

RESOLUTION NO. 2006-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THOUSAND OAKS ADOPTING GUIDELINES AND STANDARDS FOR EVALUATING PRECISE PLANS OF DESIGN FOR CONSTRUCTION AND DEVELOPMENT OF RESIDENTIAL INDUSTRIAL AND INSTITUTIONAL PROJECTS WITHIN THE CITY OF THOUSAND OAKS AND RESCINDING CITY COUNCIL RESOLUTION NO 2003- 090

WHEREAS, it is the policy of the City Council to foster architecture of beauty and integrity in function, proportion, form and use of materials compatible with the general aesthetic environment of the Thousand Oaks Planning Area and to contribute to the cultural enhancement of the City of Thousand Oaks; and

WHEREAS, Title 9, Chapter 4, Article 18 of the Thousand Oaks Municipal Code sets forth design review requirement provisions for all construction and development within the City;

WHEREAS, updates are necessary to construct and develop residential industrial and institutional projects within the City;

WHEREAS, City Council Resolution No 2003-090 was previously adopted to establish guidelines and standards for evaluating Precise Plans of Design for new and modified residential, commercial and industrial structures; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Thousand Oaks hereby rescinds Resolution No. 2003-090 and adopts the following guidelines and standards for residential, industrial and institutional construction and development:

INTENT AND PURPOSE

It is found and declared that the following design features and elements, building materials and colors are generally illustrative and reflective of and compatible with the natural setting of the scenic and historic beauty and environment of the Conejo Valley in general and of the City of Thousand Oaks in particular, and that when properly used would not have a deleterious or adverse effect on surrounding properties or the peace, health, safety, and general economic welfare of the inhabitants, businesses, industries, governmental, cultural and institutional activities.

A . ARCHITECTURAL DESIGN REVIEW GUIDELINES FOR NEW RESIDENTIAL DEVELOPMENT

The illustrations included in this section are designed to assist in the interpretation of the guidelines and show preferred designs with a plus (+) sign while discouraged designs are indicated with a minus (-) sign.

1. Neighborhood Compatibility and Hillside Development

In neighborhoods which possess examples of distinctive architecture, including but not limited to Bungalow, Cape Cod, Colonial, Contemporary, Craftsman, Eichler, French Country, Italian, Mediterranean, Modern, Prairie, Pueblo, Ranch, Spanish, Tuscany, Tudor, Victorian, or any with elements relevant to these styles, new structures and additions should present a harmonious character so as not to clash or be architecturally incompatible with the particular surrounding neighborhood. Structures and additions should be consistent with the elements that distinguish their particular neighborhood. These elements include but are not limited to a sense of mass, scale, roof lines, colors, textures, materials and maintenance of the existing setbacks and patterns of development in the particular neighborhood. The City encourages new structures and additions which are consistent with the following architectural design review guidelines.

- a. New dwellings as well as alterations and additions to existing dwellings should respect and enhance neighborhood compatibility



b. Existing design and architectural elements should be considered and incorporated from the surrounding neighborhood.

c. Scale mass height and bulk should be consistent with existing dwellings in the surround neighborhood.

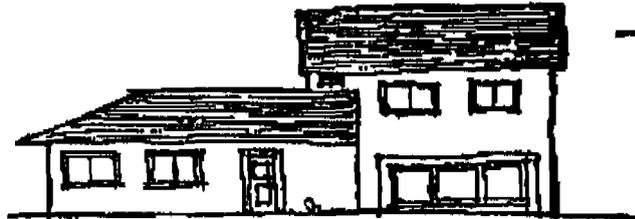
1. The structures or additions should be proportionate in size mass and height.
2. The mass and height should blend well with neighboring structures and not overwhelm them with unbalanced size or a design that is out of character for the neighborhood.
3. Architectural features such as porches, roof overhangs, bays, chimneys, as well as windows and doors should relate to the scale, style, size and proportion of the building.
4. Roof lines should be of similar pitch and character to roofs in the surrounding neighborhood.
5. Visual impacts of large roof areas should overall be minimized.



6. A combination of smaller building components should be used to achieve additional area for the building.
7. Creative use of architectural details which provide visual interest is encouraged.

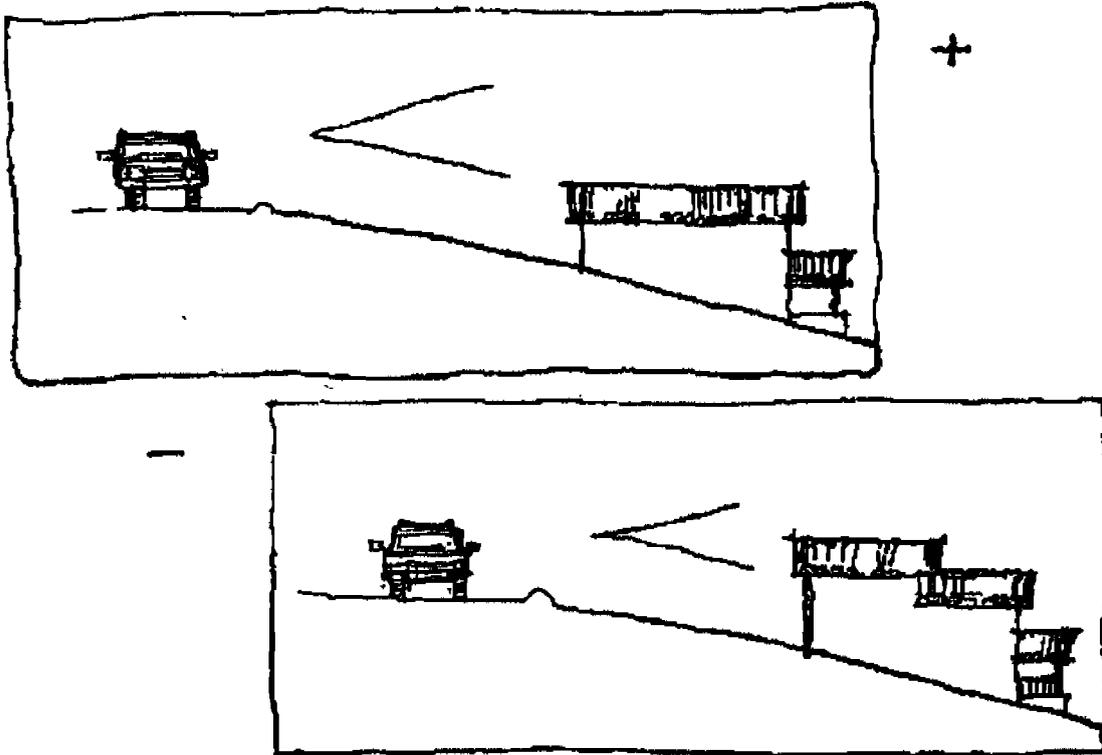
d. Visual impacts of new construction should be minimized on structures and yard areas of adjacent properties.

1. To avoid (1) casting shadows on neighboring buildings; (2) appearing massive from adjacent buildings and yard areas; and (3) projecting shadows on adjacent properties which would impair solar access.
2. New windows should be installed to avoid loss of privacy for neighboring buildings and yard areas. Clerestory and/or translucent windows which provide light and air are encouraged.
3. Second floor balconies and decks should be designed and located to minimize loss of privacy for neighboring buildings and yards.
4. Where loss of privacy and/or adverse visual impacts are likely to occur due to new construction story poles could be erected to indicate the location and rough dimensions of the new addition or single family dwelling during the public notification period.



- e. Existing public viewsheds should be respected and maintained and effort shall be made to preserve significant public view corridors.
 1. Construction on hillside properties should consider respecting and maintaining existing viewsheds through the limitation of width, depth or height of new building elements.

2. Efforts should be made to preserve significant public viewshed and public views of open space, public parks and lakes, designated protected ridgelines, and other designated types of landforms
3. Elevations that are exposed to surrounding areas, especially public roads, shall receive additional architectural detailing to enhance the appearance.

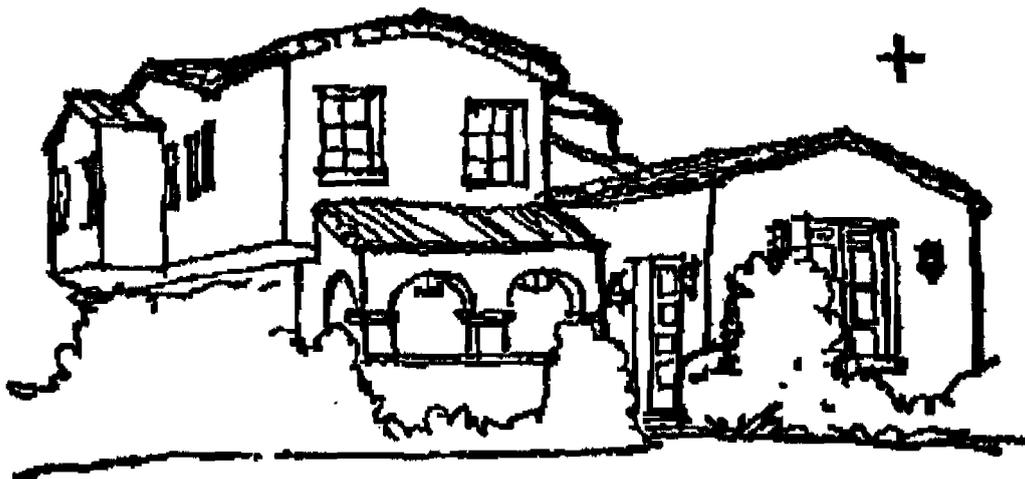
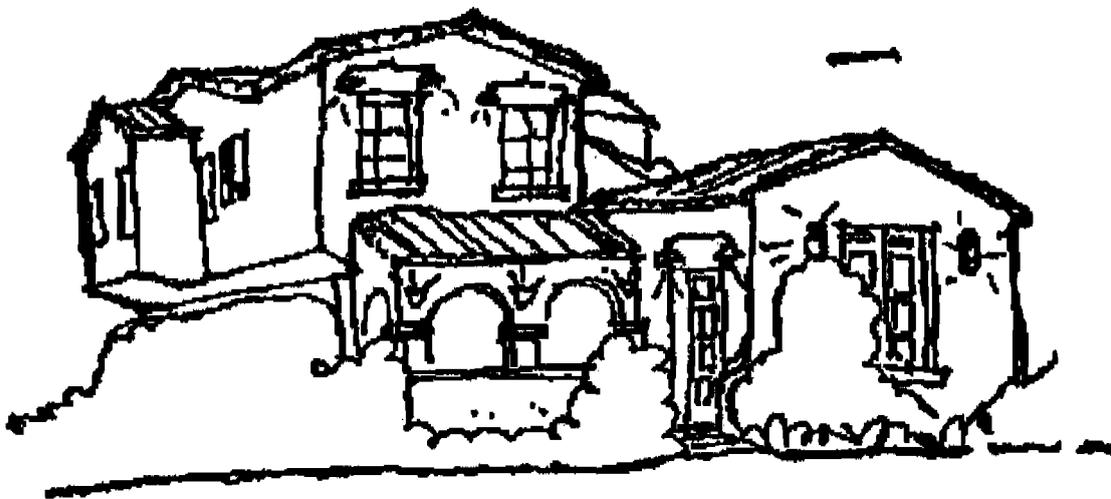


- f. Building height should be reduced and new structures or additions located downhill from adjacent properties where feasible.
 1. The stepping of the building should follow natural contours of property.
 2. Balanced grading should occur with cut and fill minimized.
 3. The creating of tall massive structures adjacent to neighboring structures, such as second-story elements next to single-story elements should be avoided.

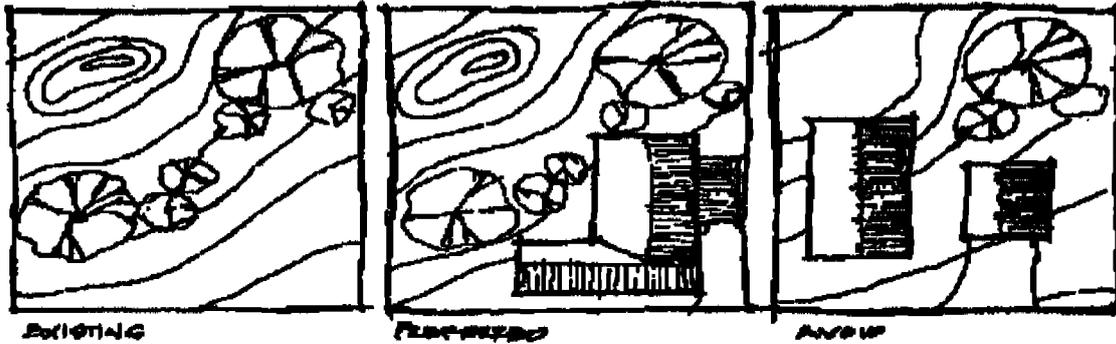
4. Ridgeline and hillside lots should be developed with residential structures containing full pitch roofs, with an angle of the roof pitch acting as an extension of the downslope areas in order to blend in with the hillside and skyline.



- g. Impacts of exterior lighting should be minimized on adjacent buildings and yards, especially open space areas.
 1. Outdoor lighting fixtures should be positioned so that no direct light extends onto neighboring structures and yards.
 2. Outdoor lighting fixtures should low-level in illumination.
 3. Outdoor lighting fixtures should be architecturally compatible and proportional to the new construction.



- h. Increased building setbacks are encouraged to ensure compatibility with surrounding land uses, topography and existing trees/vegetation.
1. Existing oak, landmark and historic trees must be preserved, as required per Thousand Oaks Municipal Code.
 2. Landscape and associated improvements in yard areas should be compatible with the structure and the adjoining neighborhood.
 3. Setbacks must be provided as established by the Thousand Oaks Municipal Code.



- i. Recycled materials and energy efficient building materials are encouraged to be used in construction.
 - j. Guidelines and review procedures applicable in developments where the original tract entitlements require all single-story homes include:
 - 1. Two-story additions are discouraged because of privacy, visual impact, and neighborhood compatibility issues. Requests for two-story additions require Planning Commission approval.
 - 2. Teardowns and rebuilding of a structure that exceed one hundred fifty (150%) percent of the original building footprint require Planning Commission approval.
 - k. Guidelines and review procedures applicable in developments where the original tract entitlements provide a mix of one- and two-story homes include:
 - 1. Building additions may comprise single-story and second-story elements. Two-story additions or second floor additions, where the added floor area exceeds fifty (50%) of the original building footprint, require Planning Commission approval.
 - 2. Teardowns and rebuilding of a structure where the total floor area of the new structure exceeds one hundred fifty (150%) percent of the original building floor area, or where the proposed second-story floor area exceeds seventy-five (75%) of the original building footprint, require Planning Commission approval.
- B. SPECIFIC DESIGN CONSIDERATIONS FOR SINGLE-FAMILY DETACHED NEW TRACT DEVELOPMENTS ONLY.**
- 1. There shall be three or more different models reflecting varied styles to be dispersed throughout the tract.

2. Use of alternate elevation designs for each model.
3. Variable front building setback lines in excess of minimum required front yard setback areas.
4. A mixture of at least three (3) types of roofing of varied color including tile, concrete tile, simulated wood shakes and shingles, slate, clay tiles and other similar materials that are used within the surrounding residential area unless one (1) type properly reflects architectural style.
5. Elevations that are exposed to surrounding areas, especially public roads, shall receive additional architectural detailing to enhance the appearance.
6. Ridgeline and hillside lots shall be developed with residential structures containing full height roofs, with an angle of the roof pitch acting as an extension of the downslope areas in order to blend in with the hillside and skyline.
7. Exterior materials and colors shall harmonize with the surrounding natural conditions in order to blend in with the setting when applicable.
8. Combination of one- and two-story house elevations shall be constructed on lots in order to avoid a monotonous silhouette of residences on the skyline or streetscape.
9. The use of composition shingles as a reroof material in an existing all wood roof area shall be subject to the following guidelines:
 - a. The shingles shall be heavy grade weighing a minimum of two hundred ninety-five 295 pounds per square;
 - b. The shingles shall be substantially overlapped to provide a shadow detailing and character to the roof appearance;
 - c. The shingles shall be of a complementary color to the residential structure.

C. MULTI-FAMILY RESIDENTIAL

1. Specific design considerations for attached residential developments (townhouses or row houses).
 - a. Use of at least three (3) alternate elevation design treatments for each cluster.

- b. Use of varied roof materials on separate clusters consisting of a minimum of three types throughout the project.
 - c. Varied color schemes including trim colors throughout the project. Introduction of unifying design elements throughout the development to reflect an integration of design treatment and avoid a chaotic appearance.
 - d. Introduction of unifying design elements throughout the development to reflect an integration of design treatment and avoid a chaotic appearance.
 - e. All accessory buildings (garages, recreation facilities) on the subject property shall incorporate a design, including materials and colors, similar to the dwelling units
 - f. The use of composition shingles shall be limited to re-roofing in existing wood roof development and subject to the following criteria:
 - (1) The shingles, when replacing existing wood shake roofing shall be heavy grade with a minimum warranty period of 40 years;
 - (2) The shingles, when replacing existing wood shingles, shall be heavy grade with a minimum warranty period of 30 years and with a minimum weight of 295 pounds per square;
 - (3) The shingles shall be substantially overlapped to provide shadow detailing and character to the roof surface;
 - (4) The shingles shall be of a complementary color to the residential structure.
2. Specific design considerations for multi-family projects (e.g. apartment buildings, fourplex condominiums and other higher density projects).
- a. Use of varied roof materials, color schemes, building wall design elements to avoid a monotonous appearance.
 - b. Introduction of design features, particularly on building walls, to soften the massive appearance of such structures.
 - c. Design details that serve to reduce the building profiles where structures exceed two stories in height.

- d. Substantial landscape treatment to create a comfortable living environment and soften visual impact of structures while ameliorating adverse off-site views.
- e. Design characteristics on the carports, garages and other accessory buildings that properly integrate with the main buildings.
- f. Buildings that are more than one story may have built-up roofs that are recessed in order to shield mechanical equipment rather than a full pitch roof.
- g. All outside trash storage areas shall be enclosed with a minimum six (6) foot high decorative masonry wall and solid gates with roof design and materials to complement main structures.
- h. Installation of earth mounding, low-profile decorative walls, dense planting or all of above to screen parking lots from perimeter streets.
- i. Ground mounted equipment shall be completely screened from view.
- j. The use of composition shingles shall be limited to re-roofing, in existing wood roof development and subject to the following criteria:
 - (1) The shingles, when replacing existing wood shake roofing, shall be heavy grade with a minimum warranty period of 40 years;
 - (2) The shingles, when replacing existing wood shingles, shall be heavy grade with a minimum warranty period of 30 years and with a minimum weight of 295 pounds per square;
 - (3) The shingles, shall be substantially overlapped to provide shadow detailing and character to the roof surface;
 - (4) The shingles shall be of a complementary color to the residential structure.

D. INDUSTRIAL BUILDING CONSIDERATIONS

- 1. Roof equipment screening shall be designed to become an integral part of the building.
- 2. Tilt-up concrete panels shall have a bold relief with textured surfaces and other elements consisting of, but not limited to exposed aggregate

material, architectural detailing, etc., to provide relief from monotony. Panels shall have integral color treatment.

3. Vertical and/or horizontal design features to provide a contrasting appearance to the wall mass and serve to interrupt a monotonous effect.
4. Carefully screened loading dock and storage areas that are obscured from view as observed from surrounding property.
5. Landscaping design elements that provide a handsome work environment, reduce building massiveness, soften the building elevations, and shade parking spaces.

E. CULTURAL INSTITUTIONAL GOVERNMENTAL AND OTHER BUILDING DESIGN CONSIDERATIONS

1. Incorporation of design elements that serve to harmonize these buildings with the surrounding natural environment and residential settings.

F. DESIGN

1. The design of a structure must be accomplished with integrity and sincerity of purpose with the goal of contributing to the beauty and harmony of the City of Thousand Oaks. The design should also be a product of the function and utility of the proposed building or land use activity, provided it serves to uphold the intent and purpose of the Precise Plan of Design Ordinance. The following are general architectural design guidelines for all residential, industrial and institutional projects:
 - a. Pitched roofs on small, one-story buildings.
 - b. Buildings that are more than one-story may have built-up roofs recessed to shield mechanical equipment rather than a full pitch roof.
 - c. Mansard eave sections, semi-hip and shed roof structures on large single story or multiple story buildings.
 - d. Building elevations, architectural design features, such as arches, buttresses and overhanging eaves.
 - e. Thoroughly and creatively designed landscaping to highlight and strengthen design characteristics of the building and land use activity. Off-site activities should be considered including improvement of negative visual impacts.

- f. A proportional design of the vertical height of sloping roof to vertical building wall height, preferably one-third to two two-thirds ratio relationship.
- g. Freestanding walls shall receive treatment to effectively break up a monotonous appearance and, where appropriate, shall blend with the architectural style of the project.
- h. Energy conservation measures shall be employed within the building design consisting of, but not limited to, extended eaves or roof overhangs, external shade features, and solar-treated glass for south and west facing windows.
- i. Uniform or similar exterior treatment of all building elevations to present architectural continuity.
- j. Flat roof sections shall be covered with a color-coordinated crushed rock or tile to match the color of the roof material or adjacent walls.
- k. Lighting systems shall be designed with features compatible with the architectural style. All lights shall be shielded to avoid glare and spill-over onto adjacent residences. Roof and sidewall lighting on buildings is discouraged.
- l. All outside trash storage areas shall be enclosed with a minimum six (6) foot high decorative masonry wall and solid gates with roof design and materials to complement main structures.
- m. Installation of earth mounding low-profile decorative walls, dense planting or all of above to screen parking lots from perimeter streets.
- n. Loading and unloading areas shall be obscured from public view through select site placement and use of decorative walls, dense planting, depressed ramps or a combination of all these features.
- o. Ground mounted equipment s hall be completely screened from view.
- p. The use of solar equipment/facilities is encouraged with appropriate screening or, where possible, shall blend with the architectural style of the project.

G. BUILDING MATERIALS

1. The building materials and color palette applied to structures should be compatible with the existing natural and/or man-made environment, complement the overall design of the project and incorporate colors and materials of surrounding residential settings.
 - a. Wooden beams, siding and trim; stucco, adobe, stained or integral color concrete, and slumpstone finishes; masonry veneers, split faced block, new and used brick and textured surface cast concrete.
 - b. Clay tile, concrete tile, simulated-wood shakes, slate, and other similar materials to provide a shadow detailing and add character to the roof appearance.
 - c. Heavy grade composition shingles shall be permitted as a reroofing material subject to specific guidelines for single-family and multi-family projects as noted in these guidelines, unless specific roofing materials are required in accordance with Tract or RPD conditions.
 - d. Standard grade composition shingles shall be permitted in existing mixed roof material neighborhoods provided that are a complementary color to the residential structure.
 - e. Colors shall be comprised of applied pigments in material with integral color of earthen hue, such as off white, ochres, siennas, umbers, beiges, tans, browns, natural greens, yellows, golds, and terracotta that are subdued
 - f. Darker trim colors should be subordinate in surface application to main colors and provide adequate relief with a more dominant hue to highlight design features.
 - g. Recycled materials and energy efficient building materials that provide texture and color comparable to standard building materials.

H. DISCOURAGED DESIGN ELEMENTS

1. It is found and declared that the following design features and elements, building materials and colors are generally not illustrative and reflective of and compatible with the natural setting of the scenic and historic beauty and environment of the Conejo Valley in general, and the City of Thousand Oaks in particular, and would have a deleterious or adverse effect on surrounding property and peace health safety and general economic welfare of the inhabitants, businesses, industries and governmental or cultural activities.

- a. Nondescript or boxey buildings without any recognizable architectural character, style or detail; any building that is dominated or intended to be dominated by signs or commercial advertising.
- b. Exposed mechanical equipment, including vents and exhausts.
- c. Lighting accentuating or intending to accentuate advertising or not shield and not arranged to reflect away from adjoining properties.
- d. Unscreened or unobscured loading docks and trash and service area.
- e. The design of a single-family residential building which would not be compatible with the design features of surrounding residential structures within the existing neighborhood or would not comply with the objective as in the Intent and Purpose Section.
- f. Architectural elements which are insincere, superficial, or lacking in integrity.
- g. Paper, cloth, plastic, and metal flags or other devices reflecting display purposes.
- h. Extensive untreated chain link fencing without offsetting landscape features and vinyl coating with painted posts.
- i. Plastic or artificial plants or landscaping.
- j. Bright, shiny or non-textured metal on exterior surfaces; porcelain, plastic or similar surfaces of non-earthen hues.
- k. Bright fluorescent-type or non-earthen tone colors.

PASSED AND ADOPTED this 25th day of July, 2006.


Dennis C. Gillette, Mayor
City of Thousand Oaks, California

ATTEST:


Linda D. Lawrence, City Clerk

APPROVED AS TO FORM:


Amy Albaladejo, City Attorney

APPROVED TO ADMINISTRATION:


Scott Mitnick, City Manager

CERTIFICATION

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

I, LINDA D. LAWRENCE, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. 2006-108, which was duly and regularly passed and adopted by said City Council at a regular meeting held July 25, 2006 by the following vote:

AYES: Councilmembers Bill-de la Peña, Irwin, Glancy and Mayor Gillette

NOES: None

ABSENT: Councilmember Fox

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


Linda D. Lawrence, City Clerk
City of Thousand Oaks, California