

RESOLUTION NO. 99-151

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF THOUSAND OAKS APPROVING SPECIFIC
PLAN NO. 18 (APPLICANT: CITY OF THOUSAND
OAKS)

WHEREAS, pursuant to Section 65453 of the California Government Code, on May 24, 1999, the Planning Commission of the City of Thousand Oaks recommended approval of the Final Negative Declaration and approval of Specific Plan 18 to regulate specific land uses and design standards for approximately one-half (1/2) acre of property located at the southeast corner of Reino Road and Kimber Drive; and,

WHEREAS, upon notice duly given, a hearing was held at the regular meeting of the City Council of the City of Thousand Oaks on June 22, 1999, at which time evidence, both oral and written, including a Staff Report and a Final Negative Declaration, was presented and received, and testimony was taken from all interested parties appearing in the matter; and

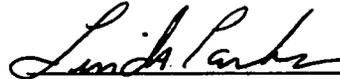
WHEREAS, a resolution is required to formalize Council action pursuant to Section 65453 of the California Government Code, and this resolution is adopted, therefore, for that purpose and reflects the action of a majority of the members of the City Council (4-1, Parks dissenting) in rendering a decision on this matter following the public hearing at the regular meeting of June 22, 1999.

NOW, THEREFORE, BE IT RESOLVED that the Final Negative Declaration is approved and Specific Plan No. 18 is hereby found to be consistent with all Elements of the Thousand Oaks General Plan as proposed in Attachment "A," based on the following findings:

1. The Negative Declaration reflects the independent judgment of the City of Thousand Oaks, and that, on the basis of the Initial Study and any comments received, it is found that there is no substantial evidence that the project will have a significant effect on the environment.
2. The Specific Plan complies with the Thousand Oaks General Plan including the commercial land use designation identified on the Land Use Element.
3. The Specific Plan will ensure compatibility between potential future uses on the subject property and the adjacent residential neighborhood through limiting the types of commercial uses permitted and applying design standards intended to be sensitive to adjacent residents.

4. The Specific Plan will not be detrimental to the public health, safety and welfare as it is intended to limit potential impacts associated with some types of commercial uses, such as noise, fumes and traffic, on adjacent residents.

PASSED AND ADOPTED this 13th day of July, 1999



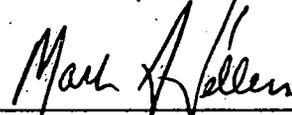
Linda Parks, Mayor
City of Thousand Oaks, California

ATTEST:



Nancy A. Dillon, City Clerk

APPROVED AS TO FORM:



Mark G. Sellers, City Attorney

APPROVED AS TO ADMINISTRATION:



MaryJane V. Lazz, City Manager

CERTIFICATION

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

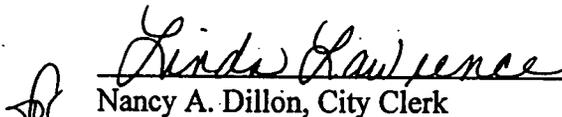
I, NANCY A. DILLON, City Clerk of the City of Thousand Oaks, DO HEREBY CERTIFY that the foregoing is a full, true, and correct copy of Resolution No. 99-151 which was duly and regularly passed and adopted by said City Council at a regular meeting held July 13, 1999, by the following vote:

AYES: Councilmembers Del Campo, Gillette, Markey, and Fox

NOES: None

ABSENT: Mayor Parks

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

ATTACHMENT "A"

400 SOUTH REINO ROAD SPECIFIC PLAN

Specific Plan No. 18 Thousand Oaks General Plan

1. Authority for Specific Plan No. 18

Specific Plan No. 18 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 Specific Plan is consistent with the Thousand Oaks General Plan, and is a tool for systematically implementing the General Plan.

2. Location and Boundaries

The location and boundaries of the Specific Plan area are depicted on the attached map labeled Exhibit "A". The site is approximately one-half (1/2) acre in size and is located at the southeast corner of Reino Road and Kimber Drive.

3. Purpose and Intent

The purpose of Specific Plan No. 18 is to establish development policies and standards to guide the future use and development of land within the boundaries of the Specific Plan. The intent of the Specific Plan is to ensure that limited commercial development will be compatible and harmonious with adjacent residential areas. Furthermore, development standards contained herein are intended to foster a high degree of sensitivity in the design of future development projects as they relate to adjacent residences.

Adoption of this Specific Plan is a legislative act establishing specific regulations which apply within its boundaries. These regulations may be specific in some areas, and somewhat general in others. They form an "envelope" within which future development projects must be designed to comply. A specific plan is analogous to zoning in that regard. As with any other property in the City, actual development of any portion of the Specific Plan requires the approval of an appropriate entitlement application which must comply with the regulations set forth in this Specific Plan, as well as all other applicable City regulations. Unless specifically waived or modified herein, all applicable regulations of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code, and all other resolutions and policies related to land development shall apply to development within the Specific Plan area.

4. Permitted Uses

The following uses only shall be permitted within Specific Plan No. 18 subject to requirements and conditions of a development permit granted in the manner provided in Article 28 of the Thousand Oaks Municipal Code:

- (a) Antique stores;
- (b) Art galleries;
- (c) Art studios;
- (d) Beauty/barber shops;
- (e) Florist shops;
- (f) Interior decorating establishments;
- (g) Medical and dental clinics and laboratories;
- (h) Newsstands located within an office building;
- (i) Office buildings for professional and business uses. Office buildings may provide professional offices, such as offices for doctors, dentists, lawyers, accountants, and general business offices, such as, offices for insurance companies, trade associations, manufacturing companies, investment concerns, banks, trust companies, real estate companies, and other similar type uses;
- (j) Pharmacy limited to preparation, dispensing, and retailing of drugs, orthopedic and medical appliances;
- (k) Shoe repair shops;
- (l) Tailor shops;

5. Uses Requiring Special Use Permits

The uses set forth in this section may be permitted within Specific Plan No. 18 if a special use permit is granted in the manner provided in Article 28 of the Thousand Oaks Municipal Code. A permit for any such uses may be granted by the Commission only if it finds that the use will not be injurious or detrimental to the public health, safety, or welfare or to the property in the area in which the use will be situated, and secondly, that the imposition of conditions upon the requested use will insure against such effects.

- (a) Churches, convents, monasteries, and other places of worship;
- (b) Charitable and philanthropic institution;
- (c) Day nurseries;
- (d) Laundry and dry cleaning establishments which do not employ more than five (5) persons in the processing or treatment of articles;
- (e) Veterinary offices provided such establishments shall be in a completely enclosed building and shall not board animals except for those animal receiving treatment;
- (f) Any other use determined by the Planning Commission to come within the general purpose and intent of Specific Plan No. 18.

6. Development Standards

(a) Height Regulations

The Community Development Director shall not permit any building or structure, or part thereof, in Specific Plan No. 18 to exceed a height of two (2) stories not to exceed twenty-five feet (25'). A building or structure exceeding such height, but not exceeding thirty-five feet (35'), may be approved by the Commission if it finds the purpose and intent of the Specific Plan have been met.

(b) Area Requirements

The following area regulations shall apply to any use permitted in Specific Plan No. 18:

- (i) Each building shall have a landscaped front and corner side yard of not less than twenty (20') feet, exclusive of vehicular parking, turnaround areas, and drives other than drives providing access from a street to a parking area located on other portions of the parcel.
- (ii) Any interior side yard shall not be less than ten (10') feet in width. A side yard visible from a public street or walk shall be screened by landscaping.
- (iii) A rear yard of not less than twenty (20') feet shall be provided for each building erected or extended and shall be screened by landscaping, if visible from a public street or walk.
- (iv) Interior yards between buildings shall have a width equal to the greater height of the two (2) buildings, but such yards need not exceed thirty-five (35') feet.
- (v) Buildings, including accessory buildings, shall not cover more than fifty (50%) percent of the planned development permit area.
- (vi) Any lot created by subdivision within the Specific Plan area shall have a minimum street frontage of one hundred (100') feet and a minimum lot area of twenty thousand (20,000) square feet.
- (vii) Any lot created by subdivision within the Specific Plan area shall have a depth at least equal to the required street frontage of such lot and a depth not more than three (3) times the amount of the actual street frontage of such lot.

(c) Signs

Subject to the requirements and conditions of the entitlement permit, business signs advertising only the business conducted or the services provided on the premises shall be the only signs permitted. All requirements set forth in the City's sign regulations (Title 9, Chapter 4, Article 23 of the Thousand Oaks Municipal Code, Ordinance No. 1321-NS, and Res. No. 95-62 - Architectural Design Standards for Commercial Development) shall apply to the Specific Plan area. The total sign area permitted on the front of the building shall be limited to one square foot of area for each foot of the width of the front of the building. Signs may be permitted on each side of the building which faces a public street. Monument signs shall be limited to no more than 48 square feet (maximum height of 6 feet including the base), and shall have a copy area of 1 square foot for each 2 lineal feet of the building's street frontage not to exceed 32 square feet. If more than one tenant occupies the site a uniform sign program will be required for the project.

The Community Development Director may permit one single-faced sign on any portion of a parcel of record to advertise the sale or lease in total of the subject property, identify a construction project, or announce a building project. Such sign shall not total more than twenty-four (24) square feet in sign area. No portion of any sign permitted pursuant to the provisions of this section shall have a height of more than ten (10') feet or have a dimension of the panel face which exceeds ten (10') feet. Such sign shall be removed in accordance with the provisions of Section 9-4.2304 of Article 23.

(d) Off-Street Parking

Off-street parking shall be provided in accordance with all provisions of Title 9, Chapter 4, Article 24 of the Thousand Oaks Municipal Code.

(e) Landscaping, Lighting and Storage

The following general provisions shall apply in Specific Plan No. 18:

(i) *Landscaping:*

- (1) Ten (10%) percent or more of the parking area shall be landscaped, and such landscaping shall be in addition to the required landscaped setbacks required by Section 6(b)(i), above. In complying with the ten (10%) percent landscaping requirement, the planting beds shall be distributed through the parking area as evenly as possible. For example, a plot plan showing the entire ten (10%) percent landscaping in one large planting bed concentrated on only one portion of the parking area shall not be permitted.

(2) Whenever the parking or circulation area abuts a public street, except within the approved exit and entrance ways, the Community Development Director shall require landscape mounding, decorative wall, planting or a combination thereof maintained at a minimum height of two and one-half (2½') feet. Where sight distance may be impaired, the Community Development Director may permit a lesser height requirement. Appropriate wheel stops, posts, or curbs, shall be installed along the parking area adjacent to the planting strip.

(3) Street trees, approved as to number, placement, spacing, and type by the Landscape Supervisor, shall be planted in the parkway area between the curbs and sidewalks.

(4) The required landscaping area shall be planted and provided with permanent irrigation systems in accordance with landscape standards and guidelines of Resolution No. 93-74.

(ii) *Lighting:*

Lighting may not illuminate or glare onto any adjacent property or street so as to be objectionable to adjacent residents or hazardous to motorists. Any site lighting shall be limited to fourteen feet (14') in height and shall be sheilded from adjacent residents.

(iii) *Temporary storage of refuse:*

Temporary storage of refuse/recycling material shall be enclosed and not visible from a public street or walk. Any future project shall comply with all City standards pertaining to the size and design of enclosures.

7. 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.

8. Amendment

Amendments to Specific Plan No. 18 shall be considered pursuant to procedures established by Section 65453 of the State of California Government Code.

9. Adoption

Upon the approval of Specific Plan No. 18 by the City, and pursuant to the provisions of California Government Code Section 65453, the City shall adopt an ordinance establishing Specific Plan No. 18 and codify it as part of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code.

CITY OF THOUSAND OAKS

PLANNING COMMISSION

RESOLUTION NO. 28-99 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF THOUSAND OAKS RECOMMENDING APPROVAL
BY THE CITY COUNCIL SPECIFIC PLAN NO. 18

APPLICANT: ~~SHARPE INDUSTRIES~~ CITY OF THOUSAND OAKS

WHEREAS, Specific Plan No. 18 was initiated by the City Council on December 15, 1998; and,

WHEREAS, studies and investigations were made, a Final Negative Declaration was considered, and staff reports and recommendations were submitted; and,

WHEREAS, this Commission, upon giving the required notice, did, on the 24th day of May, 1999, conduct a duly advertised public hearing as prescribed by law to consider establishing appropriate land uses and development standards for approximately one (1) acre of land; located on the southeast corner of Reino Road and Kimber Drive; at which time testimony was taken from all interested parties appearing in the matter; and

NOW, THEREFORE, BE IT RESOLVED that the Final Negative Declaration is recommended for City Council approval and Specific Plan No. 18 is hereby found to be consistent with all Elements of the Thousand Oaks General Plan and is hereby recommended to the City Council for approval as proposed in Attachment "A" and based on the following findings:

1. The Negative Declaration reflects the independent judgment of the City of Thousand Oaks, and that, on the basis of the Initial Study and any comments received, it is found that there is no substantial evidence that the project will have a significant effect on the environment.
2. The Specific Plan complies with the Thousand Oaks General Plan including the commercial land use designation identified on the Land Use Element.
3. The Specific Plan will ensure compatibility between potential future uses on the subject property and the adjacent residential neighborhood through limiting the types of commercial uses permitted and applying design standards intended to be sensitive to adjacent residents.
4. The Specific Plan will not be detrimental to the public health, safety and welfare as it is intended to limit potential impacts associated with some types of commercial uses, such

Attachment A

SPECIFIC PLAN NO. 18

1. Authority for Specific Plan No. 18

Specific Plan No. 18 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 Specific Plan is consistent with the Thousand Oaks General Plan, and is a tool for systematically implementing the General Plan.

2. Location and Boundaries

The location and boundaries of the Specific Plan area are depicted on the attached map labeled Exhibit "A". The site is approximately one (1) acre in size and is located at the southeast corner of Reino Road and Kimber Drive.

3. Purpose and Intent

The purpose of Specific Plan No. 18 is to establish development policies and standards to guide the future use and development of land within the boundaries of the Specific Plan. The intent of the Specific Plan is to ensure that limited commercial development will be compatible and harmonious with adjacent residential areas. Furthermore, development standards contained herein are intended to foster a high degree of sensitivity in the design of future development projects as they relate to adjacent residences.

Adoption of this Specific Plan is a legislative act establishing specific regulations which apply within its boundaries. These regulations may be specific in some areas, and somewhat general in others. They form an "envelope" within which future development projects must be designed to comply. A specific plan is analogous to zoning in that regard. As with any other property in the City, actual development of any portion of the Specific Plan requires the approval of an appropriate entitlement application which must comply with the regulations set forth in this Specific Plan, as well as all other applicable City regulations. Unless specifically waived or modified herein, all applicable regulations of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code, and all other resolutions and policies related to land development shall apply to development within the Specific Plan area.

4. Permitted Uses

The following uses only shall be permitted within Specific Plan No. 18 subject to requirements and conditions of a development permit granted in the manner provided in Article 28 of the Thousand Oaks Municipal Code:

- (a) Antique stores;
- (b) Art galleries;

(b) Area Requirements

The following area regulations shall apply to any use permitted in Specific Plan No. 18:

- (i) Each building shall have a landscaped front and corner side yard of not less than twenty (20') feet, exclusive of vehicular parking, turnaround areas, and drives other than drives providing access from a street to a parking area located on other portions of the parcel.
- (ii) Any interior side yard shall not be less than ten (10') feet in width. A side yard visible from a public street or walk shall be screened by landscaping.
- (iii) A rear yard of not less than twenty (20') feet shall be provided for each building erected or extended and shall be screened by landscaping, if visible from a public street or walk.
- (iv) Interior yards between buildings shall have a width equal to the greater height of the two (2) buildings, but such yards need not exceed thirty-five (35') feet.
- (v) Buildings, including accessory buildings, shall not cover more than fifty (50%) percent of the planned development permit area.
- (vi) Any lot created by subdivision within the Specific Plan area shall have a minimum street frontage of one hundred (100') feet and a minimum lot area of twenty thousand (20,000) square feet.
- (vii) Any lot created by subdivision within the Specific Plan area shall have a depth at least equal to the required street frontage of such lot and a depth not more than three (3) times the amount of the actual street frontage of such lot.

(c) Signs

Subject to the requirements and conditions of the entitlement permit, business signs advertising only the business conducted or the services provided on the premises shall be the only signs permitted. All requirements set forth in the City's sign regulations (Title 9, Chapter 4, Article 23 of the Thousand Oaks Municipal Code, Ordinance No. 1321-NS, and Res. No. 95-62 - Architectural Design Standards for Commercial Development) shall apply to the Specific Plan area. The total sign area permitted on the front of the building shall be limited to one square foot of area for each foot of the width of the front of the building. Signs may be permitted on each side of the building which faces a public street. Monument signs shall be limited to no more than 48 square feet (maximum height of 6 feet including the base), and shall have a copy area of 1 square foot for each 2 lineal feet of the building's street frontage not to exceed 32

irrigation systems in accordance with landscape standards and guidelines of Resolution No. 93-74.

(ii) *Lighting:*

Lighting may not illuminate or glare onto any adjacent property or street so as to be objectionable to adjacent residents or hazardous to motorists. Any site lighting shall be limited to fourteen feet (14') in height and shall be shielded from adjacent residents.

(iii) *Temporary storage of refuse:*

Temporary storage of refuse/recycling material shall be enclosed and not visible from a public street or walk. Any future project shall comply with all City standards pertaining to the size and design of enclosures.

7. 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.

8. Amendment

Amendments to Specific Plan No. 18 shall be considered pursuant to procedures established by Section 65453 of the State of California Government Code.

9. Adoption

Upon the approval of Specific Plan No. 18 by the City, and pursuant to the provisions of California Government Code Section 65453, the City shall adopt an ordinance establishing Specific Plan No. 18 and codify it as part of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code.