

# Exhibit C

## **401 WEST HILLCREST DRIVE SPECIFIC PLAN**

Specific Plan No. 17  
Thousand Oaks General Plan



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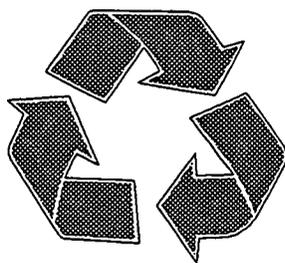
**Specific Plan No. 17  
Thousand Oaks General Plan**

**City of Thousand Oaks  
Department of Community Development  
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Thousand Oaks CA 91362  
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**February 4, 1997**

**Adopted by the Thousand Oaks City Council on  
February 4, 1997, by Ordinance No. 1278-NS**

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**CITY OF THOUSAND OAKS**

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**Adopted by the City Council (February, 1997)**

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Mayor Pro-Tem Michael Markey  
Councilmember Elois Zeanah  
Councilmember Andrew P. Fox  
Councilmember Linda P. Parks

**Recommended by the Planning Commission (June, 1996)**

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## I. AUTHORITY AND PURPOSE

### A. Authority

The 401 West Hillcrest Drive Specific Plan is adopted pursuant to Sections 65450 through 65457 of the California Government Code and Section 9-2.401 through 9-2.403 of the Thousand Oaks Municipal Code. The Specific Plan is consistent with the Thousand Oaks General Plan, and is a tool for systematically implementing the General Plan.

### B. Purpose

The purpose of the 401 West Hillcrest Drive Specific Plan is to establish City development policies and standards to guide future use and development of land within the boundaries of the Specific Plan.

This Specific Plan addresses the required topics of:

1. The distribution, location, and extent of land uses.
2. The distribution, location, extent, and intensity of public and private infrastructure needed to support the land uses of the specific plan.
3. Standards to regulate development and for the protection of natural resources.
4. Implementation and financing measures.
5. The relationship of the Specific Plan to the General Plan.

Adoption of a Specific Plan is a legislative act, establishing specific regulations which apply within its boundaries. These regulations may be specific in some areas, and somewhat general in others. They form an "envelope" within which future development projects must be designed to comply. A specific plan is analogous to zoning in that regard. As with any other property in the City, actual development of any portion of the Specific Plan further requires the approval of an appropriate entitlement, which must comply with the regulations of the Specific Plan.

The Specific Plan does not mandate any particular uses, and does not establish any economic parameters related to the City's disposition of the property.

C. Location and Boundaries

The location and boundaries of the Specific Plan area are depicted on Exhibit 1 on the next page. The site comprises approximately 61.8 acres of land along the north side of Hillcrest Drive and the east side of McCloud Avenue. It also fronts St. Charles Drive for a short distance.

A 35-acre portion of the site was acquired by the City in the early 1970's for use as the City's first Civic Center, which opened in 1973. This part of the site consists primarily of the portions closest to Hillcrest Drive and McCloud Avenue. By 1988, the City had outgrown the building, and the City Council subsequently determined to construct a new Civic Center (Civic Arts Plaza). The site was declared surplus in 1989. This portion of the site is commonly known as 401 West Hillcrest, the address of the former Civic Center.

The other 27 acres of the site, consisting of a hill within the northerly and easterly portions of the Specific Plan (commonly known as "Fireworks Hill") was acquired by the City in 1994, in order to integrate it with 401 West Hillcrest property for planning purposes.

D. Citizen's Committee Recommendations

In 1993, a 22-member Citizen's Committee was appointed by the City Council to provide recommendations on the re-use of the 401 West Hillcrest property. The Council's expectations were to:

*Create an acceptable use for the disposition of the property at 401 West Hillcrest, with the objective of providing sufficient project revenue for the City to accommodate its financial plan for the Civic Arts Plaza, while being consistent with the City's development goals and objectives and being sensitive to the site, neighborhood and community needs.*

The Committee issued its report (copy included as Appendix A) to the Council on January 18, 1994. The Report began with a "vision statement" as follows:

*In order to guide future development concepts for the 401 West Hillcrest site, the 401 Hillcrest Committee recommends that the City Council endorse the following statement which, while consistent with the disposition mission, provides a context in which that disposition should take place.*

*We believe that the redevelopment of the 401 Hillcrest Civic*



*Center property merits exceptional consideration due to its unique topographic and visual features.*

*This property is prominent both geographically and visually with the potential to become a signature image for the city. The view from the site encompasses a significant portion of the Conejo Valley. The current hillside contour and topography should be respected, and the current and future views of the ridgeline from the freeway should not be compromised. Open space is an important consideration and should be recognized. Plans should consider the potential synergy created by including development of adjacent parcels in the total scheme.*

*The Committee believes the future development of the property must incorporate the above features when considering the optimum economic return and cultural benefits to the community.*

The Report made a variety of recommendations focussing on both a "maximum return" and a "moderate return" scenarios. The recommendations of the Committee form the basis for this Specific Plan, and its Final Report to the City Council is attached as Appendix A.

This Specific Plan is intended to implement the "moderate return" scenario, with refinements as recommended by the Planning Commission, while preserving the significant natural amenities of the site.

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## II. PLANNING ISSUES

There are a number of important planning issues which have been identified as pertinent to the development of this property. These are discussed in this section.

### A. Land Use Compatibility

The site is located across McCloud Avenue from two multiple family housing areas - an apartment development (Lynn Villas) and condominiums (Oak Knoll). Another apartment project (Charter Oaks) is located adjacent to the Specific Plan on the northeast. Development within the Specific Plan area must not adversely affect residents of these neighboring areas.

The site is bordered on the south by a fire station and existing and planned office buildings. To the west, across Hillcrest Drive, is the Oaks Mall, a regional shopping center. The adjacency of these non-residential uses presents land use opportunities.

### B. Economic Issues

A portion of the Specific Plan area (former City Hall site) is a municipal asset not needed for the current or foreseeable operations of the City. It has been declared surplus, and is available for sale and re-use. The proceeds of the sale of the surplus property are an important source of revenue to the City as part of the financing plan for the Civic Arts Plaza. The Specific Plan must facilitate an economically viable reuse of the site within a reasonable period of time.

### C. Environmental Issues

The site contains a number of significant environmental features which have been afforded protection through City policy. These include oak trees (some native and some nursery stock planted in the late 1970's), steep slopes over 25% natural grade, and a prominent hill and ridgeline (Fireworks Hill). The Specific Plan must address the degree to which these protections will apply in redevelopment and reuse of the site.

### D. Circulation and Access

The site presently has a single two-lane access drive from McCloud Avenue opposite Tuolumne Avenue. This access was sufficient for the prior City Hall, and would be sufficient for re-use of

existing structures alone. Issues which present themselves in relation to a more intensive re-use of the site include the following:

- 1) access to Hillcrest Drive
- 2) location and number of access points to McCloud Avenue
- 3) road widening needs
- 4) off-site road improvements needed due to increased development intensity

E. Special Use Proposals

Two generalized proposals for use/re-use of portions of the site have been advanced to the City Council prior to preparation of this Specific Plan. These are:

- 1) Golden Oak Park
- 2) Ventura County Discovery Center

Golden Oak Park would be a privately-funded park on Fireworks Hill. No specific site layout has been presented, but the advocates of this proposal suggest it could include elements such as a "golden oak" sculpture on top of the hill, amphitheater and/or pavilion, water feature, trails, picnic area, plantings of indigenous oak trees, and view sites. Parking would be lower on the site, with trail access only to the hilltop.

The Ventura County Discovery Center is a proposed regional hands-on science museum for children with a bioscience and electronic technology theme, and possibly including an IMAX theater. A local committee has formed to advance this project, and has expressed interest in re-use of the existing buildings within the Specific Plan for this project.

The Specific Plan could accommodate such uses within Planning Units 3 and 1, respectively, subject to the conformance of site plan and design with the other regulations of this Specific Plan.

### III. DEVELOPMENT CONCEPT

#### A. Objectives

This Specific Plan is adopted to guide future development and redevelopment of surplus municipal property. The site has striking physical features, including a prominent hilltop ("Fireworks Hill"), rolling hillside contours, and numerous oak trees. The former Civic Center buildings in place at the time of adoption of this Specific Plan echo the contours of the hillside and are architecturally unique within the City.

In providing a guide for redevelopment of the site, this Specific Plan has the following objectives:

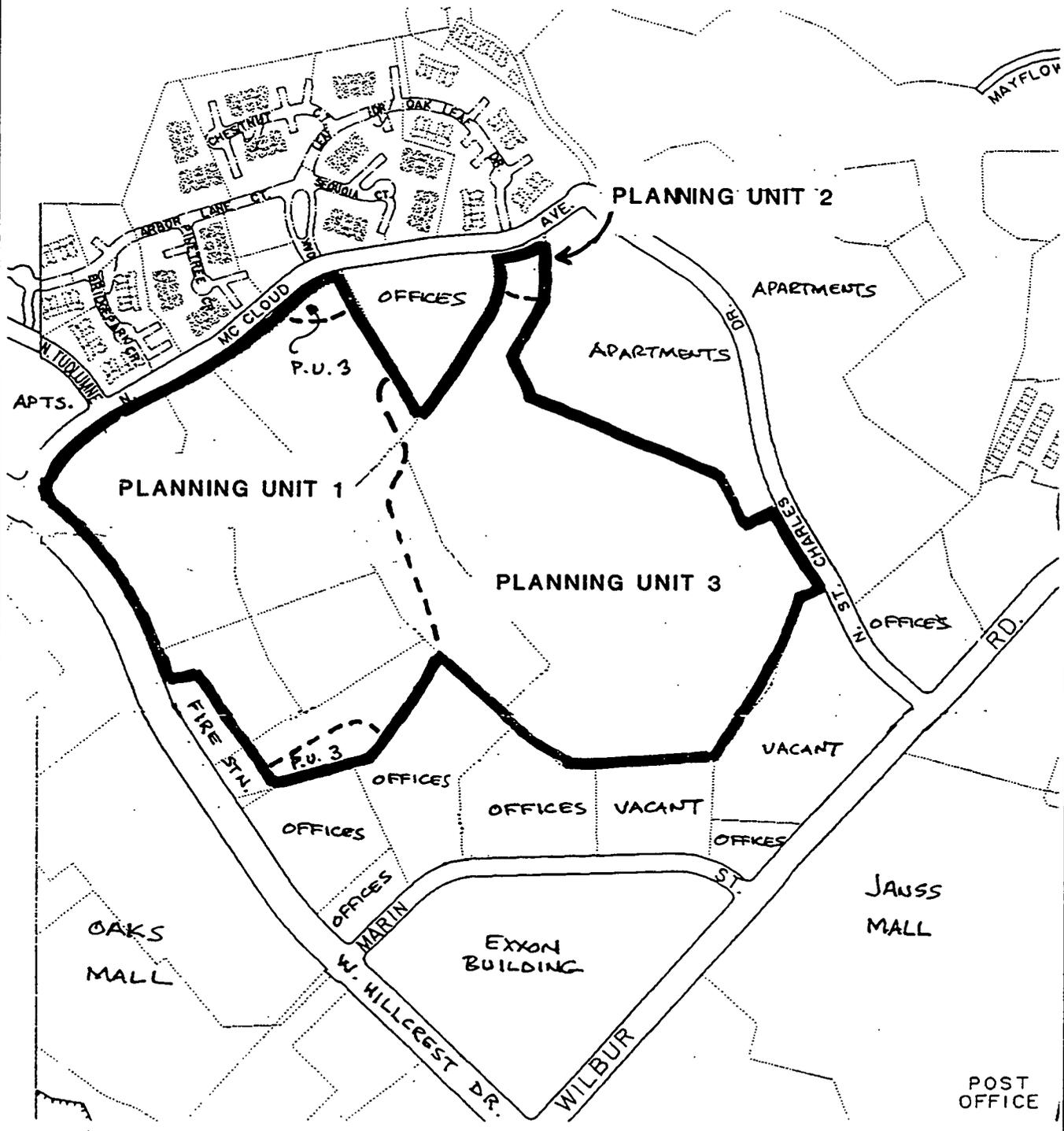
1. Structures and improvements should follow and blend with the natural contours and shapes of the terrain; horizontal orientation is encouraged and vertical massing is generally discouraged.
2. Generally, steeper slopes and Fireworks Hill are preserved as open space, with very limited and non-intrusive structures permitted only for park purposes.
3. Structures, improvements and activity patterns associated with development under the Specific Plan should not create any significant adverse impacts or nuisances (traffic, noise, light glare, view obstruction) affecting nearby land uses, including residential, commercial office, and the fire station.
4. The Specific Plan is intended to provide certainty regarding a number of aspects of development, specifically including permitted uses, portions of the site which may be developed, and parking ratios. Other aspects of development, including but not limited to precise site plan, architectural design and materials, and landscape plan are not fixed by this Specific Plan and shall be reviewed in conjunction with future entitlement applications filed within the Specific Plan area.
5. While mixed use (more than one general type of land use, e.g., residential, commercial office) is permissible within the site, it is not mandated. Parcelization is also permitted but not mandated. The Specific Plan provides controls to insure compatibility among uses.

#### B. Planning Units

The Specific Plan is divided into three Planning Units, as depicted on Exhibit 2. These are the two development zones (Planning Units 1 and 2) and the recreational/open space zone (Planning Unit 3, which is comprised of three separate sub-units).

Exhibit 2

Planning Unit Designations



SCALE: 1" = 500'



Planning Unit 1 consists primarily of the existing building site, and slopes below and adjacent to it, extending to Hillcrest Drive and McCloud Avenue.

Planning Unit 2 is an approximately 0.75-acre portion of the Fireworks Hill parcel, located along McCloud Avenue, between the existing medical office building and the Charter Oaks Apartments.

Planning Unit 3 comprises the balance of the Fireworks Hill parcel, including the hilltop and northerly, easterly (to St. Charles Drive), and southerly slopes. Planning Unit 3 also includes two detached areas. The first is an approximately 3/4 acre area of steep slopes, with four oak trees located on McCloud Avenue immediately opposite the Oak Knoll main driveway. The second is the steeply sloping area along the southeasterly perimeter above the fire station and below the helipad site.

The concept of the Specific Plan is to permit redevelopment and/or re-use of the existing structures within Planning Unit 1, as well as additional development subject to the development regulations set forth in the Specific Plan within Planning Units 1 and 2, while preserving the balance of the site (Planning Unit 3) in an essentially open condition, allowing only limited improvements associated with open space or passive recreational use, as further defined.

The allocation of acreage by Assessor's Parcel Number to Planning Units is as follows:

Assessor's Parcel Number	Planning Unit 1	Planning Unit 2	Planning Unit 3	Total Acreage
525-053-11	8.86			8.86
525-053-17	2.25		1.25	3.50
525-053-19	2.11			2.11
525-060-08	3.39			3.39
525-060-09	5.52			5.52
525-060-11	5.65		0.75	6.40
525-060-12		0.75	26.25	27.00
525-060-13	2.00		3.00	5.00
<b>Totals</b>	<b>29.78</b>	<b>0.75</b>	<b>31.25</b>	<b>61.78</b>

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#### IV. PERMITTED LAND USES

##### A. Planning Unit 1

The following uses are permitted within Planning Unit 1, only if the use conforms to all other regulations and standards of this Specific Plan and all other applicable regulations of the City and other agencies with jurisdiction, subject to the issuance of a development permit in accordance with procedures set forth in Section XII (C) of this Specific Plan.

1. Corporate or single-user office buildings.
2. Multi-tenant office buildings, including medical offices.
3. Government offices.
4. Schools and universities.
5. Restaurants, excluding fast-food and take-out restaurants.
6. Research and development facilities, excluding any manufacturing activities.
7. Museums.
8. Art galleries.
9. Art studios.
10. Dance studios.
11. Attached residential dwelling units (condominiums, townhouses, or apartments) at a net density not to exceed fifteen (15) dwelling units per acre, limited to housing for senior citizens.
12. Congregate care/assisted living residential facilities.
13. Convalescent hospitals.
14. Uses incidental or accessory to the uses listed above, as determined by the Planning Commission in conjunction with a specific entitlement request.

Mixed use is permitted. For example, portions of Planning Unit 1 may be used for residential purposes, and portions for one or more non-residential uses.

##### B. Planning Unit 2

The following uses are permissible within Planning Unit 2, only if the use conforms to all other regulations and standards of this Specific Plan and all other applicable regulations of the City and other agencies with jurisdiction, subject to the issuance of a development permit in accordance with procedures set forth in Section XII (C) of this Specific Plan.

1. Corporate or single-user office buildings.
2. Multi-tenant office buildings, including medical offices.
3. Government offices

4. Art galleries.
5. Art studios.
6. Dance studios.
7. Multi-family housing at a net density not to exceed twenty (20) dwellings per net acre, limited to housing for senior citizens.
8. Uses incidental or accessory to the uses listed above, as determined by the Planning Commission in conjunction with a specific entitlement request.

Mixed use is not permitted within Planning Unit 2, due to its small size.

C. Planning Unit 3

The following uses are permissible within Planning Unit 3, only if the use conforms to all other regulations and standards of this Specific Plan and all other applicable regulations of the City and other agencies with jurisdiction, subject to the issuance of a development permit in accordance with procedures set forth in Section XII (C) of this Specific Plan.

1. Natural open space.
2. Passive recreation.

## V. SITE DEVELOPMENT STANDARDS

All City regulations with respect to grading and development of land in effect at the time of adoption of this Specific Plan, and as they may be modified after its adoption, shall apply as they would absent a Specific Plan, with the following exceptions and/or enhancements.

### A. Height of Manufactured Slopes

#### 1. Planning Units 1 and 2

Height of newly-created cut and fill slopes within Planning Units 1 and 2 shall be limited to a maximum of 25 feet in vertical height. Any existing manufactured slope exceeding 25 feet in vertical height on the date of adoption of this Specific Plan may be maintained at its existing height, or may be altered in a manner which does not increase its height.

#### 2. Planning Unit 3

No manufactured slopes in excess of ten (10') feet in vertical height shall be permitted except where necessary to provide access from McCloud Avenue, and then only if approved by the Planning Commission in conjunction with a development permit for a conforming use within this Planning Unit.

### B. Oak Trees

The oak trees on site which are within or near Planning Units 1 and 2 have been surveyed by the City's Urban Forester in 1989 and by a consulting firm retaining by the City, the Oak Collaborative, in 1995. There are 310 oak trees within Planning Units 1 and 2, and a portion of Planning Unit 3 adjacent to Planning Units 1 and 2. Oaks located on the easterly (St. Charles Drive) slope of Fireworks Hill within Planning Unit 3 have not been surveyed, since they are well outside the area which could be affected by development undertaken pursuant to this Specific Plan. The oak trees have been numbered. An oak tree location map is attached as Appendix B.

#### 1. Within the Specific Plan Area

All oak trees located within the Specific Plan area shall be protected in accordance with the standards of the Oak Tree Ordinance (Chapter 14 of Title 5 of the Municipal Code). All oak trees to which this ordinance is applicable shall be preserved in place. Grading or

construction which encroaches within the protected zone of any oak tree subject to the ordinance may only be permitted through an appropriate permit application, and then only upon a finding that the encroachment will not materially harm the tree's prospects for survival in place and that such encroachment is reasonably necessary for construction or improvements otherwise permitted by the Specific Plan.

Commemorative oak trees 11, 12 (Freedom trees) and 41 (Bahn tree) shall be retained in their present locations. The City shall continue to maintain these trees in as healthy a condition as possible and in a clear and attractive setting. If the City transfers the portion of the property where these trees are located to another owner and the trees remain at that site as commemorative trees, then the City shall impose deed restrictions on the transfer to assure proper continued maintenance and public access to the trees.

2. Oak Trees Located Off-Site

Development within the Specific Plan area shall not adversely affect oak trees located outside the Specific Plan boundaries, including trees 65, 66, 67, and 82, all of which are located in close proximity to the Specific Plan and which were numbered as part of the oak tree survey.

C. Balanced Grading

Grading shall be balanced within the Specific Plan boundaries. No export of soil from, or import of soil to, the Specific Plan area shall be permitted in conjunction with development, unless approved by the City in conjunction with a specific entitlement request.

D. Protected Ridgeline

Fireworks Hill has been identified by the City as a significant ridgeline. Future development which may be permitted within the Specific Plan shall comply with the policies and standards of the City's Protected ridgeline (PR) Overlay Zone (Municipal Code Section 9-4.3500 et. seq.)

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## VI. SITE DEVELOPMENT INTENSITY

Subject to compliance with all other regulations of this Specific Plan, the maximum permitted development intensity within the Specific Plan area shall be limited to a combination of land uses which, based on standard trip generation factors used by the City's Department of Public Works, produces no more than 400 afternoon peak hour vehicle trips and also produces no more than 3,500 average daily trips. Based on current standards in use by the City, the following table estimates the maximum amount of floor space or dwelling units which individually could fit within this limit for certain sample developments:

Corporate Offices:	272,000 square feet
General Offices:	260,000 square feet
Medium density residential:	437 dwelling units

For purposes of this section, the City's Public Works Department shall determine the trip generation rate to be used for any proposed development, based on the specific traffic characteristics of the development.

In the event that the Specific Plan area is not master-planned and developed as a single unit and/or, in the event that the land is subdivided, an allocation of maximum permitted traffic generation/development intensity shall be made among the proposed parcels in conjunction with the approval of any subdivision or other development entitlement.

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## VII. ACCESS AND CIRCULATION

### A. General

The site is bordered by Hillcrest Drive, a 6-lane arterial road with landscaped median, along its southwesterly side, by McCloud Avenue a 2-lane collector road on the northwesterly side, and by St. Charles Drive, a 2-lane collector road for a short distance along the northeasterly side.

Access is limited to a single 2-lane driveway from McCloud Avenue, opposite its intersection with Tuolumne Avenue.

### B. Street Widening

#### 1. Hillcrest Drive

No additional street widening to Hillcrest Drive shall be required in conjunction with any future development within the Specific Plan area.

#### 2. McCloud Avenue

In conjunction with approval of any entitlement within the Specific Plan Area, the City may require dedication of right-of-way, widening, and/or re-striping of McCloud Avenue adjacent to the Specific Plan area if determined necessary to accommodate traffic flow from the Specific Plan area, provided such widening is limited only to improvements which may be required for additional turn lanes at Hillcrest Drive. Other than such improvements, McCloud Avenue shall be retained as a two-lane road .

#### 3. St. Charles Avenue

No additional right-of-way dedication or street widening to St. Charles Avenue shall be required in conjunction with any future development within the Specific Plan area.

### C. Modifications to Existing Street Improvements

The City may require changes or additions to existing traffic signals, street lighting, signage, street trees, landscaping, transit stop, and/or street furniture in conjunction with future development, if determined to be necessary and appropriate at the time a development entitlement is considered by the City.

D. Site Access Requirements/Opportunities

1. Hillcrest Drive

In conjunction with office development only, a single driveway to Hillcrest Drive shall be permitted, provided that it is located at least 600 feet east of McCloud Avenue and is designed to permit right turns in and right turns out of the site only. No median break and no left turn movements shall be permitted. The design and location of the driveway, if requested, shall be subject to City review in conjunction with an entitlement application, and shall comply with sight distance and traffic safety requirements.

2. McCloud Avenue

The specific location and design of access drives shall be reviewed and considered in conjunction with development entitlements requested within the Specific Plan area. The existing access point to McCloud Avenue may be retained or abandoned at the discretion of the property owner.

The City shall permit at least one (1) access drive and, at its discretion, may permit up to a total of three (3) access drives, from McCloud Avenue to serve Planning Unit 1 to McCloud Avenue to serve Planning Unit 1. In determining how many access drives to approve, the City shall consider the nature of the proposed land use(s), their access requirements, sight distance, other traffic safety considerations, effect on residential neighborhoods, and traffic circulation needs.

One (1) access drive shall be permitted to serve Planning Units 2 and 3 together. Vehicular and trail/pedestrian access shall be provided from McCloud Avenue through Planning Unit 2 to serve Planning Unit 3. Vehicular access shall be a minimum of 15 feet in width and may utilize driveways within Planning Unit 2.

Trail/pedestrian access through Planning Unit 2 shall be a minimum of 10 feet in width and shall be separated from internal vehicular and pedestrian circulation within Planning Unit 2 itself.

3. St. Charles Drive

No driveways or vehicular access shall be permitted from St. Charles Drive.

**E. Reciprocal Access**

In conjunction with any lot line adjustment, subdivision, or the granting of a development permit or any other entitlement within the Specific Plan area, a plan of internal circulation shall be prepared and submitted for City consideration. This plan shall conform to Section VI (D) as to access points to adjacent public streets, and shall provide appropriate internal access to all proposed or planned parcels. Reciprocal access easements in conformance with the plan shall be recorded in conjunction with any subdivision.

**F. Shopper's Shuttle**

At the time of adoption of the Specific Plan, the City is considering a "Shopper's Shuttle" to link various locations within the core of the City. The Department of Public Works shall place conditions on future entitlements within the Specific Plan area to require participation by the applicant in this system, with the requirements of the conditions to be comparable to those imposed at the time on other projects served by the system.

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## VIII. SITE IMPROVEMENT STANDARDS

### A. General

Future development within the Specific Plan area shall comply with all development policies, regulations, and standards of the City of Thousand Oaks as they exist at the time entitlements are approved, unless specifically provided otherwise in this Specific Plan. Residential development shall be subject to the applicable provisions of the Residential Planned Development (RPD) zone.

### B. Existing Buildings and Improvements

Any buildings or improvements, including parking areas and access drives, existing within the Specific Plan area on the date of adoption may, at the discretion of owners of land within the Specific Plan area, be removed in whole or in part or may be re-used in conformance with the provisions of this Specific Plan.

### C. Parcelization

The City or any successor in interest may process lot line adjustments within the Specific Plan area in order to align parcel lines with Planning Unit boundaries.

Planning Unit 1 may be subdivided into a maximum of six (6) "base" parcels total. Parcels shall correspond to development projects. Any parcel may further be subdivided only to create individual airspace or surface condominium lots, if approved in conjunction with an entitlement for development.

Planning Unit 2 may not be subdivided, except to create airspace condominium lots.

Planning Unit 3 may not be subdivided, but shall be retained as a single parcel.

### D. Setbacks from Public Streets

#### 1. Hillcrest Drive

No structures shall be permitted within 100 feet of the centerline of Hillcrest Drive. A minimum ten (10') foot landscaped setback from the right-of-way line shall be maintained in this area.

**2. McCloud Avenue**

Structures may not be located within 20 feet of the property line. A landscaped setback shall be maintained in this area.

**E. Setbacks from Adjacent Properties**

Structures within Planning Units 1 and 2 shall be set back at least twenty (20') feet from adjacent property outside the Specific Plan area.

**F. Parking Requirements**

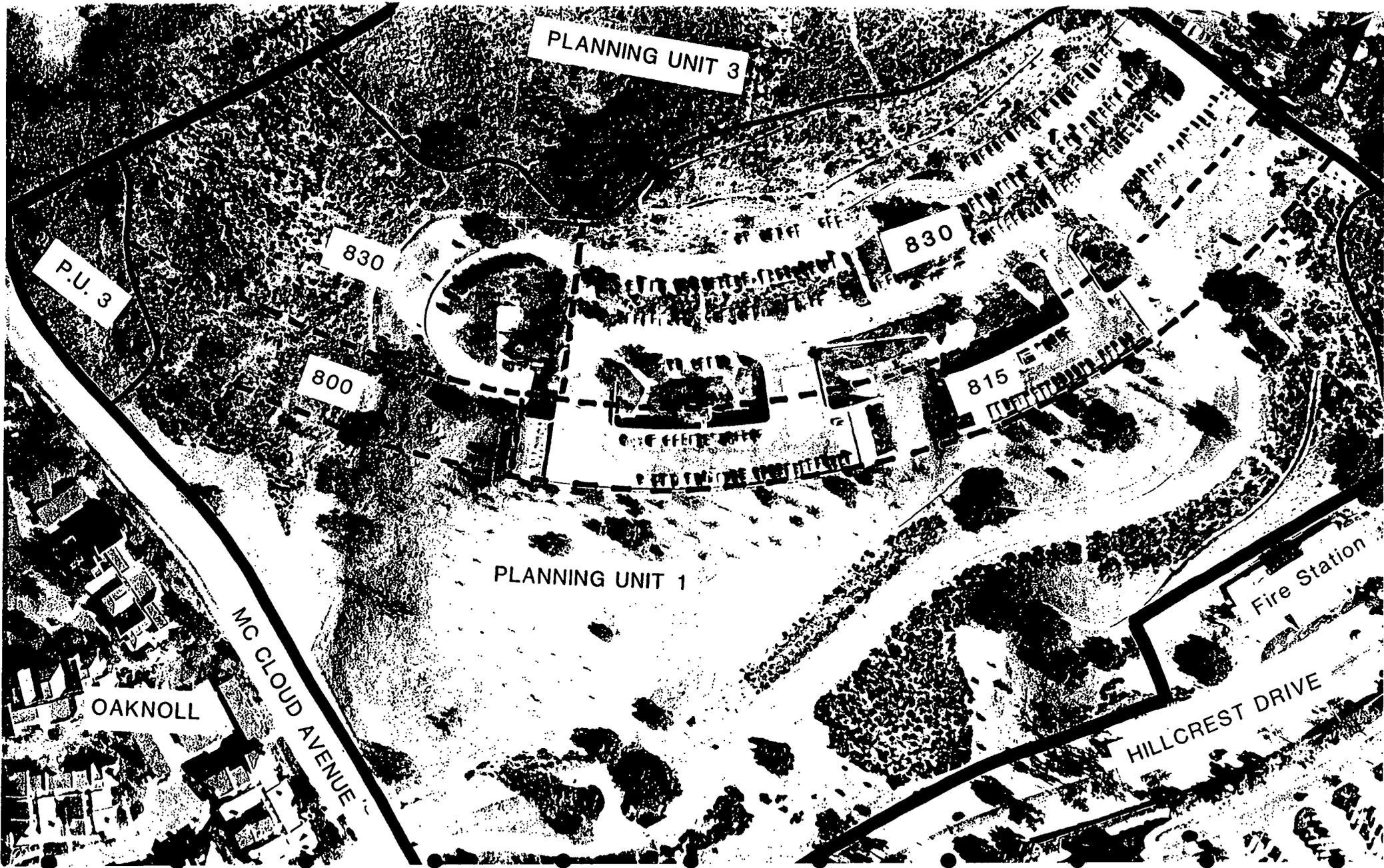
City parking standards in effect at the time development entitlements are approved within the Specific Plan area shall apply. Structured parking is permitted in accordance with City standards contained in Article 24 of Chapter 4 of Title 9 of the Thousand Oaks Municipal Code.

**G. Building Height and Bulk****Planning Unit 1**

Please refer to Exhibit 3 for a designation of building height areas within Planning Unit 1. Specific regulations within Planning Unit 1 are as follows:

1. Within the portion of Planning Unit 1 comprising a 100-foot wide arc, extending from the north end of the north building southerly to the southerly property line, the outer edge of the arc aligning with the westerly (outer) face of the existing buildings, no portion of any structure or building improvements shall extend more than thirty-five (35') feet above grade, and no portion of any structure shall extend above an elevation of 815 feet above sea level. [Finished floor of existing buildings is 780 feet above sea level; the top of the parapet around the rooftop parking is about 799 feet above sea level].
2. Within the continuation of the arc described above north over undeveloped land extending from the north edge of the north building to that portion of Planning Unit 3 located on McCloud Drive, no portion of any structure or building improvements shall extend more than thirty-five (35') feet above grade, and no portion of any structure shall extend above an elevation of 800 feet above sea level.

EXHIBIT 3



3. Within that part of the previously graded or improved portions of the site located between the above-described arc and Fireworks Hill, no portion of any structure or building improvements shall extend more than thirty-five (35') feet above finished grade, nor above an elevation of 830 feet above sea level.
4. Within the presently undeveloped portion of Planning Unit 1 northerly of the existing buildings and parking lot and including the circular access drive to the loading/service area of the existing buildings, no portion of any structure or building improvements shall extend more than thirty-five (35') feet above finished grade, nor above an elevation of 830 feet above sea level.
5. Structures elsewhere within Planning Unit 1 shall be limited to a maximum of thirty-five (35)' feet in height above finished grade.
6. Portions of structures within that portion of Planning Unit 1 described in paragraph 1 may be permitted to exceed the maximum building height and elevation limits set forth in paragraph 1 above, only at the discretion of the Planning Commission in reviewing a specific entitlement request, upon finding that the projection is limited in extent compared to the length of building face, does not create an adverse visual impact, that it harmonizes with the form and architecture of adjoining structures, and that it is necessary and desirable to help create a striking architectural statement.
7. All building projects proposed within the Specific Plan area shall be reviewed to avoid silhouetting of structures above the natural skyline comprised of the top and upper slopes of Fireworks Hill, as viewed from mid to long range vantage points.

#### Planning Unit 2

No structures greater than twenty-five (25') feet in height shall be permitted within Planning Unit 2.

#### H. Landscaping

1. A landscape plan meeting all City standards shall be prepared and submitted for any development. Landscape plans may provide for portions of the site to remain natural, and shall incorporate the use of native plant materials within required setbacks and other significant landscaped areas.
2. Landscape plans shall provide for extensive landscape screening for any large expanses of wall surface facing outwards and visible from surrounding public streets or residential and commercial structures.

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I. Signage

City sign regulations in effect at the time development entitlements are approved within the Specific Plan area shall apply, as set forth in Article 23 of Chapter 4 of Title 9 of the Thousand Oaks Municipal Code, and applicable provisions of the Architectural Design Review Guidelines for Commercial Projects (Resolution 95-62).

J. Architectural

1. General

Except as provided herein, the City's standards and policies relating to architectural treatment of buildings shall apply.

2. Planning Unit 1

If Planning Unit 1 is master planned and developed as a single unit, deviations from the City's adopted standards and policies relating to architectural treatment of buildings may be permitted by the Planning Commission if, in the Commission's judgment, the deviations are necessary to, and actually would accomplish, the provision of a "striking architectural statement." Such a "statement" would comprise the use of building form, materials, colors, arrangement of spaces, and other architectural elements which create a visually unique aspect. Provided, however, that any design proposed pursuant to this sub-section shall be of high quality, internally harmonious, and conform with all other provisions of this Specific Plan.

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## IX. INFRASTRUCTURE

### A. Water Supply

Domestic water supply to the Specific Plan area is provided by California-American Water Company. As of the date of adoption of the Specific Plan, there is adequate water storage to supply domestic and fire flow requirements for development authorized by the Specific Plan.

It shall be the responsibility of the developer to design and construct any required facilities to the standards and requirements of the California-American Water Company and the City of Thousand Oaks (in the case of conflict, the more stringent shall apply). The latest available technologies shall be incorporated in project development to conserve water and reduce demand.

Prior to the issuance of a will-serve letter by California-American Water Company for water service within the boundaries of the Specific Plan, a detailed water master plan shall be completed and submitted to that Company. The master plan shall conform to the Company's standards and shall indicate general sizes and alignments of all existing and proposed water mains, pressure zone boundaries, reservoir storage requirements and sites (if any) and pumping stations, if required.

All entitlements granted within the Specific Plan area shall be conditioned to require the developer to enter into a Real Estate Development Agreement with California-American Water Company, which defines the responsibilities with respect to ownership and maintenance of the various aspects of the private on-site water system. The public water supply shall be protected from potential contamination from the private on-site water system by a double-check-valve assembly at each point of connection to the public supply. The developer shall be responsible for all costs associated with purchase and installation of the double-check-valve assembly.

### B. Wastewater System

Wastewater collection and transmission service for the Specific Plan is provided by the City of Thousand Oaks. As of the date of adoption of the Specific Plan, all downstream facilities, including the Hill Canyon Wastewater Treatment Plant have adequate capacity to serve development authorized by the Specific Plan along with other existing and planned development within the service area which is tributary to the same facilities.

In conjunction with any entitlement applications within the Specific Plan area, an engineering study shall be prepared and submitted to the City to identify any additional wastewater collection and transmission facilities which may be necessary to provide wastewater service, for the proposed development at City standards.

It shall be the responsibility of the developer to design and construct any required on-site facilities, and to provide for the on-going maintenance of any on-site facilities.

C. Capital Facility Fee Obligations

All development within the Specific Plan area shall be subject to all applicable City capital facility fees, and all other charges applicable to the development of land, in the same manner as such fees and charges are applicable to other development within the City.

**X. ENVIRONMENTAL IMPACT MITIGATION**

This section identifies mitigation measures as recommended by the Environmental Impact Report, and includes the mitigation monitoring program for the Specific Plan.

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>TOPOGRAPHY</b></p> <p>Manufactured slopes limited to 25 feet vertical height; balanced grading required; contour grading and rounding of top sections of manufactured slopes; use of retaining walls if necessary to reduce height of slopes; erosion control measures, including temporary desilting basins.</p>	<p>Review of grading plans for future entitlements; plan check of approved grading plans prior to issuance of grading permits; field inspection during grading.</p>	<p>TODCD(P), TODPW, by plan check and field inspection.</p>
<p><b>GEOLOGY AND SOILS</b></p> <p>If blasting is necessary in conjunction with a future entitlement application, a condition should be imposed to require inspection of nearby sensitive structures to determine tolerance to ground motion or other impacts from blasting. Measures necessary to protect such structures shall be identified and implemented.</p>	<p>As entitlement applications are filed and reviewed, and when grading permits are requested.</p>	<p>TODPW. If blasting is necessary, a registered geophysicist shall evaluate the blasting plan and monitor the operation in order to ensure that appropriate techniques are used, and that requirements of public agencies are followed.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>FAULTING AND SEISMICITY</b></p> <p>All new or existing structures shall be constructed or remodeled in compliance with the latest seismic design requirements of the Uniform Building Code (UBC). Other mitigation measures may be identified by a project-specific engineering geology and geotechnical investigation completed prior to beginning site grading and foundation construction</p>	<p>As entitlement applications and grading plans are submitted for development projects within the Specific Plan area.</p>	<p>TODPW, TODCD(B), entitlement application review, grading and building plan check.</p>
<p><b>HYDROLOGY AND WATER QUALITY</b></p> <p>Temporary debris basins are required to be constructed on site during grading activities in order to help control erosion eliminate sedimentation.</p> <p>In addition to temporary facilities, it is recommended that permanent detention and bio-filtration basins be constructed on site in order to reduce the amount of sediment carried downstream and maintain the quality of downstream waters.</p> <p>New developments that do not provide permanent on-site retention facilities and cause a significant increase surface water runoff are required to financially contribute to the construction of a master retention basin.</p>	<p>As entitlement applications are submitted, and at the time of review of grading plans, prior to issuance of grading permits.</p>	<p>TODCD(P), TODPW, entitlement application review and plan check.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>VEGETATION AND WILDLIFE</b></p> <p>Landscape treatment with native plant materials.</p> <p>Shield all sources of illumination to avoid the spillover of light into adjacent natural open space.</p> <p>Brush clearance required for fire protection purposes should selectively retain native shrubs on a 20 ft. "point-center" basis wherever it is feasible to do so.</p>	<p>In conjunction with review of entitlement applications, and review of landscape and improvement plans submitted for approved entitlements.</p>	<p>TODCD(P), entitlement application review and plan check.</p>
<p><b>OAK AND LANDMARK TREES</b></p> <p>Compliance with the requirements set forth in the Oak Tree Ordinance which regulate all work in and around the "protected zone" of oak trees.</p> <p>Preservation of trees on-site.</p> <p>Development within the Specific Plan area shall not adversely affect oak trees located outside the Specific Plan boundaries.</p>	<p>As entitlement applications are reviewed, when grading and improvement plans are submitted for approved entitlements, field inspection during grading and construction.</p>	<p>TODCD(P), TODPW, entitlement application review, plan check, and field inspection.</p>
<p><b>TRANSPORTATION AND CIRCULATION</b></p> <p>Contribution of proportional share to funding of improvements identified by deficiency plan for intersection of Moorpark Road and Hillcrest Drive.</p>	<p>Identification of the proportional share at the time of conditioning of future entitlements, payment of fee prior to issuance of building permits.</p>	<p>TODPW, entitlement review and building permit signoff procedures.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>NOISE</b></p> <p>Project-specific noise study and compliance with Noise Element standards, for any proposed residential structures which could be exposed to noise levels in excess of 65 dBA along Hillcrest Drive.</p> <p>The City exercises control over construction activities and accompanying noise by permitting such activities to occur only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.</p> <p>Construction equipment and trucks shall be properly muffled.</p>	<p>At time of environmental review of future entitlement applications (determination if future noise study is needed); periodically during construction (construction noise sources).</p>	<p>TODCD(P) by entitlement application review (need for noise study); TODPW, TODCD(B) by field inspection (construction noise sources).</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>AIR QUALITY</b></p> <p>Implement a regular watering program to reduce fugitive dust; cease clearing and grading operations during periods of high winds.</p> <p>Use of face masks during dry periods to reduce inhalation of dust which may contain the fungus which causes San Joaquin Valley Fever.</p> <p>All material transported off-site shall be sufficiently watered or securely covered to prevent excessive amounts of dust.</p> <p>Landscape or apply chemical stabilizers to completed cut and fill areas.</p> <p>Limit on-site vehicular traffic to no more than 15 mph during construction.</p> <p>Periodically sweep public streets in the vicinity of the site to remove silt which may have accumulated from construction activities.</p> <p>Maintain equipment engines in good condition and in proper tune.</p> <p>Waters and space heaters used in all project development shall be low emission designs.</p> <p>All new structures shall incorporate features to maximize thermal integrity.</p>		<p>TODPW, TODCD(B) by plan check and inspection.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>AIR QUALITY (cont.)</b> Contribution to off-site TDM fund.</p>	<p>Review entitlement applications to determine proportionate contribution; payment of fees prior to occupancy.</p>	<p>TODCD(P), application review and occupancy permit signoff. Receipt for payment.</p>
<p><b>VIEWSHED/SCENIC RESOURCES</b>  Contour grading and rounding of the top of all manufactured slopes.  Landscape treatment of all exposed manufactured slopes and graded pads. Plants utilized for this purpose should consist of predominantly native, drought tolerant species.  Fully screen or enclose any visible roof components such as air conditioning units, vents and access stairwells.  Parking lot lights, building security lighting and other forms of site lighting should be designed to incorporate downward illumination patterns and shielding where applicable, particularly in areas adjoining natural open space.</p>	<p>Review of entitlement applications and improvement plans.</p>	<p>TODCD(P), plan check and field inspection.</p>
<p><b>WATER SUPPLY</b> Provide booster station if necessary to serve higher elevations.  Existing and future water systems to meet standards of Cal-American or City, whichever is higher.  Future development projects to meet all water conservation standards.</p>	<p>Review of entitlement applications and improvement plans.</p>	<p>TODPW, California American Water Company. Plan check and field inspection to verify compliance.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>SCHOOL IMPACT</b></p> <p>Payment of fee (current rates are \$0.26 per square foot non-residential, \$1.56 per square foot residential).</p>	<p>Prior to issuance of building permits.</p>	<p>TODCD(P), CVUSD, building permit issuance procedure includes written verification that fee has been paid.</p>
<p><b>ENERGY CONSUMPTION</b></p> <p>Compliance with applicable energy conservation requirements (Title 24 California Administrative Code and Building Code).</p>	<p>Building permit plan check prior to issuance of building permit.</p>	<p>TODCD(B), plan check review.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>SOLID WASTE</b></p> <p>Future entitlements shall comply with the following, if applicable:</p> <ul style="list-style-type: none"> <li>• Participation in the City's recycling program.</li> <li>• Future construction projects within the Specific Plan area should attempt to use post consumer building materials (recycled products) wherever possible.</li> <li>• Improve the collection of recyclables through the design and allocation of sufficient space for recycling bins.</li> <li>• Recycle demolition materials, including asphalt and concrete removed during construction.</li> <li>• For commercial uses only, following construction, the applicant shall conduct annual surveys of onsite waste generation and diversion through 2010, using City-approved survey methods. If these surveys do not indicate at least a 25 percent diversion rate after through 2000 and a 50 percent diversion rate after 2000, the applicant shall implement additional waste diversion measures, as directed by the City, to reach these diversion targets.</li> </ul>	<p>Entitlement application review and improvement plan check for approved entitlements.</p>	<p>TODCD(P), TODPW, plan check procedures. Applicant submittal of annual surveys if required.</p>

MITIGATION MEASURES/SPECIFIC PLAN CONDITIONS	WHEN MONITORING IS TO OCCUR and FREQUENCY	RESPONSIBLE PARTY/METHOD OF VERIFICATION
<p><b>POLICE SERVICES</b></p> <ul style="list-style-type: none"> <li>• Payment of Police Facilities Development Fee per Section 8-2.03, Thousand Oaks Municipal Code.</li> <li>• Police Department review of building plans prior to issuance of building permits</li> <li>• Any specific occupancy that generates or poses law enforcement problems will be subject to additional police requirements as deemed necessary.</li> </ul>	<p>At building permit plan check and permit issuance.</p>	<p>TODCD(B), TOPD, plan check review and building permit issuance procedures.</p>

- Key:
- TODCD(P) = City of Thousand Oaks Department of Community Development, Planning Division
  - TODCD(B) = City of Thousand Oaks Department of Community Development, Building Division
  - TODPW = City of Thousand Oaks Department of Public Works
  - TOPD = City of Thousand Oaks Police Department
  - CVUSD = Conejo Valley Unified School District

### XI. RELATIONSHIP TO THE GENERAL PLAN

The Specific Plan is consistent with and serves to implement the Thousand Oaks General Plan.

Land uses authorized by the Specific Plan are consistent with designations of the Land Use Element of the General Plan, as amended by General Plan Amendment LU 95-215, which was approved by the City Council at the same time as the Specific Plan.

The circulation system of the Specific Plan is consistent with the Circulation Element of the General Plan. Hillcrest Drive adjacent to the Specific Plan is depicted as a 6-lane road on the Circulation Element, and is already developed to that width. McCloud Drive and on-site circulation are not within the scope of the Circulation Element.

The Specific Plan is consistent with applicable policies of other Elements of the General Plan.

## XII. IMPLEMENTATION

### A. Relationship to the Zoning Ordinance

The Specific Plan augments the development regulations and standards of the zoning ordinance of the City (Chapter 4 of Title 9 of the Municipal Code). Where the zoning ordinance contains standards or requirements relating to a particular subject matter, and the Specific Plan contains standards or requirements relating to the same subject matter, the Specific Plan shall control.

Where the Specific Plan is silent on a particular subject, the zoning ordinance shall control. Unless specifically provided otherwise in this Specific Plan, all requirements of the zoning ordinance shall apply within the Specific Plan area in the same manner as they would apply absent this Specific Plan.

### B. Relationship to Other Laws and Regulations

Unless provided otherwise herein, development within the Specific Plan shall comply with all other City regulations and standards, including the Building Code, in the same manner as it would comply absent this Specific Plan. All applicable state and federal laws shall prevail over the Specific Plan in the event of a conflict.

### C. Entitlement Process

All development within the Specific Plan shall require the filing of the appropriate entitlement application with the City and payment of processing fees in effect at that time the application is filed. Entitlement applications shall be processed in accordance with the regulations of Article 28 of Chapter 4 of Title 9 of the Thousand Oaks Municipal Code. Provided, however, that within this Specific Plan area, the Director of Planning and Community Development shall not have the authority to approve development permits and planned development permits conforming in all respects with the zoning ordinance and precise plan of design regulations, which would otherwise be granted pursuant to Section 9-4.2804(a)(1) of the Code. Said applications shall instead require a Planning Commission public hearing and decision, subject to appeal to the City Council.

Entitlements shall be conditioned by the Planning Commission in conformance with applicable City and other agency policies and requirements, and in conformance with the provisions of this Specific Plan.

### D. Prohibition on Transfer of Development Allocation

No "transfer" of development allocation among Planning Units is permissible. Uses and development intensity allocated to Planning Unit 1 may only occur within the boundaries of that Planning Unit. If any part of Planning Unit 1 which is otherwise developable pursuant to this

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Specific Plan is not developed, none of the development which would otherwise be permissible may be re-allocated to Planning Unit 2. Changes to Planning Unit allocations may only be considered through the Specific Plan amendment process.

E. Interpretation, Including Location of Planning Unit Boundaries

In the event of any ambiguity regarding any provision of this Specific Plan, including the location of a Planning Unit boundary, it shall be the duty of the Director of Planning and Community Development to determine the proper interpretation. The location of Planning Unit boundaries is depicted on Exhibit 2. In making this determination, the Director shall consider the intent of the Specific Plan, customary interpretations made by the City in the past, detailed topographic information, the provisions of the Specific Plan relating to grading and oak trees, and other material information. Any such interpretation shall be reduced to writing, with an appropriate exhibit, and maintained with the file copy of the Specific Plan document. At the Director's discretion, any proposed interpretation may be referred to the City Council for determination.

F. Specific Plan Amendments

Specific Plan amendments shall be processed in the manner prescribed by the California Government Code and the Thousand Oaks Municipal Code, which require a public hearing and recommendation by the Planning Commission, and a public hearing and decision by the City Council.

**APPENDIX A**

**Final Report  
401 Hillcrest Disposition Plan Citizens Committee**

401 HILLCREST DISPOSITION PLAN  
CITIZENS COMMITTEE

FINAL REPORT

JANUARY 1994

# COMMITTEE REPORT

## A. VISION STATEMENT

In order to guide future development concepts for the 401 Hillcrest site, the 401 Hillcrest Committee recommends that the City Council endorse the following statement, which, while consistent with the disposition mission, provides a context in which that disposition should take place

**WE BELIEVE THAT THE REDEVELOPMENT OF THE 401 HILLCREST CIVIC CENTER PROPERTY MERITS EXCEPTIONAL CONSIDERATION DUE TO ITS UNIQUE TOPOGRAPHICAL AND VISUAL FEATURES.**

**This property is prominent both geographically and visually with the potential to become a signature image for the city. The view from the site encompasses a significant portion of the Conejo Valley. The current hillside contour and topography should be respected, and the current and future views of the ridgeline from the freeway should not be compromised. Open space is an important consideration and should be recognized. Plans should consider the potential synergy created by including development of adjacent parcels in the total scheme.**

**THE COMMITTEE BELIEVES THE FUTURE DEVELOPMENT OF THE PROPERTY MUST INCORPORATE THE ABOVE FEATURES WHEN CONSIDERING THE OPTIMUM ECONOMIC RETURN AND CULTURAL BENEFITS TO THE COMMUNITY.**

## B. MAXIMUM RETURN SCENARIO

To achieve the objectives established by the City Council in the "Council Expectations", development of a MAXIMUM RETURN SCENARIO may be necessary. In this context, the site would be developed with a plan which would realize a maximum potential for use, with resulting maximum opportunity for return on investment to the City.

A variety of uses for the site have been suggested through the Committee process. These uses, or combinations of these uses as put together in a development plan, would achieve the MAXIMUM RETURN SCENARIO. A listing of uses in order of their suitability is as follows:

1. (tie) Corporate Use  
University or School
2. (tie) Corporate Campus  
Restaurant
3. (tie) Government  
Condominiums
4. Art Center \*\*  
Apartments  
Wedding Center
5. (tie) Sports Complex  
Hotel and Conference Center  
Museum  
Cinema/Theater complex
6. (tie) World Class Sports (single use)  
Southwest Museum

\*\* self-supporting studio/sales/teaching/gallery

In order to maximize return, the Committee recommends flexibility in design and development standards. A ranking of flexible design and development standards applicable to the MAXIMUM RETURN SCENARIO is as follows:

1. Do not have to retain existing buildings
2. Can and should provide more than one access to the site or various portions of the site, including Hillcrest Drive
3. (tie) Can provide for mixed use development

## Maximum Return Scenario (continued)

4. (tie) Can use parking structures  
Can reparcelize the land at the site  
Allow building height in excess of 35'  
Can have removal of and encroachment of oak trees in excess of City standards
5. Should provide for a striking architectural statement
6. Can encroach into the 25% slope
7. Can incorporate "Fireworks Hill" with 401 site
8. Can use current buildings as parking structure

### C. MODERATE RETURN SCENARIO

While the MAXIMUM RETURN SCENARIO may give the City the most direct way of realizing its objectives for the disposition of the 401 site, a MODERATE RETURN SCENARIO may provide the City with uses or mixes of uses that may have more community benefit, or opportunity for the City to realize its disposition objectives in an indirect way.

MODERATE RETURN SCENARIO is defined to mean: Moderate economic return with greater emphasis on or consideration of community benefit, which could result in future indirect economic benefits.

With this definition in mind, review of the same uses suggested for the MAXIMUM RETURN SCENARIO are ranked differently to be appropriate for the concept of MODERATE RETURN from the disposition of the property. These uses, or combinations of these uses as put together in a development plan, would achieve the MODERATE RETURN SCENARIO. The ranking of uses based on their suitability to the MODERATE RETURN SCENARIO is as follows:

1. (tie) University or School  
Art Center \*\*  
Museum  
Southwest Museum
2. Government  
Corporate Use  
Corporate Campus
3. (tie) Restaurant  
Condominiums
4. Sports Complex
5. Hotel and Conference Center
6. Wedding Center
7. (tie) Apartments  
World Class Sports (single use)
8. Cinema/Theater complex

\*\* self-supporting studio/sales/teaching/gallery

## Moderate Return Scenario (continued)

Mixed use development also fits into the MODERATE RETURN SCENARIO, and may provide opportunity to offset low-revenue producing uses through a thoughtful mix. Combinations of uses ranked 1 through 5 are appropriate in this context, with the exception of the Southwest Museum, which should stand alone on the site.

Flexibility in development standards and requirements is also important in the assemblage of the MODERATE RETURN SCENARIO, in order to improve the overall quality of the site design. There may be reason to allow various development standards such as greater height or parcelization to allow the development of those uses that provide benefit to the community but moderate economic return and to make those developments work better on the site. The following flexibility recommendations are appropriate to apply to development under the MODERATE RETURN SCENARIO:

1. Do not have to retain existing buildings
2. Can and should provide more than one access to the site or various portions of the site, including Hillcrest Drive
3. (tie) Can provide for mixed use development.  
Can use parking structures
4. (tie) Can reparcelize the land at the site  
Allow building height in excess of 35'
5. Should provide for a striking Architectural statement
6. Can encroach into the 25% slope

## D. INTERIM USES

Interim uses fall into two types: Those that are more marketable, but may require longer term commitment to the property by the owner, and those that are less intensive, but may not provide the owner with reasonable interim return, and which may be hard to displace when the property was disposed of. With this in mind, the City should only entertain interim use of the property which is consistent with the following characteristics:

1. The uses would utilize the existing facilities.
2. There would be minimal encroachment and capital improvements on the rest of the site.
3. Interim user should be a net income producing user or combination of users.
4. A 5-10 year term desirable.
5. The City should build in unilateral termination in leases to protect for near term economic recovery.
6. The City should anticipate a reasonable residual use of core/shell after tenant.
7. Some uses originally listed for maximum or moderate return may also serve as interim uses.

## RELATIONSHIP OF "FIREWORKS HILL" TO 401 PROPERTY

The parcel known as "Fireworks Hill" is almost 27 acres, sits to the north of the 401 site, and includes the hilltop. It has access points on McCloud Street and St. Charles Drive. The City Council is currently reviewing the possibility of acquiring the site.

The hilltop is significant in the context of the community, as significant as the ridgelines which ring the City. Because of this, this site and the 401 site are linked. The City should take steps to protect the site, and, by combining the site with the 401 site, could create various advantages to the disposition process. The following statement summarizes the recommendations

**Interim Uses/Fireworks Hill (continued)**

concerning "Fireworks Hill":

**"Encourage the City Council to pursue purchase of the Fireworks Hill site—to preserve the top of it as open space for passive recreational use for the community—do this by exploring density transfer options to enhance the value of the 401 site, and exploring the McCloud frontage for RESIDENTIAL development."**

## **E. SUPPLEMENTAL RECOMMENDATIONS**

1. The planning for the 401 site should go forward through the development of a Specific Plan for the property which incorporates the above recommendations as to use and flexibility of development standards and requirements. The City should conduct this process as required by law, resulting in the public hearings and permits to prepare it for development.
2. The Specific Plan should allow for the flexibility necessary for development to achieve either Scenario recommended.
3. Regardless of whether the City acquires the "Fireworks Hill", its coordination with the 401 site should be included in the Specific Plan.
4. When offered for development, the City should offer the additional flexibility of a Development Agreement, to ensure disposition objectives can be formalized.
5. While the property should be planned and permitted, it is not recommended that it be disposed of immediately, or in the near term, while the current economic conditions relating to land and development are in force. The City should take steps to meet its revenue objectives through interim financing mechanisms, until the development climate becomes sufficiently strong to allow for the likelihood of more remunerative disposition terms to the City through the development of the plan.
6. In this interim time period, the City should work to provide an interim use, or uses, of the property under the terms recommended.

## APPENDIX B

## Oak Tree Location Map and Inventory

The chart below tabulates the oak trees located within Planning Units 1 and 2. The location of these trees is shown on the attached oak tree location map. Groves A and B are the nursery stock in front of the Civic Center windows; Groves C and D are between the access drive and Hillcrest Drive. [Note: Grove D does not contain any oak trees large enough to be subject to the Oak Tree Ordinance]. Grove E is at the corner of McCloud and Hillcrest; Grove F is along McCloud approaching the access drive; Grove G is inside the loop of the driveway from the parking lot to the service entrance at the north end of the north building.

Oak Tree Summary  
Planning Units 1 and 2

Tree Group	Save in Place	Transplant if Feasible; save in place if not	Transplant if feasible; remove if not	Total
Native Oak Trees	99	0	0	99
Numbered Nursery Stock	13	0	0	13
Groves A & B Nursery Stock	56	0	0	56
Grove C Nursery Stock	2	0	0	2
Grove D Nursery Stock	0	0	0	0
Grove E Nursery Stock	5	0	0	5
Grove F Nursery Stock	9	0	0	9
Grove G Nursery Stock	41	0	0	41
Total	225	0	0	225



# City of Thousand Oaks OAK TREE SURVEY

PAGE 2

## ABBREVIATIONS

BB - broken branches	MD - mechanical damage
BC - branch cavity	MI - mistletoe
DW - deadwood	PESTS - as noted
ER - exposed roots	PS - pit scale
EU - exudation	ROT - as noted
EX - exfoliation	PO - poison oak
FD - fire damage	TC - trunk cavity
FT - fill against trunk	TG - twig girdler
LB - low branching as noted	WT - water trap

MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
21	Quercus lobata	15	S	10	15	30	15	25	B	C	PS
22	Quercus lobata	2, 2, 2, 2									PS
23	Quercus agrifolia	6, 9		15	10	8	12	15	C	C	EX; PO; TG
24	Quercus agrifolia	25, 15		20	10	25	15	25	D	D	BC; DW; EB; PO; TG; WT; FUNGUS
25	Quercus agrifolia	10, 15	360°	10	20	25	6	25	C	D	BC; EX; FD; PO; TC; TG
26	Quercus agrifolia	21	360°	20	15	20	16	20	C	C	EB; TG
26.1	Quercus agrifolia	15									DEAD STUMP - RESPROUTING
27	Quercus agrifolia	10	360°	12	10	12	15	15	C	D	BC; EX; TC; TG
28	Quercus lobata	8	360°	12	8	8	4	13	B	C	PS
29	Quercus agrifolia	16, 14		20	20	14	15	20	B	C	TG; WT
30	Quercus agrifolia	8, 9, 10	360°	16	8	7	10	17	B	C	DW; TG; WT; RAT NEST
31	Quercus agrifolia	24		22	30	20	15	32	B	C	TG
32	Quercus agrifolia	28		18	10	25	30	30	B	C	BC; DW; TG
33	Quercus agrifolia	24		16	33	20	18	25	A	B	DW; TC; TG
34	Quercus agrifolia	6, 6, 6, 8	360°	11	12	12	12	25	B	C	ER; TG
35	Quercus lobata	19	E-N	25	30	20	12	40	B	C	PS
36	Quercus lobata	18	E	20	20	20	15	30	B	C	PS
37	Quercus lobata	11, 12		10	20	20	15	30	B	C	PS
38	Quercus lobata	20	NW	20	20	22	20	37	B	C	PS
39	Quercus agrifolia	26		18	15	20	15	32	A	C	BC; EB; DW; TG
40	Quercus agrifolia	24, 36		28	30	40	30	42	B	C	BC; DW; TC; TG; WT
41	Quercus agrifolia	28	SW	10	20	25	8	15	D	D	TG; "IRENE BAHN"
41.1	Quercus agrifolia	3, 2	360°	5	5	5	5	10	A	B	TG; SEEDLINGS

# City of Thousand Oaks

## OAK TREE SURVEY

PAGE 3

### ABBREVIATIONS

BB - broken branches	MD - mechanical damage
BC - branch cavity	MI - mistletoe
DW - deadwood	PESTS - as noted
ER - exposed roots	PS - pit scale
EU - exudation	ROT - as noted
EX - exfoliation	PO - poison oak
FD - fire damage	TC - trunk cavity
FT - fill against trunk	TG - twig girdler
LB - low branching as noted	WT - water trap

MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
41.2	Quercus agrifolia	2.5		3	3	3	3	8	A	B	TG
42	Quercus agrifolia	40		30	32	40	28	45	A	C	BC; ER; PO; TC; TG
43	Quercus lobata	24	90°	8	16	20	6	30	B	C	BB; BC; DW; EX; FT; PS; TC; WT
44	Quercus lobata	24	270°	12	33	18	18	26	B	C	BB; BC DW; PS; TC; WT; LEAF GALLS
45	Quercus lobata	31		28	30	30	32	43	B	C	DW; PS
46	Quercus lobata	26		30	30	30	20	35	B	C	PS
47	Quercus lobata	17.5		16	20	20	20	25	C	C	DW; PS
48	Quercus lobata	9.5		8	12	18	6	20	C	C	PS
49	Quercus lobata	16		12	10	18	9	20	C	C	PS
50	Quercus lobata	16	E	15	38	18	5	13	C	C	PS
51	Quercus lobata	24		28	34	34	25	32	B	C	PS
52	Quercus lobata	28	360°	20	35	32	25	40	B	C	DW; PS; THIN
53	Quercus agrifolia	16.5	360°	18	6	6	16	25	B	C	EX; TG
54	Quercus agrifolia	13.5, 16.5	360°	20	23	25	15	30	A	B	TG
55	Quercus agrifolia	12, 12, 12, 9	360°	19	20	22	18	25	B+	C	TC; TG; WT
56	Quercus agrifolia	15		5	10	5	2	11	D	D	TGHOLLOW / SPLIT TRUNK
57	Quercus lobata	19	360°	26	30	29	36	20	B	B-	BB; PS
57.1	Quercus agrifolia	8, 6	360°	10	10	10	10	14	A	A	TG
58	Quercus agrifolia	14, 12, 9	270°	24	23	34	8	25	B	C	TG; ROT
59	Quercus agrifolia	27, 21	270°	30	30	35	37	30	B+	C	BB; ROT; TC; TG
60	Quercus agrifolia	12.5, 12, 7, 7	180°	14	24	14	14	18	B	C	TG; WT
61	Quercus agrifolia	21, 3	270°	20	34	28	22	30	B	C	EX; TG
62	Quercus agrifolia	20,13, 13	180°	15	14	20	8	20	C	C	BB; ER; TG

# City of Thousand Oaks

## OAK TREE SURVEY

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### ABBREVIATIONS

BB - broken branches	MD - mechanical damage
BC - branch cavity	MI - mistletoe
DW - deadwood	PESTS - as noted
ER - exposed roots	PS - pit scale
EU - exudation	ROT - as noted
EX - exfoliation	PO - poison oak
FD - fire damage	TC - trunk cavity
FT - fill against trunk	TG - twig girdler
LB - low branching as noted	WT - water trap

MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
63	Quercus agrifolia	21	NE	23	22	17	10	24	C	C-	BB; TG
64	Quercus agrifolia	21, 11	360°	10	22	24	20	22	B	C-	BB; EX; TG
68	Quercus agrifolia	17, 14	360°	18	23	23	24	20	B	B	TG
69	Quercus agrifolia	25, 13.5		10	13	15	22	17	C	C	ER; TG; WT
70	Quercus agrifolia	8		10	13	16	5	30	B	B	TG
71	Quercus agrifolia	9, 4		5	14	13	8	30	B	B	TG
72	Quercus agrifolia	10		0	14	18	10	35	B	B	TG; 3 SEEDLINGS
73	Quercus lobata	12.5		10	10	21	12	23	C	C	PS
74	Quercus lobata	18		26	18	26	21	25	C	C	EX; PS; MULTIPLE SEEDLINGS
74.1	Quercus agrifolia	3		12	0	4	5	16	B	B	TG
74.2	Quercus agrifolia	3		5	0	5	13	10	B	B	TG
75	Quercus agrifolia	20.5, 17, 11, 4		25	24	30	24	30	B	C	BB; EX; TG; WT; MULTIPLE SEEDLINGS
75.1	Quercus agrifolia	8		17	10	2	5	25	B	B	TG
77	Quercus agrifolia	20.5	270°	20	28	24	28	30	C	C	EX; TG; 8", 6", 4", 2" Quercus agrifolia beneath
78	Quercus agrifolia	19, 19	360°	30	35	22	20	25	A	C	BB; PO; TG; WT
78.1	Quercus agrifolia	7, 6, 11, 5	360°	10	8	11	10	20	A	B	TG
78.2	Quercus agrifolia	4, 8, 8, 12	360°	15	15	15	15	22	A	B	TG
79	Quercus agrifolia	25		22	18	20	26	20	C-	D	BB; TC; TG; GALLS
80	Quercus agrifolia	20, 17		31	25	27	24	35	A	C	BB; TG; WT
81	Quercus agrifolia	29		25	29	34	27	30	B	C	TG; THINNING CROWN
83	Quercus agrifolia	9, 9, 9		24	22	24	14	25	C	C	FT; TG; WT
83.1	Quercus agrifolia	6		10	10	10	10	16	B	B	TG
84	Quercus agrifolia	30		14	8	10	19	16	D	D	ROT; WT; HOLLOW TRUNK



# City of Thousand Oaks

## OAK TREE SURVEY

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### ABBREVIATIONS

BB - broken branches	MD - mechanical damage
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ER - exposed roots	PS - pit scale
EU - exudation	ROT - as noted
EX - exfoliation	PO - poison oak
FD - fire damage	TC - trunk cavity
FT - fill against trunk	TG - twig girdler
LB - low branching as noted	WT - water trap

MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
A08	Quercus lobata	3									PS
A09	Quercus lobata	4									PS
A10	Quercus lobata	2									PS
A11	Quercus lobata	3, 2									PS
A12	Quercus agrifolia	10, 8, 6, 6	360°	12	12	12	12	16	A	B	TG
A13	Quercus lobata	3, 2									PS
A14	Quercus agrifolia	10, 8, 6, 5, 4	360°	15	15	15	15	25	A	B	TG
A15	Quercus lobata										PS
A16	Quercus agrifolia	6, 3, 3	360°	5	5	5	5	14	A	B	TG
A17	Quercus lobata	3, 2									PS
A18	Quercus lobata	4, 3, 2									PS
A19	Quercus agrifolia	12, 10	360°	12	12	12	12	28	A	A	TG
A20	Quercus lobata	4, 3									PS
A21	Quercus lobata	15	S	10	15	30	15	25	B	C	PS
A22	Quercus lobata	5, 5	N	12	12	8	6	15	B	C	PS
A23	Quercus lobata	4	360°	10	8	12	4	15	B	C	PS
A24	Quercus lobata	5	S & N	10	12	10	4	18	B	C	PS
A25	Quercus lobata	7	N	12	14	14	10	20	B	C	PS
A26	Quercus lobata	2.5, 2.5	360°	6	6	6	4	12	B	C	PS
A27	Quercus agrifolia	3, 2, 2	360°	6	8	8	8	14	A	B	TG
A28	Quercus lobata	4		8	8	6	6	15	C	C	DW; TG; GALLS
A29	Quercus lobata	3, 4	360°	12	12	8	6	15	C+	C	PS
A30	Quercus agrifolia	2, 2, 3, 3, 3	360°	6	6	6	6	10	A	B	PS

# City of Thousand Oaks

## OAK TREE SURVEY

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FD - fire damage	TC - trunk cavity
FT - fill against trunk	TG - twig girdler
LB - low branching as noted	WT - water trap

MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
A31	Quercus agrifolia	5, 4, 3	360°	6	12	12	12	14	A	C	EX; TC; TG; WT
A32	Quercus lobata	3, 2	360°	8	10	12	6	14	C	C	PS
A33	Quercus lobata	4		6	12	10	3	18	C	C	PS; GALLS
A34	Quercus lobata	5		8	6	3	4	15	C	C	PS
A35	Quercus lobata	2, 2		10	10	8	10	12	C	C	PS
A36	Quercus lobata	3	270°	8	12	10	4	16	C	C	PS
A37	Quercus lobata	2	180°	4	5	8	2	10	C	C	PS
A38	Quercus lobata	2, 2	90°	8	10	8	2	14	C	C	PS
A39	Quercus lobata	8	90°	12	15	12	10	24	C	C	PS
A40	Quercus lobata	3, 3	90°	2	8	10	2	14	C	C	PS
A41	Quercus lobata	6	270°	8	10	12	4	20	C	C	PS
A43	Quercus lobata	6	180°	12	12	12	8	24	C	C	PS; GALLS
A44	Quercus lobata	2	180°	6	6	4	2	12	C	C	PS
A45	Quercus lobata	2.5, 1	90°	10	8	8	6	14	C	C	PS
A46	Quercus agrifolia	6, 3, 3	360°	6	7	10	8	22	A	C	TG
A47	Quercus agrifolia	3	360°	6	8	2	0	10	A	C	TG
A48	Quercus lobata	2		3	2	3	2	10	A	C	PS
A49	Quercus lobata	2, 2, 2		6	10	8	6	12	C	C	PS
A50	Quercus lobata	3, 3		10	12	10	8	18	C	C	PS
A51	Quercus lobata	8		14	12	12	10	20	C	C	PS
A52	Quercus lobata	8, 5		12	14	12	6	24	C	C	PS
B1	Quercus lobata	2.5	360°	10	12	6	3	12	C	C	PS
B2	Quercus lobata	4	360°	10	10	4	8	16	C	C	PS

# City of Thousand Oaks

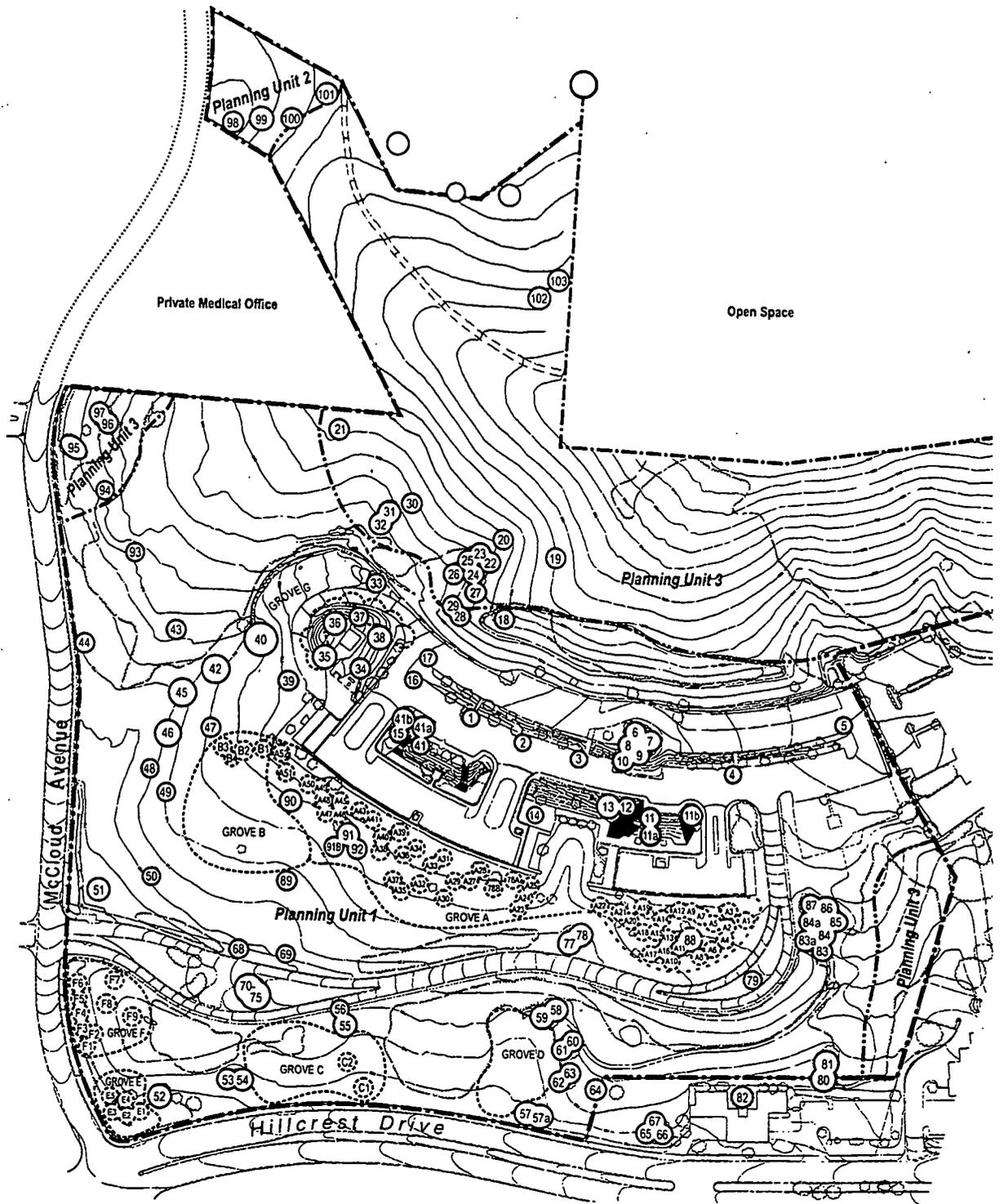
## OAK TREE SURVEY

PAGE 8

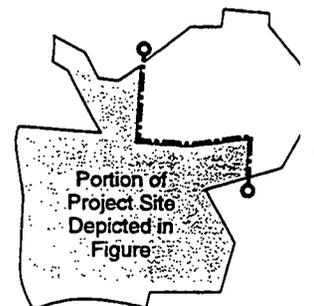
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MAP #	VARIETY	TRUNK DIA	LB	N	E	S	W	HT	APR	HEL	REMARKS
B3	Quercus lobata	2.5	360°	3	3	8	4	10	C	C	GALLS; PS
B4	Quercus lobata	3.5	180°	8	4	10	2	8	C	C	GALLS; PS
C1	Quercus agrifolia	4.5, 2.5	360°	6	5	7	6	12	A	B	TG
C2	Quercus agrifolia	3.5	360°	2	4	3	3	8	A	B	TG
<b>D grove</b>											no trees over 2" caliper
E1	Quercus agrifolia	3, 2		6	3	2	2	9	A	B	
E2	Quercus agrifolia	4		5	4	3	2	10	A	B	
E3	Quercus agrifolia	6		3	6	2	4	15	A	B	
E4	Quercus agrifolia	4		7	3	5	4	12	A	B	
E5	Quercus agrifolia	2, 2, 3		4	4	4	4	10	A	B	
F1	Quercus ilex	3		3	3	3	3	12	A	B	
F2	Quercus ilex	3		3	3	3	3	10	A	B	
F3	Quercus ilex	3		3	3	3	3	10	A	B	
F4	Quercus ilex	3		3	3	3	3	9	A	B	
F5	Quercus ilex	3		3	3	3	3	10	A	B	
F6	Quercus ilex	3		3	3	3	3	10	A	B	
F7	Quercus agrifolia	3		4	4	4	4	11	A	B	
F8	Quercus agrifolia	2		3	3	3	3	9	A	B	
F9	Quercus agrifolia	3		4	4	4	4	12	A	B	
<b>G1 -G41</b>											3"-4" caliper planted row of Quercus agrifolia



**Oak Tree Locations**  
 Specific Plan 17 (401 West Hillcrest Drive)



Portion of  
 Project Site  
 Depicted in  
 Figure