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1.1 Purpose and Objective of the Specific Plan

The Thousand Oaks (T.O.) Ranch Specific Plan provides a detailed description of the proposed land use, infrastructure, and implementation requirements for the project located on Hampshire Road in the City of Thousand Oaks, California. The Specific Plan will be processed through the City of Thousand Oaks, California. The Design Guidelines contained in this Specific Plan will assist in creating a sense of place and high-quality development on the project site. The Development Regulations will establish permitted uses, property development standards, and general development criteria.

The T.O. Ranch 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 shall apply to the T.O. Ranch 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 was formerly used by K-Mart. Following K-Mart’s closure in 2004, a group of stores attached to K-Mart also closed a few years later. The site has become a piece of commercial blight in the Conejo Valley and been vacant for many years. Over the years, the site has only been used as a Christmas tree lot.

In 2016, City Council requested a comprehensive analysis of the residential baseline that existed when 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 shift that freed up 5,400 additional living units under Measure E. The City also identified the project site as an Opportunity Site for a mixed-use development.

T.O. Ranch is a vibrant mixed-use community that blends residential with restaurants and retail, including apartments within two mixed-use buildings along the frontage of the site facing Hampshire Road, and townhome apartments located in the middle and rear of the site. The target market for these homes would be for the growing market for young professionals, public employees, and seniors. The project offers a variety of publicly accessible spaces to the community, and abundant indoor and outdoor amenities. The community design fosters social interaction and wellness. The neighbors of Thousand Oaks and T.O. Ranch residents will be able to connect via parks, naturally landscaped open space areas, walking paths and a dog park on the site. The project site is also conveniently located in proximity to employment centers, shopping centers and entertainment venues.

This Specific Plan is an implementation tool that:

- Promotes quality development by ensuring consistency between the goals and policies of the City of Thousand Oaks General Plan and this Specific Plan.
- Promotes infill development that is compatible with abutting commercial uses.
- Establishes compact development that promotes walking and creates a strong sense of neighborhood.
- Establishes development standards for a range of residential building types, including townhomes 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 T.O. Ranch Specific Plan area is situated in the southeast portion of the City of Thousand Oaks, California. The project site is located on the west side of Hampshire Road, north and east side of Foothill Drive, and approximately 420 feet south of US 101 Freeway. Regional access to the site is provided by US 101 Freeway and Moorpark Freeway (SR 23) from the north, depicted on Exhibit 1.1, Regional Context. Local access to the Specific Plan area is provided from Hampshire Road and Foothill Drive. The project site is within close proximity to many services including the Westlake Plaza and Center, the Lakes, North Ranch Shopping Center, the Thousand Oaks Boulevard corridor of retail, business, medical and other services and jobs within the Townsgate business park corridor, and Civic Arts Plaza, as shown in Exhibit 1.2, Local Context.
Exhibit 1.1 - Regional Context


Exhibit 1.2 - Local Context

Source: County of Los Angeles

Thousand Oaks Ranch Specific Plan | Draft
1.3 Specific Plan Summary

The T.O. Ranch Specific Plan is the result of intensive planning and careful design to create a high-quality redevelopment project. The Specific Plan includes up to 420 dwelling units on the approximately 10.97-net acre project site. The project consists of 349 stacked flat apartments within two mixed-use buildings, 71 townhome apartments, 15,000 square feet of retail, indoor and outdoor amenities, outdoor dining and lounge areas, public parks, a dog park, and common open spaces. Fifty dwelling units are reserved for Low-Income households.

The T.O. Ranch Specific Plan incorporates place-making principles to create a pedestrian-friendly development 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 project site that maximize access to the outdoors.

1.4 Project Vision and Objectives

The project is envisioned as a revitalization of a vacant parcel. The T.O. Ranch 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 further away from Hampshire Road.
- Alleviate the housing crisis by providing housing to help meet the City’s Regional Housing Needs Assessment (RHNA) allocation, including 50 dwelling units reserved for 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.

• Cluster development to promote walking and establish a strong sense of neighborhood.

• Reinforce sense of place through project-specific identity signage, including way-finding and blade signs for pedestrian and vehicular traffic.

• Integrate a memorable and pedestrian-friendly public realm, where residents have close access to commercial services and open space. Create a smooth transition between the public and semi-public realm along Hampshire Road and Foothill drive.

• Create new, emerging commercial opportunities on the site with emphasis on establishing a cohesive relationship between public commercial and those working privately from home.
• Provide ample open space and incorporate native plant species to reduce water usage, provide a landscape demonstration area to visitors, and create a comfortable pedestrian environment.

• Add connectivity to existing pedestrian network and open space trail to the southwest.

• Preserve and protect existing oak and landmark trees.

• Close to jobs centers along Townsgate Road and Thousand Oaks Boulevard, and medical service providers along Hampshire and Agoura Roads.

• Meet need for neighborhood commercial uses in the area (restaurants and retail).

• Be consistent with the Thousand Oaks Economic Development Strategic Plan (November 2017), which identifies the Plan area as an opportunity site.

• The T.O. Ranch Specific Plan implements the applicable goals and policies of the City of Thousand Oaks General Plan as identified in below:

  Goals
  - To encourage commercial facilities which satisfy the Valley's mercantile needs, arranged and located to provide convenient access and compatibility with adjoining use through proper design.

  - To provide the framework for a planned and unified community containing a balance of living, working, shopping, educational, civic, cultural and recreational facilities.

  - To develop appropriate additional tools enabling commercial, industrial and residential development to flourish in an efficient and compatible manner.

  - To provide a high quality environment, healthful and pleasing to the senses, which values the relationship between maintenance of ecological systems and the people's general welfare.

• Policies

  - The City's unique natural setting will be a guide to its future physical shape. In general, development will occur in the low-lying areas with the natural hills and mountains being preserved in open space. A ring of natural open space will be created around the City. The City will support and encourage open space/greenbelt buffers around it, separating the City from adjoining communities.

  - Through good design and the implementation of appropriate development tools, a freeway corridor image will be created making Thousand Oaks visually distinct from surrounding communities, retaining the special qualities of the landscape, viewshed and
open space which originally attracted people to the area.

- Multiple family units may include other forms and types of residential development.

- **High Density**: High density residential development will have a range of 15 to 30 dwelling units of any type per net acre and should be located primarily at sites accessible and close to major centers of activity and along the Ventura Freeway.

- There should be no grading in slopes over 25 percent natural grade.

- **Housing**: Strive to provide a balanced range of adequate housing for Thousand Oaks Planning Area residents in a variety of locations for all individuals regardless of age, income, ethnic background, marital status, physical or developmental disability.

- **Commercial/Residential**: The Commercial/Residential designation in the Land Use Element shall mean that either residential or commercial land uses may be permitted on land so designated, provided that a Specific Plan has been adopted for the land and that the proposed uses are consistent with the uses authorized by the Specific Plan.

- Strengthen the City's commercial core area by improving and enhancing retail, office and service uses.

- Neighborhood parks and open spaces should be located within walking distance of residential areas.

- A variety of transportation modes should be encouraged.

- A City-wide system of pedestrian and bicycle facilities that provide safe, continuous accessibility to all residential, commercial and industrial areas, to the trail system and to the scenic bike route system shall be provided and maintained.
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 T.O. Ranch Specific Plan has been created through the authority granted to the City of Thousand Oaks by the California Government Code, Sections 65450 through 65453. 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, Section 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 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

The City of Thousand Oaks is the Lead Agency for purposes of California Environmental Quality Act (CEQA) compliance. The following actions are required to implement this Specific Plan:

**General Plan Amendment (LU 2021-70215):** 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 (Z 2021-70216):** An approval of a Zone Change will be necessary to change the zoning of the property from the current “Neighborhood Shopping Center” (C-1) to “Specific Plan” (SP) on the City’s Zoning Map.

**Specific Plan (SP 2021-70397):** Adoption of the T.O. Ranch 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 Agreement (DAGR 2021-70399):** 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, as well as the responsibilities and rights of both the City and the applicant.
*Development Permit (DP 2021-70214):* A Development Permit for new building construction is required before building permits may be issued.

*Lot Line Adjustment (LLA 2021-70398):* A Lot Line Adjustment for the project site will be processed through the City in accordance with Sections 9-3.303 and 9-3.702 of TOMC. The lot lines will be adjusted to provide one lot for the proposed townhomes and another lot for the proposed mixed-use buildings.

*Protected Tree Permit (PTP 2021-70400):* A protected tree permit is required for encroaching into the protected zone of on-site landmark trees.

*Environmental Impact Report (EIR 2021-70442):* 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 T.O. Ranch 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 T.O. Ranch Specific Plan will serve as the zoning document that regulates all future development within the Specific Plan area. This section analyzes the relationships 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.

Site Photos
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 Designation and Exhibit 2.2, Proposed General Plan Land Use Designation).

2.1.2 City of Thousand Oaks Municipal Code

Zoning

The City’s current zoning designation for the Specific Plan area is “Neighborhood Shopping Center” (C-1). A Zone Change is required to change the zoning designation of the project site from C-1 to “Specific Plan” (SP). (See Exhibit 2.3, Existing Zoning Map and Exhibit 2.4, Proposed Zoning Map)

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. 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, one oak tree exists within the Specific Plan area. An Oak/Landmark Tree Permit is required to comply with the Oak 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 were found to baseline between 1996 and 2017. The 5,400 dwelling units in the Measure E bank should be strategically reallocated through General Plan Amendments. In February 2020, the City Council approved a Residential Capacity Allocation application for the Specific Plan area, allowing for the development of the Specific Plan area at the maximum allowable base density of 30
Exhibit 2.1 - Existing General Plan Land Use

Source: City of Thousand Oaks
Exhibit 2.2 - Proposed General Plan Land Use

Source: City of Thousand Oaks
dwelling units per acre identified in the General Plan, resulting in a maximum unit yield for the Specific Plan area of 329 base units. The approval of this request utilized 28% of remaining citywide residential capacity, leaving a balance of 908 units.

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 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 1000 feet of the centerline of the 101 and 23 Freeways. Part of the Specific Plan area is within 1000 feet of the centerlines of the 101 Freeway and will be subject to the Freeway Corridor Design Guidelines.

2.2 Surrounding Land Uses

T.O. Ranch is generally located to the southwest of Hampshire Road and Ventura Freeway, north of Foothill Drive. The Specific Plan area is surrounded by commercial and residential uses, and described below:

- An existing gas station/convenience mart/car wash and dental care office immediately adjacent to the north.
- An existing assisted living facility immediately adjacent to the northwest.
- Single-family residences to the west, across Foothill Drive.
- Multi-family residential development to the south, across Foothill Drive.
- An existing day care center is located immediately adjacent to the southwest.
- An existing gas station/convenience mart is located immediately adjacent to the southeast.
- Existing commercial and industrial uses to the east, across Hampshire Road.

Exhibit 2.5, Surrounding Uses, illustrates adjacent development to the site.
Exhibit 2.4 - Proposed Zoning Map
Exhibit 2.5 - Surrounding Uses

Source: Google
2.3 Existing Site Conditions

After K-Mart's closure, the blighted project site has been vacant since 2004. The asphalt covered commercial site is oriented towards Hampshire Road, with an abandoned one-story, 103,670, square foot retail building with attached one (1)-story commercial building consisting of 12,512 square feet, and surface parking. In 2020, former Freddy's Frozen Custard and Steakburgers permanently closed, leaving the 2,600-square foot, one-story building vacant on the site. All existing buildings will be demolished.

2.3.1 Site Topography

The Project area contains an ascending grade from Hampshire Road at the east to the rear portion of the site at the west. The lowest elevation is approximately 910 above mean sea level (AMSL) at Hampshire Road. An existing 1-1/2 to 1 slope atop a +/-22-foot high retaining wall joins the rear portion of the site to Foothill Road. The lowest elevation is approximately 910 above mean sea level (AMSL) at Hampshire Road. The highest elevation is approximately 958 AMSL in between Foothill Drive and the retaining wall along the westerly property line.

2.3.2 Existing Easements

A 15’ sewer easement runs generally along the northerly property line. Another 15’ storm drain easement is generally located in the southwest corner of the project site. These easements are anticipated to remain in place. Two 6’ and one 10’ public utility easements run through southwest part of the project site. A public utility easement runs through the southeast part of the project site. These PUEs will be relocated as part of the project.

2.3.3 Vehicular Access and Public Transit

Regional access to the project site is provided by Ventura Freeway (US 101), 23 Freeway, and Thousand Oaks Boulevard from the north. Local direct access to the project site is provided from Hampshire Road and Foothill Drive. The dedicated ridesharing areas are provided on the internal main Driveway A centrally located between the two vertical mixed-use buildings.

The nearest bus stop is located at the intersection of Hampshire Road and Thousand Oaks Boulevard. This bus stop is serviced by Commuter Express 422. Route 422 provides service between Hollywood and Thousand Oaks Monday through Friday morning. Another nearby bus stop is located at the intersection of Duesenberg Drive and Thousand Oaks Boulevard, serviced by Thousand Oaks Transit 43. Route 43 has 25 stops and conducts a circular route that begins and ends at The Oaks. The route covers Thousand Oaks Boulevard and Westlake areas.

Exhibit 2.6, Public Transit, illustrates the bus routes and nearby bus stops to the site.
Exhibit 2.6 - Public Transit

Source: City of Thousand Oaks

Legend:
- Specific Plan Boundary
- Bus Stop
- Routes 422 and 43
CHAPTER 3: PLANNING ELEMENTS

3.1 Purpose and Intent

This Chapter contains the various plan elements for the T.O. Ranch Specific Plan, including the following:

- Land Use Plan 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 T.O. Ranch.
3.2 Land Use Plan

The T.O. Ranch Specific Plan is a redevelopment project that transforms the former K-Mart shopping center, which is currently vacant, into a high-quality, mixed-use community. The vision is to provide a visually attractive and sustainable place where people can live, dine, and socialize.

The Commercial/Residential designation is applied to the entire T.O. Ranch Specific Plan area, as shown in Exhibit 3.1, Land Use and Circulation Plan. This designation allows for both vertical and horizontal mixed-use on the same site. The T.O. Ranch Specific Plan includes a maximum of 420 dwelling units, consisting of a mix of townhome, single-level “flats,” and the potential for live/work housing. The flats and all live-work units will be located within the two (2) mixed-use buildings. On the ground floor of the mixed-use building will be up to 15,000 square feet of retail/commercial uses serving the needs of the residents. The project will provide a minimum of 1.3 acres of open space and privately maintained parks and recreational facilities to serve residents of the project and the public in the surrounding area.

The maximum base density and unit cap for the T.O. Ranch Specific Plan has been carefully formulated and designed to the maximum allowable base density in other mixed-use areas of the City, particularly the base density allowed within the Thousand Oaks Boulevard Specific Plan, which is 30 units per acre. This density would result in a maximum base unit cap of 329 dwelling units on a net area of 10.97 acre. The project will also reserve 15 percent of the base density units, or 50 total units, for Low-Income Earners. By providing these affordable units, Section 65915 of the California Government Code allows for a 27.5 percent density bonus or 91 bonus units (41 dwelling units above 329 base units are market-rate units because 50 affordable dwelling units are provided), resulting in an overall allowance of 420 dwelling units (30 du/av base density and 38.3 du/ac with density bonus). The overall density of 38.3 du/ac is the total allowable 420 units divided by the total net 10.97 acre Specific Plan area. Table 3.1, Land Use Summary, provides a summary of the land use acreage, maximum number of dwelling units, and maximum density.

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<th>Land Use</th>
<th>Net Area (AC)</th>
<th>Maximum Base Density Dwelling Units (DU)</th>
<th>Maximum Base Density (DU/AC)</th>
<th>Affordable Housing Units</th>
<th>State Density Bonus (Government Code Section 65915)</th>
<th>Total Project Units</th>
<th>Non-Residential Commercial Maximum Square Feet (SQ FT)</th>
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<tr>
<td>Commercial/Residential</td>
<td>10.97</td>
<td>329</td>
<td>30</td>
<td>15% of base density, or 50 low income units</td>
<td>27.5%, or 91 units</td>
<td>420 total units (370 market rate and 50 low income)</td>
<td>15,000</td>
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Table 3.1 - Land Use Summary
Exhibit 3.1 - Land Use and Circulation Plan

LEGEND

- Specific Plan Boundary
- Commercial/Residential
- Internal Driveways
- Class II Bike Lane
- Entries
- Los Robles Trailhead

Thousand Oaks Ranch Specific Plan | Draft
Exhibit 3.2 - Typical Street Cross Sections

Source: Stantec

N. T. S.


3.4 Infrastructure Plan

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 and/or relevant service agencies. Potential storm water quality measures are depicted on Exhibit 3.3, Infrastructure Plan.

3.4.1 Water System

Water service for the project site is provided by City of Thousand Oaks. Eight-inch water lines are proposed within the entry drives which are connecting to the existing Hampshire Road and Foothill Drive water lines. Eight-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.

3.4.2 Sewer System

Public wastewater collection and treatment service is maintained and operated by the City of Thousand Oaks. Private six-inch sewer lines are proposed within the entry drives which are connecting to the existing Hampshire Road and Foothill Drive public sewer lines. Existing and proposed sewer system improvements are depicted in Exhibit 3.3, Infrastructure Plan.

3.4.3 Drainage Plan

On-site runoff will be collected and treated in conformance with Ventura County MS4 permit requirements. Peak runoff storm flows will be detained onsite with reduced flows conveyed to public storm drains in Hampshire Road. 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.
Exhibit 3.3 - Infrastructure Plan

LEGEND

- Specific Plan Boundary
- Proposed 6” Sewer
- Proposed 8” Water
- Proposed Drainage
- Existing Sewer
- Existing Water
- Existing Storm Drain

Source: Stantec

Thousand Oaks Ranch Specific Plan | Draft
3.5 Utilities and Public Services

3.5.1 Utilities

Natural Gas

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

Electricity

Electricity service 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.

3.5.2 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 31 Westlake is located at 151 Duesenberg Drive in Thousand Oaks, approximately half mile northeast of the Specific Plan area.

Law Enforcement Services

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

3.6 Grading Plan

Grading for the site is intended to respond to the site topography. The existing buildings will be demolished. The proposed grading concept is depicted in Exhibit 3.4, Conceptual Grading Plan. Conceptual grading calculations indicate a total of approximately 120,000 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.
Exhibit 3.4 - Conceptual Grading Plan

Source: Stantec
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CHAPTER 4: DESIGN GUIDELINES AND STANDARDS

4.1 Introduction

This chapter contains architectural, landscaping, and sustainability design guidelines and standards for the T.O. Ranch Specific Plan. These guidelines and standards ensure that the Specific Plan area will develop as a cohesive and high-quality residential community, while still allowing flexibility for creative design. The guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the development review process. The strongest level of design intent is specified by using terms such as “must,” “shall” and “prohibited.” Anything with a “must” or “shall” is required. Preferred design items are noted as “encouraged,” “preferred,” “recommended,” “appropriate,” or as one that “should” be included. Preferred design items are considered voluntary and need not be included in a proposed development. If the approving body finds that the plans are consistent with the overall intent and goals of the guidelines, the plans do not need to meet each preferred design guideline within this Chapter. The design standards, however, provide a means to measure compliance with the Specific Plan’s design intent and therefore must be met to demonstrate the proposed development’s compliance.

Example of Amenity Images
Images within this Chapter are conceptual and are intended to illustrate the proposed design aesthetic. They are not intended to depict the final design.


4.2 Architectural Design Guidelines and Standards

The T.O. Ranch Specific Plan is designed to provide a pedestrian friendly, vibrant mixed-use residential community. Building design will embrace an urban, contemporary aesthetic highlighted by clean lines, simple rectangular forms, and layers of colors and materials. The architectural design guidelines in this section provide the framework for high quality design. These guidelines express the desired character of future development, ensure a consistent level of quality, and accommodate emerging architectural and product trends.
4.2.1 Multi-family Residential Design Guidelines

Building Orientation and Placement

- Where feasible, arrange buildings to form outdoor spaces such as plazas, courtyards, pathways and other amenity areas that encourage social activity and promote pedestrian connectivity.

Building Massing and Scale

- Front elevations shall emphasize the placement of living areas, entries, and windows to enhance the streetscene.

Primary Entrances

- The entryway shall be clearly and architecturally delineated via emphasis by building massing, material change, or some combination thereof.
- The entryway shall include either a light fixture or an overhead canopy to help define the entry.

Facade Articulation

- All facades of a multi-family building shall be treated with an equal level of detail and articulation.

4.2.2 Multi-family Residential Design Standards

Building Massing and Scale

- Buildings shall incorporate lower height elements to establish pedestrian scale, such as recessed massing on the upper floor(s), patios, and open-air decks.
- Elevations facing a street, drive or open space areas should have a massing or wall plane offset of a minimum of six (6) inches horizontally or vertically to help break up the overall mass of a building.

Primary Entrances

- All primary entrances for multi-family dwellings should provide the unit identification.

Facade Articulation

- To provide variation on building elevations, multi-family building should include a balcony with a minimum depth of six (6) feet on either the rear or front elevation.
- Exterior elevations should include at least three (3) high-quality materials that accentuate or correspond to variations in building massing and plane changes, but not having too many different materials to avoid a chaotic appearance.
### Colors and Materials

- Building materials should include, but are not limited to, stucco, brick veneer, fiber cement, siding in vertical application, and metal cladding panel.
- Colors should be neutral tones or muted colors complementary to the building architecture and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.
- A single material or color should not dominate an elevation.
- Material and color changes should occur at inside corners or other logical locations.

### 4.2.3 Mixed-use Design Guidelines

#### Building Orientation and Placement

- Massing shall be set back from the ground level on up to the top level along Hampshire Road to manage the building scale and provide visual interest and be scaled for the pedestrian.
- Buildings shall incorporate offset masses, varied wall planes, and/or varied heights to help reduce the overall massing and scale.

#### Storefront Design

- Primary entrances into businesses shall be clearly marked, provide a sense of welcoming, and offer convenient access into the building interior.
- Entry design shall incorporate two or more of the following:
  * Change in wall or window plane
  * Projecting element above the entrance
  * Change in material or detailing
- Architectural elements such as flanked columns or decorative fixtures
  * Recessed doors, archways, or cased openings
  * Portico or formal porch
  * Change in the roofline or tower element.
- Outdoor dining associated with a food/beverage establishment or limited outdoor displays are encouraged.
• Residential developments along Hampshire Road and Entry Drive A shall include leasing areas, indoor amenity areas, and/or retail space on the ground floor facing the streets to increase visual interest, pedestrian activity, and architectural diversity along the street.

**Façade Articulation**

• All facades of the mixed-use building shall be treated with an equal level of detail and articulation.

• Recessed window shall be provided on each elevation of a mixed-use building to increase façade articulation and emphasize architectural features.

• Decorative door shall be provided on all service entrances including overhead, sectional and roll-up doors exposed to public view.

**Colors and Materials**

• All exterior doors, including service and overhead doors, shall be painted or treated a color to match the exterior appearance of the building.

• Any flat roof areas or parapet walls exposed to public view shall be colored to blend with pitched roof elements or adjacent wall surfaces on the building.

• Apply different colors and materials to highlight changes in wall plane/massing, reinforce articulation of elevations, and enhance special features such as entries and lower-height elements. A single material or color shall not dominate an elevation.

• Ensure that materials and color blocking terminate at inside corners or are otherwise wrapped to logical locations to avoid the appearance of false façades.

**Screening**

• Areas provided for trash and recycling bins shall be screened from public view.

• Where trash and recycling material collection facilities are shared by several units/buildings, the collection facilities should be screened by architectural enclosures. The screening enclosure materials and colors should be similar or complementary to the externals and colors used on the adjacent principal buildings.

• Loading facilities shall be screened and/or buffered.

• All surface-mounted mechanical equipment, including transformers, terminal boxes or meter cabinets, shall be screened by landscaping or decorative enclosure to match the materials and colors of the new buildings.

• All roof mounted mechanical equipment, including air conditioning, roof fans and any other similar equipment as well as roof ladders shall be located within the mechanical equipment enclosures as depicted on Project Plan Set. Said equipment shall be screened from public view including Hampshire Road, 101 Freeway, and Foothill Drive. In the event
such mechanical equipment cannot be entirely screened from public view along Hampshire Road and the 101 Freeway, all equipment shall be ground mounted. Roof screening treatment shall be designed in a manner that is integrated with the building design. Prior to the issuance of a building permit, final detailed building section drawings and details including mechanical equipment manufacturer’s catalogue cuts, brochures, specifications as well as roof equipment locations shall be submitted for the review and approval by the Community Development Department.

4.2.4 Mixed-use Design Standards

Building Orientation and Placement

• Buildings shall front onto a street, entry drive, or common open space area.

• Mixed use buildings shall be placed along Hampshire and main internal entry drive.

Storefront Design

• Non-residential uses should face onto Hampshire Road and Entry Drive A.

• Ground-floor non-residential design should incorporate abundant glazing. At least fifty (50) percent of the exterior walls on the ground floor facing the street should include glass windows, glazed doors, or other openings. Percentage of fenestration should be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor, excluding the areas for parking garage ingress/egress.

• The minimum ground floor non-residential ceiling height shall be 12 feet.

• Open view into the non-residential space at the storefront level and enhance the pedestrian experience by providing a visual connection to the use inside the building. On upper levels, windows should continue the aesthetics of the building while serving the residents’ need for privacy.

Façade Articulation

• To provide variation along the streetscene, a minimum of 75% of non-corner units should have a minimum balcony depth of 5’. Corner units do not need to provide a balcony, but the architecture of the unit should wrap around the building.

• Exterior elevations should include at least three (3) high-quality materials that accentuate or correspond to variations in building massing and plane changes.

• Projections, overhangs, recesses, banding, and other architectural details should be used to provide shadow and articulation.

Plazas

• Retail Plaza areas in mixed use settings are encouraged and should include pedestrian amenities such as seating, fountains/water features, and landscaping.

• Plaza spaces should be designed to provide flexibility of use and be fully accessible and visible from the sidewalk.
**Colors and Materials**

- Building materials should include, but are not limited to, stucco, brick veneer, fiber cement, siding in vertical application, and metal cladding panel.

- Colors should be neutral tones or muted colors complementary to the chosen architectural style and compatible with the character of surrounding development. Reserve bright or dark colors for trim or accents only.

4.3 **Landscape and Open Space Design Guidelines and Standards**

4.3.1 **General Landscape and Open Space Design Guidelines**

Landscaping within the Specific Plan area should be compatible with the landscape character of the City of Thousand Oaks and at the same time, provides amenities that support the lifestyle and needs of the T.O. Ranch residents. The following requirements apply to the landscaped spaces within the Specific Plan area:

- All landscaping and irrigation improvements shall be designed and installed in accordance with the City of Thousand Oaks' Guidelines and Standards for Landscape Planting and Irrigation (Resolution No. 2007-116). All landscape plans shall demonstrate compliance with the State of California Model Water Efficiency Landscape Ordinance (MWELO).
• Existing retaining wall shall include decorative materials, a painted mural, or include landscape screening in front of the wall. New retaining walls shall include decorative materials or be screened by landscape.

• A four-foot-wide landscape strip, with planting maintained at either a height of three feet or a height acceptable to the Community Development Director, shall be provided along property lines that abut a parcel outside of the Specific Plan area.

• Landscape trees shall be selected and planted in such a manner as to minimize root damage to parking lot hardscape.

• A retail plaza shall be sited with views from Hampshire Road and be easily accessible from the sidewalk and bike path along Hampshire Road. The plaza shall also provide views of and access to the adjacent storefronts.

• A pedestrian plaza shall include seating, shade, landscaping, decorative paving, and lighting.

4.3.2 General Landscape and Open Design Standards

• There should be a minimum of one tree for every 500 square feet of planting area. The planting area shall not exceed 2:1 gradient.

• Pursuant to TOMC Section 9-4.2404, a minimum of 10 percent of open parking and driveway areas should be landscaped.

• Any of the following driveways or open parking areas should be separated by a four (4) feet wide planting strip:

  * Where there are two or more driveways or two or more buildings or parcels, each of which has one or more parking lots;

  * Where there are two or more parking lots for vehicles adjacent to one another which do not use a common driveway;

  * Where a parking lot for vehicles abuts a driveway which does not provide access to that parking lot; and

  * All landscaped areas shall be enclosed within a brick or masonry planter box or concrete curb not less than six (6) inches high and shall be provided with a permanent sprinkler system.

  * Surface parking areas shall provide landscape tree diamonds between parking stall planters. A minimum of one tree shall be installed within a tree diamond or planter area of the parking lot for every 10 parking spaces.

4.3.3 Conceptual Landscape Plan

T.O. Ranch is situated within the rich and diverse natural landscape of Thousand Oaks canyons with a backdrop of chaparral covered, oak spotted hills. The native environment of the site informs the open space and landscape character for the project through its network of pedestrian trails and pocket parks open to residents and public alike. The open spaces, streetscapes, retail and dining plazas, and street front terraces bring the canyon landscape from the base of the foothills to the Hampshire Boulevard corridor, as shown in Exhibit 4.1, Conceptual Landscape Plan.
LANDSCAPE CONCEPT

LANDSCAPE DATA

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
<th>Existing</th>
</tr>
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<tbody>
<tr>
<td>Streetscape Tree Count</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Lot Tree Count</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Tree Count</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Trees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Streetscape Tree Count
Not less than one (1) tree per residential lot and two (2) trees per corner residential lot with a spacing of forty feet (40'). Streetscape trees to be a mix of no more than 40% evergreen and 60% deciduous per City of Thousand Oaks landscape standards.

Parking Lot Trees
A minimum of one (1) tree shall be installed within a tree well or planter area of the parking lot for every ten (10) single or double row parking spaces.

LEGEND

1. Dog Park / Community Park
2. Pocket Park
3. Seating Garden
4. Paseo Garden Paths
5. Residential Amenity
6. Retail Plaza
7. Connection to Los Robles Trailhead
8. Pool Fence (5'-0' Ht.)
9. Dog Park Fence (5'-0' Ht.)
10. Security Fence/Guardrail (5'-6' Ht.)
11. Guardrail Along Existing Retaining Wall (3'-6' Ht.)

Source: Duane Border Design

For illustrative purpose only, final design may vary.
**Tree Canopy**

*Reduces* Heat Island Effect
Air Pollution
Greenhouse Gases

**PERMEABLE SURFACES**
Increased planting area reduces surface runoff entering storm drains.

**EVAPOTRANSPIRATION**
Water absorbed by trees evaporates from the leaves and surrounding soil, cooling the air.

**AIR POLLUTION**
Captures particulate from nearby roads and freeways.

**FILTER POLLUTANTS**
Plants and soil filter pollutants in water as it infiltrates the soil and replenishes the ground water.

**COMMUNITY FOREST**
Extends and enhances the notable “Community Forest” of Thousand Oaks.

**SHADE**
Trees cool the surrounding surfaces and buildings.

**Permeable Surfaces**
*Reduce* Stormwater Runoff
*Water Pollution*

Source: Duane Border Design

For Illustrative purpose only, final design may vary.
An open circulation network draws pedestrians into a composition of paseos and open spaces that increase storm water infiltration, reduce heat island effect, and increase pollinators and habitat areas for local fauna to further connect T.O. Ranch with its natural setting.

Large trees mark entry points and anchor publicly accessible park spaces with opportunities and amenities designed to enrich the local community experience with the natural wonder of Thousand Oaks. Seating areas, gathering spaces, and a dedicated dog park are located on site and connected by a system of pathways and plazas to provide residents and visitors with multiple opportunities to meet, relax, and play.

Landscape materials and design details will be used to enhance the natural setting of the site, provide safe pedestrian experiences, encourage social engagement, and reinforce a sense of community and connection.

Public and interior streetscapes will be well shaded by a canopy of trees that increase the urban forest of Thousand Oaks, reduce heat and glare, and establish pedestrian and automobile traffic patterns into and throughout the site, as shown in Exhibit 4.2, Tree Canopy and Permeable Surface. Intersections and pedestrian crossings will utilize enhanced paving and trees in generous planting areas to signify and define safe crossings, as well as define community entry points.

The perimeter of T.O. Ranch will provide residents and neighboring properties with a shared benefit of includes abundant planting areas. Community entry points create access to the surrounding community with pedestrian plazas, large trees, site walls, and a connection to the Los Robles trailhead at the southwest corner.
4.3.4 Conceptual Retail Village

A retail village is proposed at the main entry driveway of the Specific Plan area to transform Hampshire Road through pedestrian-oriented development and more patrons to the community. Retail entries, dining terraces, and pedestrian plazas will include special paving, site walls, planting areas, and site furnishings to create an inviting character that reflects the warm and welcoming architectural design. Retail terraces will include accent seating areas with benches, chairs, and tables, and seatwalls to encourage moments to relax, people watch, and take in the hillside canyons. Exhibit 4.3, Conceptual Retail Village Plan, shows the detailed views of the retail village. Features of the conceptual retail village include, but are not limited to:

- Pedestrian Plaza
- Planters
- Enhanced paving intersection
- Enhanced paving entry driveway
- Street parking

For Illustrative purpose only, final design may vary.
4.3.5 Conceptual Community Park

Adjacent to the Foothill Drive entry is a community park with a seating plaza, robust planting areas, large canopy trees, and a dog park. Parking spaces at the edge of the park make for easy access for residents, visitors, and dog owners to take advantage of community serving amenities while surrounded by native and indigenous landscape. Exhibit 4.4, Conceptual Community Park, shows the detailed views of the dog park. Features of the conceptual community park include, but are not limited to:

- Parking
- Pedestrian plaza
- Planter with seatwall
- Sloped walkway
- Trellis and seating
- Law area
- Dog park

Source: Duane Border Design

For Illustrative purpose only, final design may vary.

Exhibit 4.4 - Conceptual Community Park

 Thousand Oaks Ranch Specific Plan | Draft

4-13
4.3.6 Conceptual Pocket Park

Garden paseos of meandering pathways and low water use plant materials surround pedestrians and residents in the richness of colors, textures, and patterns of the local chaparral plant communities. This network of pathways and seating areas connect pedestrians to pocket parks with open lawn areas and community amenities for passive recreation and gathering. Exhibits 4.5, Conceptual North Pocket Park and 4.6, Conceptual South Pocket Park, show the detailed views of the pocket parks. Features of the conceptual pocket park include, but are not limited to:

- Natural walk
- Seating garden with seatwall
- Multi-function lawn
- Garden trellis and seating
- Discovery garden
- Trailhead entry plaza
- Pedestrian plaza
- Parking

Exhibit 4.5 - Conceptual North Pocket Park

Source: Duane Border Design

For illustrative purpose only, final design may vary.
Exhibit 4.6 - Conceptual South Pocket Park

For Illustrative purpose only, final design may vary.

Source: Duane Border Design

LEGEND
1. Townhome Paseo / Entry Garden
2. Trailhead Entry Plaza
3. Seating Area w/ Seatwalls
4. Multi-Function Lawn
5. Garden Trellis and Seating
6. Pedestrian Plaza
7. Residential Amenity Court

N. T. S.
4.3.7 Plant Palette

The plant palette includes water-wise plant materials and establishes the intended landscape character for the Specific Plan area. Additional plant materials that are complementary to the following palette may be permitted, provided they are reviewed and approved as part of the City's design review process. Recommended plants are listed in Table 4.1, Plant Palette.

Along with any new or modified project, a landscape, irrigation, and hardscape plan shall be submitted for review to the City of Thousand Oaks, to determine consistency with Specific Plan requirements and to determine compliance with applicable City of Thousand Oaks Landscape and Irrigation Standards (Resolution 2007-116) requirements and California's Water Conservation Act.

Table 4.1 - Plant Palette

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Olea europaea</em> 'Swan Hill'</td>
<td>Fruitless Olive Tree</td>
</tr>
<tr>
<td><em>Quercus agrifolia</em></td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td><em>Arbutus marina</em></td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td><em>Platanus racemosa</em></td>
<td>Western Sycamore</td>
</tr>
<tr>
<td><em>Ulmus parvifolia</em></td>
<td>Chinese Elm</td>
</tr>
<tr>
<td><em>Heteromeles arbutifolia</em></td>
<td>Toyon</td>
</tr>
<tr>
<td><em>Ceanothus</em> 'Julia Phelps'</td>
<td>Small Leaf Mountain Lilac</td>
</tr>
<tr>
<td><em>Westringia fruticosa</em> 'Grey Box'</td>
<td>Grey Box Coast Rosemary</td>
</tr>
<tr>
<td><em>Salvia chamaedryoides</em></td>
<td>Mexican Blue Sage</td>
</tr>
<tr>
<td><em>Muhlenbergia dubia</em></td>
<td>Pine Muhly</td>
</tr>
<tr>
<td><em>Sesleria autumnalis</em></td>
<td>Autumn Moor Grass</td>
</tr>
<tr>
<td><em>Agave attenuata</em></td>
<td>Foxtail Agave</td>
</tr>
<tr>
<td><em>Agave ovatifolia</em></td>
<td>Whale's Tongue Agave</td>
</tr>
<tr>
<td><em>Leucospermum cordifolium</em> 'Flame Giant'</td>
<td>Nodding Pincushio</td>
</tr>
<tr>
<td><em>Aloe</em> 'Safari Rose'</td>
<td>Safari Rose Aloe</td>
</tr>
<tr>
<td><em>Euphorbia amygdaloides</em> 'Purpurea'</td>
<td>Purple Wood Spurge</td>
</tr>
<tr>
<td><em>Baccharis pilularis</em> 'Pigeon Point'</td>
<td>Pigeon Point Coyote Brush</td>
</tr>
<tr>
<td><em>Ceanothus griseus var. horizontalis</em> 'Yankee Point'</td>
<td>Yankee Point California Lilac</td>
</tr>
</tbody>
</table>
4.4 Sustainability Guidelines

Smart growth is a planning paradigm that advocates thoughtful and sustainable development patterns and avoids urban sprawl to conserve resources, reduce environmental impacts, support livability, and achieve fiscal sustainability. The T.O. Ranch Specific Plan embraces the smart growth paradigm and requires sustainable building practices.

All new development within the Specific Plan area is required to meet the California Building Energy Efficiency Standards and CALGreen Building Standards (California Code of Regulations Title 24, Parts 6 and 11) to reduce environmental impacts, decrease energy costs, and create healthier living. The CALGreen Code sets forth mandatory and voluntary measures that address planning and site design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality during and after construction. The Building Energy Efficiency Standards (“Title 24”) outlines energy/water efficiency and air quality requirements.

Title 24 does not require every efficiency item to be implemented. A certain threshold needs to be met and the developer has the option to choose, via either the prescriptive or performance methods, which items to implement that meet the specified threshold.

Location & Transportation

- Install EV charging stations to encourage the use of electric vehicles.
- Reduce single occupancy trips by implementing car sharing program.
- Provide indoor/Outdoor bike parking with electric charging stations.
- Provide central location with readily accessible transit.
- Create walkable locations minutes from shopping & dinning on Thousand Oaks and Westlake Boulevards.
- Provide a mixed use development for the residents to live, shop, and dine without driving to alternative locations.
- Provide outdoor park areas and amenity spaces for the residents to work and play without driving to alternative locations.

Sustainable Sites

- Provide ample exterior open space to encourage interaction with the environment, social interaction, passive recreation, and physical activities.
- Include rainwater management systems to retain on-site rainwater runoff.
- Reduce light pollution and improve nighttime visibility by eliminating direct up lighting throughout the site.

Energy Efficiency

The following recommendations are provided to explore additional opportunities for sustainable design that could add value to the development within the Specific Plan area:
Where feasible, utilize passive sustainable design strategies to minimize overall energy consumption needed to heat and cool the building. These strategies include daylighting, natural sources of heating and cooling, operable windows, shading on south facing windows, ceiling fans, well-designed building envelopes with high-U values (insulation rating).

Encourage coordination with SCE to identify opportunities to optimize energy infrastructure while minimizing cost and avoid barriers that may prevent future entry or expansion of energy efficient systems.

Use on-site solar photovoltaic farm to reduce the environmental and economic harms associated with fossil fuel energy.

**Heat Island Reduction**

Encourage the use of high albedo (reflection coefficient) materials in both paving, roofing and building materials to reflect rather than absorb incoming solar radiation.

Provide tree canopies and increased planting to reduce impermeable areas.

**Stormwater Treatment**

The existing site consists of a large, vacant building surrounded by a large field of surface parking. The site is predominately impervious, whereby stormwater run-off flowing across the parking lots interacts with leftover oil residues and broken asphalt and drain, untreated, into existing storm drains on Hampshire Road and Foothill Drive. The proposal would decrease the amount of impervious services on the site, potentially allowing for more areas of natural infiltration (where soil conditions allow) as compared to the existing condition. Stormwater run-off from an 85th percentile 24-hour storm event would be treated on-site before infiltrating or entering into the public storm drain system, consistent with the Ventura County MS-4 Permit. As such, the proposed project would improve the quality of the stormwater leaving the site. Furthermore, by providing more pervious areas as compared to the existing site, the total run-off volume from the site would be less than the existing condition, improving capacity in the local storm drain system.

**Water Efficiency**

Use low-flush toilets, low-flow shower heads and other water conserving fixtures and appliances.

Install high-efficiency drip irrigation systems.

Use state-of-the-art irrigation controllers and self-closing nozzles on hoses.

Minimize turf areas within the community.

Use drought-tolerant plants that require minimal or no irrigation.

Use reclaimed water for irrigation of common areas, wherever available.

Implement a landscaping plan with a plant palette that includes trees and major landscaping that will require minimal watering within 3-5 years of maturity.
**Materials Efficiency**

- Where possible, consider selecting sustainable construction materials and products by evaluating characteristics such as reused and recycled content, zero or low off gassing of harmful air emissions, zero or low toxicity, sustainably harvested materials, high recyclability, durability, longevity, and local production. Such products promote resource conservation and efficiency. Using recycled-content products also helps develop markets for recycled materials that are being diverted from California's landfills, as mandated by the Integrated Waste Management Act.

- Use dimensional planning and other material efficiency strategies. These strategies reduce the amount of building materials needed and lower construction costs.

- Incorporate recycled materials, rapidly renewable materials and durable materials into building, landscape and/or infrastructure design, where possible.

- Incorporate regional or locally extracted or manufactured materials, where possible.

**Indoor Environmental Quality**

- Increase ventilation rates to improve indoor air quality.

- Use low-emitting interior finishes to reduce concentrations of chemical contaminants.

- Use lighting and thermal controls to promote occupants' comfort and well-being.

- Provide ample views of nature and landscape to give occupants connection to outdoor environment.

**Innovation**

- Obtain LEED Certification.

- Obtain Fitwel Certification.

- Use LED lighting to reduce energy consumption for interior and exterior.

- Implement green cleaning and integrated pest management plan to preserve ecological integrity and to encourage environmentally sensitive site management.
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CHAPTER 5: DEVELOPMENT REGULATIONS

5.1 General Provisions

This Chapter establishes the permitted uses, development standards and regulations for the planned development within the T.O. Ranch Specific Plan area. The regulations and standards for Residential and Mixed-use in this Chapter of the Specific Plan shall supersede those of the Thousand Oaks Municipal Code (TOMC), unless otherwise stated herein.

In instances of conflicting regulations and standards, the regulations and standards and contained in this Specific Plan shall take precedence over the TOMC. If this Specific Plan is silent on an issue, then the standards in the TOMC or other applicable City, state or federal code shall apply, as appropriate. The provisions in this Chapter are not intended to interfere with, abrogate, or annul any easement, covenant, or other agreement between parties.
Where the language in this Specific Plan is undefined, unclear, or vague, the final interpretation and determination shall be made by the Community Development Director. Appeals of decision pursuant to Sections 9-4.2807 and .2808 of the TOMC.

### 5.2 Definitions

For the purposes of this Chapter, Definitions shall be the same as described in TOMC Sec.9-4.202, except as otherwise defined in the T. O. Ranch Specific Plan.

**Building Height:** Building height shall mean the vertical distance from the top of finished floor of the lowest non-basement level of the building to the average height of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

**Park:** Usable open space that may be used for the common recreational enjoyment of residents and visitors. Parks may or may not be accessible to the general public. These may be passive areas such as a grass/landscape area with benches and/or passive lighting or active areas with playgrounds, splash pads, and/or sports courts.

**Open Air Festival:** An organized event or series of events and performances held outdoors, such as a farmer’s market.

**Pageantry:** A type of signage that is intended to be elaborate and ceremonious. Examples include flags, banners, kiosks, and similar signage used for advertising, decorative purposes or to announce festivals and other special events.
5.3 Allowable Development

The Specific Plan permits a maximum of 420 multi-family residential dwelling units, consisting of 71 townhome residential units and 349 residential units within the two mixed-use buildings. 50 deed-restricted affordable units shall be provided within the multi-family buildings. The two mixed-use buildings shall provide a maximum of 15,000 square feet of retail/commercial uses. The project shall provide approximately 2.91 acre publicly accessible parks, recreation facilities and open space serving the residents within the Specific Plan area are also permitted.

5.4 Minimum Common Open Space

The Specific Plan includes public and private common open space elements providing passive recreational opportunities for residents of the Project area and the adjacent neighborhood. This section is divided into two subsections, one describing the open space available for use by the general public (but privately maintained) and private amenities for the residents. Design guidelines for these spaces can be found in Section 4.3, Landscape Design Guidelines and Standards.

All of the open space mentioned within this section may count towards a credit against required Quimby Fees and local park code requirements, except for those areas that also function as an emergency vehicle access. Changes to the proposed location and size of the open spaces may be implemented without amending this Specific Plan as long a minimum of 2.72 acres of open space is provided.

5.4.1 Publicly Accessible Open Space

The following is a summary of the publicly accessible open spaces within the Specific Plan area. All of these areas will be privately maintained.

- **Dog Park/Community Park**: A publicly accessible dog park/community park and seating area with a minimum area of 0.32 acres shall be provided. A synthetic turf specifically made for pets such as “SYNLawn” pet grass or equivalent will be installed for the dog park. The backing material used on pet turf has a higher perforation pattern as compared to regular synthetic turf. An odor controlling top-dressing (sometimes referred to as infill) will be added to the pet turf which is reported to reduce 80 percent of the odors caused by the ammonia in pet waste. In addition to the special pet turf and odor eliminating infill the on-site maintenance team will periodically clean the pet turf using “Simple Green” Outdoor pet odor eliminator. This special cleaner is applied to turf with the use of a hose and mixing bottle, allowing the turf to be completely washed down and sanitized.

- **Pocket Parks**: Two publicly accessible pocket parks, one in the north and one in the south, totalling 0.40 acres shall be provided.

- **Internal Paseos, Plazas and Other Community Amenities**: A minimum of or 2.0 acres shall be devoted to publicly accessible internal paseos, retail plazas, and other community amenities.
5.4.2 Private Common Open Space

A minimum of 40,000 square feet of private common open space shall be provided to future residents. Common amenities devoted to residents of the Specific Plan area that may be counted towards this requirement may include, but is not limited to: roof-top decks, courtyards, gymnasiums, pools, common restrooms/showers for pools, and business meeting space/conference rooms.

5.5 Permitted Uses within the Specific Plan Area

Permitted uses are identified on Table 5.1, Specific Plan Permitted Uses. Any other use or activity not listed in Table 5.1 may be permitted within the Specific Plan if it is compatible with the intent of the Specific Plan and is similar to a permitted use, subject to approval by the Community Development Director or his/her designee.

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>TOR SP</th>
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</thead>
<tbody>
<tr>
<td>Administrative, business and professional offices</td>
<td>P</td>
</tr>
<tr>
<td>Adult entertainment uses</td>
<td>NP</td>
</tr>
<tr>
<td>Appliance and electronic repair</td>
<td>P</td>
</tr>
<tr>
<td>Art and crafts studios and galleries</td>
<td>P</td>
</tr>
<tr>
<td>Assisted living</td>
<td>SUP</td>
</tr>
<tr>
<td>Auto body repair facilities</td>
<td>NP</td>
</tr>
<tr>
<td>Auto repair facilities</td>
<td>NP</td>
</tr>
<tr>
<td>Auto parts store</td>
<td>P</td>
</tr>
<tr>
<td>Automobile service stations (gas &amp; other fuels)</td>
<td>NP</td>
</tr>
<tr>
<td>Bakeries</td>
<td>SUPA</td>
</tr>
<tr>
<td>Banks and similar financial services</td>
<td>P</td>
</tr>
<tr>
<td>Bookstores</td>
<td>P</td>
</tr>
</tbody>
</table>

Use Definition and Reviewing Authority:

NP = Not Permitted
P = Permitted
SUP = Special Use Permit (Planning Commission)
DP = Development Permit (Planning Commission)
SUPA = Administrative Special Use Permit (Planning Director)
HOP = Home Occupation Permit (Planning Director)
<table>
<thead>
<tr>
<th>Use Definition and Reviewing Authority:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NP = Not Permitted</td>
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<tr>
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<tr>
<td>HOP = Home Occupation Permit (Planning Director)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 5.1 - Specific Plan Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Boutique Wine and Beer (Type 20 ABC license), per Section 5.5.2 of the Specific Plan.</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Breweries, wine blending, and distilleries (without on-site consumption), per Section 5.5.1 of this Specific Plan</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Breweries, wine blending, and distilleries (with on-site consumption), per Section 5.5.1 of this Specific Plan</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Clubs and lodges, private</strong></td>
</tr>
<tr>
<td>SUP</td>
</tr>
<tr>
<td><strong>Consumer electronics and appliances sales and services</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>College extension classrooms and testing centers</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Copying and reproduction services, including print shops</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Dancing schools and studios</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Dish antennas over 18 inches in diameter</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Dog parks</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Drive-through facilities</strong></td>
</tr>
<tr>
<td>NP</td>
</tr>
<tr>
<td><strong>Drugstores, pharmacies</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Florist shops</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Food markets without incidental sales of alcohol</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Food markets with incidental sales of alcohol (up to 10 percent to storage and sales of alcohol)</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Furniture stores</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Health clubs, fitness studios, gymnasiuims</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Home occupations</strong></td>
</tr>
<tr>
<td>HOP</td>
</tr>
<tr>
<td><strong>Household maintenance and repair services (e.g., shoe repair, tailor shop, locksmith, framing, watch repair)</strong></td>
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<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Industrial uses</strong></td>
</tr>
<tr>
<td>NP</td>
</tr>
<tr>
<td><strong>Jewelry stores</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Laundromats (self-services)</strong></td>
</tr>
<tr>
<td>NP</td>
</tr>
<tr>
<td><strong>Laundries and dry cleaning establishments (no plants)</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Libraries</strong></td>
</tr>
<tr>
<td>SUP</td>
</tr>
<tr>
<td><strong>Liquor stores, general (Type 21 ABC license), per Section 5.5.2 of the Specific Plan.</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td><strong>Live entertainment venues (including accessory)</strong></td>
</tr>
<tr>
<td>SUP</td>
</tr>
<tr>
<td><strong>Live/work units, per Section 5.5.5 of the Specific Plan</strong></td>
</tr>
<tr>
<td>P</td>
</tr>
<tr>
<td><strong>Manufacturing uses</strong></td>
</tr>
<tr>
<td>NP</td>
</tr>
<tr>
<td><strong>Martial arts studios</strong></td>
</tr>
<tr>
<td>SUPA</td>
</tr>
<tr>
<td>Table 5.1 - Specific Plan Permitted Uses</td>
</tr>
<tr>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Massage parlors</td>
</tr>
<tr>
<td>Medical and dental offices, including urgent care</td>
</tr>
<tr>
<td>Mixed-Use</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
</tr>
<tr>
<td>Music schools</td>
</tr>
<tr>
<td>Newspaper offices and plants</td>
</tr>
<tr>
<td>Newsstands</td>
</tr>
<tr>
<td>Outdoor dining in conjunction with a permitted and related commercial operation (e.g. restaurants, meat markets)</td>
</tr>
<tr>
<td>Parks (pocket parks, playgrounds, dog park, etc.)</td>
</tr>
<tr>
<td>Personal care establishments (e.g., barbershops, beauty shops, nail salons, tanning salons, day spa)</td>
</tr>
<tr>
<td>Pet shops, including grooming services</td>
</tr>
<tr>
<td>Places of worship (religious facilities)</td>
</tr>
<tr>
<td>Postal box and mailing services</td>
</tr>
<tr>
<td>Print shops</td>
</tr>
<tr>
<td>School, art, computer, language, tutoring, testing centers, weight control, and driving</td>
</tr>
<tr>
<td>School, trade &amp; vocational, without frontage onto Hampshire Road</td>
</tr>
<tr>
<td>Residential Care Facilities (Small)</td>
</tr>
<tr>
<td>Residential Care Facilities (Large)</td>
</tr>
<tr>
<td>Restaurants, cafes, and other specialized food service establishments with alcoholic beverage consumption (Type 41 &amp; 47 ABC Licenses), per Section 5.5.3 of this Specific Plan</td>
</tr>
<tr>
<td>Restaurants, cafes, and other specialized food service establishments, with dancing or live entertainment</td>
</tr>
<tr>
<td>Restaurants, cafes, coffee shops, and other specialized food and beverage service establishments</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Residential roof-top amenities, such as games, open space, activities, gatherings for residents and their visitors. Amplified sounds require SUPA.</td>
</tr>
<tr>
<td>Spas and personal care to include nail salons and hair salons for two or more patrons</td>
</tr>
<tr>
<td>Substance abuse treatment facilities</td>
</tr>
<tr>
<td>Temporary model home and real estate sales complexes, per Section 5.5.4 of this Specific Plan</td>
</tr>
<tr>
<td>Wireless communications facilities</td>
</tr>
</tbody>
</table>

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5.5.1 Breweries, Wine Blending, and Distilleries

Accessory beer, wine, or distilled spirit tastings require special use permit. Alcoholic beverage manufacturing facility, provided that area devoted to tastings shall be parked at the same rate as a restaurant or bar. For purposes of parking, the alcohol production area shall be parked at the same rate as a manufacturing use. All such uses described within this section shall have an active, valid license from the California Department of Alcoholic Beverage Control (ABC) Board, as applicable.

In addition to the design guidelines and development standards within this Specific Plan, the following requirements shall apply to craft breweries, wine blending businesses, distilleries and accessory tasting rooms.

- A brewery, wine blending, or distillery use with a tasting room shall be required to apply for an Administrative Special Use Permit.
- A brewery, wine blending or distillery use may not exceed production of 15,000 barrels per year.
- All production activities and on-site storage shall be located completely within the facility. Off-site storage is permitted, provided it meets all applicable provisions of the underlying zone. The display of alcoholic beverages shall be located within the manufacturing area and accessory tasting room facility.
- The brewery, wine blending, or distillery use and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:
  * Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and
  * Accessory Tasting Room Open to the Public: 11:00 A.M. to 10:00 P.M. daily
- Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday.
- The consumption, tasting and sales of alcoholic beverages shall be limited to only those products produced on site.
- Ancillary retail sales shall be limited to only those retail items directly associated with the on-site facility and accessory tasting room.
- The brewery, wine blending, or distillery use or accessory tasting room shall not charge an admission fee, cover charge or require a minimum purchase.
- A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director, or his/her designee, shall be submitted to and approved prior to the issuing of a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring the property on both the interior and exterior. A
Digital Video Recorder (DVR) or similar video-recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address.

- No more than ten percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.

- Tours of the brewery, wine blending, or distillery use and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.

- The business shall be restricted from utilizing ventilation practices that may negatively impact residences and may be required to install mechanical air filtration systems to the satisfaction of the Community Development Director, or his/her designee.

- Any proposed alcohol establishment shall comply with all Police Department conditions imposed, including City Council Resolution 95-20.
5.5.2 Off-Premises Alcohol Sales

Boutique Wine and Beer Stores may permit the sale of wine and beer, for off-premises consumptions under a “Type 20 License” of the ABC. General Liquor Stores may permit the sale of general alcohol sales, wine, and beer for off-premise consumptions under a “Type 21 License” of the ABC.

In addition to the design guidelines and development standards within this Specific Plan, the following performance standards shall apply to Boutique Wine and Beer Stores and General Liquor Stores:

• The use does not result in any adverse effects, jeopardize, or endanger the health, peace, or safety of persons residing, visiting, or working in the surrounding area;

• The use is operated and maintained in accordance with all applicable local, state, or federal codes, laws, rules, regulations and statutes including those of the ABC, the City's General Plan, and all zoning or nuisance regulations of the City;

• The use is operated and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to surrounding properties and occupants. This shall encompass the upkeep and maintenance of exterior facades of the building, landscaping, designated parking areas serving the use, fences, and the perimeter of the site, including all public sidewalks, alleys, and parkways;

• The use does not result in repeated nuisance activities, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests;

• The exterior lighting and security measures shall comply with applicable requirements.

• No more than ten percent (10%) of the square footage of the windows and transparent doors of the premises shall be allowed to bear advertising, signs or any other obstructions including products, shelving, display items and/or coolers. All advertising, signage, product, shelving, display items and/or coolers shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.

• A copy of these performance standards, additional City or ABC imposed operating conditions, and a twenty-four (24) hour complaint telephone number shall be posted in a conspicuous and unobstructed place visible from the entrance of the establishment in public view.
5.5.3 Alcohol Sales with a Bona-Fide Eating Establishment

The sale of beer, wine, or spirits is permitted as an accessory use for any bona-fide eating establishment under a “Type 41” or “Type 47” License of the ABC.

In addition to the design guidelines and development standards within this Specific Plan, the following performance standards shall apply to accessory alcohol sales with a bone-fide eating establishment:

- Food shall be available to purchase at all times during restaurant operating hours.
- Alcohol sales shall not exceed 50 percent of gross receipts for the establishment.
- Any sale of spirits for consumption off premises is strictly prohibited. The consumption of spirits shall be limited to the restaurant area as defined per applicable license from the ABC.
- Beer and wine may be purchased for off-site consumption; however, the beer and wine may not be consumed within any common area of the Specific Plan, within any public right-of-way, or outside of any nearby property.
- Any proposed alcohol establishment shall comply with all Police Department conditions imposed, including City Council Resolution 95-20.

5.5.4 Temporary Model Homes And Leasing Complexes

Except as identified in below, temporary model homes and leasing complexes within the Specific Plan area shall comply with Section 8-1203 of the TOMC.

- Temporary model home and real estate sales/leasing complexes shall be permitted within the Specific Plan area.
- Temporary leasing trailers may also be permitted and shall adhere to the same standards as those for a temporary real estate sales trailer.
5.5.5 Live/Work Units

For live-work development in the mixed-use development, the following commercial/residential activities, conducted wholly within enclosed buildings, shall be permitted provided the commercial/office uses shall occur in conjunction with residential uses and are not standalone uses:

- Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises
- Artists and craft/sculpture products, sales galleries, and studios
- Internet-based commerce (no inventory, no pornography)
- Office - creative/tech-based offices and services
- Office - professional offices and services
- Photographer/photography studios
- Residential uses in conjunction with office, retail or other work-related uses as permitted herein for live-work development
- Spas and personal care to include nail salons and hair salons (for single patron use only and subject to Homeowners Association/Property Owners Association approval)
- Similar uses permitted by the determination of the Community Development Director.

The Community Development Director may permit any other uses that he/she may determine to be similar to those listed above, in conformity with the intent or purpose of this zone, and not detrimental to the public health, safety and welfare, or to other uses permitted in this zone.

The property development standards set forth in below shall apply to all live-work units within the confines of the T.O. Ranch Specific Plan.

- Live-work units include the combination of residential living units and work space of a building for self-employed residents. They maybe fully residential units and the ground floor residential living may be permitted in live-work units.
- Where live-work uses are operated, the work space shall be limited to a maximum of 50 percent of the entire unit (minus porches and garages), and can only be used on the ground floor.
- The working area of a live-work unit shall be used exclusively for work activities and not for residential purposes.
- The property manager will be responsible for controlling hours of business, signage standards, visitor and guest parking, carport area appearances, etc.
- Storage of hazardous materials necessary for work activities in live-work occupancies may be stored in controlled areas per the current California Building Code used by the City of Thousand Oaks.
- The residential portion of the live-work unit shall only be occupied by the individual and
his/her household that has their professional occupation established in the same unit.

- Live-work units are single-tenant spaces that include both residential and commercial/office square footage in a single unit providing for a business to be conducted solely by the resident. In no instance shall the work portion of the live-work unit be sub-leased.

- Noise levels generated by live-work spaces shall conform to the conditions of approval requirements.

**Live-Work Signage Regulations**

Signage within live-work developments is intended to contribute to the unique and contemporary pedestrian oriented residential and professional environment. Signage may be utilized for direction within the Specific Plan area and to announce the presence and location of businesses and professional services within the unit. Signage is not intended to serve as bold commercial enticements that draw visitors into the community from the main roadways, such as Hampshire Road. Signage may be engaging and multi-layered, but must be tasteful in character. All signage and signage lighting shall comply with the requirements of this Specific Plan and the TOMC and must be approved by both the building manager and the City of Thousand Oaks.
5.6 Development Standards

The property development standards set forth in this Chapter shall apply to all land and buildings located within the confines of the T.O. Ranch Specific Plan. For detailed development standards and setbacks, please see Table 5.2, Specific Plan Development Standards and Exhibit 5.1, Setback and Building Stepback Diagram.

5.6.1 Tiered Setbacks and Stepbacks from Hampshire Road

<table>
<thead>
<tr>
<th>Table 5.2 - Specific Plan Development Standards</th>
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<tbody>
<tr>
<td><strong>Maximum Commercial (SQ FT)</strong></td>
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<tr>
<td><strong>Maximum Number of Units, Inclusive of Permitted Density Bonus</strong></td>
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<tr>
<td><strong>Maximum Lot Coverage</strong></td>
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<tr>
<td><strong>Maximum Average Building Height</strong></td>
</tr>
<tr>
<td><strong>Minimum Building Setback from Property Line Along Hampshire Road</strong></td>
</tr>
<tr>
<td><strong>Minimum Building Setback from Property Line Along Foothill Drive</strong></td>
</tr>
<tr>
<td><strong>Minimum Average Building Setback from Interior Property Lines Abutting the Specific Plan Area</strong></td>
</tr>
<tr>
<td><strong>Minimum Building Setback from Internal Driveway A Curb Edge</strong></td>
</tr>
<tr>
<td><strong>Minimum Front Elevation Setback from Other Internal Driveway Curbs</strong></td>
</tr>
<tr>
<td><strong>Minimum Rear Elevation Setback from Alley Edges</strong></td>
</tr>
<tr>
<td><strong>Minimum Building Separation</strong></td>
</tr>
<tr>
<td>Podium Building to Townhomes</td>
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<tr>
<td>Townhomes - Front Door to Front Door</td>
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<tr>
<td>Townhomes - Rear to Rear</td>
</tr>
<tr>
<td>Townhomes - All Other Conditions Not Listed Above</td>
</tr>
<tr>
<td><strong>Maximum Compact Parking Residential: 35% Commercial: 25%</strong></td>
</tr>
<tr>
<td><strong>Minimum Private Open Space</strong></td>
</tr>
</tbody>
</table>

1. Maximum Average Building Height shall mean the overall building volumes (cu.ft.) divided by the overall roof areas (sq.ft.). Each building portion height shall be measured from the nearest adjacent grade to the top of the parapet. Mechanical equipment and parapets set back a minimum of ten (10) feet from the face of the building may not be included in the height measurement, provided they meet the height projections exceptions identified in Section 5.7 of this Specific Plan. In the Exhibit 5.2, Building Height Distribution Diagram, the maximum average building height of this elevation would be taken by the overall building volume divided by the overall roof area. The average height is \((300+1000+300) \text{ cu.ft.} \div (20+50+20) \text{ sq.ft.}=17.8 \text{ feet.}\)

2. Additional standards are required per Section 5.6.1.

3. Excluding buildings located adjacent to angled or head-in parking. The minimum setback of these buildings shall be 30’ from the edge of the drive aisle.

4. Excluding clubhouses and other accessory or amenity buildings.
Exhibit 5.1 - Setback and Building Stepback Diagram

Exhibit 5.2 - Building Height Distribution Diagram
Setbacks and stepbacks are depicted in Exhibit 5.1, Setback and Building Stepback Diagram, and described in Table 5.2, Specific Plan Development Standards. Along Hampshire Road, the minimum first floor setback between development and the curb edge shall be 10 feet. For development facing Hampshire Road, the minimum fourth floor setback from the first building facade facing the street shall be 30 feet.

5.7 Allowable Projections and Encroachments

An encroachment is a permitted allowance into a ground-floor or upper-level setback or stepback. A projection is an element that is allowed to project above the height limit. In all cases, all encroachments and projections shall comply with the California Building Code (CBC), as well as other applicable codes and regulations such as the American Disability Act. The permitted encroachments and projections are discussed below.

- Detached accessory buildings, including garages, or parking spaces required in the absence of garages, may occupy not more than twenty-five (25) percent of a required rear or interior side yard provided such building is not more than fifteen (15) feet in height and the wall of such building or parking space is located not less than six (6) feet from the nearest wall of a main building on the same lot or a contiguous lot.

- A breezeway connecting a main building to another building may be permitted. Such breezeway shall remain open on one side and shall not be considered part of a main building.

- A covered patio, attached or unattached, which is enclosed on not more than three (3) sides may encroach into any setback provided the distance between the property line and the patio at the nearest point is not less than ten (10) feet.
- Eaves, cornices, canopies, belt courses, sills, buttresses, bay windows, planter boxes, light fixtures, or other similar architectural features may encroach into any required setback, provided such extensions shall not be nearer than two (2) feet to any property line. Where more than one building is located on the same lot or parcel, such features shall not be nearer than two (2) feet to a line midway between the main walls of such buildings. Chimneys and fireplaces may encroach into any setback not more than two (2) feet provided such chimneys or fireplaces shall not be nearer than three (3) feet to any property line. Where more than one building is located on the same lot or parcel, such chimneys or fireplaces shall not be nearer than three (3) feet to a line midway between the main walls of such buildings.

- Open, unenclosed stairways or balconies not covered by roofs or canopies may encroach into any setback not more than four (4) feet.

- Uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building may encroach into any setback not more than six (6) feet; provided, however, an open-work railing not more than three and one-half (3-1/2) feet in height may be installed or constructed on such porch, platform, or landing.

- Open-work fences, hedges, guard railings, or other landscaping or architectural devices for safety protection around depressed ramps may encroach into any required setback provided such devices are not more than three and one-half (3-1/2) feet in height.

- Fences and walls, pursuant to Section 5.13 of this Specific Plan.

- Signs may project and/or encroach into any required setback or public right-of-way, subject to applicable requirements in this Specific Plan and the TOMC.

- Landscape elements such as benches, fountains, and other decorative features may encroach into any setback, provided they do not obstruct any path of travel or intersection visibility requirements per the TOMC.

- Mechanical equipment may encroach into any required setback area up to the property line, provided the equipment is screened by landscape or material (e.g. wall) to the maximum extent feasible and allowed by the applicable utility provider.

- Stairwells, elevator penthouses, mechanical equipment, and roof attachments such as flagpoles, towers, wireless masts, television antennas, and similar diminutive roof attachments, may project above the height limits set forth within this Specific Plan, provided such projections shall not exceed 20 feet above the prescribed height limit.
• Roof-top trellises and other outdoor living and recreation appurtenances may project above the third-story stepback height limitation identified in Section 5.6.1, *Tiered Setbacks and Stepbacks from Hampshire Road*, provided that these areas are not fully enclosed and do not exceed the overall building height identified in Table 5.2, *Specific Plan Development Standards*.

• Parapets, security railing, and other appurtenances on a flat roof may project above the height limits set forth within this Specific Plan, provided such appurtenances shall not exceed forty-two (42) inches above the prescribed height limit.

### 5.8 Parking

#### 5.8.1 Off-street Parking Requirements

Parking with the Specific Plan area shall comply with TOMC Section 9-4.2402 except for the following standards which shall supersede parking requirements in the TOMC.

• For multiple family residential units including apartments and townhomes:
  
  * Studio: 1 space/unit
  * 1 bedroom: 1 space/unit
  * 2+ bedrooms: 2 spaces/unit
  * Live-work: To accommodate parking for the limited amount of visitors for this type of unit, an additional 0.25 space per unit is required in addition to the residential spaces above.

• For general retail uses, 1 space per 300 square feet of gross leasable floor area is required.

• For medical/dental uses, 1 space per 250 square feet of gross leasable floor area is required.

• For restaurants, 1 parking space is required per 200 square feet of gross leasable area for the first 2,000 square feet of gross leasable area and 1 parking space is required per 100 square feet of gross leasable area over 2,000 square feet. This parking requirement shall not apply to the alcoholic beverage production area of a restaurant that also produces beer, wine or spirits on-site.
• For designated outdoor customer dining areas, no parking spaces are required for the first 500 square feet (8 tables with 4 chairs for each tenant). Any outdoor dining area in excess of 500 square feet, 1 space per 100 square feet is required for the area beyond 500 square feet.

• For gyms and health clubs with affixed equipment, 1 space per 300 square feet of gross leasable floor area is required.

• For exercise, dance and aerobics studios and similar uses, 1 space per 75 square feet of assembly area and 1 per 300 square feet for other area are required.

5.8.2 On-Site Parking Requirements

Parking on the internal drives is allowed and should be counted toward meeting the parking requirement for the project.

5.8.3 Shared Parking Reduction

Shared parking shall be permitted during off peak hours subject to preparation of a shared parking analysis. The analysis shall be reviewed pursuant to an Administrative Special Use Permit and approved by the City Traffic Engineer.

5.8.4 Tandem Parking

Tandem parking is allowed for residential uses, provided the space is assigned to the same unit, Commercial uses may allow for tandem parking, provided it is served by an on-site valet service and subject to the approval of an Administrative Special Use Permit.
5.8.5 Parking Lot Design Requirements

Parking lots within the Specific Plan area shall comply with General Design Standards of Parking Areas in Section 9-4.2405 of the TOMC except for the following standards, which shall supersede said parking requirements.

- All parking lot areas used exclusively for parking and turnarounds shall be designed and improved with grades not to exceed a maximum of three and five-tenths (3.5%) percent slope. Grades exceeding three and five-tenths (3.5%) percent slope shall be discouraged but may be approved in special circumstances as determined by the Public Works Director and the Community Development Director.

- All driveways within a parking lot used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a seven (7%) percent slope.

5.8.6 Parking Structure Design Requirements

In order to reduce visual impacts of a large sea of parking and for the efficient utilization of parking to facilitate a portion of the mixed-use development within the Specific Plan area, a total of two “hybrid configuration parking structures” are allowed within the Specific Plan area, as defined under Section 9.4.2405.5 of the TOMC. If a hybrid configuration parking structure is not implemented, a below-grade parking structure or a multi-level above-grade parking structure may be utilized in its place. Below are the standards for a parking structure within the Specific Plan area:

- Minimum lot size for projects proposing a parking structure: None.

- Parking structures shall be located to minimize visual impact from adjacent streets. Design criteria shall include:
  * Locating units or commercial spaces along the right-of-way or internal drive to conceal projecting elements of below-grade parking structures; or
  * Wrapping units or commercial spaces around the multi-level portion of the parking structure to completely conceal it from view. Ingress and egress points are exempt from this requirement.
  * Since buildings will be used to conceal the parking structures, additional landscape screening is not required.
• The specific location of the parking structure shall comply with the Thousand Oaks Police Department security and safety requirements.

• Any exposed elevations of the parking structures shall be designed to be compatible with the architectural style of the building it is next to. Any exposed portion of the parking structure shall be designed to minimize the use of blank facades through the combined use of appropriate architectural treatment such as heavy textured concrete, planters, openings, indentations, and/or projections of exterior walls to provide visual interest.

• All parking stalls within below-grade parking structures shall be primarily used for residents, owners, tenants, and employees. Visitor parking is encouraged to be at grade or within upper levels of the parking structure. Appropriate signing and circulation access devices shall be installed to assure compliance with this requirement.

• Separations between a multi-level above-grade parking structure and other buildings on the same site shall comply with the Uniform Building Code.

• The height of the parking structure shall comply with the height requirements identified within this Specific Plan.

• Due to the impracticality of landscaping on a parking structure, there shall be a transfer of parking landscape requirements to visible ground level locations. A total of ten (10) percent of the above-grade parking structure footprint shall be utilized as additional surface parking lot landscaping or additional landscape adjacent to a public right-of-way or to proposed structures.

• Parked vehicles located on roof decks and within multi-level above-grade parking structures shall be screened from public view from the adjoining street levels on each parking level through the use of architectural treatments, landscaping planters, trellises and/or decorative screen walls. Additional screening of roof decks shall be required where adjoining streets or public rights-of-way are higher than the parking deck roof.

• Appropriate security measures shall be incorporated into the design of parking structures, which may include, without limitation, location of entrances, exits and openings, the use of security video systems, security gates, fencing, lighting, security patrols, twenty-four (24) hour surveillance, limited hours of operation, graffiti control measures and other means deemed necessary by the Thousand Oaks Police Department.

• An eight (8)-foot, two (2)-inch minimum vertical clearance shall be required for all entrances and exits, including turnaround areas for vehicular required access. The vertical clearance dimension shall be measured from the finished surface of the parking level to the lowest structural surface, or electrical, plumbing, mechanical or signage appurtenance above.
• Parking structures shall comply with the provisions of all parking requirements identified in Section 5.8 of this Specific Plan with regard to parking stall dimensions, aisle widths, disabled parking, and the general installation requirements for parking areas. Where the Specific Plan is silent on a provision, Sections 9-4.2404 and 9-4.2405 of the TOMC shall apply.

• Grades within the parking structure shall meet the following criteria:
  * All non-ramp areas shall not exceed two and one-half (2.5) percent slope.
  * Ramps with parking spaces shall not exceed a five (5) percent slope.
  * Ramps with a non-skid surface and no parking spaces shall not exceed a ten (10) percent slope.

• If an access ramp is provided to a public street, all access points shall meet sight distance requirements as specified in the City Road Standards and shall be designed to the satisfaction of the City Traffic Engineer.

• No loading/unloading activities, trash enclosures, or recycling bins shall be permitted within a parking structure. These activities shall be designed and provided for separately and within the Specific Plan area to serve the proposed project.

• Surface water, rainfall, and other forms of water runoff, must be collected and diverted to the storm drain system. Water runoff may not be directed to the wastewater system.

• Interior architectural lighting with a uniform lighting level shall be provided, in accordance with the Building and Security Ordinance, Section 8-1.22 of the TOMC. Additional architectural lighting may be required.

• Stand-alone parking structures shall provide variations in finish materials and colors at public entrances that include use of accent tiles, floor pavers, and other special wall, floor, and ceiling finishes and colors. Parking structures surrounded by a building are not required to meet this requirement.

• Parking structures may include landscape planters, light wells, and other amenities that provide a visually pleasing aesthetic effect.

• Parking structures shall provide either natural or mechanical ventilation, where required.

• No on-building identification or advertisement signs, except directional or parking entrance signs, shall be allowed on the exterior elevations of a parking structure. The frontage of such structure shall not be used in calculating the size of permitted signs for the project.
5.9 Signage

All signs and community monumentation shall be included as part of an approved Sign Program, reviewed by the Planning Commission. Signs not requiring a sign permit from the City of Thousand Oaks do not need to be included within the Sign Program.

Except as identified below, signage within the Specific Plan area shall comply with TOMC Section 9-4.2308 and City of Thousand Oaks Sign Design Guidelines Resolution No. 91-172.

Signage shall be incorporated throughout the site to properly identify the project including: a project monument sign at the primary paseo entry off Hampshire Road, retail signage, parking garage entries, and unit/building numbering.

5.9.1 Changeable Pageantry Signage

Pageantry includes flags, pole-mounted banners, kiosks, canopies, lights, directories, ground-mounted graphics, or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design, and other visual content so the pageantry signage can always look current.

The purpose of changeable pageantry signage is to create excitement and provide a visually-interesting internal retail area.

- No limit number of permitted pageantry signs. Maximum sign area per sign face shall be 24 square feet. Maximum height of the sign shall not exceed 20 feet. Minimum setbacks for the freestanding signs shall be the same as mixed use setbacks.
- Pageantry may consist of murals or other decorative graphics for products sold or offered on or off the premises. All pageantry with off-premise signage must be located within the commercial portion of the project and shall be oriented towards internal uses and shall not be readily visible from properties outside of the Specific Plan area or Hampshire Road.
- Pageantry may be located in any portion of the Project site, except that pageantry shall not be placed on or over a public street and shall not be located within the area bounded by a curb line and a diagonal line connecting a point 10 feet from the beginning and the end of a curb radius (see image below).
- Air-inflated signs, moving signs, paper, cardboard, freestanding billboards, styrofoam, stickers, and decals are not acceptable forms of pageantry (directories and kiosks excepted).
- Pageantry shall not include flashing, flickering, rotating, or moving lights.
5.9.2 Exempted Signs

The following signs and/or sign structures not typically requiring a sign permit in the TOMC shall also not be required to obtain a sign permit; provided, however, that such signs shall comply with all other applicable requirements of the Specific Plan and TOMC provisions.

- Temporary contractor’s, future development and building sale signs that comply with the provisions in the TOMC.
- Public Notices and Signs. Public notices posted pursuant to law, signs erected by governmental agencies and public utilities and warning or information signs required by law for public health and safety.
- Changeable Copy Signs. The changing of advertising copy or message on bulletin boards, and pageantry, when the basic board, or pageantry is permitted under the provisions of this Specific Plan. Messages may be changed digitally or manually.

5.9.3 General Sign Standards

The following requirements shall apply to signs within the Specific Plan.

- All signs and community monumentation shall be included as part of an approved Sign Program, pursuant to a Special Use Permit.
- Projecting Signs Clearance. A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee, blade or awning to the sidewalk or grade immediately below the sign.
- Moving or Animated Signs. Unless otherwise permitted by this Section, signs that include, but are not limited to, rotating, flashing, swinging, blinking, strobing, or otherwise changing appearance are prohibited except for signs that include time and/or temperature that are located at least 100 feet away from a residential zone. In cases where illuminated signs display temperature and time, said sign shall receive City approval and shall include a mechanism to reduce the brightness of said sign when in proximity to a residential neighborhood. Signs, except for public service time and temperature signs, shall not be flashing, animated, or revolving in nature.
- Sign Illumination. All signs may be internally or externally illuminated. All direct light rays from all signs shall be confined onto the Project site and shall not shine directly upon neighboring property. All exposed raceways are prohibited. Temporary lighting such as search or flood lights that are used on a permanent basis are prohibited.
• Signs, except for public service time and temperature signs, shall not be flashing, animated, or revolving in nature.

• Approval of Sign Modifications. The Planning Commission may grant approval of signs that do not comply with these regulations through the Sign Program application process.

5.10 Restaurant Outdoor Dining

Restaurant outdoor dining within the Specific Plan area shall comply with design standards pursuant to TOMC Section 9-4.2523.

5.11 Condominium Conversions

Condominium conversions within the Specific Plan area shall comply with design standards pursuant to TOMC Section 9-4.1904. A map must be filed pursuant to TOMC Section 9-4.1904.

5.12 Lighting

Except as identified below, lighting shall comply with the applicable provisions of the TOMC.

• Outdoor lighting shall not be more than 0.50 foot-candle (fc) at the property line when designing is within 50 feet of a property line that borders a residential zone.

• Outdoor lighting shall not be more than 2.00 foot-candle (fc) at the property line when designing abuts a nonresidential zone or lot containing only nonresidential uses.

• Outdoor lighting shall be shielded in a manner that prevents a direct line between its luminary and any residentially zoned, planned, or developed parcel.

• Within 50 feet of a residential zoning district, lighting shall be installed no higher than 14 feet above the ground directly below the light fixture.

Parking Lot Lighting: All parking lot illumination shall comply with the City’s parking lot standards as identified in the City’s Security Ordinance utilizing decorative light fixtures with heights not to exceed twenty feet (20’) in height. Special design features within the light fixture, including lens and shielding devices, shall be provided to avoid an over intensity of illumination and to direct illumination in a downward direction. All lighting utilized shall be located within landscaped areas, three feet (3’) from parking surfaces with twenty-four inch (24”) high concrete pedestals. All pedestals shall be painted the same color which shall complement one of the main wall colors of the buildings.
Where pedestrian walkways occur, the height of these fixtures may be reduced in proportion to human scale. Use of bollard type lighting for safety adjacent to driveways is also encouraged for pedestrian traffic circulation. All lighting attached to these features shall be decorative, oriented in a downward direction, and downward shielded.

Roof Illumination: No roof illumination shall be permitted except as otherwise needed to comply with building security requirements. The design and location of such fixtures shall be subject to review and approval of the Community Development Department.

Lighting on Roof Top: The rooftop areas shall be illuminated with wall sconces and shall not extend beyond the height of the parapet. The design, number, and location of such fixtures shall be subject to review and approval of the Community Development Department. Additionally, the rooftop area may be illuminated subject to the following:

- Light standards shall be located within the interior portions of the roof top areas and setback from the parapets to the maximum extent feasible;
- Cut-off shields shall be installed/maintained on each side of the light fixtures visible from the parapet wall perspectives;
- Motion sensors shall be installed to limit operation of the lighting to times activity is detected on the roofing. Lighting shall be off when no activity is on the rooftop;
- Light standards shall not exceed 10'-0" in height;
- Any modification to the location of light standards shall be reviewed and approved by the Planning Division of the Community Development Department prior to performing the work.

Wall Lighting: Wall-lighting fixtures at building entrance doors, loading areas, and outdoor areas within public view area shall not be permitted. Lighting may be provided by decorative downward shielded light fixtures, recessed in a downward direction from projecting canopies, recessed doorways, and window openings. Decorative architectural light fixtures shall be installed on the building walls. Architecturally designed fixed pendant and bracket light fixtures are permitted. The use of such lighting shall be designed to create a uniform illumination generally in a downward direction and not create illumination hot spots on adjacent surfaces.
5.13 Fences and Walls

The site consists of an existing ±22 foot tall retaining wall, located at the rear of the site, close to Foothill Drive. This retaining wall may be reconstructed in the same general location as the existing wall, provided that the retaining height of the wall is not increased (except for life safety and drainage improvements discussed below) and that orientation of the slope is not altered. Alterations may be made to the wall for enhancing drainage mitigation and life safety, provided the applicable building and/or grading permits are obtained for this wall. No application through the Planning Division would be required for this reconstruction.

To enhance the safety and stability of this existing retaining wall, the height of the existing wall may be increased by approximately 3 to 5 feet to allow for a flat area behind the wall to create a drainage ditch. No application through the Planning Division would be required for this wall reconfiguration, though the applicable building and/or grading permits would be required.

In all cases, an open cable safety railing (or other non-solid safety railing) may be installed on top of the retaining wall. Safety railings up to 48 inches in height may be permitted and will not count towards the overall height of the wall. Safety railings in excess of 48 inches in height shall be counted towards the overall height of the wall.

A perimeter security fence is expected to be installed on the northern boundary between the project and the existing commercial area. A gate will be installed to provide the access for the residents to the adjacent commercial uses. Open fencing up to six feet (6') in height along the property perimeter.

Open fencing around the dog park between four feet (4') and six feet (6').

A solid or open fencing around the pool between five feet (5') and six feet (6') in height.

This existing retaining wall and all other fences and walls within the Specific Plan area shall meet the applicable design guidelines found within Section 4.3, Landscape and Open Space Design Guidelines and Standards, of this Specific Plan. All walls not described within this section shall meet the requirements and procedures found in Section 9-3.1025 of the TOMC.

5.14 Wireless Facilities

Wireless facilities within the Specific Plan area shall comply with the design requirements and procedures found within Article 44 of the TOMC.
CHAPTER 6: IMPLEMENTATION

This chapter outlines the procedures necessary to administer and implement the provisions of the T.O. Ranch Specific Plan, and provides an overview of the mechanisms or actions that may be required throughout the process.

6.1 Development Phasing

It is anticipated that the Specific Plan will be completed in a single phase. Residential or mixed-use development is expected to occur upon the implementation of necessary infrastructure, but actual build-out may vary and is subject to market and economic conditions, and jurisdictional processing of approvals.
Project development will include all on-site infrastructure improvements necessary to service the project including, but not limited to:

- Grading of the Specific Plan area;
- Water distribution lines and related infrastructure;
- Sewer distribution lines and related infrastructure;
- Storm water lines and related infrastructure;
- Other utility services (e.g., electricity, cable television, telephone, etc.); and
- Improvements associated with the on-site private drives.

All on-site infrastructure including water, sewer and storm drains will be installed for the entire project prior to the opening of the townhomes.

6.2 Funding Mechanisms

A variety of funding mechanisms are available to fund the construction, operations, and maintenance of public improvements and facilities, and public services required to implement the Specific Plan. Considered mechanisms include, but are not limited to, the following:

- Private capital investment for the construction of public facilities.
- Other City programs and/or financial mechanisms directed towards economic revitalization in this area.
- In certain instances, funding for on-site facilities may be tied directly to the Specific Plan project. The project master developer may pay for all or a reasonable fair share portion of the facility.
- Utility connections from the main truck lines and drainage facilities are typical examples of facilities that may be funded by the developer. Such improvements will usually be required concurrent with the project development. Development funding may involve reimbursement agreement for off-site master planned facilities.
6.3 Specific Plan Administration

The City of Thousand Oaks shall administer the provisions of the T.O. Ranch Specific Plan in accordance with the State of California Government Code, the Thousand Oaks General Plan, the Thousand Oaks Municipal Code, the Subdivision Map Act, and other applicable State and City regulations. The development procedures, regulations, standards and specifications contained in the adopted Specific Plan shall supersede the relevant provisions of the City's Municipal Code, as they currently exist or may be amended in the future.

6.3.1 Relationship to City of Thousand Oaks General Plan

The Specific Plan implements the applicable goals, objectives, and policies of the City of Thousand Oaks General Plan. The Specific Plan’s vision and goals are based on direction given in the General Plan. The Specific Plan is consistent with and furthers the objectives of the City of Thousand Oaks General Plan by providing detailed criteria for development of specific sites and streetscape improvements within its boundaries.

6.3.2 Compliance with the Adopted Specific Plan

The City of Thousand Oaks shall monitor compliance with the adopted Specific Plan and mitigation measures at these stages, as appropriate:

• Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.
• Prior to the recordation of any tract map or final map within the Specific Plan boundaries.

The following administrative standards apply to the implementation of future development applications (including tract maps, special use permits, variances, and other applicable applications for projects within the Specific Plan area.

• All tentative maps shall be consistent with the adopted Specific Plan.
• No development shall occur or building permits issued within the Specific Plan area until the proposed development is reviewed by the City's Community Development Department and found to be consistent with all Specific Plan standards (including mandatory Design Guidelines) and consistent with the overall intent and goals of the Specific Plan design guidelines, as determined by the Community Development Director. The Community Development may approve minor adjustments to implementing projects without amending this Specific Plan subject to Section 6.4.1, Minor Adjustments to the Specific Plan, provided the following findings can be made:

* The project is consistent with the City of Thousand Oaks General Plan;
* The project includes a permitted use as determined by Section 5.5 of this Specific Plan;

* The project meets the maximum square footage and density limitations found within Section 3.2 of this Specific Plan; and

* The project substantially conforms with the design guidelines, development standards and goals of the Specific Plan.

### 6.3.3 Park Impact Fees

Residential development within the T.O. Ranch Specific Plan area shall be subject to park fees and requirements found within Article 26 of the Zoning Regulations of the TOMC, with the exception for the following provisions.

- Parkland dedication requirements for the Specific Plan area may be satisfied through payment of in-lieu fees as set in the Development Agreement.

- Up to 1.74 acres of private open space within the Specific Plan area may be credited against the requirement of dedication for neighborhood park lands, provided the below standards are met:
  * That yards, court areas, and other open areas with a dimension of less than 20 feet or an area of less than 3,000 square feet shall not be included in the computation of such private open space;
  * That parks such as a dog park, pocket parks, community park, seating gardens, community pools and community buildings that are open and accessible to all residents of the Specific Plan area may be credited at 100 percent;
  * That amenity areas located on top of a parking structure such as courtyards, pools, and seating areas that are open to all residents of one multi-family building may be credited at 50 percent;
  * That the private ownership and maintenance of the open space is adequately provided for by a written agreement;
  * That facilities proposed for the open space are in substantial accordance with the provisions of the Recreation Element of the General Plan.

### 6.3.4 Specific Plan Interpretations

Where the language in this Specific Plan is undefined, unclear, or vague, the final interpretation and determination shall be made by the Community Development Director. Appeals of decision pursuant to Sections 9-4.2807 and .2808 of the TOMC.

### 6.3.5 Severability

If any section, subsection, sentence, clause, phrase, or portion of this Specific Plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.
Plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase, or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

6.3.6 Variances

Variances to the development regulations contained in the Specific Plan with respect to landscaping, screening, site area, site dimensions, yards and projections into yards, heights of structures, distances between buildings, open space and off-street parking and loading shall be reviewed pursuant to Article 28 for Variances.

6.3.6 Special Use Permits

Uses subject to the approval of a special use permit shall be reviewed and approved by the City of Thousand Oaks pursuant to Article 28 of the TOMC.

6.4 Specific Plan Amendments

6.4.1 Specific Plan Major Amendments

Major amendment shall require a formal amendment to the adopted Specific Plan and shall require giving of notice and a public hearing before the Planning Commission and the City Council in accordance with Government Code Section 65868 and TOMC Section 9-11.14(a). The City Manager or his or her designee shall have the discretionary authority to determine if any amendment is a Major Amendment subject to this Section or a Minor Amendment subject to Subsection 6.4.2. Said determination may be appealed to the City Council.

The following changes constitute major amendment to the approved T.O.Ranch Specific Plan.

• The permitted uses of the approved Specific Plan area.
• The provisions for the reservation or dedication of land.
• An increase in the density or intensity of use of the Specific Plan area or the maximum height or maximum gross square footage.
• Changes to the percentage of commercial uses to residential use.
• Changes to the community benefits affecting the total monetary contributions by Developer.
6.4.2 Specific Plan Minor Amendment

Minor changes include any modification to the Project that is substantially consistent with the intent of the Project Approvals and does not involve any deviation from the Specific Plan No. 23 or Applicable Laws. The Applicants desire to retain a certain degree of flexibility with respect to the details of the Project and with respect to those items covered in the general terms of the Development Agreement. If and when the Applicants find that clarifications, minor changes, or minor adjustments are necessary or appropriate and do not constitute a Major Amendment under Subsection 6.4.1, they shall effectuate such clarifications, minor changes or minor adjustments through a written Minor Amendment approved in writing by Owner and the City Manager. Minor amendments authorized by this subsection are ministerial and may not constitute a discretionary action or “amendment” for the purposes of Government Code sections 65867, 65867.5, and 65868. Unless otherwise required by law, no such Minor Amendment shall require prior notice or hearing. Any amendment which is not a Major Amendment as described in Subsection 6.4.1 shall be deemed a Minor Amendment.
6.5 Maintenance Responsibilities

Successful operation of maintenance districts and associations are important in ensuring that the Specific Plan area is well-maintained. Maintenance responsibilities for the open spaces, landscape areas, lighting, and common project facilities will be maintained by the property manager. Table 6-1, Maintenance Responsibilities, identifies the maintenance responsibilities for various infrastructure and landscape improvements associated with the project.

Table 6.1 - Maintenance Responsibility Matrix

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</tbody>
</table>

* Fire lines that supply on-site hydrants will require an easement to the City and will be maintained by the City.
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