

RESOLUTION NO. 79-365

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF THOUSAND OAKS ESTABLISHING  
MANUFACTURED SLOPES SEPARATION GUIDELINES  
IN HILLSIDE TERRAIN WITHIN THE CITY OF  
THOUSAND OAKS

WHEREAS, recent submittals for hillside development projects in terrain exceeding 10% grade indicates grading techniques resulting in the close proximity of opposing cut and fill manufactured slopes which may appear to be continuous or converging graded slopes; and

WHEREAS, the Grading Ordinance contains a provision limiting the height of manufactured slopes to a maximum of 25 feet unless waived by the Planning Commission, with the primary intent to minimize exposed manmade slopes in hillside terrain; and

WHEREAS, since this current practice to suggest opposing manufactured slopes with very narrow separations consisting of a minimum of 10 feet may serve to defeat or circumvent the intent and purpose of this provision, it is now found and determined necessary that special controls must be established to uphold the integrity of this provision within the Grading Ordinance;

NOW, THEREFORE, IT IS HEREBY RESOLVED and declared policy of the City Council of the City of Thousand Oaks, that the Planning Commission and Staff shall encourage and direct all applicants proposing hillside projects to provide as great a physical separation between opposing manufactured slopes as is possible in order to present a visual effect that reveals a substantial amount of natural ungraded terrain between these slopes. Furthermore, it is hereby resolved where projects incorporate a grading concept with manufactured slopes in close proximity to each other on a hillside that the following criteria be considered and implemented:

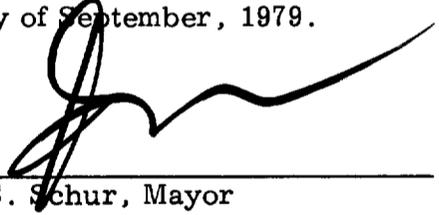
- A. That the separation between the adjacent manufactured slopes shall be at least 100 feet apart as measured from top and ends of cut and fill slopes.
- B. That any separation between said slopes less than 100 feet in width shall be considered a continuous manufactured slope, thus requiring a waiver of the 25 ft. height limitation of the Grading Ordinance subject to the approval of the Planning Commission.
- C. That where this grading technique is proposed, the applicant shall attempt to place said areas in less exposed portions of the subdivision where the view from the surrounding areas is obscured by manmade or natural physical features.
- D. That this grading condition shall occur at minimal horizontal distances (length of slope) and said distances shall not exceed a length of 100 feet.
- E. In slope areas which are designated to remain natural, these areas shall be preserved and protected from encroachment by grading equipment, particularly if it is determined upon review that valuable vegetation, rock outcroppings, or other natural features exist in these locations.
- F. That where these separation areas require encroachment by grading equipment that the underlying terrain shall be restored in order to prevent erosion and present a near-natural appearance upon completion of the grading activity.
- G. That where there are abutting manufactured slopes with opposite pad elevations on a similar horizontal plane, that the dwelling units shall be staggered to capitalize

on any available views between said dwellings and to avoid a monotonous visual effect.

- H. That adjacent manufactured slopes may have a reduced separation or even converge if it is determined that this will accomplish an improved blending effect including slope rounding. The thrust of these efforts shall result in an improved relationship of grading activity with the natural terrain and eliminates the appearance of sharp slope angles as viewed from the surrounding area.
- I. That these grading limitations are not intended to interfere with an applicant's efforts to grade and develop hillside terrain in an innovative and imaginative fashion so as to harmonize a project with with the surrounding natural setting. The City encourages creative techniques that serve to uphold or augment the quality environment and aesthetic character of the community. Any proposal that relates grading to the natural contours of the land, demonstrates slope blending techniques, and eliminates a staircase or padding effect is fostered by the City.

\* \* \* \* \*

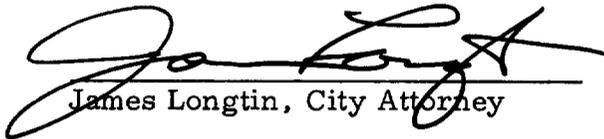
PASSED AND ADOPTED this 18th day of September, 1979.

  
\_\_\_\_\_  
Donald S. Schur, Mayor  
City of Thousand Oaks, California

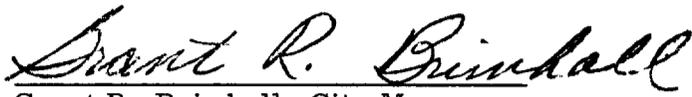
ATTEST:

  
\_\_\_\_\_  
Velma S. Quinn, City Clerk  
City of Thousand Oaks, California

APPROVED AS TO FORM:

  
James Longtin, City Attorney

APPROVED AS TO ADMINISTRATION:

  
Grant R. Brimhall, City Manager

I, VELMA S. QUINN, DO HEREBY CERTIFY that the above and foregoing Resolution No. 79-365 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

  
Velma S. Quinn, City Clerk  
City of Thousand Oaks, California