

PUBLIC BUILDINGS ELEMENT

Thousand Oaks General Plan



Thousand Oaks Planning Department

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PUBLIC BUILDINGS ELEMENT

THOUSAND OAKS GENERAL PLAN

TABLE OF CONTENTS

I.	SCOPE AND PURPOSE	1
	Scope	1
	Purpose	2
II.	GOALS AND POLICY OBJECTIVES	4
III.	INVENTORY OF EXISTING AND PLANNED FACILITIES	6
	Introduction	6
	Public Schools	6
	Private Schools	8
	Civic Center	9
	County and State Facilities	10
	Utilities and Public Facilities	12
	Medical Facilities	15
	Post Offices	15
IV.	LOCATION AND SITE PLANNING POLICIES	17
	Location Policies	17
	Site Planning and Architecture	22
V.	IMPLEMENTATION	26
VI.	ELEMENT MAP	29
VII.	BIBLIOGRAPHY	30

I. SCOPE AND PURPOSE

A. SCOPE

Section 65303(g) of the Government Code of the State of California authorizes local governments to prepare a Public Buildings Element of the General Plan. The suggested scope of such an Element, as stated in the legislation, includes:

"...showing location and arrangements of civic and community centers, public schools, libraries, police and fire stations, and other public buildings, including their architecture and the landscape treatment of their grounds."

A second consideration pertinent to defining the scope or subject matter of this Element derives from the scope of the City's Public Lands and Facilities Zone (P-L). Since one of the purposes of the Public Buildings Element is to provide a basis for implementation of the P-L zone, it is necessary to co-ordinate the scope of the Element with that of the zone classification.

The range of uses permitted under the P-L zone is somewhat broader than that specified in the Government Code for Public Buildings Element, including a number of facilities serving public purposes in addition to those uses outlined in the Code. Specifically, the following uses are added:

- Private schools and colleges
- Medical facilities
- Public maintenance and storage yards
- Public utility facilities

Other uses - local parks, historical landmarks and monuments, and golf courses - which are included in the P-L zone have been discussed in the recently adopted Recreation Element of the General Plan and will only be mentioned in this Element as they relate to the other public buildings and facilities.

In addition, the basic working definition of "public" for this Element includes not only governmental facilities, but also those operated by private agencies serving broad community purposes, such as education, health care, and water supply. This consideration, too, reflects the scope and purpose of the P-L zone.

B. PURPOSE

While public buildings and facilities do not occupy as much of the community's land as private uses, they are nevertheless important components of the land use structure and visual impact of the city. They are important both in a functional sense as the physical components of public service systems and in a design sense, as well, because they are often strategic elements of community appearance at various scales. In Thousand Oaks, for example, the new Civic Center makes a strong architectural statement and will be an impressive landmark to people entering the city via the Ventura Freeway. At the neighborhood scale, local schools are often the only non-residential structures located within residential districts and their location, site design, and architecture are therefore highly significant at that scale.

Generally, planning for new public buildings and facilities has been the responsibility of the separate agencies providing these services, as part of their operating programs. School districts, for example, are guided by State directives in making detailed estimates of future school needs based on anticipated population growth and composition. Other agencies serving Thousand Oaks initiate or expand services based on their perception of the

needs of the community. Other factors influencing these decisions include the availability of funds and the relative need of other communities served by the same agency.

Within such a framework, the local government can play a useful role through dissemination of information to the operating agencies about projected population and land use. This role is, however, quite limited and does not address the important issue of co-ordination of the separate agencies' plans with the City's General Plan. To improve such co-ordination is the basic function of the Public Buildings Element. In doing so, the Element will serve the following purposes:

- To relate the public use of land for buildings and other facilities to the goals, policies and other elements of the Plan.
- To provide a basis for decisions of public agencies in the Conejo Valley concerning the acquisition and disposal of real property and the construction of public buildings and structures, in accordance with Section 65402 of the Government Code of the State of California.
- To inform the public at large of the policies and plans of the City of Thousand Oaks regarding the location and design of public facilities, as well as their intended relationships to other components of the community, such as its transportation system and land use structure.
- To provide a basis for administration of the Public Lands and Facilities Zone (P-L).

II. GOALS AND POLICY OBJECTIVES

The most basic requirement of the Public Buildings Element is that it support the goals and policies of the City's General Plan. This is necessary to insure proper co-ordination of the Element with the existing Plan and to make the Plan comprehensive in the sense that all important components of the City's development are considered.

The adopted goals of the General Plan reflect a strong desire on the part of the community to become an attractive, cohesive and spacious place to live, well-served by public service, transportation and commercial facilities, while maintaining a high-quality environment. The development of public buildings and facilities, no less than private uses, should reflect the desire to achieve these goals.

Two of the eight approved goals are more directly applicable to public buildings than the others. These are:

- To further encourage and develop the sense of community identity and foster willingness to participate in Valley affairs.
- To provide the framework for a planned and unified community containing a balance of living, working, shopping, educational, civic, cultural and recreational facilities.

These two are particularly significant to the Public Buildings Element because of the importance of public buildings and facilities to their achievement. In the first case, public buildings can be focal points for community-wide affairs, whether governmental, recreational or cultural. In the second case, a full complement of well-located public service facilities

is essential to a balanced community. The following policy objectives relate the Public Buildings Element to the General Plan's goals:

- Public uses of land should contribute to the community's attractiveness and spaciousness through sensitive architecture and site planning.
- Public Buildings and facilities should be located within the community in such a way as to efficiently serve all residents.
- Public uses of land should be compatible with the use of adjacent land and with the city's circulation system.
- All major governmental buildings such as County, State, and Federal offices shall be centrally located with respect to land mass, population and accessibility.

III. INVENTORY OF EXISTING AND PLANNED FACILITIES

A. INTRODUCTION

Information regarding the location, specific use and site sizes of facilities, both existing and planned, that fall within the scope of this Element is presented in this section. The basic format for presentation will be by facility type, dealing with both existing and planned facilities in the same sub-section.

The basic data was obtained from the several agencies responsible for providing services and operating facilities in the Conejo Valley. In many cases, information regarding the exact location and size of future installations, as well as approximate timing, was not available due to the uncertainty of funding or other considerations. In these cases, appropriate symbols are used on the accompanying Public Buildings Element Map to indicate the correct status of the proposed facilities.

B. PUBLIC SCHOOLS

Table 1, below, summarizes existing and planned public schools in the Planning Area.

Table 1

<u>Type</u>	<u>Existing</u>	<u>Sites Acquired</u>	<u>Sites Reserved</u>
Elementary	18	7	5
Intermediate	4	1	1
Senior High	2	0	0

As the accompanying map indicates, most of the acquired and reserved sites are located on the periphery of existing development to serve expected areas of expansion and relieve some of the enrollment pressure on existing facilities.

Basic planning considerations which have guided the location and development of elementary and intermediate schools in the past, and which guide these policies now, include:

- | | |
|-------------------------|---|
| 1. Enrollment: | Elementary - 500 to 650
Intermediate- 800 to 1000 |
| 2. Relation to Streets: | Elementary - Local Streets
Intermediate- Collector |
| 3. Relation to Parks: | Preferred adjacent to park |
| 4. Site Size: | Elementary - 10 acres optimum
Intermediate- 15-18 acres optimum |
| 5. Service radius: | Elementary - 1 to 1-1/2 miles
and related to major
street patterns.
Intermediate- Varies |

Beyond specifying the locations of the acquired and reserved sites on the map, there is little information available regarding other proposed school locations.

These locations would be dependent on more detailed knowledge of the probable character of development of these out-lying areas. The School Districts are currently engaged in gathering basic information necessary to projecting ultimate needs for facilities.

Oxnard Union High School District, which has no acquired or reserved sites in the Planning Area, expects that by 1985 there will be a need for two additional high school sites, each serving 2500 pupils and occupying approximately 40 acres. Specific sites have not been chosen, but it is anticipated that one will be in the eastern end of the Planning Area and the other in the west-central portion.

The Ventura County Community College District, which operates two campuses in the County at the present time, has no plans for a college in the Planning Area in the immediate future. They do recognize, however, that a facility will be needed to serve the Conejo Valley area in the longer term future. This would be at least ten years away, however.

C. PRIVATE SCHOOLS AND COLLEGES

The Conejo Valley contains two private schools with large sites, seven small private and parochial schools serving lower grades, and one four-year private college - California Lutheran College.

The two major private schools - La Reina High School and Newbury Park Academy occupy sites of 45.6 and approximately 81 acres (developed), respectively. The owners of Newbury Park Academy also own approximately 349 acres of mostly hilly land to the north and northwest of the Academy.

California Lutheran College, with a current enrollment of nearly 1300 students, occupies a campus of approximately 44 acres (developed), with an adjacent residential area, partially developed, most of which is owned by the college.

By 1985 the College expects an enrollment increase to approximately 4,000 students, with a commensurate expansion of physical facilities. It is expected, however, that this growth could be quite easily accommodated on land owned by the College adjacent to the present facilities.

There are 220 acres of vacant land to the north and west of the existing campus, owned by CLC, which could be utilized for expansion. It is anticipated that the principal site for future development will be the 137 acres immediately north of the present campus between Olsen Road and the northern City Limits. No substantial construction is expected here for at least four or five years.

The remaining 83 undeveloped acres represent a long term possible sup-

plement for campus expansion or residential development.

D. CIVIC CENTER

The City's new Civic Center on Village Lane between Lynn and Moorpark Roads, will provide 40,000 square feet of floor area for municipal governmental functions when completed in late 1972. A second phase, to be undertaken at some future date, will increase total floor area to 110,000 square feet. Office space for agencies of the Federal, State and County governments serving the Thousand Oaks area would be included in this later phase.

The General Plan consultants projected a need for 214,500 square feet of governmental office space by 1985 and 313,500 square feet at such time that the holding capacity population of 180,000 is reached. The existing 20-acre site would be adequate to accommodate the required building floor space at the 180,000 population level. Figures 1 and 2, below, illustrate the design concept and building layout of the Civic Center.

Figure 1

Civic Center Design Concept

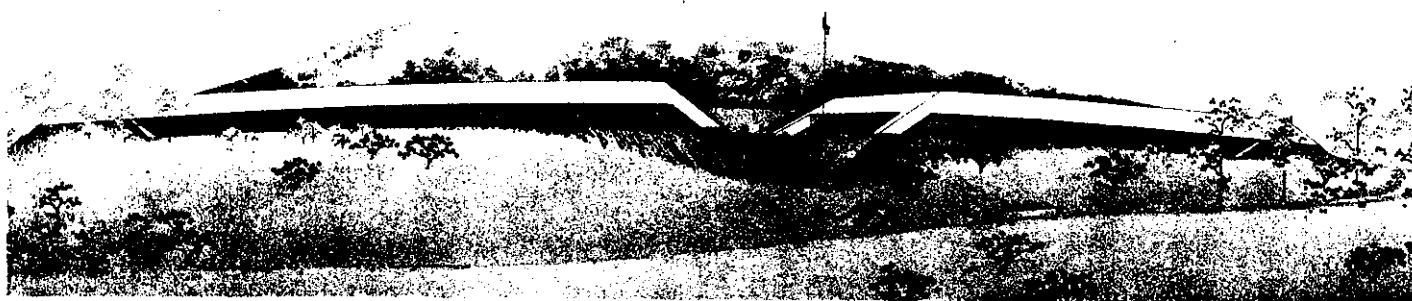
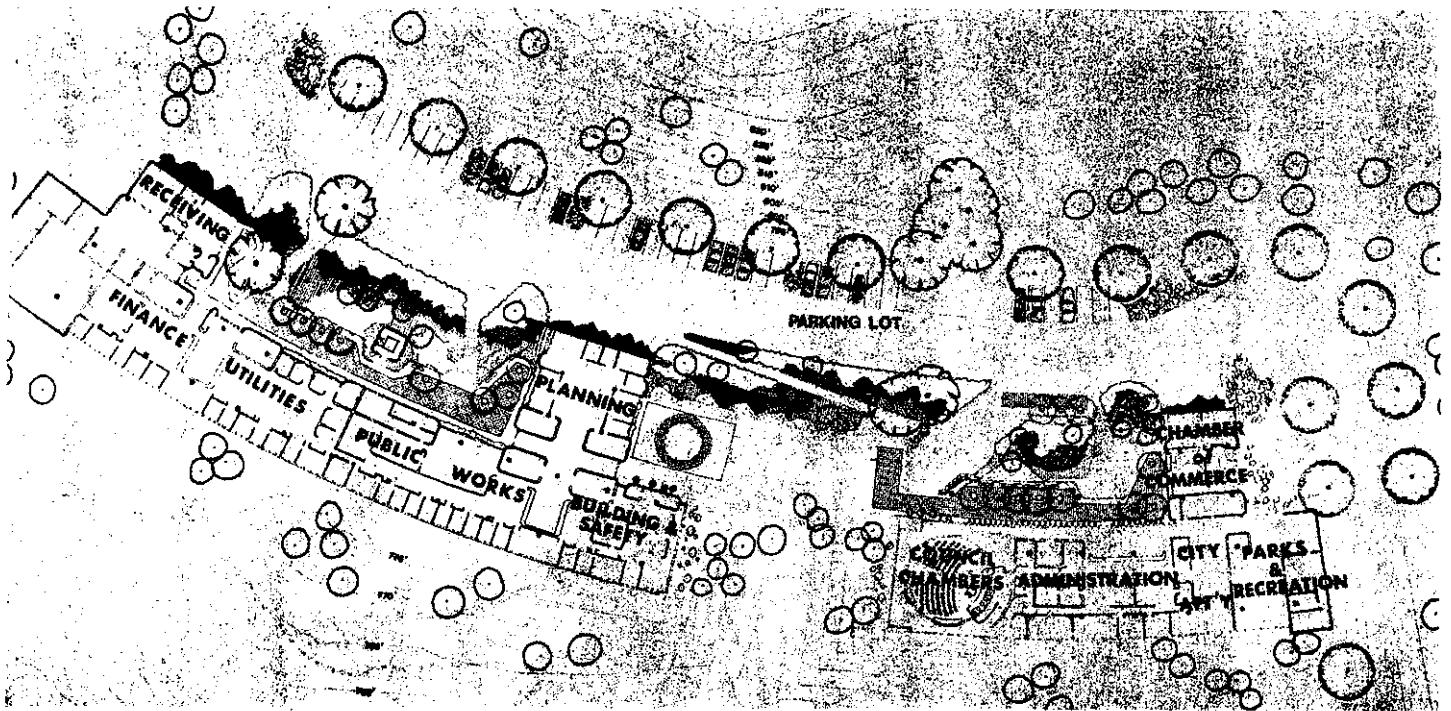


Figure 2

Civic Center Building Plan



The new Civic Center complex will have no detrimental effect upon the environment with respect to noise, air quality, water quality or wildlife preservation. While the construction of the new Center does involve a considerable amount of landscape modification, the finished building is designed to blend with the hillside, following its contours in an aesthetically pleasing manner. Visual appearance of the site will be further enhanced by preservation of existing oak trees and attractive landscape treatment of the grounds.

E. COUNTY AND STATE FACILITIES

Fire Stations: Fire protection services in the Conejo Valley area are provided by the Ventura County Fire Department through four existing stations and one under construction on Reino Road. In addition, the Department plans a sixth facility, to be built in the near future on a one-acre site adjacent to the new Civic Center on Village Lane.

The Department anticipates that by 1985 three new stations will be re-

quired to serve the Planning Area. All of these are planned to be located in the eastern end of the Area, although specific sites have not as yet been selected. Each site will be approximately one-half acre in size. Their general locations, as well as those of existing and acquired sites, are indicated on the Public Buildings Element Map.

With the construction of the Village Lane station the Conejo Valley will be well-served by fire stations, with virtually all developed areas within two (2) miles of a station. Currently, parts of Westlake are more conveniently served by Los Angeles County units, under a co-operative agreement with the Ventura County Fire Department. When the Hampshire Road station is eventually built (at which time the existing Erbes Road station will be phased out), however, that part of Westlake in Ventura County will be within a two-mile radius of a Ventura County Fire Department facility.

More detailed information on the exact locations and construction dates of the three facilities needed by 1985 is not available and depends primarily on the nature of future development.

Police Services: The Ventura County Sheriff's Department maintains the East Valley Station, which serves the Conejo Valley but is located just outside the Planning Area on Olsen Road, east of the Route 23 Freeway. The Department's plans through 1985 include no acquisition of property or building in the Planning Area. The East Valley Station itself will probably be doubled in size at the present location to serve the needs of Thousand Oaks by 1985.

Office Space: Agencies of Ventura County and the State of California maintaining offices in the Planning Area include:

Ventura County - Department of Social Welfare
 Probation Department
 Mental Health Department

State of California - Motor Vehicle Department

These offices currently occupy only a very small amount of leased or

rented space and are located at scattered sites near the core area. Future space requirements are, of course, anticipated to be greater than current needs, but still will be of small magnitude compared to the needs of the municipal government or private corporations. Anticipated requirements for federal government office space will be small, as well.

It is anticipated that when the second phase of the Civic Center is built, space for County and State agencies serving the Conejo Valley will be made available.

Libraries: The Ventura County Library currently maintains one branch in the Planning Area, located on a leased site of approximately three quarters of an acre at 191 W. Wilbur Road.

While there are no definite plans for construction of new or additional facilities, the Library Department has submitted Capital Project Budget Requests for purchase of two-acre sites in Newbury Park and Thousand Oaks and for construction of a 25,000 square foot branch library on each site. These requests are for funds through fiscal year 1974-5 and have not as yet been acted upon by the County government. Selection of the two specific sites would follow approval of the projects.

F. UTILITIES AND PUBLIC FACILITIES

Water Storage Facilities: Four agencies, the Calleguas Municipal Water District, the Thousand Oaks City Utilities Department, the Westlake Water Company and the California American Water Company, maintain storage facilities in the Planning Area. In addition, the Calleguas District maintains Lake Bard, a 10,000 acre-foot capacity reservoir just beyond the Planning Area's northeastern boundary.

Existing storage facilities, mostly steel tanks located on hillsides, are summarized in Table 2 below. Locations of these and proposed tanks are indicated on the Element Map.

Table 2

<u>Agency</u>	<u>Number of Facilities</u>	<u>Storage Capacity</u>
Calleguas M.W.D.	3	11.0 million gallons
T.O. Utilities Dept.	11	9.7 million gallons
Cal-Am. Water Co.	9	11.0 million gallons
Westlake Water Co.	<u>2</u>	<u>11.0</u> million gallons
TOTAL	24	42.7 million gallons

Plans for future development of storage facilities are contingent primarily upon the rate and location of future growth in the Conejo Valley and the availability of construction funds.

In the near future, the City Utility Department plans two new reservoirs, totalling 7.4 million gallons, one of which will replace the existing 0.7 million gallon Meadows tank.

In the longer range future, the City expects that storage facilities totalling about 10-11 million gallons will be built. California-American Water Company expects three new tanks in the future, but no definite plans have been made regarding size or precise location. Westlake Water Company anticipates approximately 10 additional storage tanks in the 1.0 - 4.0 million gallon range, nearly all of which are expected to be located in the North Ranch area as it develops. The Calleguas District plans no new facilities in the near future, as current capacity at the Newbury Park and Thousand Oaks tanks is sufficient. There is room on the sites of those two facilities to double their sizes, but expansion will probably not be necessary for 10 to 12 years.

Locations of storage facilities are basically constrained by the need to maintain adequate water pressures to service areas. Sites at higher elevations are therefore required. In choosing and developing such sites,

minimizing visual impact on the community should be a major consideration.

Sewage Treatment Facilities: Two sewage treatment plants - at Hill Canyon and in Sunset Hills - serve the entire Planning Area, with the exception of the Westlake area, which is served by the Triunfo County Sewer District. That District maintains no treatment facilities in the Conejo Valley, however.

The Hill Canyon plant has a capacity of 5 million gallons per day and is currently being expanded to 10 million gallons per day. This is anticipated to be sufficient until about 1975, when either the facility will have to be expanded again or excess flow will have to be diverted to the Ventura Regional County Sewer District. There has not as yet been a determination made which method will be used.

The Sunset Hills facility has a capacity of 1.5 million gallons per day, but since expected flow to the plant at ultimate development of its tributary area will be only 550,000 gallons per day, no need for expansion is seen.

Municipal Service Center: The City has plans to open a new Municipal Service Center at the southwest corner of Avenida de Los Arboles and the Route 23 Freeway. This facility is designed to replace the existing municipal yard on Hampshire Road, and will comprise approximately four acres of land, of which two acres will be acquired by the City. The other two acres will be on the Southern California Edison easement. Development of the site will proceed in the near future. It will be very important to design this facility in such a way that its visual and environmental impact on nearby residential areas and to freeway travellers is minimized.

Utilities Service Yard: The Thousand Oaks Utilities Department plans to develop a new Service Yard in conjunction with the proposed Rancho Road water storage reservoir south of the Ventura Freeway as indicated on the Element Map. While a detailed design of the facility has not been prepared

at this time, it is expected that the facility will cover approximately three quarters of an acre on the roof of the storage tank. This facility should meet the needs of the Utilities Department at the ultimate development of the Planning Area.

G. MEDICAL FACILITIES

The Conejo Valley is served by three hospitals, one of which is currently not in operation and another of which is under construction just outside the Planning Area in Westlake. In addition, there are two convalescent hospitals at locations on Avenida de Los Arboles and Theresa Drive, as indicated on the Element Map.

The Economic Analysis for the Thousand Oaks General Plan, prepared by Development Research Associates, estimated a need of 1.6 general hospital beds per 1,000 population for the Valley. Based upon this ratio, and the current Planning Area population of 55,000, there is a "need" for approximately 90 general hospital beds. Los Robles Hospital is presently licensed for 223 beds and the new Westlake Hospital plans 126 beds, for a total of 359. Even allowing for the fact that these hospitals will serve a larger geographic area and population than the Planning Area, there will evidently be an adequate supply of hospital beds for the foreseeable future.

H. POST OFFICES

The Post Office Department currently maintains three postal patron service facilities and one mail-handling facility in the Planning Area. As indicated on the map, the service offices are located in the Conejo Village Mall, at 2805 Thousand Oaks Boulevard, and on Newbury Road west of Ventu Park Road. The mail-handling facility is located at the Newbury Road post office. Total land requirement for these facilities is about two acres.

The Post Office Department has acquired a 6-acre site at the northeast corner of Thousand Oaks Boulevard and Duesenberg for construction of a new

main Post Office to serve the Conejo Valley. Construction plans are not definite at the present time.

In addition, it is anticipated that three new branch offices will be needed by 1985 to adequately serve the Planning Area. These would probably be located in the general areas indicated on the Map - Oakbrook Village, near the CLC campus, and in Westlake Village. Total land requirements should be about 8 acres.

IV. LOCATION AND SITE PLANNING POLICIES

A. LOCATION POLICIES

The primary objectives of municipal policy regarding location of public facilities in the Conejo Valley should be to insure compatibility with existing and planned land uses in the surrounding area and with the existing and planned circulation systems, and to achieve maximum convenience and efficiency of service to the residents of the City.

Compatibility: The chart on the following page summarizes the compatibility of various public buildings and facilities with different kinds of land use environments and circulation systems found in Thousand Oaks, as portrayed in the General Plan.

The land use characteristics refer to the area immediately surrounding the public facility which could directly affect, or be affected by, its operation. Obviously, judgments of compatibility must be based on "average" cases. Facilities that would typically be incompatible in a particular area could conceivably be built and operated, through imaginative site planning, to minimize undesirable impact upon the surrounding land use. Therefore, in situations where a particular public facility is proposed in a typically incompatible location, considerable attention must be given to the means by which the incompatibility can be reduced to an acceptable level.

Furthermore, the compatibility rating of a particular facility in a particular area reflects the needs of the public facility as well as those of the surrounding area. Unless the relationship is compatible to both sides, a rating of "compatible" is not given.

An example of this principle is library location. Libraries of the

Figure 3

USE COMPATIBILITY RELATIONSHIPS

PUBLIC FACILITY	SERVICE LEVEL	Access Orientation		General Land Use Characteristics						
		Local Streets	Main Streets	Low-Density Residential	Medium-High Density Res.	Commercial Districts	Industrial Areas	Civic Center Area	Local Parks	Undeveloped Area
Elementary Schools	NEIGHBORHOOD	■	△	■	■	△	△	△	■	▨
Neighborhood Parks		■	△	■	■	▨	△	▨	■	△
Community Parks	COMMUNITY	△	■	▨	■	△	△	▨	■	△
Intermediate & High Schools		△	■	▨	■	△	△	△	■	△
Fire Stations		△	■	△	▨	■	■	▨	△	▨
Branch Post Offices		△	■	△	▨	■	▨	■	▨	△
Hospitals		△	■	▨	■	■	△	▨	▨	△
Library	CITY-WIDE	△	■	▨	▨	■	△	▨	▨	△
Government Offices		△	■	△	△	▨	▨	■	▨	△
Regional Parks		△	■	▨	△	△	△	△	■	■
Colleges		△	■	▨	■	▨	△	▨	■	▨
Main Post Office		△	■	△	△	■	△	■	▨	△

■	COMPATIBLE	KEY	-	Desirable Relationship
▨	LESS COMPATIBLE	-	-	Less Desirable Relationship
△	INCOMPATIBLE	-	-	Undesirable Relationship

scale that Thousand Oaks can expect in the next ten to fifteen years would probably be good neighbors to residential areas and parks. However, for a library to serve the community well and achieve maximum usage, it is best located near an area of high activity, such as a busy commercial center, where it is easily accessible to many people. A library location in a residential area is thus rated only as "less compatible".

Convenience. Public buildings and facilities should be located to efficiently serve the needs of the service area population. In most cases, this means that the location should be central to the proposed service area and readily accessible via appropriate routes. In the instance of certain special facilities, such as sewage treatment plants, utilities distribution and storage facilities, and municipal yards, the principle of efficient service will basically reflect particular functional needs as far as location, rather than any standard notions of centrality or accessibility.

Public buildings and facilities in Thousand Oaks follow three basic distribution patterns, based on the service area of the individual facility. These are:

- Neighborhood: Elementary schools and neighborhood parks.
- Community: Community parks and centers, post offices, fire stations, intermediate and high schools, hospitals.
- City-Wide: Civic, governmental and utilities offices, main post offices, regional parks, libraries and colleges.

The requirements for accessibility and centrality thus will be applied at the different scales of service. Neighborhood facilities should have service areas of 3/4 to 1-1/2 miles in radius, depending on the density of surrounding development, and which are bounded by major streets wherever possible. Access to these facilities should be readily accomplished by local streets and specialized pathways, such as bike trails or greenbelts. Since

children are primary users of neighborhood public facilities, safety of access is an important planning consideration.

Community-scale facilities should be centrally located to serve areas with radius of two to four miles. This wide range in service radius results from the large size of the Planning Area (development now extends about 9 miles east to west and 6 miles north to south) in relation to the population size. This means that in some cases the area cannot support the necessary number of a given type of facility to reduce the typical service radius to a more convenient distance.

Access to and from community-scale facilities will be primarily via collector or arterial streets, depending upon the needs of the particular facility. Fire stations need quick access to main traffic routes, while intermediate schools are better served by streets with less traffic.

City-wide service facilities should in most cases be located in the core area near the center of population and readily accessible to residents of the Conejo Valley via the network of freeways and arterial streets focusing there. There are, of course, cases in which the very nature of a facility - such as a regional park - requires a non-central location. In that case, accessibility to the people is still important, but secondary to the importance of other factors, such as the need to preserve large open spaces somewhat isolated from the city.

Park-School Combinations: The policy of locating schools and neighborhood parks in conjunction with each other is evident from the recent acquisitions and proposals of the two elementary school districts and the Conejo Recreation and Park District. While there is only one operating park-school combination (Banyan), there is another school under construction (Wildwood) adjacent to both a neighborhood park and a regional park. At the community scale, two of the Valley's community parks - Borchard and Acorn Acres - are located adjacent to high schools.

In the future, the park-school combination will become a common phenomenon in Thousand Oaks. Of the eight school sites acquired but undeveloped at the present time, four are adjacent to proposed neighborhood park sites, of which three have been acquired by the Park District.

Of the six sites reserved for future acquisition by the school districts, five are also adjacent to proposed park sites, four of which have been acquired but are as yet undeveloped by the Park District.

The school-park approach, while it may present some problems in working out areas of responsibility and control between the school and park districts, is a beneficial one and presents a good opportunity to more efficiently use land. The Conejo Recreation and Park District's standards for neighborhood parks reflect the anticipated efficiencies of park-school combinations. Sites in the 4 to 7 acre range are acceptable if adjacent to a school site, while a minimum of 7 acres is required for development of a separate neighborhood park.

The fact that the City has a number of potential school-park combinations more or less committed by virtue of land reservations and acquisitions offers the opportunity for joint site planning and development by the appropriate agencies. Maximum advantage of the inherent efficiencies of the school-park concept can be taken where the adjacent sites are planned co-operatively for development purposes. Obviously there are limitations on the extent to which joint facilities development can be accomplished due to funding and organizational differences among the districts, but best use of the opportunities requires close co-ordination in the site planning process wherever possible.

Educational Parks: The General Plan, as adopted, suggested the possibility of developing an "educational park" in the Lang Ranch area. This facility would essentially be a cluster of schools consisting of a senior high school, a junior high school and an elementary school.

While certain economies and efficiencies of operation could be expected from such a facility, an educational park is not justifiable on that basis alone, as it is most appropriately a solution to certain physical plant problems in high density areas where land costs are high, available sites are scarce, and service areas of the different components closely correspond.

The Lang Ranch site, which will be typical of the developing areas of the Conejo Valley in terms of density and land availability, is thus not particularly suited to development of an "educational park". Not only do the different school systems have different requirements for spacing and location of facilities (the Valley Oaks Union School District has indicated no interest in siting an intermediate school at the proposed location), but there could be conflicts in use resulting from the different accessibility requirements and traffic-generating characteristics of high schools and elementary schools.

B. SITE PLANNING AND ARCHITECTURE

The goals and policies of the General Plan reflect a broadly-based community consciousness of visual design and a desire to achieve high quality in this area.

This concern is further reflected in Municipal Code provisions, specifically Title 9, Article 18, which relates to Precise Plans of Design. The basic purpose of that measure stresses the importance of community order, compatibility and appearance to the stability and economic growth of the Conejo Valley.

The functional and aesthetic importance of public buildings and facilities has been indicated in the preceding sections. Their architectural design and site plan characteristics are as significant to the appearance and attractiveness of adjacent areas as are those of private developments of comparable scale.

The essential difference between public and private developments is

one of ownership and basic purpose of use. Relevant aspects of architecture and site plan, however, show the same diversity and potential for incompatibility or interference with the use of adjacent property, or for thwarting the efforts of the community to achieve an appealing visual environment. By the same token, the potential for significantly enhancing community appearance is even greater for public facilities than for private facilities of the same scale. Major public buildings have traditionally made strong design statements, in other cultures as well as our own, and every effort should be made to achieve high quality, innovative design.

To this end, proposals for public facilities and buildings should be reviewed from an architecture and site planning point of view as well as for appropriateness of location. The Precise Plan of Design procedure offers the best vehicle for such a review. Review should follow the guidelines for scope established under Section 9-4.1803 of the Municipal Code.

Important aspects of site planning that should be evaluated as part of the review process include:

- Setbacks and yard areas
- Availability of ~~Utilities~~
- On-site pedestrian and vehicular circulation and access from public rights-of-way, parking provisions
- Grading plan, with particular attention to substantial modification of topographic features
- Adequacy of size and configuration of site
- Landscaping and preservation of natural amenities

Important architectural features that should be evaluated in the same process include:

- Color scheme
- Exterior elevations
- Construction materials

- Roof materials
- Treatment of the roof line, including mechanical equipment
- Signs and lighting features incorporated in the structure
- Building bulk and height
- Distinctiveness of architecture and its harmony with other important elements - both natural and man-made of the surrounding environment

In the design of public facilities, the following colors, materials, design features and elements have been found to be "generally illustrative and reflective of and compatible with the natural setting of the scenic and historic beauty and environment of the Conejo Valley in general and the City of Thousand Oaks in particular and that when properly used would not have a deleterious or adverse effect on surrounding properties or the peace, health, safety, and general economic welfare of the inhabitants, businesses, and industries."

- a. Earthen hue colors and materials, such as off-white, off-red, and beige; subdued yellow, orange, orange-red, burnt-red, and brown; and natural greens;
- b. Heavy wood beams; stucco, adobe, stained concrete, and slumpstone finishes; wood siding, masonry veneers, split face block, brick, used-brick and cast concrete;
- c. Tile, concrete tile, shake, shingle, slate and clay roofs;
- d. Hip or gable roofs on small one-story buildings;
- e. Wood and rock trim; iron and wrought iron ornaments, nailings and fixtures;
- f. Arches and overhanging eaves;
- g. Careful and creative landscaping to enhance, to highlight and strengthen the design characteristics of the

building and land use.

In addition, "the following colors, materials, design features, and elements are not generally illustrative and reflective of and compatible with the natural setting of the scenic and historic beauty and environment of the Conejo Valley in general and the City of Thousand Oaks in particular and would have an adverse effect on surrounding property and the peace, health, safety and general economic welfare of the inhabitants, businesses and industries."

- a. Bright, shiny, or non-textured metal on exterior surfaces; porcelain, plastic or similar surfaces of non-earthen hues;
- b. Bright, fluorescent type or non-earthen tone colors;
- c. Exposed mechanical equipment, including vents and exhausts;
- d. Non-descript or boxey buildings without facade or other recognizable characteristic or distinctive style or theme; and building design that is dominated or intended to be dominated by signs or commercial advertising;
- e. Paper, cloth, plastic, and metal flags or other devices reflecting display purposes;
- f. Extensive chain link fencing without off-setting landscaping features;
- g. Unscreened or unobscured loading docks and trash and service areas;
- h. Plastic or artificial plants or landscaping

These policies are intended to insure the architectural quality of public facilities design in the City of Thousand Oaks and thus materially improve their potential for enhancing the visual attractiveness of the Conejo Valley.

V. IMPLEMENTATION

The State of California Government Code, Section 65402, provides that "no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes and no real property shall be disposed of... and no public building or structure shall be constructed or authorized, if the adopted general plan or parts thereof applies thereto, until the location, purpose and extent of such acquisition or disposition.... of such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof."

Since the City has an adopted General Plan, the planning agency is authorized to evaluate proposals of public agencies that are covered in Section 65402 in terms of conformity with the Plan. Furthermore, with the adoption of this Element, the Plan will contain specific policies and standards applicable to public buildings and facilities which will permit a more thorough analysis of a particular proposal for acquisition or disposition of property or construction. This is one of the main purposes of the Public Buildings Element, as indicated in Section I.

Also, Section 21151 of the Public Resources Code requires local governmental agencies to submit, as part of the report required by the Government Code, an "environmental impact report on any project they intend to carry out which may have a significant effect on the environment." Since the goals of the General Plan emphasize preserving the environmental amenities of the Conejo Valley, evaluation of public buildings and facilities proposals for conformance with the Plan should focus on environmental impact, as well as proper location and appropriate architecture and site planning.

The City's basic tool for carrying out the purposes of the Government Code review process is the zoning power. There are two primary methods of development control under this power. These relate to the location of facilities and review of site plan and architecture. Use of one method or the other would, of course, depend on whether the proposal was for site acquisition or actual construction of a public building or facility.

Location of Facilities: The City's zoning ordinance allows public buildings and facilities as permitted or special uses in the P-L zone alone. That is, a public use in any zone other than P-L would be non-conforming. Since there is no vacant P-L land in the City now, development of new public uses, as defined in Section 9-4.3201 and 9-4.3202 of the Thousand Oaks Municipal Code, would require a change of zone to P-L on the proposed site.

At the time of the zone change request, the planning agency would evaluate the proposed location for conformance to the development plan, including the location policies of the Public Buildings Element.

Design Review: Article 18 of Title 9 (Planning and Zoning) of the Thousand Oaks Municipal Code, relating to Precise Plans of Design requires the approval of such plans prior to constructing "any structure, except dwelling units of five (5) or less on any one acre".

It is through consideration of the Precise Plan of Design for a proposed public building that its site plan and architecture would be reviewed for conformance with the General Plan's provision regarding site planning and architecture.

To facilitate this review and make the intent of municipal policy more explicit in this area, the following revisions to the Thousand Oaks Municipal Code are proposed:

- (1) Add to Section 9-4.1803 (Precise Plan of Design)

No person, corporation or public agency, shall commence any use or erect any structure.....

- (2) Add to Section 9-4.3201 (P-L Zone)

....Subject to the requirements and conditions of a Development Permit, specifically including the filing of a Precise Plan of Design in accordance with Sections 9-14.1801 through 9-14.1808 of this Code:

- (3) Add to Section 9-4.3202 (P-L Zone)

....in Article 28 of this Chapter, specifically including the filing of a Precise Plan of Design in accordance with Sections 9-14.1801 through 9-14.1808 of this Code and such use conforms.....

Review of the architectural treatment of a proposed public building should be carried out in a manner similar to that used for private structures. At the present time, the Citizens Committee on Architectural Review is considering alternative systems and procedures for architectural review in Thousand Oaks. Whatever their final recommendation, it would be best to handle review of public buildings in the same way as privately-developed buildings. This will probably involve evaluation by the Staff with Planning Commission or City Council referral of selected buildings to an advisory committee.

A further revision to the Municipal Code is suggested to reflect the adoption of the Public Buildings Element in the statement of purposes of the Public Lands and Facilities Zone (P-L).

- (4) Add to Section 9-4.3200 (Purpose of P-L zone)

- (a) To insure that the public use of property is related to the Policies, Land Use Element and Public Buildings Element of the General Plan; and.....

VI. ELEMENT MAP

The attached Public Buildings Element Map designates existing buildings and proposed facilities based upon information received from the various agencies serving the Conejo Valley. This map is only a guideline and should not be used for any other purpose.