landscaped median and parkways
- d) Other landscaping and planters
- e) Pedestrian walkways and appropriate street furniture
- f) Right-of-way acquisition or easements needed to accomplish the project
- g) Lighting
- h) Street trees per Forestry Master Plan

The scale of gateway improvements shall be generally commensurate with the hierarchy of gateways defined in Section B, above. For this reason, a variety of expressions of the gateway prototype are appropriate.

3. Gateway Priorities

In periodically drafting the City's proposed Capital Improvement program, staff shall develop gateway projects for the Council's consideration. The City Council shall consider the suggested gateway projects in relation to other possible capital projects, and in relation to funds available for capital projects generally.

For planning and programming purposes the following priorities are established, which should be followed sequentially unless a change is authorized by the Council:

Capital Projects Priority List

Group 1

- Primary: Ventura Freeway at Conejo Grade
- Secondary: Borchard Road/Rancho Conejo Bl. at Ventura Fwy.*
Janss Road at Thousand Oaks Freeway
Westlake Boulevard at Ventura Freeway
- Tertiary: None.

Group 2

- Primary: Ventura Freeway from Westlake Village
- Secondary: Moorpark Road at Ventura Freeway
Wendy Drive at Ventura Freeway
- Tertiary: Olsen Road entrance from Simi Valley

Group 3

- Primary: Thousand Oaks/Ventura Freeways Interchange
- Secondary: Ventu Park Road at Ventura Freeway
Avenida de los Arboles at Thousand Oaks Freeway
- Tertiary: Agoura Road entrance from Westlake Village

Group 4

- Primary: Thousand Oaks Freeway from Tierra Rejada Valley
- Secondary: Hampshire Road at Ventura Freeway
Sunset Hills Blvd at Thousand Oaks Freeway
- Tertiary: Thousand Oaks Blvd. from Westlake Village

Group 5

- Primary: None.
- Secondary: Olsen Road at Thousand Oaks Freeway
Lynn Road at Ventura Freeway
Rancho Road at Ventura Freeway
- Tertiary: Moorpark Road from entrance Santa Rosa Valley
Potrero Road from Oxnard Plain

* Improvements phased as necessary to avoid conflict with future interchange realignment by CalTrans.

E. Gateway Policy Implementation - Private Projects

1. General Project Design Policy

The specific policies defined for the Freeway corridors by Resolution 91-172, adopted July 23, 1991, are hereby incorporated in this resolution by reference and shall apply to all construction, development, and landscaping within or immediately adjacent to the gateways defined in Section B above. Said standards are meant as guidelines and the City's Planning Commission and City Council may authorize waivers or reductions of any of these standards in situations including, but not limited to, the following:

- a) when the size or unique configuration of the property would prevent any reasonable development of the property consistent with the guidelines, or
- b) when the community benefit of the project justifies such waivers or deviations.

2. Gateway Policy Implementation

In addition to the general project design policy set forth above, new projects to be located in or adjacent to gateways may be conditioned to provide on-site or off-site landscaping, specimen oak tree(s), walls, or signage consistent with the gateway plan for that area.

3. Gateway Implementation - Major Projects

Projects, or groups of related projects by the same applicant, which consist of more than 10 acres of land may be conditioned to provide a gateway plan and improvements, acceptable to the City of Thousand Oaks, for any entire secondary gateway adjacent to or in close proximity to the project. This requirement may be applied whether the project is sited on vacant land or consists of substantial redevelopment of developed land.

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