

APPENDIX A: SPECIFIC PLAN NO. 15

RANCHO CONEJO INDUSTRIAL PARK

1. Authority for Specific Plan No. 15.

Specific Plan No. 15 is approved in accordance with, and is authorized by, Sections 65450 through 65457 of the California Government Code, and Sections 9-2.401 through 9-2.403 of the Thousand Oaks Municipal Code.

The original territory within Specific Plan No. 15 was located within the unincorporated area of Ventura County, within the Sphere of Influence of the City of Thousand Oaks as defined by the Local Agency Formation Commission, and within the Thousand Oaks Planning Area, as defined by the Thousand Oaks General Plan.

2. Boundary of Specific Plan No. 15.

The original boundaries of Specific Plan No. 15 were coterminous with the boundaries of the Rancho Conejo Reorganization and were described in the official legal description for said Reorganization, as approved by the Local Agency Formation Commission on October 18, 1990. Said legal description was incorporated by reference as the legal description of the boundaries of Specific Plan No. 15. These boundaries were also depicted on the Specific Plan Map, attached to Ordinance 1132-NS which adopted this Appendix. Current specific plan boundaries as amended by this ordinance are depicted on the Specific Plan Map Exhibit A, attached to Ordinance 1573-NS.

3. Intent and Purposes.

Specific Plan No. 15 has been created to provide specific development standards for industrial properties which are currently in this unincorporated area, but which are being annexed to the City of Thousand Oaks. Because of the unique development history, use patterns, and existing development, the Specific Plan is unique and requires special use authorization and standards.

The purpose and intent of Specific Plan No. 15 is to provide continuation of development and use standards equivalent, except as provided herein, to those under existing Ventura County standards as of the date of annexation, to authorize continuation of the special uses and standards previously approved in the unincorporated area, and to provide adequate assurances to property owners within Specific Plan No. 15 of an orderly transition to City governance.

4. Permitted Uses.

Permitted uses within Specific Plan No. 15 shall include all those uses which are set forth as permitted within the City's M-1 (Industrial Park) Zone, in Sections 9-4.1602 (Permitted Uses), 9-4.1603 (Uses requiring special use permits), and 9-4.1604 (Uses requiring development permits) of the Thousand Oaks Municipal Code, subject to the type of permit required by the applicable Code section. The following additional uses are also permitted subject to the applicable type of permit:

A. Additional Uses Permitted with Development Permit.

1. Clubhouses.
2. Communications facilities, including radio and television stations.
3. Ambulance services.
4. Manufacturing industries of the following types:
 - a) Apparel and related products;
 - b) Drugs, pharmaceuticals, perfumes, cosmetics and the like;
 - c) Electrical and electronic machinery, equipment and supplies, except for manufacture of batteries;
 - d) Bakery products;
 - e) Instruments for measuring, analyzing, or controlling;
 - f) Jewelry, silverware and plated ware;

- g) Leather and leather products, but excluding tanning, curing and finishing of hides and skins;
- h) Furniture and cabinet manufacture;
- i) Musical instruments, including pianos and organs;
- j) Office, computing and accounting machines;
- k) Pens, pencils and other office and artists' materials;
- l) Personal goods;
- m) Photographic, medical and optical goods; watches and clocks;
- n) Printing, publishing and related industries;
- o) Glass products made of purchased glass;
- p) Toys and amusement, sporting and athletic goods.

5. Recording studios and sound stages;

6. Repair and reconditioning services of the following types:

- a) Electrical and electronic machinery and equipment;
- b) Instruments, including musical instruments;
- c) Office, computing, and accounting machines;
- d) Photographic and optical goods;

7. Mail order houses.

8. Auction halls, not involving livestock.

9. Exhibits, building of.

10. Sign painting and lettering shops.

11. As an accessory use to a primary use permitted herein, retail sale of products manufactured on-site.

12. Automobile painting, provided that all work is conducted within an enclosed building that is not within four hundred (400') feet of any residentially zoned property.

B. Additional Uses Permitted by Special Use Permit.

1. Amusement and recreational facilities including batting cages, indoor golf driving ranges, and bicycle racing tracks.

2. Cemeteries, columbaria and mausoleums.

3. Religious facilities, synagogues, and other places of religious worship.

4. Manufacturing industries of the following types:

- a) Household appliances;
- b) Transmission and distribution equipment and industrial apparatus;
- c) Food and related products other than bakery products, but excluding the following:
 - i) Alcoholic beverages;
 - ii) Meat, seafood and poultry packing plants;
 - iii) Slaughtering, refining, and rendering of animal fats and oils;
 - iv) Sugar refining.
- d) Plating, polishing, anodizing, engraving and related operations.

5. Rental and leasing of durable goods.
6. Automobile repair and reconditioning services, including component repair, but excluding bodywork.
7. Disinfecting and exterminating services.
8. Swap meets.
9. As an accessory use to a primary use permitted herein:
 - i) Dwelling for superintendent or owner;
 - ii) Dwelling, caretaker;
 - iii) Retail sale of products manufactured on-site.
10. Recycling facilities and centers.

C. Continuing Uses.

All special uses and permits previously approved by the County of Ventura within the Specific Plan area shall be renewed administratively unless the City or other interested parties demonstrate, by substantial evidence in the administrative hearing record, that the property owner or permittee has failed to comply with all the terms or conditions of such permit, or that a significant change in circumstances relating to the property has occurred since the granting of the prior permit. In situations of prior noncompliance with any permit conditions by the permittee, if, when considering the renewal, there is no protest by any property owners, the City shall renew the permit and require all conditions be complied with in the future.

D. Additional Uses Permitted Without a Development Permit or Special Use Permit.

Emergency shelters, subject to the special standards described in Section 9-4.2525 of this chapter. Except for such special standards, emergency shelters shall be subject to the same development and management standards that apply to commercial development in Specific Plan No. 15.

5. Nonconforming Uses.

It is the intent of this Specific Plan that any use established as a legal conforming use within the County shall be considered a legal conforming use under this Specific Plan. Any nonconforming use within the County, and which does not conform with a permitted use in the City, shall be considered a nonconforming use in the City and shall be regulated pursuant to Section 9-4.2701 of the Thousand Oaks Municipal Code.

6. Setbacks.

The provision of Section 9-4.1605(d) of the Thousand Oaks Municipal Code which requires a one hundred (100') foot setback from centerlines of adjacent streets shall not apply. Instead, all structures shall have a minimum setback of twenty (20') feet from the property line adjacent to a street.

7. Parking Requirements.

Parking shall meet City parking requirements, with the following modifications which shall apply in the Specific Plan area:

A) For manufacturing uses and research and development uses, the required number of parking spaces shall be calculated solely on the basis of the applicable ratio of parking spaces to floor area, with no requirement for a relationship between the number of parking spaces and the number of employees on the largest shift or spaces for company vehicles. Provided, however, that uses which do have a large number of fleet vehicles shall demonstrate that sufficient parking is provided for the fleet vehicles.

B) Unless the City can demonstrate good reason to require a lower percentage, industrial uses, research and development uses, and large scale employment centers (e.g. corporate offices) shall be granted a compact parking ratio of thirty-five (35%) percent.

8. Minimum Lot Size.

The provision of Section 9-4.1605(k) of the Thousand Oaks Municipal Code, which provides for a minimum lot area of twenty thousand (20,000) square feet for lots created after September 5, 1969, shall apply. Provided, however, that lots smaller than twenty thousand (20,000) square feet, but in no case less than ten thousand (10,000) square feet, may be allowed in conjunction with site plan approval by a Development Permit or Special Use Permit.

9. Parking Lot Maintenance.

For purpose of interpreting Section 9-4.2404(f)(1) of the Thousand Oaks Municipal Code, pertaining to maintenance of parking facilities, the following activities shall be considered "minor repair and maintenance:"

- A. Repair of defects in the surface of the parking area, including holes and cracks.
- B. Repair or replacement in the same location of damaged planters and curbs.
- C. Restriping of a parking area with the identical delineation of parking spaces.
- D. Slurry coating, defined as use of a liquid material, such as oil or a sealant, to cover the existing parking area, including driveways or other access routes, for protection and sealing the paved areas only.
- E. Refurbishment of plant material.
- F. Parking area overlay, defined as the addition of a layer of asphalt over the existing pavement.

Pursuant to Section 9-4.2404(f)(1) of the Municipal Code, the above-listed activities shall not require submittal or approval of a minor modification application by the City.

The following activities shall not be considered "minor repair and maintenance," and shall require submittal of a minor modification application pursuant to Section 9-4.2404(f)(1):

- A. Restriping in which the number of parking spaces or their configuration is changed.
- B. Alteration of the number, shape, or size of parking area planters.

10. Nonconforming Buildings.

Buildings which have met or meet the current County Zoning Code at the time of annexation to the City, but which do not meet the requirements of the City Code, may be maintained and altered or expanded in accordance with applicable regulations, including Specific Plan No. 15, provided that the specific nonconformity is not increased. In the event of involuntary destruction, such buildings may be replaced or rebuilt to the same size and height and in the same location, with the same parking, and site improvements.

11. Other Conditions and Limitations.

The requirements in the above paragraphs do not cover all the conditions, limitations, and requirements for development permits and special use permits relating to the property within Specific Plan No. 15. Any and all conditions, limitations, and requirements not expressly addressed in this Specific Plan No. 15 shall be the same as those which were part of the Planned Development Permit or Conditional Use Permit issued by the County of Ventura for that property prior to the annexation to the City of Thousand Oaks.

Notwithstanding anything to the contrary contained in or referred to in this Specific Plan, no conditions, limitation, or requirements (including but not limited to side yards, rights of ingress/egress, etc.) which are different from the Ventura County requirements, as defined in the County-issued Planned Development Permit or Conditional Use Permit, shall apply to the Owners' Property.

12. Applicability.

Specific Plan No. 15 shall apply to all land within the Specific Plan upon annexation to the City. For Property Owners who do not execute a development agreement with the City, all future changes to Specific Plan No. 15 shall apply to their property. For Property Owners executing a development agreement with the City relating to Specific Plan No. 15, such Development Agreement shall govern the applicability of all City zoning, development, and land use ordinances, resolutions, regulations, administrative policies, and changes to Specific Plan No. 15.

For purposes of interpretation, all references herein to ordinances, resolutions, regulations, and policies are to those as currently written.

13. Severability.

If any condition or term herein is declared illegal, null and void, or unenforceable, the other terms and conditions shall remain in full force and effect to the fullest extent permitted by law.

14. Amendment.

Amendments to Specific Plan No. 15 shall be considered pursuant to procedures established by Section 65453 of the

State of California Government Code. In addition to any other manner that is required by law, notice of any public hearings on any future Specific Plan amendment shall also be provided to all property owners within the Specific Plan area.

15. Adoption.

Upon the approval of Specific Plan No. 15 by the City, and pursuant to the provisions of California Government Code Section 65453, the City shall adopt an ordinance establishing Specific Plan No. 15 and codifying it as part of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code.

(App. A., Ord. 1132-NS, eff. January 7, 1992, as amended by §34, Ord. 1392-NS, eff. June 7, 2002, §29, Ord. 1547-NS, eff. January 13, 2011, and §§ 3, 4, Ord. 1561-NS, eff. October 14, 2011, Ord. 1573-NS, eff. May 11, 2012)