RESOLUTION NO. 79-270

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS ESTABLISHING
GUIDELINES AND STANDARDS FOR GRADING
ADJACENT TO THE STREETS AND HIGHWAYS
OF THE CITY OF THOUSAND OAKS

WHEREAS, THE City of Thousand Oaks has an adopted Scenic Highways
Element of its General Plan; and

WHEREAS, the primary goal of this General Plan Element is to identify,
establish, preserve and enhance a system of Scenic Highways within the
City of Thousand Oaks; and

WHEREAS, the adopted policies by which this goal is to be accomplished
emphasize the protection and enhancement of the visual character of Scenic
Highways through controls over man-made structures, grading activity and
landscaping within the visual corridors of these highways, and

WHEREAS, although the Scenic Highways Element included an identified
system of highways within the City for protection and enhancement, the
policies of the Element are nevertheless considered relevant and applicable
to all streets and highways within the City; and

WHEREAS, artificial cut and fill grading operations associated with
development activity adjacent to streets and highways within the City can
result in alterations to the natural landscape which can have a significant
impact upon the visual corridors of the City’s streets and highways,

NOW, THEREFORE, BE IT RESOLVED that, in order to maintain consistency
with and insure the continued implementation of the policies of the Scenic Highways
Element of the General Plan, the City Council does hereby adopt the following
guidelines and standards for grading and building occurring adjacent to the
streets and highways of the City of Thousand Oaks.

1. No cut or fill slope shall be greater than five (5) feet in vertical
   height above the road right-of-ways without receiving approval
   from the Planning Commission.

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2. Any cut or fill slope greater than five (5) feet in vertical height shall vary in height, be undulating in its horizontal plane, and be rounded at the top and shall not have steeper angles of slope than the following:

<table>
<thead>
<tr>
<th>Slope Height</th>
<th>Slope Ratio</th>
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<tbody>
<tr>
<td>5.1 to 10 feet</td>
<td>2.5 to 1</td>
</tr>
<tr>
<td>10.1 to 20 feet</td>
<td>3 to 1</td>
</tr>
<tr>
<td>20.1 to 25 feet</td>
<td>4 to 1</td>
</tr>
</tbody>
</table>

3. All buildings shall be set back at least 25 feet for 1 story buildings and 35 feet for two story buildings from the top of slope or next to the road right-of-way, whichever is the greater.

4. All walls on the top of slopes next to the road right-of-way shall be designed in such a manner so as not to interfere with the scenic vistas and not in a manner which would create a "prison effect" as viewed from the roadway.

5. All applications for development involving grading and construction adjacent to streets and highways, as well as the improvement thereof, shall provide evidence by line of site profiles, that the scenic vistas have not been obstructed by placement of walls, houses, grading activity or any other man-made obstacles.

BE IT FURTHER RESOLVED, that the above noted guidelines and standards may be waived or modified by the Planning Commission providing that any new standards comply with the intent of this resolution.

* * * * *
PASSED AND ADOPTED this 18th day of September, 1979.

[Signature]
Donald S. Schur, Mayor
City of Thousand Oaks, California

ATTEST:

[Signature]
Velma S. Quinn, City Clerk
City of Thousand Oaks, California

APPROVED AS TO FORM:

[Signature]
James Longtin, City Attorney

APPROVED AS TO ADMINISTRATION:

[Signature]
Grant R. Brimhall, City Manager

I, VELMA S. QUINN, DO HEREBY CERTIFY that the above and foregoing Resolution No. 79-270 was duly passed and adopted by the City Council of the City of Thousand Oaks at its regular meeting held on the 18th day of September, 1979 by the following vote, to wit:

AYES: Prince, Horner, Fiore, Schaefer, and Schur

NOES: None

ABSENT: None

[Signature]
Velma S. Quinn, City Clerk
City of Thousand Oaks, California

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