EXHIBIT B

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Hillcrest Specific Plan (SP-24)
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Table of Contents

Chapter 1: Introduction ........................................................................................................ 1-1
  1.1 Purpose and Objective of the Specific Plan ................................................................. 1-1
  1.2 Specific Plan Area Location ......................................................................................... 1-3
  1.3 Specific Plan Summary ............................................................................................... 1-6
  1.4 Project Vision and Objectives .................................................................................... 1-7
  1.5 Authority and Format of the Specific Plan .................................................................. 1-9
  1.6 Discretionary Actions and Approvals ....................................................................... 1-10

Chapter 2: Planning Context ............................................................................................. 2-1
  2.1 Relationship to the City’s Relevant Policy Documents ................................................ 2-1
    2.1.1 City of Thousand Oaks General Plan ................................................................. 2-2
    2.1.2 City of Thousand Oaks Municipal Code ............................................................. 2-2
    2.1.3 Measure E - Ordinance No. 1280-NS ................................................................. 2-2
    2.1.4 Freeway Corridor Design Guidelines .................................................................. 2-7
  2.2 Surrounding Land Uses .............................................................................................. 2-7
  2.3 Existing Site Conditions ............................................................................................ 2-8
    2.3.1 Site Topography .................................................................................................... 2-9
    2.3.2 Existing Easements ............................................................................................. 2-9
    2.3.3 Vehicular Access and Public Transit .................................................................. 2-9

Chapter 3: Planning Elements ......................................................................................... 3-1
  3.1 Purpose and Intent ..................................................................................................... 3-1
  3.2 Project Benefits ......................................................................................................... 3-2
  3.3 Land Use Plan ........................................................................................................... 3-5
  3.4 Circulation Plan ........................................................................................................ 3-5
  3.5 Infrastructure ............................................................................................................ 3-5
    3.5.1 Water System ...................................................................................................... 3-5
    3.5.2 Sewer System .................................................................................................... 3-5
    3.5.3 Drainage Plan .................................................................................................... 3-5
  3.6 Utilities and Public Services ...................................................................................... 3-6
    3.6.1 Utilities ................................................................................................................ 3-6
    3.6.2 Public Services ................................................................................................... 3-6
  3.7 Grading Plan ............................................................................................................. 3-6

Ord. No. 1716-NS
Chapter 4: Design Guidelines and Standards ........................................ 4-1

4.1 Introduction .............................................................................. 4-1

4.2 Community Design .................................................................. 4-2
  4.2.1 Authentic Sense of Place .................................................... 4-2
  4.2.2 Sustainability .................................................................... 4-3
  4.2.3 Connectivity ...................................................................... 4-3
  4.2.4 Open Space ....................................................................... 4-4
  4.2.5 Interface with Adjacent Residential Uses ......................... 4-4

4.3 Site Access and Circulation Guidelines and Standards .............. 4-5

4.4 Architectural Design Guidelines and Standards ....................... 4-6
  4.4.1 Mixed-Use Design Guidelines .......................................... 4-7
  4.4.2 Mixed-Use Design Standards .......................................... 4-7
  4.4.3 Multi-family Residential Design Guidelines ..................... 4-10
  4.4.4 Multi-family Residential Design Standards ...................... 4-10

4.5 Landscape and Open Space Design Guidelines and Standards ... 4-14
  4.5.1 General Landscape and Open Space Design Guidelines .... 4-14
  4.5.2 General Landscape and Open Design Standards .............. 4-15
  4.5.3 Minimum Common Open Space ....................................... 4-15
  4.5.4 Conceptual Landscape Plan ............................................. 4-16
  4.5.5 Rancho Conejo Demonstration Grove ............................... 4-17
  4.5.6 Conceptual Entry Grove ................................................... 4-18
  4.5.7 Conceptual Commons ..................................................... 4-18
  4.5.8 Conceptual Pool Deck ..................................................... 4-20
  4.5.9 Conceptual Garden Walk ................................................ 4-21
  4.5.10 Conceptual Leisure Court ............................................. 4-22
  4.5.11 Conceptual Recreation Terrace ..................................... 4-23
  4.5.12 Conceptual Dog Run ..................................................... 4-24
  4.5.13 Conceptual Kid’s Play Space ........................................... 4-25
  4.5.14 Plant Palette ................................................................. 4-25

4.6 Parking Lot Design Standards .................................................. 4-27

4.7 Parking Structure Design Standards ....................................... 4-28

4.8 Fences and Walls .................................................................... 4-30

4.9 Lighting .................................................................................. 4-30

4.10 Signage .................................................................................. 4-32

4.11 Sustainability Guidelines ....................................................... 4-32
Chapter 5: Development Regulations ................................................................. 5-1

5.1 General Provisions ...................................................................................... 5-1
5.2 Allowable Development .............................................................................. 5-2
5.3 Permitted Uses within the Specific Plan Area .............................................. 5-2
  5.3.1 Breweries, Wine Blending, and Distilleries ............................................. 5-5
  5.3.2 Off-premises Alcohol Sales - Boutique Wine and Beer Stores or General Liquor Stores ................................................................. 5-5
  5.3.3 Alcohol Sales with a Bona-Fide Eating Establishment ............................ 5-7
  5.3.4 Temporary Model Homes and Leasing Complexes ............................... 5-8
  5.3.5 Live-Work Units ................................................................................... 5-8
  5.3.6 Restaurant Outdoor Dining ................................................................. 5-9
  5.3.7 Wireless Facilities ............................................................................... 5-9
5.4 General Site Development Standards ......................................................... 5-10
  5.4.1 Tiered Setbacks and Stepbacks from West Hillcrest Drive ...................... 5-12
5.5 Allowable Projections and Encroachments .................................................. 6-14
5.6 Parking ...................................................................................................... 5-15
  5.6.1 Off-Street Parking Requirements ........................................................ 5-15
  5.6.2 On-Site Parking Requirements ............................................................ 5-16
  5.6.3 Shared Parking Reduction .................................................................. 5-16
  5.6.4 Tandem Parking .................................................................................. 5-16
  5.6.5 Electrical Vehicle Charging Spaces ....................................................... 5-16
5.7 Condominium Conversions ...................................................................... 5-16
Chapter 6: Implementation ............................................................... 6-1

6.1 Development Phasing ........................................................................ 6-1

6.2 Funding Mechanisms ......................................................................... 6-2

6.3 Specific Plan Administration ................................................................ 6-3
  6.3.1 Relationship to City of Thousand Oaks General Plan ....................... 6-3
  6.3.2 Compliance with the Adopted Specific Plan ......................................... 6-3
  6.3.3 Specific Plan Interpretations ............................................................... 6-3
  8.3.4 Severability ..................................................................................... 6-4
  6.3.5 Variances ......................................................................................... 6-4
  6.3.6 Special Use Permits ......................................................................... 6-4

6.4 Specific Plan Amendments ................................................................. 6-4
  6.4.1 Specific Plan Major Amendments ...................................................... 6-4
  6.4.2 Specific Plan Minor Adjustment ......................................................... 6-5

6.5 Maintenance Responsibilities ............................................................ 6-5
List of Tables

Table 3.1: Land Use Summary ........................................................................................................ 3-3
Table 4.1: Plant Palette .................................................................................................................. 4-26
Table 5.1: Specific Plan Permitted Uses ....................................................................................... 5-2
Table 5.1: Specific Plan Permitted Uses (continued) .................................................................... 5-3
Table 5.2: Specific Plan Development Standards .......................................................................... 5-10
Table 5.3: Tiered Setbacks and Stepbacks ..................................................................................... 5-13
Table 6.1: Maintenance Responsibility Matrix ............................................................................. 6-6

List of Exhibits

Exhibit 1.1: Regional Context ....................................................................................................... 1-4
Exhibit 1.2: Local Context ............................................................................................................ 1-5
Exhibit 2.1: Existing General Plan Land Use ........................................................... 2-3
Exhibit 2.2: Proposed General Plan Land Use ............................................................................ 2-4
Exhibit 2.3: Existing Zoning Map ............................................................................................... 2-5
Exhibit 2.4: Proposed Zoning Map ............................................................................................. 2-6
Exhibit 2.5: Surrounding Uses .................................................................................................... 2-8
Exhibit 2.6: Public Transit ........................................................................................................... 2-10
Exhibit 3.1: Circulation Plan ........................................................................................................ 3-4
Exhibit 3.2: Typical Street Cross Sections .................................................................................. 3-5
Exhibit 3.3: Infrastructure Plan .................................................................................................. 3-7
Exhibit 3.4: Conceptual Grading Plan ......................................................................................... 3-9
Exhibit 4.1: Conceptual Landscape Plan ...................................................................................... 4-16
Exhibit 5.1: Setback and Building Stepback Diagram .............................................................. 5-12
Chapter 1: Introduction

1.1 Purpose and Objective of the Specific Plan

The Hillcrest Specific Plan includes land use, infrastructure, and implementation requirements for the development located at the southeast intersection of Hillcrest Drive and Rancho Conejo Boulevard in Thousand Oaks, California. The Design Guidelines and Standards contained in this Specific Plan ensures that development is cohesive and high-quality, while still allowing flexibility for creative design on the project site. The Development Regulations establish permitted uses, site specific objective development standards, and general development criteria.

The Hillcrest Specific Plan is consistent with the applicable goals and policies of the City of Thousand Oaks General Plan. The provisions and regulations contained in the Specific Plan apply to the Hillcrest Specific Plan project area and shall prevail in instances of conflict with the provisions and regulations of the Thousand Oaks Municipal Code (TOMC) that regulate the same subject matter. Where the Specific Plan is silent on an issue, the regulations and standards contained in the TOMC that regulate the same issue shall apply.
The project site is currently developed with an existing 56,687 square-foot two-(2) story office building and related surface parking lot with landscaping constructed in 1982. The office building was initially occupied by the Hewlett-Packard Company, followed by the City of Thousand Oaks as a City Hall, and finally, Amgen, since the mid-1990s. The site has been vacant since 2021.

The Hillcrest Specific Plan area is a vibrant mixed-use community that blends residential with restaurants and retail, with a mixed-use building fronting Hillcrest Drive and additional multi-family homes and amenities in the center and rear of the site. The target market for these homes would be for the growing number of professionals working in the general neighborhood; remote workers, public employees, and seniors. The design of the community fosters social interaction and wellness with inclusion of a publicly-accessible corner plaza for the community and abundant indoor and outdoor amenities, including a central community recreation building with a fitness center and game room, a coworking space, swimming pool, landscaped open space areas, courtyards, and walking paths. The project site is also conveniently located in proximity to employment centers, shopping centers, bus transit lines, similar multi-family residential developments, and entertainment venues.

The Specific Plan is an implementation tool that:

- Establishes compact development that promotes walking and creates a strong sense of neighborhood.
- Establishes development standards for a range of residential building types, including apartments and live-work units.
- Provides development standards for a range of permitted commercial uses, including, but not limited to, restaurants and retail.
- Provides private funding for public improvements and facilities, and public services required to implement the Specific Plan, including circulation and streetscape improvements, domestic water, recycled water, drainage facilities, and sewage disposal.
1.2 Specific Plan Area Location

The Hillcrest Specific Plan area is situated in the western portion of the city of Thousand Oaks, California. The project site is located on the south side of Hillcrest Drive, east of Rancho Conejo Boulevard, and approximately 250 feet north of the US 101 Freeway. Regional access to the site is provided by the US 101 Freeway, depicted on Exhibit 1.1 Regional Context. Local access to the Specific Plan area is provided from two points on Hillcrest Drive. The project site is within close proximity to many commercial services including the Hillcrest Plaza, the Park Plaza Shopping Center, and other retail, business, medical, services and jobs within the Rancho Conejo Industrial Park (RCIP), as shown in Exhibit 1.2, Local Context.
1.3 Specific Plan Summary

The Hillcrest Specific Plan is the result of intensive planning and careful design to create a high-quality redevelopment project. The project consists of up to 333 apartment units within five multi-family residential buildings and one mixed-use building, up to 5,300 square feet of commercial space, indoor and outdoor amenities, public and private exterior gathering areas and associated parking on the approximately 8.2-net acre project site. A minimum of twenty-eight (28) dwelling units are reserved for Very Low-income households.

In 2016, City Council requested a comprehensive analysis of the residential baseline that existed when the Measure E Ordinance was approved by voters in 1996. This analysis was performed by Kosmont Companies in 2017 and resulted in the Thousand Oaks Economic Development Strategic Plan. The City Council approved this strategic plan, which recommended supporting reinvestment in key commercial centers and considering mixed-use development at major shopping centers. Additionally, City Council completed a citywide housing density study that supports 5,400 additional living units under Measure E.

The Hillcrest Specific Plan incorporates place-making principles to create a pedestrian-friendly environment and promote social interaction among residents, visitors, and employees. The Specific Plan area will have a unifying landscape theme, including a system of paseos and amenity spaces throughout the site that offer a variety of unique open spaces for residents.

![Conceptual Illustrative view of mixed-use building](image-url)
1.4 Project Vision and Objectives

The project is a revitalization of a commercial parcel into a vibrant mixed-use community. The Hillcrest Specific Plan encourages a unique approach and planning for development by implementing a series of realistic and achievable project objectives that will result in a high-quality community. These objectives, which are identified below, have been refined throughout the planning and design process:

- Ensure the scale of the development respects its surroundings and existing development pattern by reducing the mass and scale along Hillcrest Drive.
- Participate in alleviating the housing crisis by providing housing to help meet the City’s Regional Housing Needs Assessment (RHNA) allocation, including a minimum of twenty-eight (28) dwelling units reserved for Very Low-Income households, consistent with the State Density Bonus Law.
- Provide redevelopment of an underutilized site with a variety of new commercial and residential uses.

Example of Social Gathering Space

Example of Amenity Space

CURRENT CONDITION  FUTURE CONDITION
• Cluster development to allow for pathways to promote walking and establish a strong sense of neighborhood.

• Integrate a pedestrian-friendly public realm, where residents have access to commercial services and open space. Create a smooth transition between the public and semi-public realm along Hillcrest Drive.

• Incorporate green and healthy development principles by providing accessible open space, incorporating native plant species to reduce water usage, and providing quality landscaping areas.

• Reduce vehicle miles traveled by locating housing close to job centers in the Rancho Conejo Industrial Park, and other businesses and service providers along Hillcrest Drive and the greater Newbury Park area.

• Locate residential uses away from natural hazard areas in proximity to primary evacuation routes.

• Preserve natural and cultural resources by repurposing a previously developed site on an infill property.

• Develop the project density consistent with the Draft Preferred Land Use Map for the Thousand Oaks 2046 General Plan which identifies the subject property for Mixed Use Low which allows up to 30 du/acre.

• Includes a robust, diverse, and drought-tolerant tree and plan palette that consists of native and climate-adaptive species, reducing the water demand for on-site irrigation.

The Hillcrest Specific Plan implements the goals and policies of the City of Thousand Oaks General Plan. This specific plan is consistent with the General Plan’s goals and policies related to high quality design, pedestrian connectivity, balanced range of housing, and welcoming open spaces.
1.5 Authority and Format of the Specific Plan

The State of California Legislature has established the authority and scope to prepare and implement specific plans. The State requires that all cities and counties in California prepare and adopt a comprehensive General Plan for the physical development of their areas of jurisdiction. To implement the policies described in the General Plan, regulating programs are adopted (e.g., zoning ordinances, subdivision ordinances, building and housing codes, etc.). California State law authorizes cities with complete General Plans to prepare and adopt specific plans (Government Code Section 65450 - 65457). Local planning agencies or their legislative bodies may designate areas within their jurisdiction as areas for which a specific plan is "necessary or convenient" (Government Code Section 65451).

Specific plans are intended to serve as bridges between the local General Plan and the individual development proposal for a specific area. Specific plans contain both planning policies and regulations, and may combine zoning regulations, capital improvement programs, and other regulatory requirements into one document. The Hillcrest Specific Plan has been created through the authority granted to the City of Thousand Oaks by the California Government Code, Sections 65450 through 65463. This Specific Plan has been prepared in accordance with the provisions of the California Government Code, which stipulate that a specific plan contain text and diagrams specifying the following:

- Land Use: The specific plan must specify the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. This discussion is included in Section 3.2, Land Use Plan, of this Specific Plan.
- Public Facilities: The specific plan must show the proposed distribution, location, extent, and intensity of major components of public and private transportation, wastewater, water, drainage, solid waste disposal, energy, and other essential facilities located within the area covered by the plan, and needed to support the land uses described in the plan. This discussion is included in Section 3.3. Circulation Plan, Sections 3.4, Infrastructure Plan, and Section 3.5, Dry Utilities and Public Services, of this Specific Plan.
- Development Standards: The specific plan must include standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. This discussion is contained in Chapter 4, Design Guidelines and Standards and Chapter 5, Development Regulations, of this Specific Plan.
- Implementation Measures: The specific plan must include a program of implementation measures, including regulations, programs, and financing measures. A discussion of these topics is included throughout Chapter 6, Implementation, of this Specific Plan.
1.6 Discretionary Actions and Approvals

- General Plan Consistency: The specific plan must include a statement of the relationship of the specific plan to the General Plan. An analysis of the Hillcrest Specific Plan’s consistency with the City’s General Plan is contained in Chapter 6, Implementation.
- Optional Contents: The specific plan may address any other subject that, in the judgment of the City, is necessary or desirable for implementation of the General Plan, Landscape, architectural, and sustainable design guidelines are included in Chapter 4, Design Guidelines and Standards, of this Specific Plan.

The City of Thousand Oaks is the Lead Agency for purposes of the California Environmental Quality Act (CEQA) compliance. The following actions are required to implement this Specific Plan:
- General Plan Amendment (LU 2021-70169): A General Plan Amendment will be necessary to change the General Plan land use designation of the property from the current “Commercial” to “Commercial/Residential.”
- Zone Change and Zoning Map Amendment (2022-70776): An approval of a Zone Change will be necessary to change the zoning of the property from the current “Community Shopping Center” (C-3) to “Specific Plan” (SP) on the City’s Zoning Map.
- Specific Plan (SP 2022-70778): Adoption of the Hillcrest Specific Plan that will realize the objectives of the proposed project as defined herein. The specific plan will be designed to implement the goals and policies of the City’s General Plan and guide the project with respect to custom development standards and future development agreements. The specific plan will contain detailed development standards, distribution of land uses, infrastructure requirements, and implementation measures for the proposed development.
- Development Permit 2022-70773: A Development Permit for new building construction is required before building permits may be issued.
- Special Use Permit 2022-70779: An approval of a Special Use Permit is necessary to allow the sale and consumption of alcohol onsite.
- Development Agreement DA0R 2022-70777:
  A Development Agreement may be negotiated between the City of Thousand Oaks and applicant that will establish vesting of development rights and entitlements, identify project improvements, timing of improvements, and benefits and responsibilities of both the City and the applicant.

- Protected Tree Permit (PTP 2022-70780):
  Approval of a Protected Tree Permit for encroachment and removal of protected trees (approximately 17 trees would be removed) will be required.

- Environmental Impact Report (EIR 2022-70774):
  The City will perform a comprehensive evaluation of the potential impacts for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines and will determine if the proposed project would have potentially significant impacts.
Chapter 2: Planning Context

2.1 Relationship to the City’s Relevant Policy Documents

The Hillcrest Specific Plan serves as a planning tool to implement the intent of the Thousand Oaks General Plan for the area covered by the Specific Plan. The Hillcrest Specific Plan will serve as the zoning document that regulates all future development within the Specific Plan area. This section analyzes the relationship to the City’s policy documents, including City of Thousand Oaks General Plan, City of Thousand Oaks Municipal Code (TOMC), Measure E, and Freeway Corridor Design Guidelines.
2.1.1 City of Thousand Oaks General Plan

According to the General Plan, the Specific Plan area is designated as "Commercial." A General Plan Amendment is requested to establish "Commercial/Residential" as the land use designation for the Specific Plan area (see "Exhibit 2.1: Existing General Plan Land Use" and "Exhibit 2.2: Proposed General Plan Land Use").

2.1.2 City of Thousand Oaks Municipal Code

Zoning

The City’s current zoning designation for the Specific Plan area is “Community Shopping Center” (C-3). A Zone Change is required to change the zoning designation of the project site from C-3 to “Specific Plan” (SP). (See “Exhibit 2.3: Existing Zoning Map” and “Exhibit 2.4: Proposed Zoning Map”).

Objective Design Standards

Article 22, Section 9-4, 2204 states Specific Plans that are subject to the Article must comply with all applicable Objective Design Standards (ODS) within the Thousand Oaks Municipal Code and applicable Specific Plan as may be amended. All details of the ODS as applicable to the Hillcrest Specific Plan are discussed further in Chapter 4, Design Guidelines.

Oak Tree Preservation and Protection

TOMC. Title 9, Chapter 4, Article 42, Oak Tree Preservation and Protection sets forth the City’s Policy requiring the preservation of all healthy oak trees. A tree permit is required to authorize the maintenance, removal, cutting or encroachment within the protection zone of one or more oak trees. Wherever possible, existing oak trees within the Specific Plan area should be incorporated into the landscape areas or exterior public open spaces. Based on the arborist report, 28 oak trees exist within the Specific Plan Area. Existing trees within the project site were planted as parking lot improvements that occurred in the 1980s. The project will require the removal of 17 oak trees and the encroachment upon an additional 8 oak trees on site. An Oak/Landmark Tree Permit is required to comply with the Oak Tree Preservation and Protection Guidelines.

Landmark Tree Preservation and Protection

TOMC. Title 9, Chapter 4, Article 43 Landmark Tree Preservation and Protection sets forth the City’s policy requiring the preservation of all healthy landmark trees unless reasonable and conforming use of the property justifies the removal, cutting, pruning, and/or encroachment into the protected zone of a landmark tree. There are no existing landmark trees on site. An Oak/Landmark Tree Permit is required to comply with the Landmark Tree Preservation and Protection Guidelines.

2.1.3 Measure E - Ordinance No. 1280-NS

Passed by voters in 1996, Measure E requires voter approval for any amendment to the Land Use Element of the City’s General Plan that:

- Increases residential land use density beyond the City’s General Plan of November 5, 1996, or
- Increases the amount of commercial acreage beyond the City’s General Plan of November 5, 1996

In 2017, after a comprehensive analysis of the residential baseline that existed when Measure E was approved in 1996, no changes to the baseline occurred between 1996 and 2017. The 5,400 dwelling units in the Measure E bank (as of 2017) should be strategically reallocated through General Plan Amendments. In April 2021, the City Council approved a Residential Capacity Allocation application for the Specific Plan area and a time extension for the allocation on March 29, 2022, allowing for the development of the Specific Plan area at the maximum allowable base density of 30 dwelling units per acre identified in the General Plan resulting in a maximum unit yield for the Specific Plan area of 246 base units. The proposed project...
Exhibit 2.2: Proposed General Plan Land Use
Ord. No. 1716-NS
also includes a request for a 35 percent density bonus allowing the development of 87 additional units. The total number of units allowed per the density bonus is 333 units.

Density bonus units are above the housing contemplated by the General Plan and are not subject to, nor count against, the Measure E capacity.

A density calculation for the Specific Plan area is provided in Section 3.2, Land Use Plan, Chapter 3. The baseline density is consistent with the General Plan designation, therefore no voter approval pursuant to Measure E is required.

### 2.1.4 Freeway Corridor Design Guidelines

Pursuant to the City’s Resolution No. 91-172, the Freeway Corridor Design Guidelines should apply to all properties located wholly or partially within 1,000 feet of the centerline of the 101 and 23 Freeways. Part of the Specific Plan area is within 1,000 feet of the Centerlines of the 101 Freeway and will be subject to the Freeway Corridor Design Guidelines unless modified herein. Discussion related to Design Guidelines are included in Chapter 4, Design Guidelines.

### 2.2 Surrounding Land Uses

Hillcrest is generally located to the southwest of West Hillcrest Drive and Rancho Conejo Boulevard, north of the Ventura Freeway. The Specific Plan area is surrounded by commercial, industrial, and residential uses, and described below:

- An existing gas station and convenience mart immediately adjacent to the northwest,
- An existing convenience mart and building materials supplier office to the west, across Rancho Conejo Boulevard,
- Existing industrial biotech complex to the north, across West Hillcrest Drive,
- Multi-family residences immediately adjacent to the east,
- Existing commercial uses to the south, across the Ventura Freeway,
- A 7-acre park to the south, across the Ventura Freeway

Exhibit 2.5, Surrounding Uses, illustrates adjacent development to the site.
2.3 Existing Site Conditions

Formerly known as ‘Amgen Building 34’, the project site is developed with a vacant 56,687-square foot commercial office building and associated surface parking lot previously used as a visitor check-in for the nearby Amgen Campus. The existing site is oriented toward West Hillcrest Drive. The existing building on site will be demolished.

2.3.1 Site Topography

The project site is relatively level with a slightly descending slope from West Hillcrest Drive at the north toward the rear portion of the site to the south. The lowest elevation is +/- 643.39 above mean sea level (AMSL) at the southern end of the project site. The highest elevation point is +/- 655.0 AMSL and is located in the northern side of the project site, adjacent to West Hillcrest Drive.

2.3.2 Existing Easements

A 43-foot wide public utility easement runs along the west property line. Another 40-foot wide utilities easement runs generally across the northern property line and includes existing electric and sewer facilities. In addition, a portion of the 40-foot wide private easement across the northern property line is anticipated to include new gas, electric and water utilities to serve the project site. A 60-foot wide utility easement which also includes existing sewer facilities that serve the Amgen Campus, exists along the eastern property line. These easements are anticipated to remain in place.

2.3.3 Vehicular Access and Public Transit

Regional access to the project site is provided by Ventura Freeway (US 101), Rancho Conejo Boulevard and West Hillcrest Drive. Local direct access to the project site is provided from West Hillcrest Drive. Bicycle lanes exist within the West Hillcrest Drive and Rancho Conejo Road right-of-way.

Bus stops for three bus lines are located within a 1/2 mile of the project site. The bus stop nearest to the project site is located at the intersection of Rancho Conejo Boulevard and West Hillcrest Drive is serviced by the Ventura County Transit Commission (VCTC) intercity Route 73. Route 73 provides service between Simi Valley and Thousand Oaks and operates Monday through Friday. Another nearby bus stop is located near the intersection of West Hillcrest Drive and Artisan Road, serviced by Thousand Oaks Transit (TOT) Route 4-4 Crosstown. Operating Monday through Friday, Route 4-4 Crosstown has 35 stops and conducts a route that begins and ends at the City Transportation Center and provides connectivity between Westlake and Newbury Park neighborhoods. Additionally, the TOT Route 40 Newbury Park located on West Hillcrest Drive, west of Rancho Conejo Boulevard, serves as an additional transit route providing local connectivity within Thousand Oaks. The Route 40 Newbury Park includes 25 stops and operates Monday through Friday.

Exhibit 2.6, Public Transit, illustrates the bus routes and nearby bus stops to the site.
Chapter 3: Planning Elements

3.1 Purpose and Intent
This Chapter contains the various plan elements for the Hillcrest Specific Plan, including the following:

- Land Use and Circulation Plan
- Infrastructure Plan
- Dry Utilities and Public Services
- Grading Plan

Each plan works in tandem with the other plans to establish a framework for the Specific Plan area, ensuring that the project will develop as a quality and cohesive community within the overall urban fabric of Hillcrest.
3.2 Project Benefits

The Specific Plan, including the Land Use and Circulation Plans, were designed to implement the vision and objectives detailed in Chapter 1, while also providing the additional resident and community benefits listed below:

- The Hillcrest Specific Plan will provide housing in furtherance of RHNA. The project includes a minimum of 28 affordable units which are designated for very low-income residents. The provision of these units will assist the City in meeting their State Housing goals and will provide much needed housing for families making well below the median income in the City.

- Multiple roof decks totaling 2,800 square feet will provide a unique project feature where residents can socialize and enjoy outdoor activities and views, while also screening the visibility of the height of the building’s upper stories and enhancing them. This is a special project feature that will entice people to live in the community.

- The existing parkway along Rancho Conejo Road, which currently contains a city monument, will be significantly improved with landscaping, pathways and seating, providing a visually attractive paseo at one of the City’s key gateways.

- Electrical vehicle (EV) use is promoted and the provision of EV charging stations and spaces exceeds code requirements. Specifically,
  - 25% of the parking spaces are provided with EV charging stations (only 5% required by CALGreen)
  - Additional 30% – EV ready (only 25% required by CALGreen)

- In addition to the EV spaces and stations, charging facilities, parking and storage will be provided for EV bicycle and scooter storage, promoting non-vehicular modes of transportation for residents. The bicycle area accommodates 120 parking spaces for bikes and scooters.

- Several on-site oak trees are preserved and protected in places and the plant palette includes the use of native and climate-adaptive species, reducing the use of water for irrigation.
3.3 Land Use Plan

The Hillcrest Specific Plan is a redevelopment project that transforms a vacant commercial office building into a high-quality, mixed-use community. The vision is to provide a visually attractive and sustainable place where people can live, work remotely, recreate, dine, and socialize.

The Commercial/Residential designation is applied to the entire Hillcrest Specific Plan area, as shown in Exhibit 2.2, Proposed General Plan Land Use. This designation allows both vertical and horizontal mixed-use on the same site. The Hillcrest Specific Plan includes 333 dwelling units, consisting of a mix of single-level “flats” and live/work units. The dwelling units will be located within one (1) mixed-use building and four (4) multi-family residential buildings. On the ground floor of the mixed-use building, it will be up to 6,300 square feet of retail/commercial uses serving the needs of the residents and employees working nearby. The project will provide a minimum of 2.7 acres of indoor and exterior common open space, exterior public open space, and private open space to serve residents of the project and the public in the surrounding area.

The maximum base density and unit cap for the Hillcrest Specific Plan has been carefully formulated and designed to the maximum allowable base density used in other areas of the City with the same land use, particularly the base density allowed within the Commercial/Residential Land Use Designation of the General Plan, which is 30 units per acre. This density would result in a unit cap of 246 dwelling units, also known as base density units, on a net area of 8.19 acres. The project will reserve 11 percent of the base density units, or a minimum of 26 total units for very low-income earners. By providing these affordable dwelling units, Section 65915 of the California Government Code allows a 35 percent density bonus or 87 bonus units, resulting in an overall allowance of 333 dwelling units (30 du/acre base density and 41 du/acre with density bonus). Section 65915 of the California Government Code also grants two concessions or incentives and an unlimited number of waivers or reduction of development standards for projects providing at least 10 percent of the base units to very low-income earners, Table 3.1, Land Use Summary, provides a summary of the land use acreage, maximum number of dwelling units and maximum density.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Net Acre</th>
<th>Maximum Base Density Dwelling Unit (DU)</th>
<th>Maximum Base Density (DU/AC)</th>
<th>Minimum Affordable Housing Units</th>
<th>State Density Bonus</th>
<th>Total Project Units</th>
<th>Non-Residential Commercial Maximum Square Feet (SF/FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Commercial</td>
<td>8.19</td>
<td>246</td>
<td>30</td>
<td>28</td>
<td>35%</td>
<td>333</td>
<td>6,300</td>
</tr>
</tbody>
</table>
3.4 Circulation Plan

The Specific Plan project area is bounded on the west by Rancho Conejo Boulevard, on the north by Hillcrest Drive, and to the south by the Rancho Conejo Boulevard Highway 101 off-ramp.

Rancho Conejo Boulevard runs in a north-south direction and Hillcrest Drive runs in an east-west direction, parallel to Highway 101. The Circulation Element of the General Plan designates Rancho Conejo Boulevard as a six-lane road and Hillcrest Drive as a four-lane road. A Class II bike lane is designated on Hillcrest Drive. To contextualize the site with the surrounding circulation, see Exhibit 3.1, Circulation Plan.

Pedestrian circulation is provided throughout the Specific Plan by a network of walkways along the internal driveways and open space areas, which will connect to the existing City sidewalks along Rancho Conejo Boulevard and Hillcrest Drive.

The project features two private ingress/egress points from Hillcrest Drive that connect the project to the wider transportation network. The westerly entrance on Hillcrest Drive shall not allow for left turns out of the driveway to minimize turning conflicts. Left turn movements out of the easterly entrance on Hillcrest Drive are allowed.

The modified private streets of the project that connect to Hillcrest Drive include perpendicular parking in front of residents/businesses and terminate at the primary east/west internal private street. The primary internal private street features wide sidewalks, street trees, and parallel parking to create a pedestrian-friendly environment. The internal driveways that extend from the private street provide access to the parking structure at the rear of the site and perpendicular parking spaces. Due to the low-speed nature of the internal circulation network, the private street, modified private streets, and driveways will function as multi-modal sharrow (or woonerf), allowing bicycles to ride along with vehicles, see Exhibit 3.2, Typical Street Cross Sections for more detailed visualization.

Parking within the Specific Plan will include a mix of surface parking areas and garages. The parking garages will be used for both the mixed-use and residential buildings. Within the structures, parking will provide designated visitor parking areas and controlled access to resident parking.

3.5 Infrastructure

Design and construction of infrastructure facilities, including but not limited to water, sewer, and storm drains, shall comply with the requirements of the City of Thousand Oaks and/or relevant service agencies.

3.5.1 Water System

Water service for the project site is provided by California American Water Company. Six-inch water lines are proposed within the Entry drives which connect to existing West Hillcrest Drive and Rancho Conejo Boulevard water lines. Six-inch water lines are also proposed within the interior private drives. Existing and proposed water system improvements are depicted in Exhibit 3.3, Infrastructure Plan.

3.5.2 Sewer System

Public wastewater collection and treatment service is maintained and operated by the City of Thousand Oaks. Private sewer lines are proposed within building garages which are connected to the existing sewer lines located at the southeast corner of the site. Existing and proposed sewer system improvements are depicted in Exhibit 3.3, Infrastructure Plan.

3.5.3 Drainage Plan

On-site runoff will be collected and treated in conformance with the Ventura County MS4 permit requirements. Peak runoff storm flows will be detained onsite with reduced flows conveyed to public storm drains along West Hillcrest Drive. Proposed storm water quality system improvements will be determined during final engineering design and may include features such as rainwater harvesting tanks, bioswales, rain gardens, filters, and other measures. Potential stormwater quality measures are depicted in Exhibit 3.3, Infrastructure Plan.

Ord. No. 1716-NS
Exhibit 3.2: Typical Street Cross Sections
3.6 Utilities and Public Services

3.6.1 Utilities

Natural Gas
Natural gas service for the Specific Plan area is provided by Southern California Gas Company (SCG).

Electricity
Electricity for the Specific Plan area is provided by Southern California Edison (SCE) through existing lines in the surrounding streets.

Trash/Recycling Collection
Trash/Recycling collection service for the Specific Plan area is provided by Athens.

3.6.2 Public Services

Fire and Emergency Response Services
Fire and emergency response services are provided by Ventura County Fire Department (VCFD), a full-service fire department. The nearest station, Station 35, is located at 761 Mitchell Road in Thousand Oaks, approximately 0.3 miles north of the Specific Plan area.

Law Enforcement Services
Law enforcement services are provided by the Ventura County Sheriff's Department, located at 2101 East Olsen Road, Thousand Oaks.

3.7 Grading Plan

Grading for the site is intended to respond to the site topography. The existing building will be demolished. The proposed grading concept is depicted in Exhibit 3.4, Conceptual Grading Plan. Conceptual grading calculations indicate a total of approximately 58,600 cubic yards of export, final engineering may result in modifications to the overall grading concept, but the modifications should conform to the general intent of the Conceptual Grading Plan.