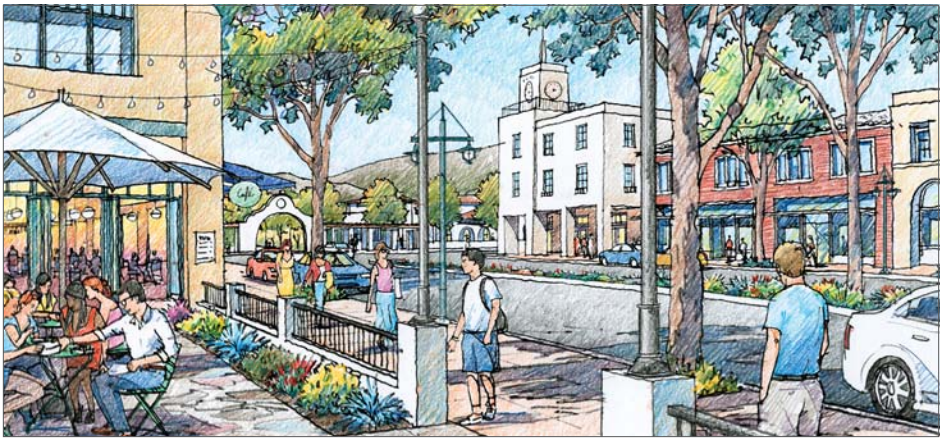
East Area 1 Specific Plan SP-3

Santa Paula, California



As Amended January 2015

Acknowledgements

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John Procter, Mayor
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Jenny Crosswhite, Councilmember
Ginger Gherardi, Councilmember
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East Area 1
Specific Plan SP-3

Santa Paula, California

Original Specific Plan Approved February 2008

Prepared by

HDR | Town Planning

Amended January 2015

Prepared by

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in association with:

Meridian Consultants, LLC
Jensen Design & Survey
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1.1 Introduction to the Specific Plan

This East Area 1 Specific Plan ("EA1SP") was prepared in conformity with Government Code §§ 65451, et seq. Together with zoning regulations adopted by the Santa Paula Municipal Code ("SPMC"), and other Applicable Law, the EA1SP sets forth the regulations for East Area 1.

Pursuant to Government Code § 65450, a specific plan must include text and a diagram or diagrams which specify all of the following in detail:

- The distribution, location, and extent of the uses of land, including open space within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the land area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the above items.
- A discussion of the relationship of the EA1SP to the General Plan.

The EA1SP is compatible and consistent with the goals and policies outlined in the General Plan. The EA1SP will further the goals and policies of the General Plan as more fully described below.

The EA1SP was prepared to provide the essential relationship between the policies of the Santa Paula General Plan and actual development in the Project area. By functioning as a regulatory document, the EA1SP provides a means of implementing the Santa Paula General Plan. All future development within the EA1SP boundaries must be consistent with the standards set forth in this document.

Figure 1-1: Regional Location Map

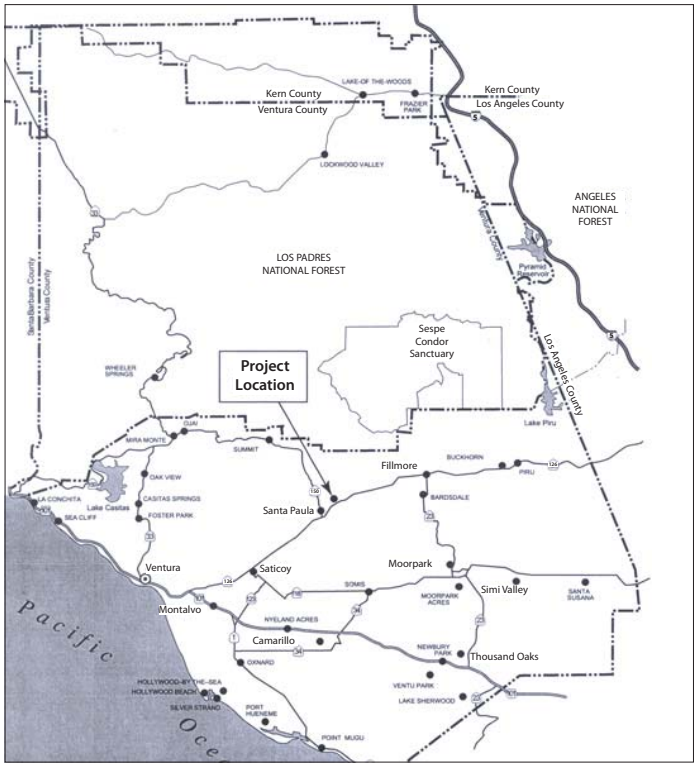
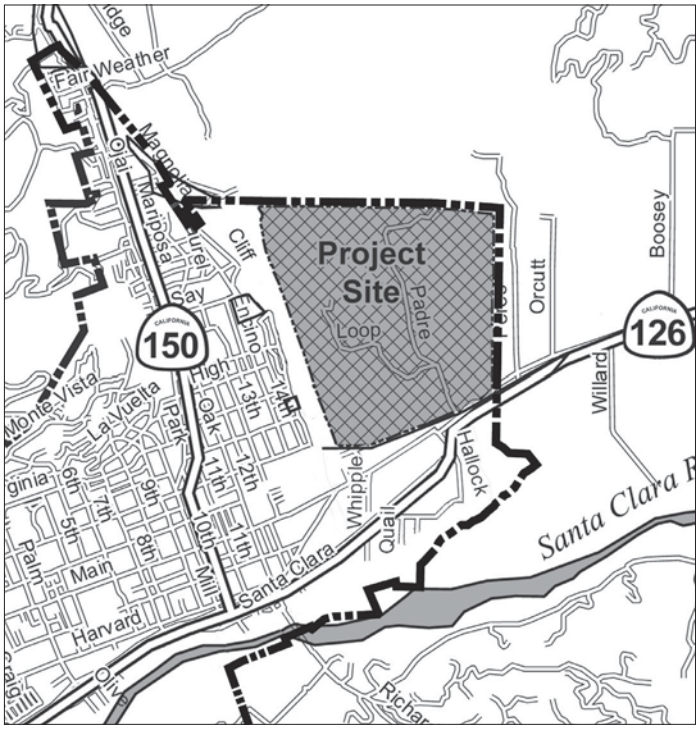


Figure 1-2: Specific Plan Area Location



1.2 Specific Plan Area

The EA1SP regulates real property (approximately 501 acres) located in the City of Santa Paula, County of Ventura, State of California, described as follows (the "Specific Plan Area"): The site is located east of Santa Paula Creek, north of Telegraph Road, west of Haun/Orcutt Creeks and south of the Topatopa Mountains.

Figures 1-1 (Regional Location Map), 1-2 (Specific Plan Area Location), 1-3 (View of the EA1 Area and Vicinity) and 1-4 (Overhead View of the EA1 Area and Vicinity) identifies the project in relation to the immediate specific plan vicinity and region.

1.3 Background

The City of Santa Paula is located directly west of the City of Fillmore, east of the City of San Buenaventura and north of the Santa Clara River. The Specific Plan Area is bounded on the north by hillside agricultural land, on the west by Santa Paula Creek, on the south by a small number of single-family homes on Texas Lane, the Santa Paula Branch Rail Line and State Route 126 (SR 126), and on the east by Haun Creek. Regional access is provided by SR 126 with local access provided from Hallock Drive and Telegraph Road.

The City of Santa Paula is located in the heart of the Santa Clara River Valley and surrounded by groves of oranges, lemons and avocados. The historical significance of the citrus industry led the City to be known as the Citrus Capital of the World. Haun Creek is the eastern edge of the City of Santa Paula and the agricultural land to the east is included in the Santa Paula-Fillmore Greenbelt, adopted by the cities of Santa Paula and Fillmore and the County of Ventura to preserve open space and agriculture in the Santa Clara River Valley.

Santa Paula is a city steeped in cultural diversity and a blended heritage, which made it the unique community it is today. Celebrated for its sense of tradition and architectural integrity, the City is a virtual showcase of classic architectural styles, from American Farmhouse, Mission and California Bungalows, to the more ornate Queen Anne and English Tudor.

Figure 1-3: View of the Specific Plan Area and Vicinity

Figure 1-4: Overhead View of the Specific Plan Area and Vicinity

Santa Paula's colorful history can be traced through its diverse residential areas, as well as classic commercial buildings like the Limoneira Building, the Mill Building, and the California Oil Museum. This historic character provides a foundation of residential and commercial architectural design themes to build upon within the Specific Plan Area.

The City of Santa Paula was founded and continues to be largely sustained by agriculture and its associated industry. The downtown commercial center of the City grew from the proximity to the railroad and the residential areas spread northward into the hills. The Santa Clara River and Santa Paula Creek acted as natural boundaries to the City's growth.

Except for the northern portion of the Specific Plan Area , the land slopes gently to the southeast with slopes of less than 5 percent on a majority of the southern portion of the Specific Plan Area. The steep hills in the northern portion of the Specific Plan Area have slopes between 15 and 30 percent. A transitional plateau between these steep hills and the lower portion of the Specific Plan Area contain slopes between 5 and 15 percent.

The Specific Plan Area includes three different basic geologic formations. The northern steep portion is comprised of a bedrock formation of silts and sands prone to erosion. Alluvium and older alluvium deposits, relatively rocky in character, form the flatter portions of the Specific Plan Area.

The Specific Plan Area overlies a portion of the Santa Paula and Fillmore groundwater basins. Water for the existing agricultural operations is provided by onsite wells.

The Specific Plan Area was utilized for intensified agricultural activities for many years. The established orchards and related farm buildings and improvements – including nine small single family homes occupied by farmworkers – are the dominant features of the Specific Plan Area.

Santa Paula Creek forms a boundary between the Specific Plan Area and the existing developed portions of the City of Santa Paula. Haun Creek is the eastern boundary of the City of Santa Paula, forms a natural edge to the Specific Plan Area and the beginning of the large agricultural greenbelt area that extends eastward to the City of Fillmore. Some remnants of native vegetation are present both in Haun Creek and in the steeper hills on the northern portion of the Specific Plan Area.

The EA1SP includes comprehensive development guidelines and implementation measures to ensure the creation of a vibrant, livable community with readily accessible amenities and attractive streetscapes and public places.

A network of dedicated open space is provided along Santa Paula and Haun Creeks, and through the preservation of the northern portion of the Specific Plan Area.

The City's General Plan identified the Specific Plan Area as approximately 541 acres based on the general level of mapping completed for the General Plan Update. More precise mapping completed to support development of the EA1SP, based on new detailed aerial photography, determined the Specific Plan Area as defined in the General Plan is actually 501 acres in size.

1.4 Relationship to the Santa Paula General Plan

A specific plan is a tool for implementation of the General Plan and, therefore, must be consistent with the City's General Plan (Government Code §§ 65450, *et seq*.).

As shown in Section 1.6.3 (Consistency with the General Plan), the EA1SP was determined to be consistent with the goals, objectives and policies in the General Plan. The EA1SP also conforms to the Government Code requirements for specific plans (see Chapter 4 for more discussion).

The General Plan Land Use Element identified the Specific Plan Area as one of six potential expansion areas and included guidance for the planning of this area. The General Plan required the preparation of a specific plan along with market and fiscal impact studies before annexation. After the City Council approved EA1SP in February 2008, voters amended the General Plan in 2008 to allow the EA1SP to regulate the Specific Plan Area following annexation.

1.5 Specific Plan Preparation and Adoption

Preparing the EA1SP began with the East Area 1 Steering Committee ("Committee"). At the direction of the Committee and property owner, a design team prepared different designs for public consideration. Among other things, the design team's efforts incorporated aerial photography; surveying; title research; review of applicable law; review of relevant environmental data; review of circulation and utility infrastructure; survey and interviews with community leaders and local residents; and other, similar, matters.

Thereafter, the Committee held a series of public meetings in 2006 to solicit public input from the property owners, City residents, City staff, other City officials, and other public agencies. Among other things, the Committee received information related to land use, circulation, economic development, and design.

On March 2, 2006, the Committee considered a conceptual design which reflected public input and forms the basis for the EA1SP. Shortly thereafter, the property owner filed an application with the City. An Environmental Impact Report (EIR) was prepared to evaluate the potential environmental effects of the proposed project as required by the California Environmental Quality Act (CEQA). On February 26, 2008, the City Council certified the Final EIR and approved the EA1SP, subject to voter approval in accordance with applicable law. On June 3, 2008, voters amended the General Plan to include East Area 1 within the City Urban Restriction Boundary (CURB). In March 2011, the Ventura Local Agency Formation Commission approved reorganization of the City's boundaries, thus allowing annexation of East Area 1 within the City's jurisdiction. This change was recorded in February 2013.

Nothing in the EA1SP is intended, nor does it, revoke the entitlements previously granted for the Specific Plan Area in 2008.

This EA1SP amends the EA1SP to reflect refinements to the land uses and planning areas and restates the previously approved specific plan in its entirety. The Specific Plan Area will continue to be zoned "SP-3."

1.6 Overview of the Specific Plan

1.6.1 Purpose and Authority of the Specific Plan

The EA1SP is intended to provide for the orderly and efficient development of the Specific Plan Area in accordance with the General Plan. In conjunction with the General Plan, the EA1SP implements the plan for the physical development of the Specific Plan Area and provides the regulatory requirements for all future development within the Specific Plan Area.

1.6.2 Specific Plan Scope and Goals

The EA1SP implements General Plan goals and policies by establishing land use designations, traffic circulation patterns, development policies, and infrastructure necessary to support the planned intensity of development. To achieve this purpose, the EA1SP has the following goals:

- Provide a single comprehensive plan for managing land use development, infrastructure, open space, and other resources to accommodate projected business growth, while protecting the area's natural resources.
- Identify appropriate locations and intensity for development considering constraints related to water supply, infrastructure availability, and environmental considerations.
- Provide policy and implementation direction for the Specific Plan Area to implement the General Plan's contemplated land use of the Specific Plan Area for planned development of residential and commercial improvements.
- Provide clear design guidelines and standards to allow for flexibility in the implementation and build-out of planned development within the Specific Plan Area.

1.6.3 Consistency with the General Plan

As shown below, the EA1SP is consistent with all applicable provisions of the General Plan.

A. Land Use Element. The land uses are consistent with the Land Use Element Map (Land Use Element, Figure LU-5a, p.LU-40) and General Plan Land Use Categories table (Land Use Element, Table LU-7, p.LU-41). The EA1SP meets all applicable performance standards of the Land Use Element.

B. Open Space and Conservation Element. The EA1SP provides more than 225 acres of open space areas. The open space is accessible to the public. The EA1SP conserves natural resources by providing buffers from Santa Paula and Haun Creeks and preserve views of the highest visible hillsides by restricting development to the lower portion of the project site.

C. Safety Element. The EA1SP identifies the need for a new public safety facility, that would include a fire station and police substation to serve the Specific Plan Area. Development will occur in the non-high fire zone of the site reducing the fire hazard of this area. The EA1SP includes 100 foot buffers along Santa Paula Creek, reducing the flooding risk of this area. Flows from the project will not exceed existing conditions and will address historic flooding issues associated with Haun Creek at State Route 126.

D. Circulation Element. The EA1SP provides for the extension of Santa Paula Street over Santa Paula Creek and improvement of Hallock Drive south of the project site, thus providing improved circulation to and from the project site and remainder of Santa Paula. The streets within the project site are designed to balance the needs and serve pedestrians, cyclists and motorists. The plan includes a pedestrian-oriented neighborhood served by a mixed-use center, encouraging people to walk whenever possible to satisfy their daily needs.

E. Noise Element. The EA1SP provides for neighborhoods that are designed to encourage walking and biking as an alternative to driving. This is intended to reduce automobile trips and related community noise levels. Construction activities are subject to SPMC regulations which restrict construction activities to during the work week.

F. Housing Element. The EA1SP will provide up to 1,500 residential units, with a variety of dwelling types and affordability ranging from single family homes; townhomes; and small multifamily quadplexes, flats, lofts and townhomes over commercial spaces. This will add new housing to the City's housing stock in inventory. Assisted living facilities may also be provided in addition to the 1,500 residential units. Compliance with the inclusionary housing requirements set forth in the SPMC will be accomplished by providing the City with an in-lieu fee of $6.5 million to be deposited into the City's Affordable Housing Trust Fund in accordance with the SPMC.

1.7 Organization of the Specific Plan

The EA1SP is organized to include all elements of a specific plan required by the Government Code. In addition, it provides additional guidance on design elements intended to ensure the development of a sustainable new community.

The Illustrative Plan presented in Figure 2-3 presents the community design for East Area 1. This EA1SP is organized into six sections addressing various topics important to the planning of the Specific Plan Area and the elements required by the Government Code in specific plans.

1. **Introduction.** This introduction section describes the intent and purpose of the Specific Plan and the context of East Area 1 within the City and the Santa Clara River Valley, including an overview of the relationship of EA1SP to the Santa Paula General Plan. The section also describes the land use goals, policies and objectives for East Area 1.
2. **Form and Character.** This section summarizes and illustrates the intended form, character and land uses of the East Area 1 community. This EA1SP places a primary emphasis on a human-scale public realm, the town scale and pedestrian orientation of buildings, and providing a range of housing choices within comfortable walking distance of neighborhood services, schools and parks.
3. **Infrastructure and Services.** This section identifies and describes the infrastructure systems and public services planned to support the development permitted in East Area 1 by this EA1SP.
4. **Implementation.** The section describes the process and the roles and responsibilities of the City and the property owner for implementing this EA1SP.
5. **Development Standards.**

   This section provides for minimum setback and maximum height standards for buildings, along with standards for the design of parking, neighborhood streets, and landscaping.
6. **Design Guidelines.**

   This section provides guidelines and recommendations for massing buildings and organizing them on the lot, as well as guidelines for architectural and landscape design. As with the development standards in Section 5, the emphasis of these guidelines is the shaping of streetscapes to provide a comfortable pedestrian-oriented neighborhood environment.

2.1 Overview of Land Use Plan

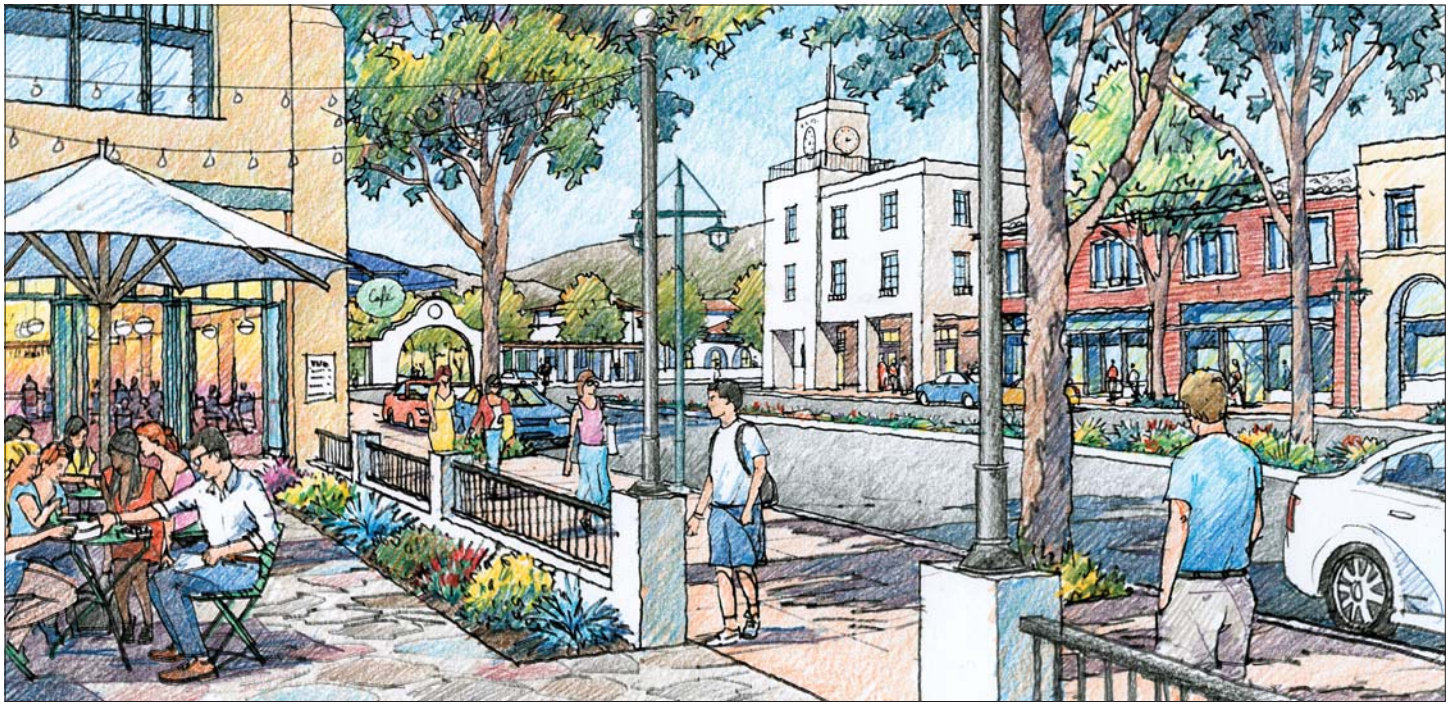
2.1.1 Development Concept

As set forth below, the EA1SP includes comprehensive development guidelines and implementation measures. The development concept will be implemented through Development Standards and Design Guidelines - Sections 5 and 6 of this Plan, respectively - which will guide the design and construction of all improvements, and the location and nature of all land uses within the Specific Plan Area. The Development Standards and Design Guidelines are intended to ensure that all buildings, related site improvements, and public improvements work together to define a pedestrian-oriented public realm – harmonious with each other in scale and architecture – and to create attractive, walkable neighborhoods in character with Santa Paula's historic neighborhoods.

2.1.2 Land Use Plan

East Area 1 is characterized by a unique range and combination of land uses, building scales and streetscape designs, organized into three distinct planning areas – the Civic District, the Hallock Center and the Neighborhood. The Neighborhood planning area, in turn, consists of three neighborhood subareas: the Haun Creek Neighborhood, the Foothill Neighborhood, and the Santa Paula Creek Neighborhood (see Figure 2-3, Illustrative Plan). East Area 1 also provides four open space designations that regulate the design and use of common open space areas: the Agricultural Preserve, the Open Space Preserve, Parks/Greenways, and School Athletic Fields. Finally, there are three special frontage overlays that provide some additional standards and guidelines for selected street frontages: the West Center Overlay, the East Center Overlay, and the Pedestrian Priority Overlay (see Figure 5-1, Regulating Plan). Table 2-1 identifies the anticipated quantities of development within these planning areas, and Figures 2-1, 2-2, 2-4, 2-5 and 2-6 illustrate the envisioned design character.

Figure 2-1: Rendering of the Hallock Center



View looking north along Hallock Drive from the neighborhood center towards the Civic Park.

2. Form and Character

2.1 Introduction

1. **The Hallock Center** is the main entry to East Area 1, whether arriving via Hallock Drive from Telegraph Road and Highway 126 to the south, or via Santa Paula Street from the west. Hallock Center is planned to include a mix of neighborhood serving commercial uses, institutional uses such as a community college and medical clinic, and a range of multi-family housing types. The Hallock Drive entry into East Area 1 focuses on a new civic green, which is intended as the civic face of the planned schools within the Civic District, near the center of East Area 1.

   The northerly edge of Hallock Center is defined by an east-west green in which the historic Ranch Well House is the central landmark, and its east edge is defined by the historic palm-lined ranch entry drive. This neighborhood center is the preferred location for potential senior housing and assisted living uses, a post-secondary education center and related housing, and office and business park uses.

2. **The Civic District**, generally located in the southwest quadrant of East Area 1, includes a large sports park integrated with sites reserved for new elementary and high school facilities.

Table 2-1: East Area 1 Land Use Summary

Land Use	Quantity	
Residential Uses		
Hallock Center and Neighborhood	1,500	units
Total	**1,500**	**units**
Nonresidential Uses		
Light Industrial	25,000	sf
Commercial	215,000	sf [1]
Civic/Institutional	20.2	acres [2]
Undeveloped Land		
Agricultural Preserve	55.0	acres
Open Space Preserve	77.3	acres
Parks/Greenways	55.2	acres [3]
Public Athletic Fields	37.8	acres
Total	**225.3**	**acres**

[1] Includes 75,000 sf of assisted living
[2] Includes a 1.0 acre site for a public safety facility that could include a fire station and police substation. Should the public safety facility not be built on this site, the allowed uses of the underlying zoning would apply.
[3] Comprised of the 27.9 acre Haun Creek Greenway, 19.3 acre Santa Paula Creek Greenway, and 8.0 acres of public park space

Source: Jensen Design & Survey and Sargent Town Planning, 2014

Figure 2-2: Rendering of Santa Paula Street

View of Santa Paula Street as it passes by the Haun Creek Neighborhood towards the Foothill Neighborhood.

Figure 2-3: East Area 1 Illustrative Plan

3. **The Neighborhood** consist of three distinct neighborhood subareas, the Haun Creek Neighborhood, the Santa Paula Creek Neighborhood, and the Foothill Neighborhood.

   The Haun Creek Neighborhood is located in the southeast quadrant of East Area 1. This neighborhood is intended to include a variety of residence types, ranging from single-family detached residences along the creek, to house-form multi-family residential types and rowhouses as it transitions to the Hallock Center to the west. The Haun Creek Neighborhood emphasizes its connection to the permanent open space environment of Haun Creek and the Perimeter Trail along its east edge – as well as the Santa Paula/Fillmore Greenbelt beyond – while also focusing inward to a central neighborhood green.

   The Santa Paula Creek Neighborhood is located in the northwest quadrant of East Area 1, along the east bank of Santa Paula Creek, north of the Civic District and west of the foothills. Similar to the Haun Creek Neighborhood in its street layout, this neighborhood emphasizes connections to the permanent open space of Santa Paula Creek and the bluffs to the north and east. It is planned to include a range of residence types, but will be characterized by a predominance of single family residences, some attached but most detached. The neighborhood is flanked by parks and open space including a broad open space buffer along Santa Paula Creek, and park space along the north edge of the Civic District. The Perimeter Trail runs through the linear park along the creek, the Hallock Trail runs along the foot of the east side of Hallock Drive, connecting to trailheads leading to the foothills to the north and to the Santa Paula Branch Line Trail to the south. The neighborhood is anticipated to include a neighborhood park and one or more smaller neighborhood greens.

   The Foothill Neighborhood occupies the northeast quadrant of East Area 1. This neighborhood rises from the relatively flat terrain of the southerly half of East Area 1 up the shallower portions of the slopes of the hills to the

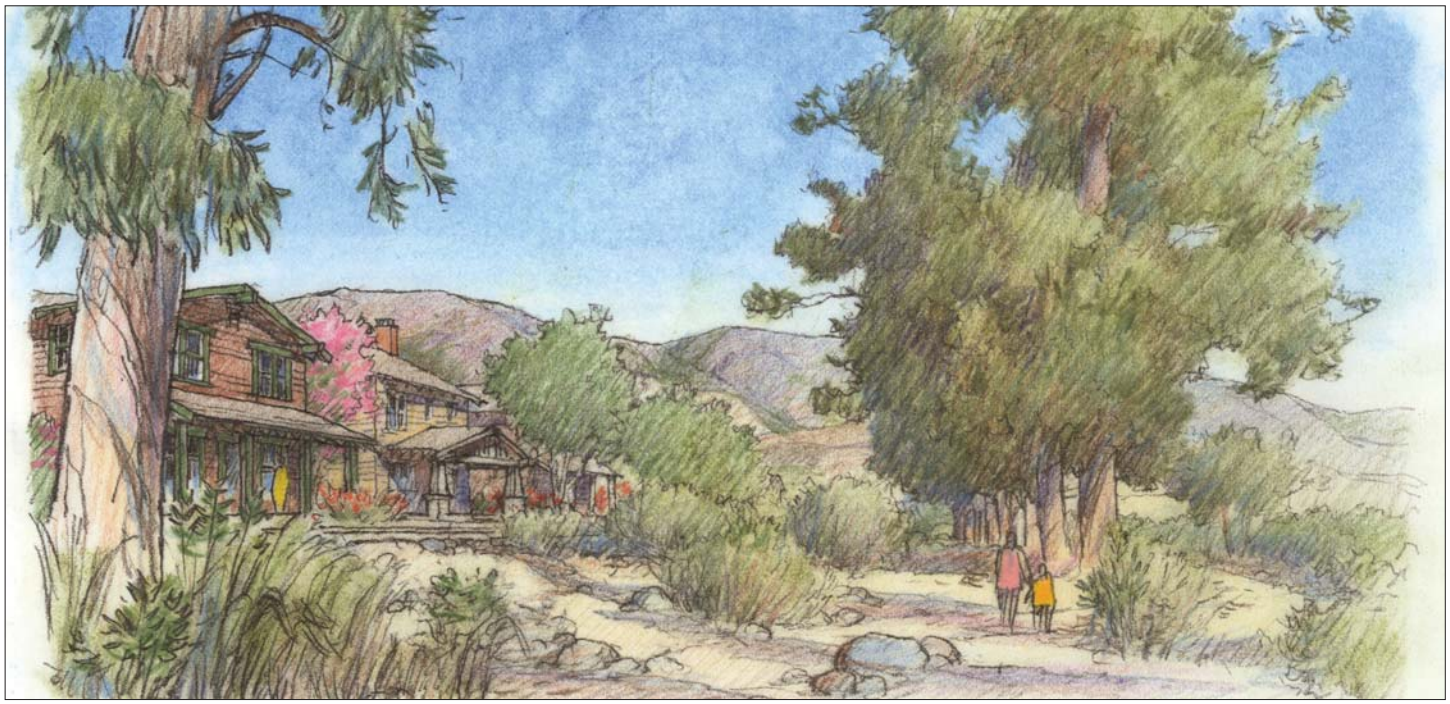
Figure 2-4: Rendering of Park Blocks

The historic Well House is the landmark of the Park Blocks in the heart of the Haun Creek Neighborhood.

Figure 2-5: Rendering of a Typical Neighborhood Street

Houses face tree-lined street with street-facing windows and frontage types such as porches and stoops.

Figure 2-6: Rendering of the Haun Creek Greenway



Houses overlooking Haun Creek Greenway along the eastern edge of the Haun Creek Neighborhood.

north. Development is limited to those portions of the foothills that require only moderate grading, leaving the steeper and more visible portions of the hills untouched and in agricultural production. This neighborhood will be characterized by almost exclusively single-family detached residences. The Perimeter Trail runs along the north edge of this neighborhood, connecting to multiple trailheads leading to recreational trails in the foothills to the north and to the Haun Creek Greenway to the east.

2.2 Circulation Plan

Circulation is provided by a network of thoroughfares designed with the principle of using interconnected and a varied pattern of context sensitive thoroughfares to serve a variety of situations and programmatic objectives to the plan area. The Specific Plan Area's circulation system consists of hierarchical arrangement of specific thoroughfare types within a range of neighborhood environments. The depth and versatility of the proposed thoroughfare network is described and illustrated in more detail in Section 2.2, in Table 5-4 and in Figure 5-3. In general, the circulation plan has five major thoroughfare classifications: major commercial, commercial/ industrial, residential collector, residential and other (which includes: alley, paseo, and trails). Greater discussion of project thoroughfares is contained in Section 5.6.

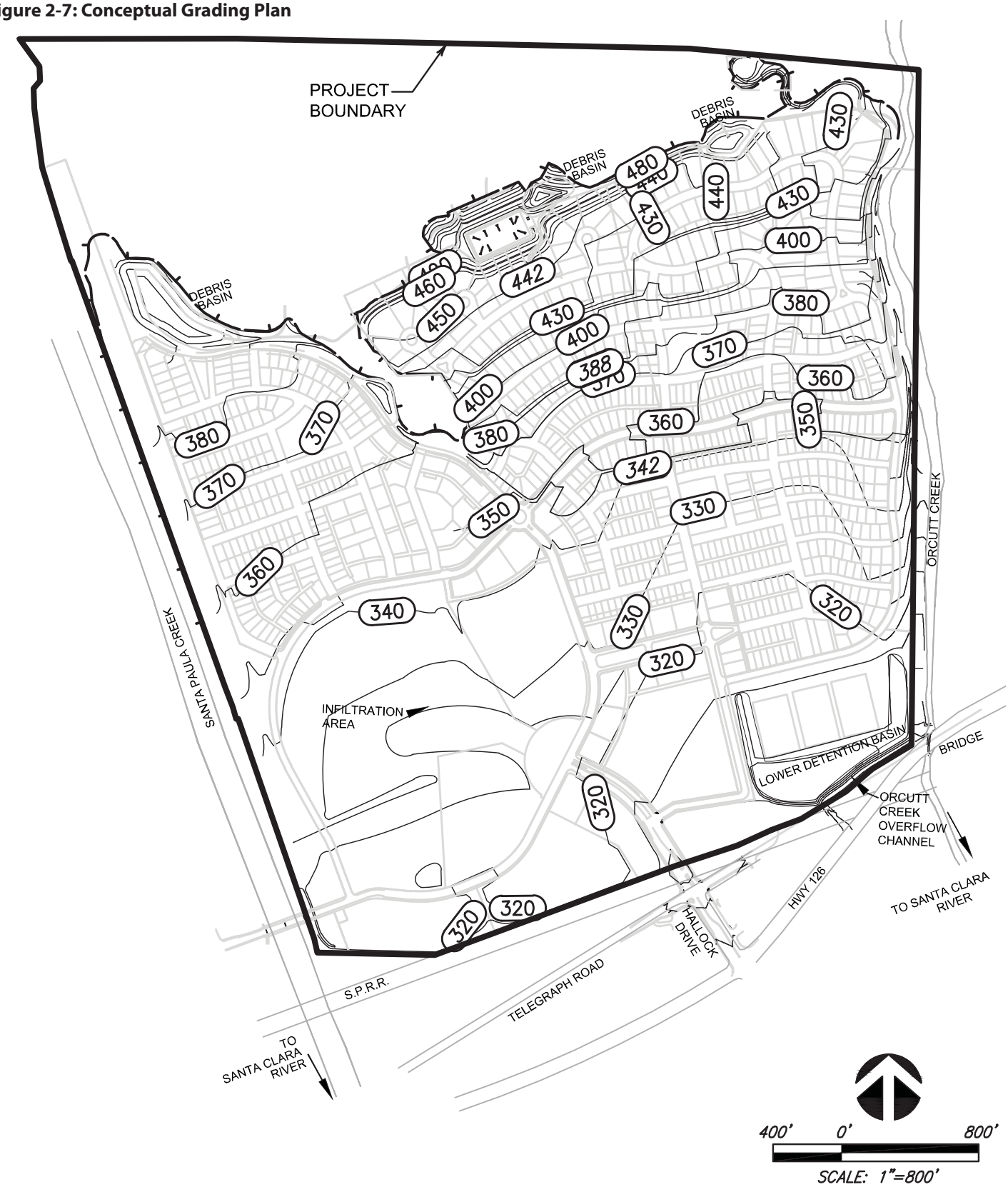
The layout of streets within the four planned phases of specific plan development will be reviewed as each Master Developer submits tentative map requests or Map Revisions to the City in accordance with this EA1SP.

2.3 Grading Concept

The Conceptual Grading Master Plan (Figure 2-7) addresses the lower and middle elevation zones where development is permitted while leaving the steeper upper elevation zone ungraded. The lower elevation zone will be graded to roughly 2% land gradient, thus yielding roadways and blocks in the lower areas of generally grades of 1 % to 3%. Elevations will remain unchanged with minor variations to account for shrinkage of the soils and recontouring of drainage surfaces. Cuts and fills will be in the magnitude of 6′ – 10′ in the lower plate, predominantly resulting from over excavation and recompaction of the existing soil to create appropriate conditions for development.

In the middle elevation zones, the terracing of the land will occur in the northernmost areas as shown on the Regulating Plan (Figure 5-1). Cuts and fills will be in the magnitude of 30′ in the middle elevation zone to form the land into terraces. Roadway grades in the middle elevation zone will vary between 2% and 8% with some limited roadway segments approaching a 10% grade. All grading must be accomplished pursuant to a grading plan approved by the Director.

Figure 2-7: Conceptual Grading Plan



Source: Jensen Design & Survey, Inc. 2014.

2.4 Land Use Policies and Objectives

East Area 1 is planned and designed to incorporate the following:

- Establish an interconnected network of walkable streets and blocks similar to those existing in Santa Paula. Santa Paula's historic community fabric is based on a network of streets that provides multiple routes for pedestrians, cyclists and motorists to move throughout the community. East Area 1 incorporates such a network, ensuring that the size, scale and pattern of new development will be consistent with Santa Paula's heritage of walkable, town-scale neighborhoods and districts.
- Establish a variety of development intensities and a mix of uses. Santa Paula's older neighborhoods located adjacent to downtown and in McKevett Heights include a variety of development intensities and uses, providing a range of housing choices within the same neighborhood and within walking distance of neighborhood-serving commercial and civic uses. East Area 1 has been planned to have these same characteristics.
- Conserve natural resources. The land use plan provides buffers from Santa Paula and Haun Creeks and preserves views of the highest most visible hillsides located in the northern portion of East Area 1 and of the Santa Clara River to the south by restricting development to the lower portion of East Area 1. The plan conserves the natural open space that surrounds Santa Paula by providing a significant increment of the City's future housing within compact, walkable neighborhoods.
- Develop East Area 1 as a pedestrian-oriented neighborhood served by a civic and mixed-use center that will encourage people to walk as an alternative to driving for many of their daily needs.
- Connect East Area 1 with the rest of town, particularly existing downtown Santa Paula, with streets that accommodate automobile traffic, and routes for pedestrians, bicyclists and transit.
- Integrate East Area 1 into the greater community as part of Santa Paula's eastern gateway through new street connections including extending Santa Paula Street and Hallock Drive into East Area 1.
- Create a mixed-use community with mixed-income neighborhoods providing a variety of housing types and lifestyle choices.
- Provide a various open space types and locations that will encourage and support informal social activity and recreation and reinforce the community's identity and connection to its natural and agricultural surroundings.

2.4.1 Plan-Wide Policies

The EA1SP seeks to implement the following policies:

- Neighborhoods have a clear center. Each neighborhood has a discernible center. This is often a square or green and sometimes a busy or memorable street corner.
- Neighborhoods are structured around an approximate 5-minute walk from center to edge. Most dwellings are within a five-minute walk of the neighborhood center to promote walking and alternatives to driving. Such a structure uses blocks that are between 220 and 800 feet in length depending upon the context and scale of a particular neighborhood or district.
- Shops and Offices are adjacent. Non-residential uses are integrated to promote walkability and reduce the amount of traffic generated by residents.
- Small and strategically dispersed neighborhood parks. Neighborhood parks are planned to be accessible to all homes, typically serving a radius of one to four blocks, enabling activity at a compatible scale with the surrounding neighborhood. Trailheads to the adjacent hills to the north are also provided where appropriate.
- Small ancillary buildings are accommodated. Lots are designed so as to accommodate future small ancillary buildings in the rear, such as a home office, craft workshop, or second unit (e.g., "granny flat").

- Variety of dwelling types. A wide variety of dwelling types, ranging from single-family detached homes of many types and sizes, to attached single-family town houses and small multifamily quadplexes, to flats, lofts and townhouses over commercial space. These are intended to provide the young and old, singles and families with housing choices that are suitable to their lifestyle.
- School sites are located within walking distance of most houses. Elementary school and high school sites are located close enough to neighborhoods that most children can walk from their home. For those that choose to drive, and for students from other parts of Santa Paula, the school sites are integrated into the planned civic district to provide easy and safe access for drivers as well.
- Streets are balanced to serve pedestrians, cyclists and motorists. Streets are balanced and scaled to their context and role for use by motorists while creating an environment suitable for pedestrians and bicycles with on-street parking and rows of shade trees. The width of the paved area for vehicles, curb radii and sidewalk widths are scaled appropriately. A range of traditional neighborhood street types provides several options within the following categories: mixed-use, residential, corridor, rural.
- Buildings create outdoor rooms. Buildings of all types are located to positively shape and activate public space, particularly around greens, squares and plazas.
- Parking is accommodated while maximizing the public realm. Off-street parking is carefully designed to minimize intrusion into the pedestrian environment of the streetscapes, particularly in Hallock Center and the central portion of the community.
- Neighborhoods provide a variety of places for gathering. Each neighborhood is organized around public spaces scaled to their particular context and character, adding identity and a sense of place within the overall plan area.

2.4.2 Plan-Wide Objectives

In addition to the above plan-wide policies, the following objectives apply to the entire Specific Plan Area:

- The Specific Plan Area is planned and developed as a neighborhood and a civic and commercial center, interconnected and integrated at the scale of a neighborhood and at the scale of a block to maximize walkability, provide multiple route-choices, and generate neighborhoods with long-term value. These neighborhoods and districts are surrounded by an open space district that includes open space buffers along Santa Paula and Haun Creeks and agricultural and open space areas in the northern portion of East Area 1.
- East Area 1 provides a variety of housing options to maximize the benefits to existing and future residents.
- East Area 1 provides a sufficient concentration of housing to support viable neighborhood-serving commercial uses.
- Using proximity, walkability, and a sufficient concentration of resident and neighborhood-serving uses in East Area 1, the EA1SP maximizes the capture of trips within the Specific Plan Area to reduce external traffic-generation and minimize the need for new infrastructure.

2.4.3 Objectives by Specific Plan Area

In addition to the above objectives, the following objectives complement the Development Standards and Design Guidelines for each Planning Area:

A. Hallock Center

- Generate frontages along the extension of Santa Paula Street for building types that enable light industry, commercial, office and limited residential uses where appropriate.
- Emphasize wide, shallow buildings that create a relatively continuous urban wall along the south side of Santa Paula Street, locating major parking lots behind those buildings and protecting the neighborhoods to the north from highway noise.

- Reserve commercial frontage for neighborhood-serving uses along Hallock Drive.
- Utilize at least 2 mixed-use street types to generate the appropriate frontages and to positively connect with the Civic District and the Neighborhood Area.
- Locate buildings near or at frontage lines, depending upon the context of a particular block, helping to spatially define a varied mixed-use streetscape.

B. Civic District

- Provide a site for a new neighborhood elementary school and a site for additional high school facilities integrated with a new community park.
- Extend Santa Paula Street into East Area 1 to enhance access to Downtown Santa Paula for residents of East Area 1 and access to the Community Park and schools for residents of existing neighborhoods to the west of Santa Paula Creek.

C. Neighborhood

- Utilize residential street types that support walkability and define appropriately scaled blocks to provide multiple pedestrian and bicycle routes to Hallock Center and the Civic District.
- Provide public spaces that are defined by adjacent streets and buildings, creating an "outdoor room effect."
- Structure the pattern of blocks on lengths of 400 to 600 feet, breaking longer blocks with pedestrian paseos or mid-block playgrounds.
- Set buildings back from frontage lines, depending upon the context of a particular block, helping to define a more suburban streetscape and produce a variety of front yard designs that create an authentic sense of neighborhood.
- Provide a variety of building types including detached and attached single family residences and small-scale multifamily types to produce a varied neighborhood pattern.
- Integrate Haun Creek and the Specific Plan Area's eastern boundary with lower-intensity development that opens to the natural and agricultural open space to the east.
- Connect streets and pedestrian connections to multiuse trails along Santa Paula Creek, Haun Creek and into the foothills to the north.
- Concentrate development in areas that only require moderate grading, leaving the steepest areas in agricultural production.
- Concentrate hillside development within the lower slope areas to the south to reduce the quantities of grading required in the upper areas to the north.
- In steeper slope areas provide street and block patterns that conform to the natural terrain to reduce required grading.

E. Open Space Districts

- Create a substantial landscape buffer of 150 feet to 280 feet along Santa Paula Creek and a naturalized landscape buffer along Haun Creek
- Provide athletic fields with dual use as a retention area for Haun Creek flood flows.
- Preserve hillside open space and active agricultural land in an agricultural preserve.
- Intersperse parks throughout the residential neighborhoods.
- Provide community park accessible by City residents and the planned elementary and high schools.
- Provide pedestrian trail connectivity throughout.

See Section 5.2.1 for more detailed descriptions of the various building zones and overlays and open space zones.

3.1 Existing Utilities and Infrastructure

Developing the Specific Plan Area requires improving existing infrastructure and services. Basic utilities, including water and sewer, already exist on-site.

The Government Code requires that a specific plan include text and diagrams that specify "the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan."

This section of the Specific Plan fulfills this requirement and meets the SPMC requirements for the preparation of specific plans. In addition, this section facilitates orderly development by identifying "backbone" utility infrastructure needed to support the proposed development.

3.2 Transportation

As set forth in the Circulation Plan, addressed in Section 2.1.3, the Specific Plan Area will be developed with a number of different transportation elements.

3.3 Water Supply

3.3.1 Domestic Water Master Plan

A. Existing Conditions. The water supply for East Area 1 is currently supplied by a series of on-site water wells. These wells supply water for both domestic consumption and agricultural irrigation uses. The existing wells have been in service for a long period of time; they are at the end of their productive design life. Three existing wells are located within the Specific Plan Area adjacent to Orcutt Creek. These existing wells will be utilized for construction water as the site is graded. Two of the wells will remain active and will continue to supply water to offsite users through a series of pipes that will be constructed with the rest of the project improvements. The remaining well will be upgraded to provide water for domestic use. Prior to upgrading the well, a well evaluation study shall be supplied by the developer and approved by Public Works.

B. Domestic Water Demands. The annual average water demand for the proposed EA1SP is 1,331.9 AFY. The demand estimates use a domestic demand of 163 gallons per day per person (see Table 3-1). Of this total, 1,015.9 AFY is potable water demand and 316.0 AFY is non-potable water demand for irrigation of parks, athletic fields, and agricultural preserves. The City would supply the portions of the project overlying the respective groundwater basins with water from those basins. This will require between approximately 955.6 AFY of groundwater production from the Santa Paula Basin and approximately 376.2 AFY of groundwater production from the Fillmore Basin. The amount of water to be pumped from the Fillmore Basin is limited to the amount currently used for agricultural purposes.

C. Well Field System. The City's Potable Water System Master Plan concludes that a new well field is needed in the Santa Paula Basin and a well upgrade is needed in the Fillmore Groundwater Basin within East Area 1 to serve new development. Figure 3-1 provides a schematic layout of the proposed Domestic Water Well Field Master Plan. A series of four duty wells are planned in the Specific Plan Area. The first well will be located near the east edge of the project site, adjacent to Orcutt Creek. The other three wells are located near the western edge of the Specific Plan Area, adjacent to Santa Paula Creek. There will also be four standby wells constructed adjacent to each of the primary well.

D. Water Storage and Delivery System. The East Area 1 Domestic Water Master Plan has a double zone system as shown in Figure 3-2a. New wells will feed a new 3.0 million gallon (MG) in-ground reservoir set at a bottom elevation of 458 for the City and East Area 1's 200 Zone. From the point of connection, a new 20" tank fill line will proceed north through the Specific Plan Area, terminating at the new 3.0 million gallon (MG) reservoir. This new reservoir will serve as a source for domestic consumption in East Area 1 and will act as storage for the City. Lots within the Specific Plan Area below the 330 contour elevation will be serviced from this reservoir requiring 0.67 million gallons of storage. This leaves a surplus of 2.33 million gallons for the City's 200 zone. The reservoir site will provide a domestic

supply system comprised of 8" through 20" mains. This distribution system will also connect to the City's existing water system over the Santa Paula Street bridge.

An additional 2.0 MG tank will be constructed as illustrated in Figure 3-2A. This tank will be located at an elevation to provide required flows and pressures to upper development tiers. Water levels in the tank will create a new 300' pressure zone within East Area 1 that is independent of the City's system and will act as the primary source for domestic consumption and fire storage. This tank will be supplied by wells located within the East Area 1 development area.

3.3.2 Recycled Water Plan

A. Existing Conditions. Currently there are no recycled water systems in the eastern portion of Santa Paula that can serve East Area 1.

B. Recycled Water Plan. The Recycled Water Plan is shown on Figure 3-2B. According to the City's Potable Water System Master Plan, a future recycled water system conveyance plan will include a line in Telegraph Road, delivering recycled water to a point of connection (POC) near the intersection of Hallock Drive and the VCTC railroad right-of-way.

EA1SP contemplates construction of a new recycled water distribution system. This distribution system will be comprised of a single 12" main to meet the higher irrigation flow demands of the schools and large landscape/park areas. The recycled water will terminate at the end of Hallock Drive at the open space preserve and at the Soccer Field/Detention Area. Anticipated demand for recycled water in East Area 1 is estimated at 202.6 acre feet per year, which includes the Civic Park Area and the Soccer Field/ Detention Area.

Table 3-1: Annual Average Water Demand at Buildout

Land Use	Total Units	Area (acres)	Demand Rates	Annual Demand (AFY)	Demand from Santa Paula Basin (AFY)	Demand from Filmore Basin (AFY)
Potable Water Consumption						
Residential	**1,500 units**					
Single Family [1]	1,100 units		163 gpd per person	713.8	485.3	228.4
Multifamily [2]	400 units		163 gpd per person	255.62	185.0	70.6
Light Industrial	**25,000 sq. ft.**		**2.49/sq. ft./yr**	**0.2**	**0.2**	**0.0**
Commercial	**215,000 sq. ft.**		**15.10 g/sq. ft./yr**	**10.0**	**10.0**	**0.0**
Civic/Institutional						
Elementary School		10.8	1.81 AFY per acre	19.7	19.7	0.0
High School		8.3	1.81 AFY per acre	15.0	15.0	0.0
Police/Fire [3]	35,197 sq. ft.		15.10 g/sq. ft./yr	1.6	1.6	0.0
Subtotal Potable Water Demand				**1,015.9**	**716.8**	**299.0**
Other Water Consumption						
Shared Athletic Fields		37.79	2.22 AFY per acre	83.9	83.9	0.0
Parks/Greenways		54.51	2.22 AFY per acre	121.0	89.4	31.6
Agriculture Preserve (irrigated)		55.0	2.02 AFY per acre	111.1	65.5	45.6
Open Space Preserve (not irrigated)		79.4	No water use	0.0	0.0	0.0
Subtotal Other Water Consumption				**316.0**	**238.8**	**77.2**
Total Water Demand				**1,331.9**	**955.6**	**376.2**

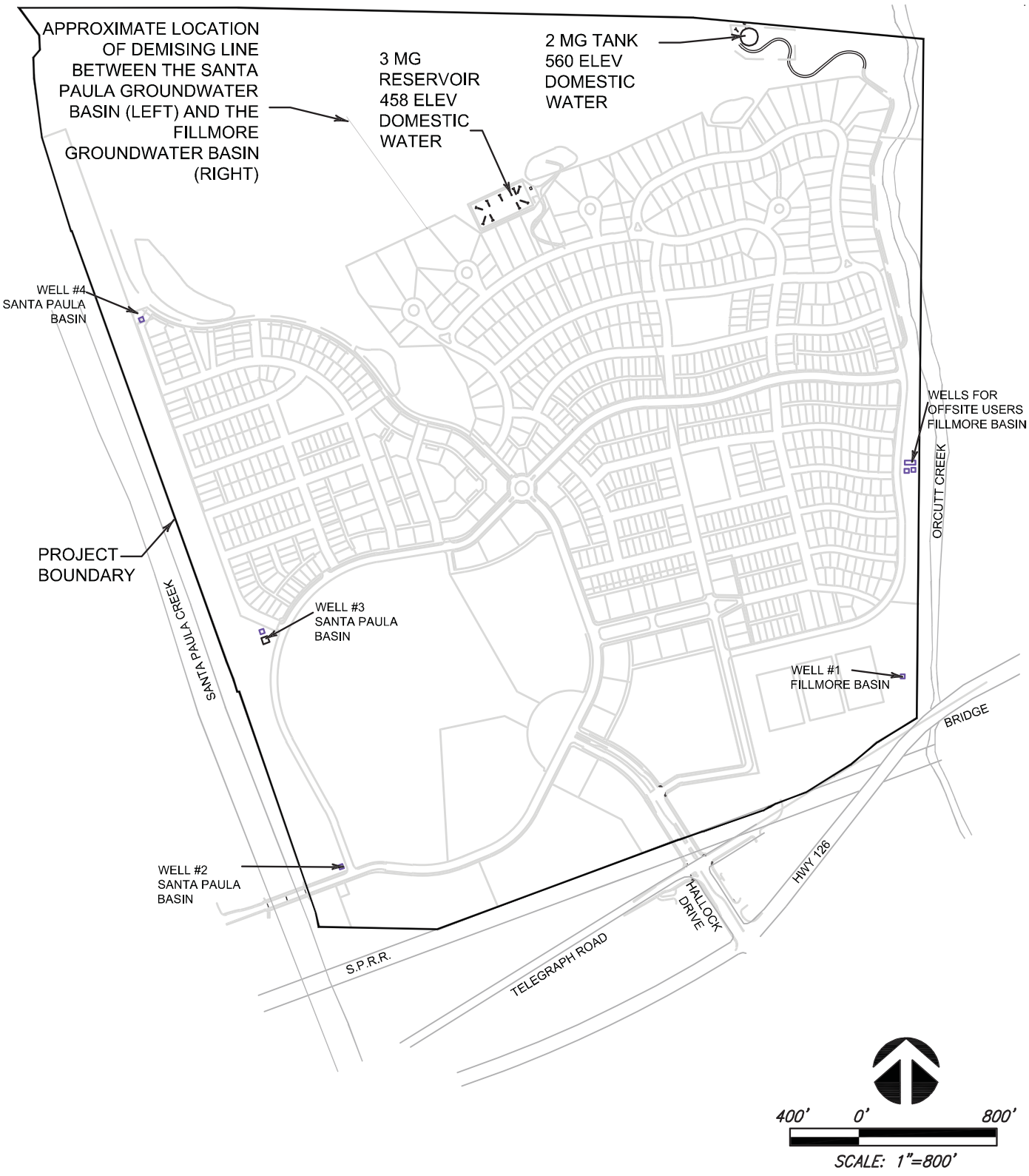
Source: Meridian Consultants. 2014.

1 3.75 persons/unit

2 3.5 person/unit; includes for sale and/or rental attached dwellings

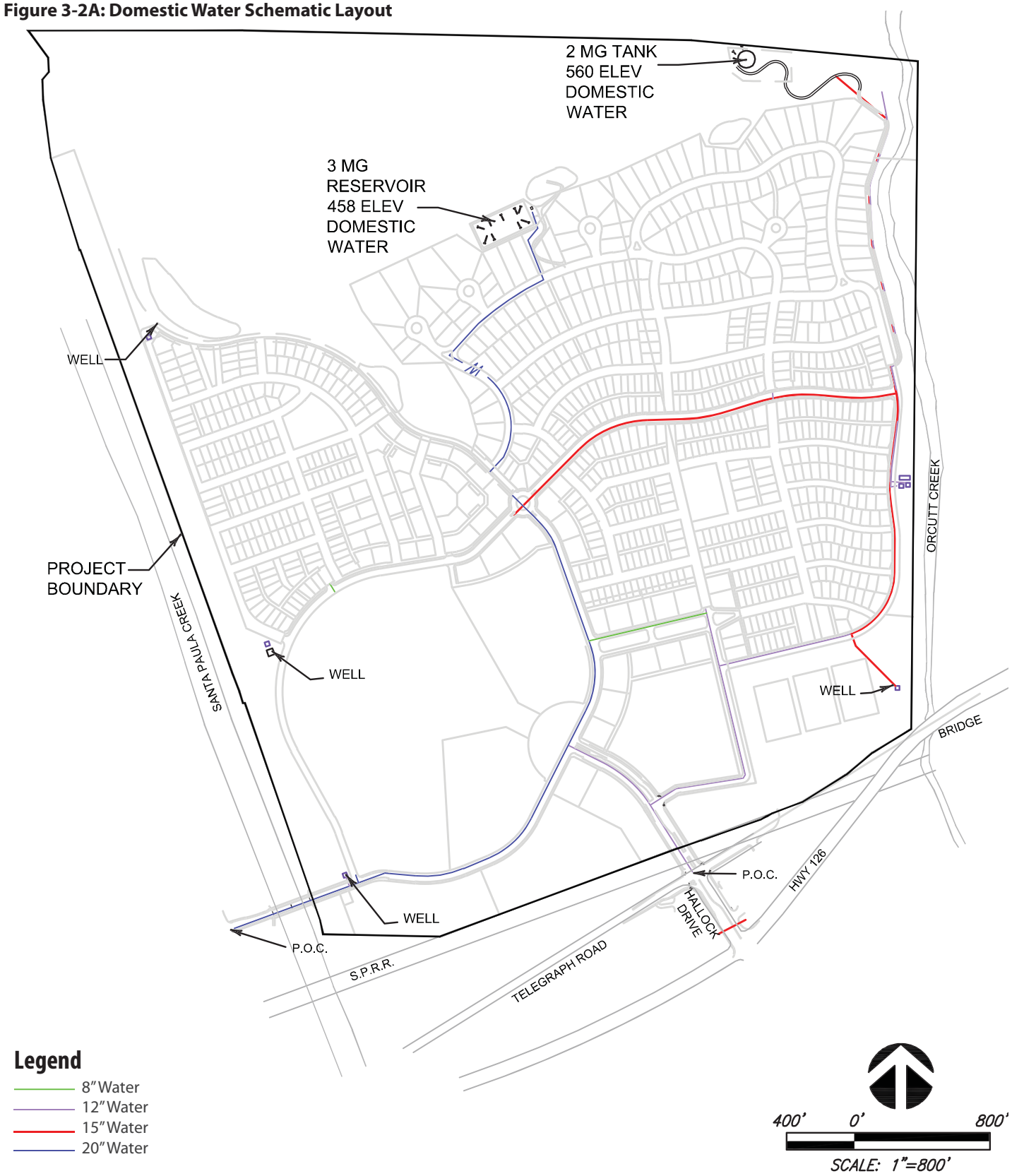
3 Liberally assumes an 80 percent floor area ratio of the 43,996 sq. ft. (1.01 acres) lot. The actual size of the facility will be determined through the building permit process and based on the SPFD needs

Figure 3-1: Water Well Field Schematic Layout



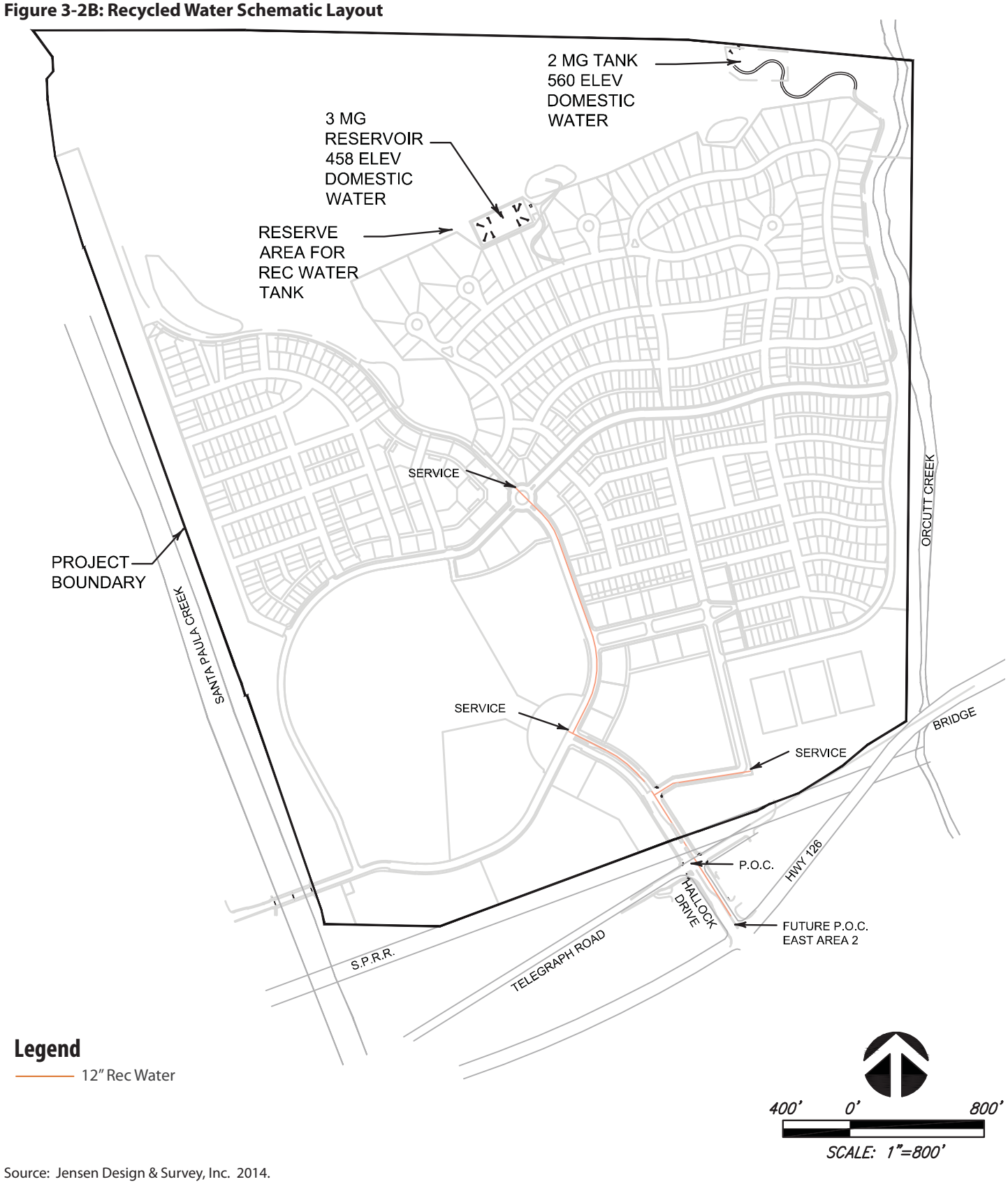
Source: Jensen Design & Survey, Inc. 2014.

Figure 3-2A: Domestic Water Schematic Layout



Source: Jensen Design & Survey, Inc. 2014.

Figure 3-2B: Recycled Water Schematic Layout



Source: Jensen Design & Survey, Inc. 2014.

Figure 3-3: Water Quality Plan

Source: Jensen Design & Survey, Inc. 2014.

3.3.3 Water Quality Plan

A. Existing Conditions. Most of the Specific Plan Area is currently in agricultural use. There are no existing water quality systems or devices. However, the site is pervious; the vadose zone acts as a water quality filtration system for storm runoff.

B. Water Quality Treatment System. The site will provide three debris/detention basins upstream of the residential areas and storm drain system, bioswales for passive treatment through the streets and park areas, as well as two detention basins. The system is planned as shown in the Water Quality Exhibit Figure 3-3. These detention basins will serve dual roles of flood protection and water quality treatment. Flood protection is discussed in the drainage section. The detention basins will be sized to treat 10% of the Q50 (50 year storm event) from the storm drain system. All storm waters shall be cleaned prior to infiltration in accordance with the 2002 National Pollution Discharge Elimination System (NPDES).

3.4 Wastewater Master Plan

3.4.1 Existing Conditions

The existing wastewater system in East Area 1 consists of only onsite septic service for the existing nine farm worker housing units onsite. The nearest sewer is an 8" line located near the intersection of Hallock Drive and Telegraph Road. The City's Wastewater System Master Plan addresses the provision of wastewater collection facilities to serve the Specific Plan Area.

3.4.2 Wastewater System Master Plan

The City's Wastewater System Master Plan identifies and describes the improvements required to service the project. The Wastewater System Master Plan for the East Area 1 Specific Plan is shown in Figure 3-4.

The connection of East Area 1 to the City's system will utilize a new lift station near the Highway 126 Bridge on Lemonwood Drive. The existing lift station on Lemonwood drive would still operate, however a much lower flow rate than the existing condition will be directed there and this existing lift station will also serve as backup to the new lift station. A 15" main will be extended from East Area 1 at Hallock Drive and Telegraph Road, down Telegraph Road to Whipple Road, under Highway 126 and down to Lemonwood Drive. The lift station will allow flows to cross Santa Paula Creek in a newly constructed 10" force main to a new sewer main constructed in Santa Clara Street to 12th Street.

Wastewater generation for the uses permitted by the East Area 1 Specific Plan is estimated at approximately 0.53 million gallons per day (MGD). This is assuming that approximately 75% of estimated water demand is returned as wastewater. See Table 3-2.

Table 3-2: Wastewater Generation

Land Use	Total Units	Area (acres)	Demand Rates
Single-family residential	1,100 units/4,125 persons [1]	85 gpd/person	0.351
Multifamily residential	400 units/1,400 persons [2]	85 gpd/person	0.119
Live/Work	70 units/245 persons [2]	85 gpd/person	0.021
Civic high school	800 students	20 gpd/student	0.016
Civic elementary school	800 students	20 gpd/student	0.016
Civic shared police/fire	35,197 sq. ft. [3]	41.1 gpd/ksf	0.001
Commercial/Office-retail / Assisted living	125,000 sq. ft.	41.1 gpd/ksf	0.005
Light industrial	25,000 sq. ft.	41.1 gpd/ksf	0.001
Total			**0.530**

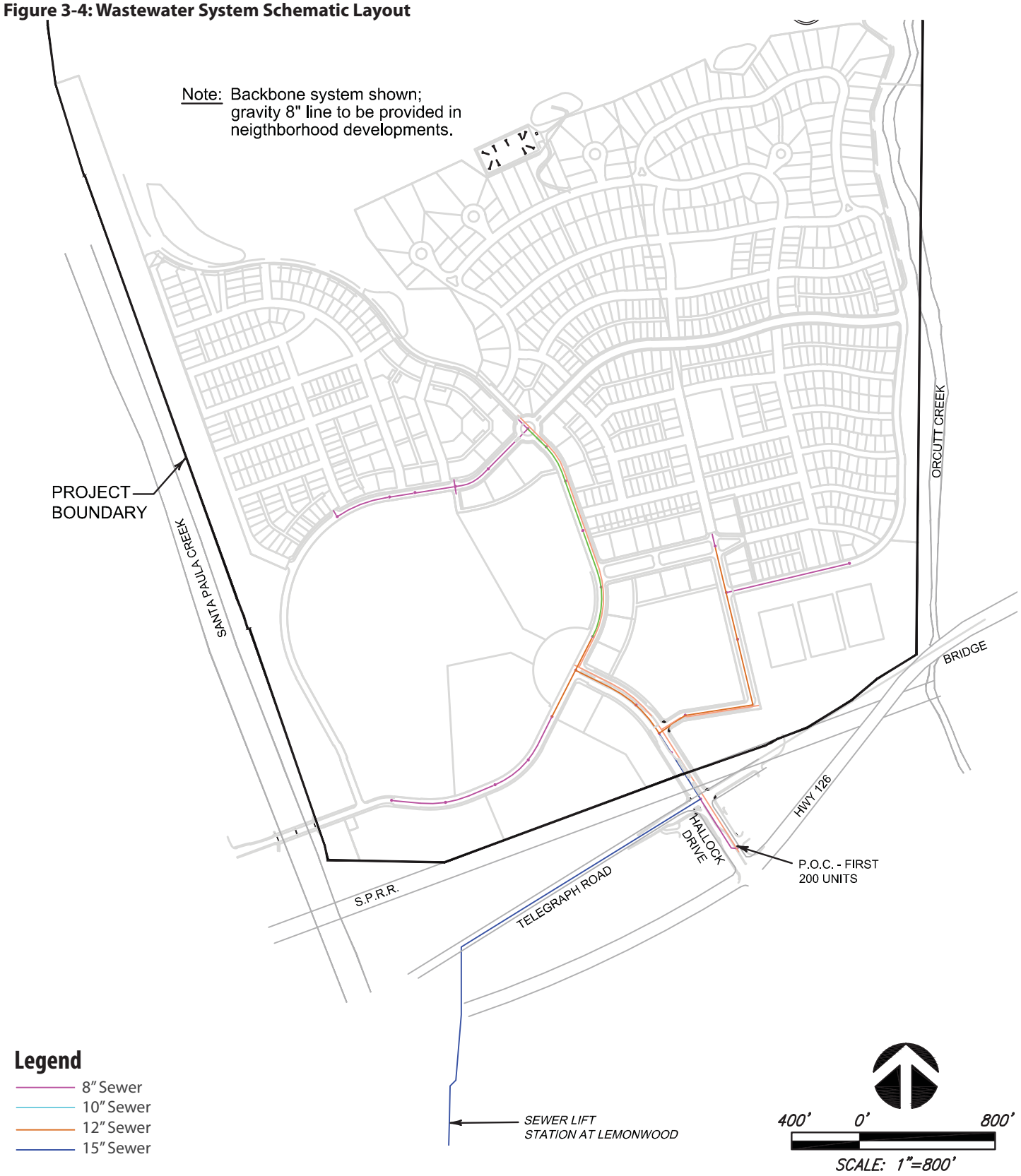
Source: Meridian Consultants. 2014.

1 3.75 persons/unit

2 3.5 person/unit; includes for sale and/or rental attached dwellings

3 Assumes an 80 percent floor area ratio of the 43,996 sq. ft. (1.01 acres) lot.

Figure 3-4: Wastewater System Schematic Layout



Source: Jensen Design & Survey, Inc. 2014.

3.5 Drainage Master Plan

3.5.1 Existing Conditions

Most of the Specific Plan Area is currently in agricultural use. The existing topography of the surrounding area defines four major separate drainage sub-areas. These areas, described below, make up a total drainage area of over 2,900 acres.

3.5.2 Orcutt Canyon Creek Drainage

The Orcutt Creek Drainage is comprised of approximately 2,456 acres and is the largest drainage area east of East Area 1. The Orcutt Creek Drainage area is shown in Figure 3-5. The drainage area is linear and situated in a north-south direction with Orcutt Creek, a natural creek, conveying water to Santa Clara River. The Orcutt Creek Drainage is roughly 1 mile wide and over 4.5 miles long, stretching well up into the Topatopa foothills and mountains. The elevation varies from 4,600 feet at the northern end of the drainage area to an elevation of 300 feet at the Highway 126/Orcutt Creek Bridge.

Within the Specific Plan Area, only about 70 acres currently drains to the Orcutt Creek drainage area with an additional 2,386 acres being off-site drainage upstream of the project. This 70 acres drains to Orcutt Creek through an existing 36" CMP at the southeast corner of the site. This pipe discharges upstream of the railroad bridge.

3.5.3 Farm Creek Drainage

The Farm Creek Drainage is comprised of over 408 acres and is the second largest drainage area associated with the Specific Plan Area. Of this 408 acres, roughly 330 acres are in East Area 1. The remaining 78 acres consists of offsite areas. The Farm Creek Drainage Area is shown in Figure 3-5. The Farm Creek drainage area is roughly trapezoidal in shape and stretches into the foothills of the Topatopa Mountains, with an upper elevation of 980 feet to a low elevation of 300 feet at Highway 126. The Farm Creek Drainage has several natural and man- made drainage devices that convey drainage. Concrete drainage ditches were installed throughout the orchard areas to better direct the flows and control damage caused by unabated flows. The system of natural drainage courses in the foothills and the man-made concrete ditches in the orchard areas combine and form a shallow rip rap reinforced channel near the southern edge of East Area 1. This channel exits the site via a 48" culvert under an existing fence to a large 12'x4' double box culvert under Highway 126, roughly 600 feet west of the Orcutt Creek/ Orcutt Creek crossing, and flows parallel to Orcutt Creek for approximately 2,000 feet before converging with Orcutt Creek.

3.5.4 Overland Drainage

The area defined as Overland Drainage includes approximately 59 acres, as shown in Figure 3-5. The Overland Drainage is roughly rectangular in shape and is wholly contained within the Specific Plan Area . The Overland Drainage is bounded by Santa Paula Creek to the west and the existing VCTC railroad to the south. The VCTC railroad sits atop a berm that varies from at grade to 5 feet tall. Four existing culverts cross under the VCTC railroad and convey drainage flows onto property located between the VCTC railroad and Telegraph Road. This flow is directed to an unimproved open ditch drainage channel that runs perpendicular to Telegraph Road through a box culvert under Highway 126 and through Lemonwood Drive to the Santa Clara River.

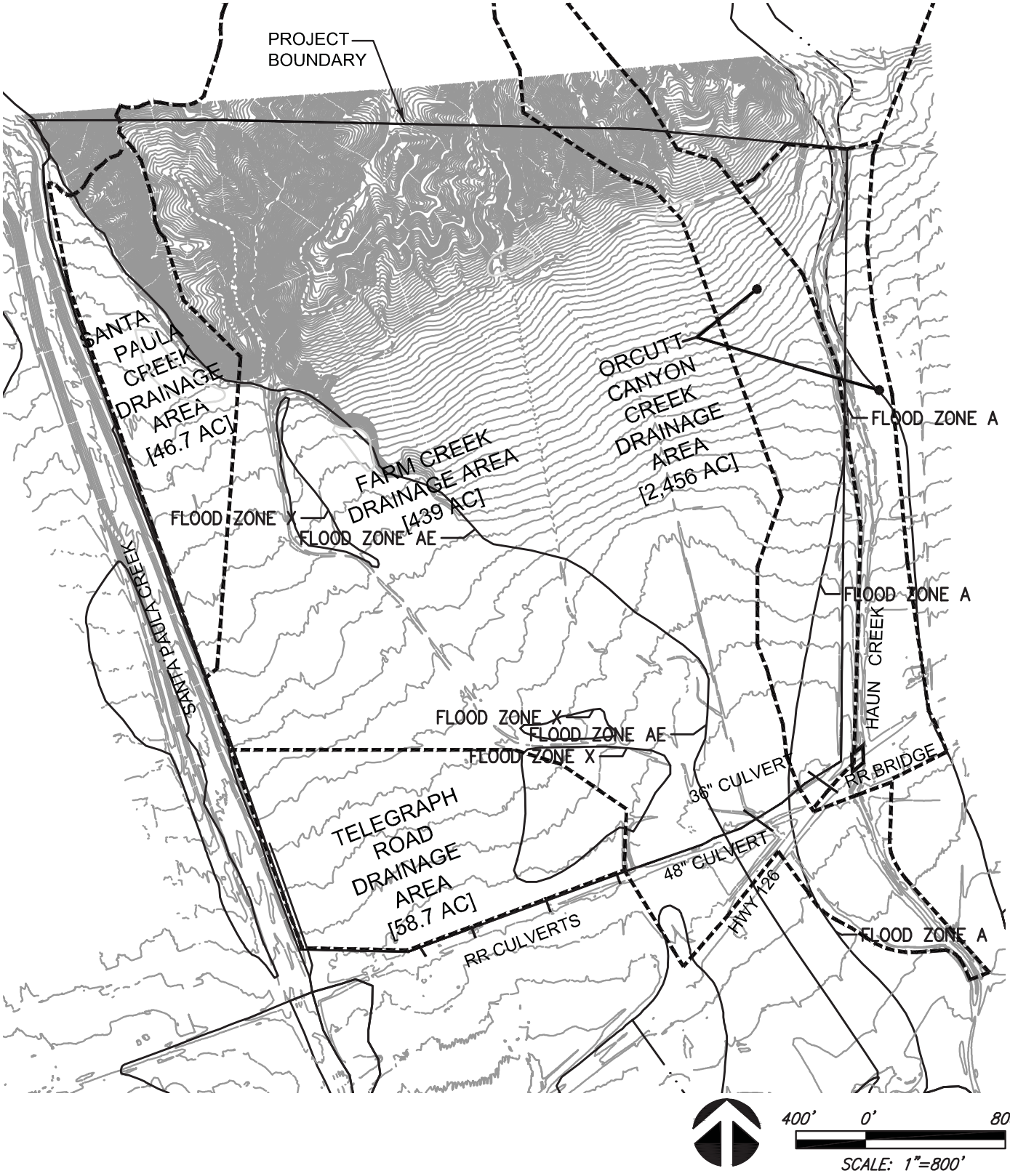
3.5.5 Santa Paula Creek Drainage

Approximately 47 acres of the northwest portion East Area 1 identified in Figure 3-5 currently drain to Santa Paula Creek through four 18-inch CMP outlets into the slope of Santa Paula Creek spaced out along 2,740 feet of East Area 1 westerly property boundary. Existing site topography shows 47 acres of drainage area associated with these four inlets from the very northwest portion of the site.

3.5.6 Existing FEMA Floodplain Conditions

The Specific Plan Area currently has three floodplain designations according to the 2010 FIRM (Flood Insurance Risk Map) maps as shown on Figure 3-5. The Federal Emergency Management Agency ("FEMA") designates the western portion of East Area 1 as Zone A99 with small islands designated as Zone X. The easterly portion has a Zone A designation generated by Orcutt Creek. Zone A99 is defined by FEMA as "an area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined." This designation is due to the Army Corps channel improvements to Santa Paula Creek. A LOMR

Figure 3-5: Existing Drainage Areas



Source: Jensen Design & Survey, Inc. 2014.

(Letter of Map Revision) to remove the Zone A designation and a CLOMR (Conditional Letter of Map Revision) to remove the Zone A99 designation will be processed with the project through local agencies and FEMA. A Zone X determination is an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. This designation area will also be altered once a LOMR is filed.

3.6 Drainage Master Plan

The East Area 1 drainage system is designed to meet or exceed the storm drainage requirements of the Ventura County Watershed Protection District (Orcutt Creek/Orcutt Creek), and the City of Santa Paula on-site drainage systems, where applicable. The Drainage Master Plan for East Area 1 is illustrated in Figure 3-6.

The majority of Orcutt Creek is located outside of the Specific Plan Area boundary. The East Area 1 Drainage Master Plan includes grading to provide appropriate protection from flood flows in Orcutt Creek and help convey these flows downstream. Planned improvements include grading to convey overflow from Orcutt and a bypass channel along the detention basin frontage separate from the detention basin. The site grading will allow over flows from Orcutt Creek to be conveyed down to the Highway where there will be an additional side weir directing flow back into Orcutt Creek and a second weir directing flow into a new trapezoidal channel running westerly along the south property line of the project. This overflow channel will join with reduced flows from the onsite detention basin upstream of the Railroad bridge and be directed under the Railroad to the existing double box culvert under the Highway. The flows will then be conveyed southerly in an existing ditch to the confluence with the Santa Clara River (see Figure 3-6).

3.6.1 Orcutt Canyon Creek Drainage Area and Farm Creek Drainage

The Orcutt and Farm Creek Drainage Areas located within the Specific Plan Area will be combined into a single drainage area by the design of the Grading and Drainage Master Plans. The Orcutt Drainage area will remain unchanged for the upstream off-site areas. The Grading Master Plan will change the existing drainage pattern of the portions of the Specific Plan Area located immediately adjacent to Orcutt Creek/Orcutt Creek. The Grading Master Plan will not increase the amount of East Area 1 draining to Orcutt Creek.

Flows from the tributary areas located north of the Specific Plan Area will be directed from the two debris basins located on the northern edge of the development area to storm drains within the development area. Onsite flows from the remaining onsite drainage areas will be conveyed in these same storm drain systems and outlet to the detention basin located at the southeast corner of East Area 1. The flows from this basin flows will outlet through an engineered structure into a parallel channel to Orcutt Creek. This basin area totals 27.8 acres and will allow for infiltration of water as well as attenuate peak storm events so that post project runoff will not exceed existing condition runoff. The basin will be graded to allow for water to pond in each storm event to a water surface elevation below the elevation of the soccer fields.

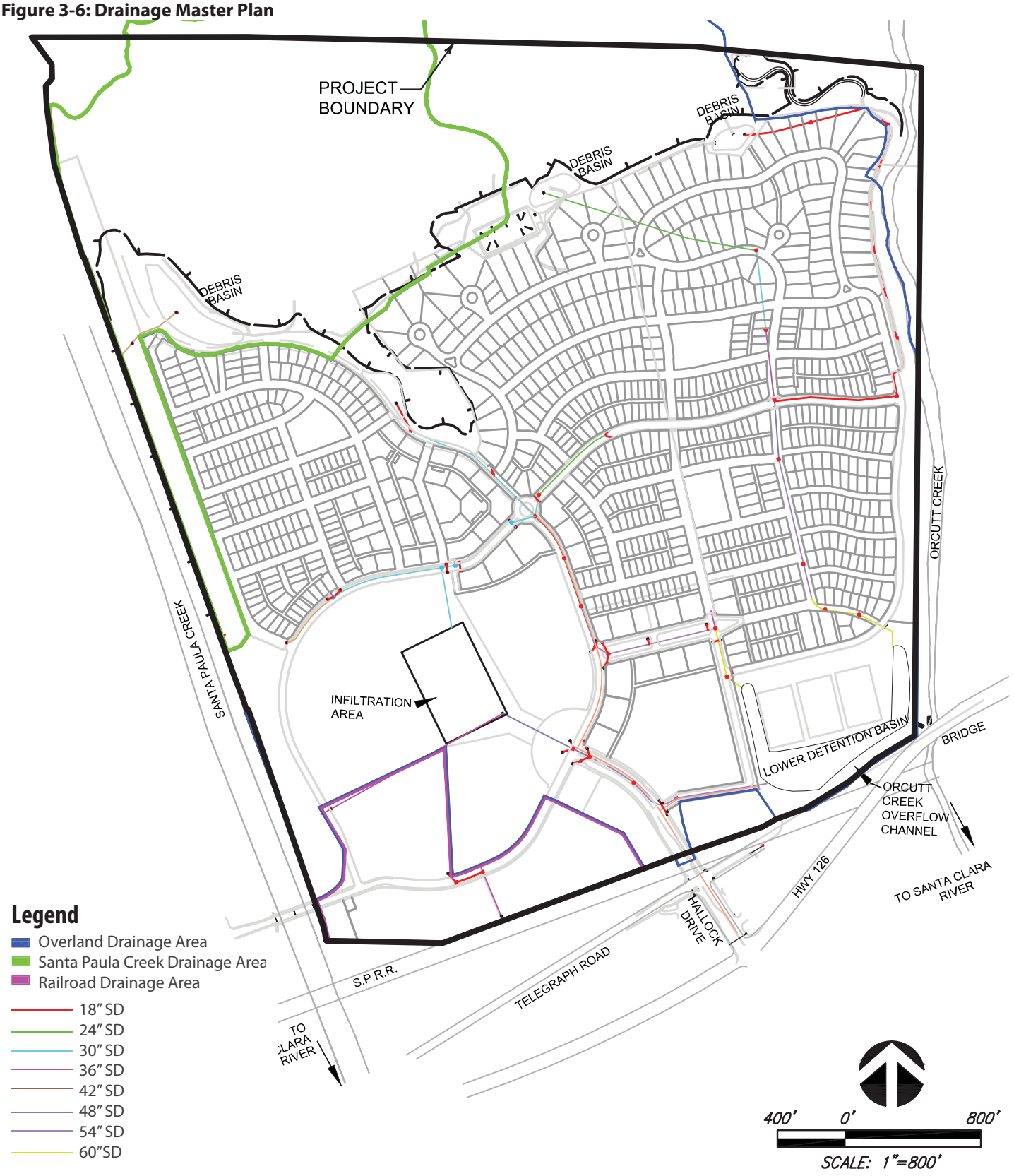
The easterly portion of this drainage area will be directed to an infiltration area in the 35-acre community park in the Civic District. This infiltration/detention basin will also assist in meeting infiltration requirements and reducing peak storm events.

3.6.2 Overland Drainage Area and Santa Paula Creek

The existing Overland Drainage area will be reduced to 26.7 acres. Flows will be collected in a storm drain system and outlet through a rip rap/velocity dissipater structure located along the southerly property line just north of the railroad and west of Hallock Drive.

The outflow from the most westerly debris/detention basin, as well as the north westerly portion of the project will be conveyed to the several existing outfalls located along the edge of Santa Paula Creek. Overland flows along the westerly 160 feet of the property will flow through the linear landscape buffer area along Santa Paula Creek before exiting the site and entering Santa Paula Creek. A total of cubic feet per second (cfs) in a 100 year event enters Santa Paula Creek in the existing condition. The improvements constructed pursuant to the proposed condition will reduce the peak flows into Santa Paula

Figure 3-6: Drainage Master Plan



Source: Jensen Design & Survey, Inc. 2014.

Creek in a 100 year event to 109 cfs. The storm drain systems for the Overland Drainage Area and Santa Paula Creek are shown in Figure 3-6.

Stormwater conveyance and treatment requirements must meet City of Santa Paula and State Water Resources Control Board MS4 Requirements. The treatment types include bioswales, bioretention cells, infiltration trenches, permeable pavement, and/or detention basins as needed based on the proposed site plan layout.

3.7 Electricity

Electricity in Santa Paula is supplied by Southern California Edison Company (SCE). High voltage, 66 kilovolt, transmission lines exist crossing Ojai Road (SR 150), along a portion of 12th Street south of Orchard Street, and along the south side of the railroad tracks east of 12th Street. A Southern California Edison substation, (the "Wakefield Substation"), is located south of the railroad tracks at the intersection of 12th Street and the railroad tracks. SCE will service and maintain the project area's electrical facilities. The EA1SP includes relocation of transmission mains along the Santa Paula Creek side of the project. New local serving electrical lines will be placed underground. All conduits will be with full encasement. The East Area 1 Specific Plan includes energy conservation related design standards to reduce electric energy consumption. In addition, all development in EA1SP will observe the following setback requirements for residences (including private residential yards), schools and designated recreational facilities: 100 feet from 100-110kV lines and 150 feet from 220-230 kV lines.

3.8 Gas

The Southern California Gas Company (SCG) provides natural gas in Santa Paula. SCG serves much of Southern California with a network of transmission and distribution lines. An existing 12-inch high-pressure supply line runs east-west in Telegraph Avenue (SR126). This line feeds pressure reducing stations supplying the City. Major distribution lines run from these stations. These in turn, branch into the network of smaller gas mains in all of the streets. Service connections will be provided and maintained throughout the East Area 1 Specific Plan area as needed.

3.9 Telephone

Telephone service and maintenance to the area is provided by Verizon. Telephone facilities will be located underground within the streets rights-of-way. No overhead telephone facilities will be permitted.

3.10 Cable

Cable television is provided in the area by Time Warner. This company will serve the East Area 1 Specific Plan area. Cable television facilities will be located underground within public rights-of-way, or easements on private property.

3.11 Solid Waste

Solid waste collection services are provided in the City of Santa Paula by a private solid waste collection company and disposed of at the Toland Road Landfill, operated by the Ventura Regional Sanitation District.

The City participates in a curbside recycling program, which includes the recycling of glass (food and beverage containers), metal (aluminum cans, etc.) and plastic. Curbside pickup of paper, cardboard, and yard trimmings is provided, as well as community drop-off events for residents to dispose of large items, household hazardous waste, and motor oil and filters.

The EA1SP includes policies that support recycling to reduce the amount of solid waste sent to the landfill. Waste carts for household trash, recycling, and green waste will be provided at each residence constructed.

The proposed street network and street types provide multiple routes for collection vehicles to access the various blocks, buildings and uses in the plan area. In addition to street access, many blocks feature alley access as both an alternative route and as a collection point that is not in conflict with on- street parking. Accordingly, each street type anticipates and accommodates such service needs through its sectional configuration and performance characteristics (e.g., curb radii, intersection spacing, and paved width).

3.12 Public Safety Services

Fire and Police Protection Services will be provided by the Santa Paula City Fire Department (SPFD) and Santa Paula Police Department (SPPD). The SPFD provides the City with fire prevention, rescue, and basic emergency medical services; hazardous materials mitigation; and disaster planning coordination. The SPFD also provides emergency response into districts outside the City limits, pursuant to its automatic and mutual aid agreements with the Ventura County Fire Department.

The Santa Paula Fire Department has two fire stations located on the East and West sides of town. Fire Station 81 is located on the Eastside at 114 S. 10th Street. Fire Station 82 is located on the Westside at 536 W. Main Street (refer to Figure 3-7).

The majority of the Specific Plan Area is designated in the "low-range area" of the Fire Hazard Zones. However, the northernmost portion of the Specific Plan Area is designated as a "High Fire Hazard" area. This area is comprised of steep terrain and will be retained as irrigated avocado fields, thus reducing the fire hazard of this area.

The Santa Paula Police Department (SPPD) currently operates out of a 4,728 square foot facility on 10th Street and the 650 square foot Las Piedras Park Community Policing Building (refer to Figure 3-7).

A 1-acre parcel is identified within the Hallock Center District – at the southwest corner of the Hallock entry and Santa Paula Street – for a public safety facility that could include a fire station and police substation. Should the public safety facility not be built on this site, the allowed uses of the underlying zoning would apply.

3.13 Schools

The EA1SP includes sites for primary and secondary schools. The Civic District provides an approximately 10.9-acre site for a K-8 School centrally located within the Specific Plan Area so that it is easily accessible and functions as an integral part of the village urban core. In addition, the Civic District provides approximately 8.3 acres (not including streets and parks) for additional High School facilities. Refer to Table 2-1 for a detailed breakdown.

3.14 Parks and Recreation

3.14.1 Existing Conditions

The City of Santa Paula currently owns 11 public parks and recreational facilities (9 parks, one community center and one Boys and Girls Club) totaling 36.5 acres. The largest park is George Harding Park, which comprises 13 acres. Most of the other parks in the City are between one and six acres.

A portion of the Santa Paula Branch Line Recreational Trail is currently planned. In addition, the City has a Class I bikeway near Cemetery Road, south of Santa Paula Street, and several Class II bikeways.

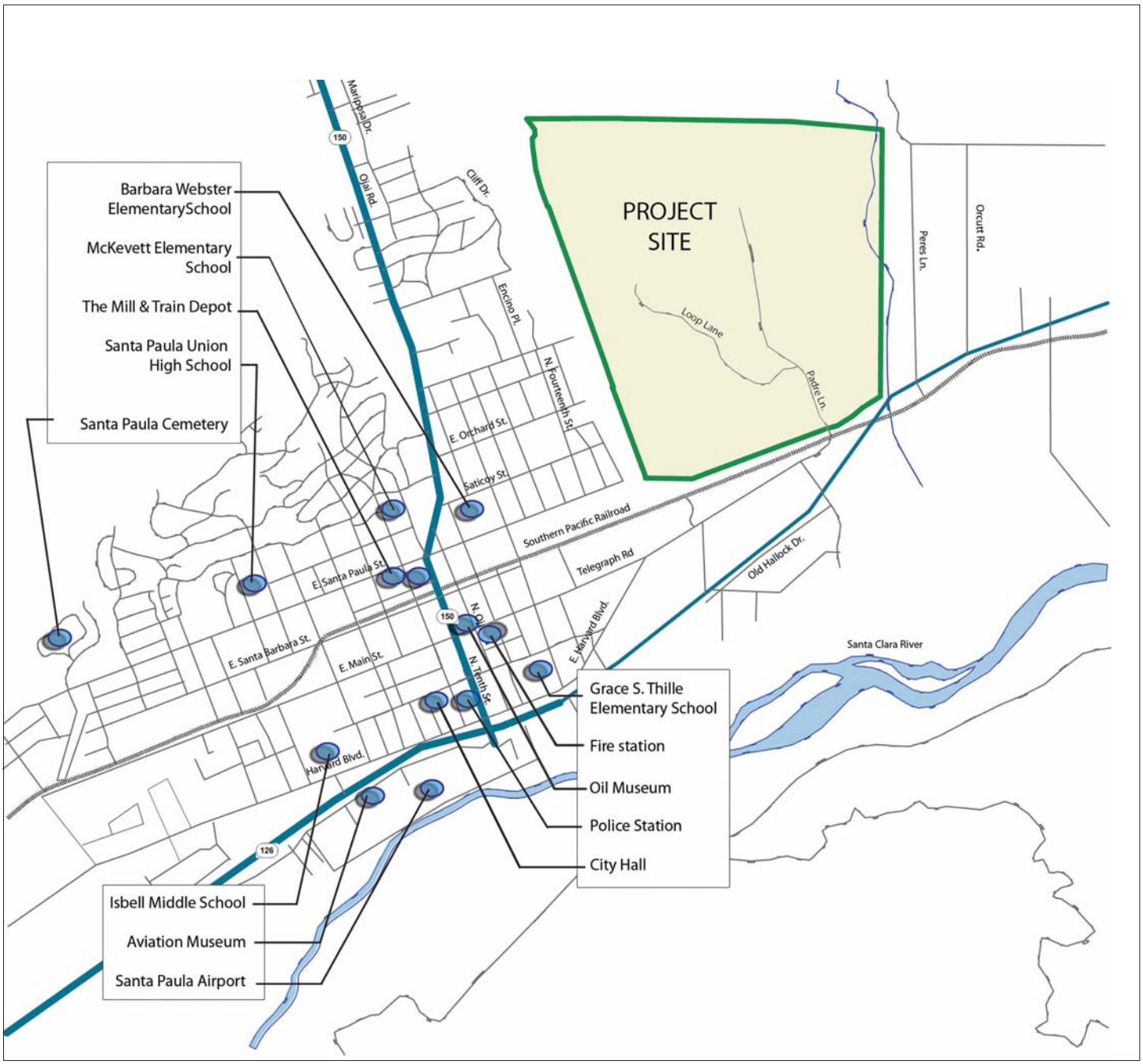
The Santa Paula General Plan sets forth a standard of five acres of parkland per 1,000 residents. Using the 2012 City population estimate of 29,882 persons and its existing parkland acreage of 36.5 acres, there is a parkland shortfall of 112.9 acres.

3.14.2 Park and Open Space Plan

The EA1SP includes recreational amenities and open spaces that will contribute to both the desirability and livability of the community. These areas will provide a diverse variety of spaces for family- and community-oriented recreation. The parks vary in size to accommodate a number of different amenities so that each park has its own character and provides a combination of passive and active recreation opportunities within the Specific Plan Area. The green spaces include play fields, formal plazas, community and neighborhood parks, pocket parks, and large greenways that run the full length of the community along the creek fronts, with hiking trails.

Approximately 225.3 acres (45%) of the East Area 1 Specific Plan area will consist of undeveloped land, consisting of open space uses (including parks and greenways, shared athletic fields, and open space preserve) and agricultural preserve. A total of approximately 88.0 acres will be parkland that includes the following: approximately 55.2 acres of neighborhood parks and greenways in the three Neighborhoods and Civic District; and approximately 37.8 acres of shared use athletic fields in the Community Park, available for school and community use. Each park will be fully accessible via an integral system of sidewalks and multi-use paths, all of which meet current accessibility standards. Approximately 77.3 acres will remain open space preserve. Approximately 55.0 acres will remain in active

Figure 3-7: Public Services and Civic Uses



Source: HDR Town Planning, 2007.

agricultural operations and will not be open to the public. Refer to Section 5.9 for additional details regarding the development standards for the open space and park areas. Table 2-2 provides an undeveloped land summary.

3.15 Goals, Policies and Programs

3.15.1 Goals

1. To provide the level of public services desired by the residents at a reasonable cost.
2. To ensure the provision of public services keeps pace with new development.

3.15.2 Policies

A. General:

1. Development must provide for orderly urban expansion.
2. Public facilities should be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.
3. Builders are encouraged to use designers familiar with sustainable practices when conceiving their projects in order to gain the greatest amount of benefit from these systems.
4. Sustainable development is encouraged.

B. Water Conservation:

1. Developers must employ the efficient use of water and reduced water demand by requiring water-conserving design and equipment in new construction and by encouraging water-conserving landscaping and other conservation measures.
2. The majority of landscaping for both public and private projects must employ low water demand/ drought tolerant native plants.
3. In any turf areas within public spaces, street medians or landscaping barriers, hydro tension-meters and automatic irrigation systems (or similar technology) must be used to achieve the most effective use of water applied to turf.
4. The East Area 1 Specific Plan requires the use of water conservation measures to reduce water demand. These include the use of high-efficiency clothes-washing machines, ultra-low-flow toilets, low-flow shower heads, and evapotranspiration sensor based irrigation controllers, and other such devices to reduce domestic water consumption.

C. Drainage and Flood Control:

1. Natural drainage systems will be encouraged where feasible to preserve and enhance natural features.
2. Improve the quality of urban storm water runoff and quality of groundwater recharge through the use of appropriate mitigation measures including, without limitation, infiltration/sedimentation basins, oil/grit separators, and other best management practices (such as storm water retention).
3. Require new development to adequately mitigate increases in storm water peak flows and/or volume. Peak water discharge into the Santa Clara River and Orcutt Creek cannot exceed existing conditions. Mitigation measures must consider impacts on adjoining properties and impacts on groundwater recharge related to existing and proposed water wells.
4. Engineered drainage plans must incorporate a collection and treatment system for storm water runoff consistent with the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan.
5. Development must mitigate risks from floods.

D. Police Protection:

1. Public safety issues must be considered in all aspects of commercial and residential project design, including crime prevention through design.

E. Fire Protection:

1. Development must incorporate designs, systems and practices for fire safety, prevention and suppression.
2. All proposed developments must be reviewed for compliance with fire safety standards in accordance with the SPMC.

F. Grading:

1. Retain significant natural hillsides and ridgelines where feasible, while allowing for required street access and Neighborhoods.
2. Provide contour grading of significant slopes
3. Round edges of manufactured slopes to blend into natural terrain, where feasible.
4. Avoid "estate" pad sizes to reduce grading.

3.15.3 Programs

1. Complete on-site water distribution lines in the East Area 1 Specific Plan Area to serve individual parcels. Pipe connections will include adequate looping to provide redundancy for the system.
2. Place fire hydrants at most intersections and every 350 feet. Fire hydrant locations will be reviewed and approved by Santa Paula Fire Department.
3. Complete on-site sewer mains in the East Area 1 Specific Plan Area to serve individual parcels. Determine the location and size of utility lines during the design of each neighborhood subarea.
4. Complete a storm water collection system that connects into Santa Paula Creek and/or Orcutt Creek. The storm water collection system for the Specific Plan Area will primarily consist of storm water inlets with underground piping systems, which will discharge low flows into pretreatment areas such as bio-filters (vegetated swales/strips).
5. Construct storm drain detention facilities to mitigate the increase of the developed condition peak flow over the undeveloped peak flow. The detention sites may consist of detention basin(s), dual use basins, and/or underground storage. Any detention basin deeper than 18 inches will be designed to avoid the need for perimeter fencing.
6. Submit development plans to the police department and fire department to ensure to the extent practical that design of the project facilitates public safety.
7. Install utilities underground to secure such utilities from damage.

4.1 Introduction

This section addresses Government Code § 65451 which requires that specific plans include a program for implementation including regulations, conditions, programs and additional measures necessary to implement the plan.

The responsibilities and procedures required for implementing the EA1SP are identified in this section, including responsibility for capital improvements and financing and the regulations that will govern its implementation.

Public and capital facilities adjacent to the Specific Plan Area are required to support EA1SP development, including public roadway and signal improvements. Private infrastructure within the Specific Plan Area required to support development include water mains, sewer trunk lines, new roadways, dry utility conduits within roadways, and drainage. The Master Developer will finance and/or construct all such improvements.

Recreational amenities will be provided on-site. Contributions towards maintaining Transportation, Fire, Police, and Library services will be made through payment of development impact fees.

4.2 Specific Plan Regulatory Approach

The implementation procedures set forth in this section are intended to ensure the development of East Area 1 in accordance with the planning and design intent of the EA1SP and Applicable Law.

The EA1SP applies to all lands within the Specific Plan Area All development proposals within the Specific Plan Area boundaries must be consistent with the EA1SP, the General Plan, and SPMC. The Development Standards and Guidelines, presented in Sections 5 and 6 of the EA1SP, contain development regulations which are mandatory for all properties within the Specific Plan Area.

4.3 Implementation Schedule

It is anticipated that development of the EA1SP will occur in four (4) phases, as shown in Figure 4-1 (Phasing Guide) over a ten (10) year period of time. In order to coordinate infrastructure and financing needs, the phasing of the EA1SP Area is designed to meet the following objectives:

- Orderly build-out based upon market and economic conditions.
- Providing adequate infrastructure and public facilities concurrent with development of each phase.
- Protection of public health, safety and welfare.

The infrastructure improvements will be matched to meet the needs of each phase of development.

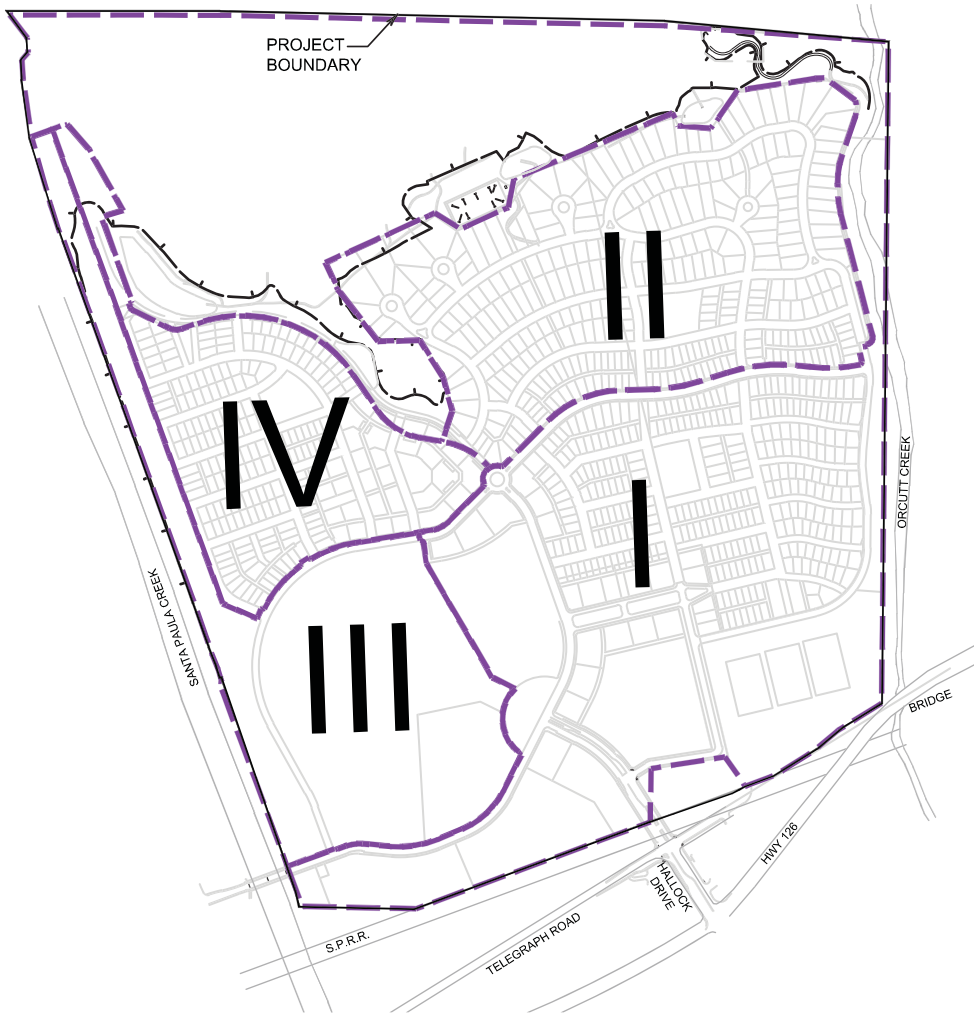
4.4 Infrastructure and Public Facilities/Services

Consistent with Applicable Law, this section provides an overview of the parties involved in the implementation, ownership, and long-term maintenance responsibilities for the private infrastructure and public facilities/services required to support the Specific Plan Area. Related to the text below, please see Figure 3-2A (Domestic Water Schematic Layout), Figure 3-2B (Recycled Water Schematic Layout), Figure 3-4 (Sewer System Schematic Layout), Figure 3-6 (Drainage Master Plan), and Figure 5-3 (Thoroughfare Categories).

Development will require the extension of existing infrastructure and services into the Specific Plan Area to provide water, wastewater disposal, storm drainage, roads, public safety services and solid waste services. The Master Developer is responsible to provide the required infrastructure improvements to serve the plan area.

Domestic water demands are comprised of potable water demand and non-potable water demand for irrigation of parks, athletic fields, and agricultural preserves. The City would supply the portion s of the project overlaying the respective groundwater basins with water from those basins (Santa Paula and Fillmore Basins). Several new field wells are required and well upgrade in the Fillmore Groundwater Basin to serve the project. Improvements/upgrades to the water delivery system will be implemented. The development will also construct a new recycled water distribution system in anticipation of the City developing a recycled water system and line in Telegraph Road which would deliver recycled water to appoint of connection near the intersection of Hallock Drive and the VCTC railroad right-of–way.

Figure 4-1: East Area 1 Phasing Guide



Source: Jensen Design & Survey, Inc., 2014

The development will provide three upstream debris/detention basins, bioswales for passive treatment of water quality through the streets and park areas and includes two detention basins.

To accommodate wastewater disposal, the EA1SP requires the construction of a new lift station near the SR 126 Bridge on Lemonwood Drive. The lift station will allow flows to cross Santa Paula Creek in a newly constructed 10 " force main to a new sewer main constructed in Santa Clara to 12th Street.

A drainage master plan will be implemented by the Master Developer that meets or exceed the storm water drainage requirements of the Ventura County Watershed Protection District (see Figure 3-6) and City utilities such as electricity, gas, telephone, and cable will be installed per the EA1SP requirements. Southern California Edison (SCE) will service and maintain the project area's electrical facilities. The plan includes energy conservation related to design standards to reduce electric consumption.

The circulation system consists of a hierarchical deployment of particular thoroughfare types for specific physical applications (Figure 5-3 Thoroughfare Categories) to provide a highly connected multi-modal circulation network. This system will be constructed by the Master Developer.

4.5 Financing Plan

The financing and maintenance plan for the EA1SP anticipates the timely completion of public facilities, streets, utilities, and other necessary capital improvements, as well as the proper maintenance of these facilities. The Master Developer(s) of the EA1SP will fund project infrastructure and public facilities through the following activities:

- Fund new on-site and off-site public infrastructure and services needed to support the EA1SP development;
- Phase on-site improvements to ensure they are constructed when necessary and when funds are available to construct public improvements; and
- Provide for reimbursements from other development for infrastructure costs that the EA1SP area is required to advance.

Individual Permitee(s) will fund project infrastructure and public facilities by paying development impact fees in accordance with Applicable Law.

4.6 Methods and Procedures for Implementation

The procedures, regulations, standards and specifications described in the EA1SP supersede any conflicting portions of the SPMC. Any development regulation and building requirement not addressed in the EA1SP is subject to Applicable Law.

4.7 Specific Plan Approvals

The Specific Plan Area is zoned as "SP-3." This EA1SP amends and restates the previously approved specific plan (adopted in February 2008) in its entirety; the Specific Plan Area, however, will continue to be zoned "SP-3"; the EA1SP must be adopted by ordinance.

4.8 Administration

4.8.1 Introduction

The EA1SP applies to any of the following within the Specific Plan Area boundaries:

- Land use activity;
- New buildings and signage
- Modifications/additions to existing buildings and signage
- Subdivision of land or a building; and
- Improvements to a site.

All required permits/approvals must be obtained before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation. Unless specified otherwise, the EA1SP will be administered and enforced by the Director, Planning Commission, and City Council. Applications must be processed and approved by the applicable requirements and findings of the EA1SP.

4.8.2 Municipal Code Reference

In the event of a conflict between the SPMC and the Specific Plan, the EA1SP takes precedence over the SPMC. The Director is authorized to provide administrative determinations regarding the Specific Plan. Such administrative determinations must be in writing and may be appealed in accord with the SPMC.

The EA1SP provides the entire zoning for the EA1 Area. The entire property is zoned "SP-3," and the applicable zoning regulations for the EA1 are those set forth in the EA1SP.

4.8.3 Director Authority

A. The Director has the authority to implement the EA1SP in accordance with Applicable Law.

B. The Director has the authority to interpret the EA1SP. In the event that a specific use or type of use is not listed as a permitted use, the Director has authority to determine whether the proposed use is similar to a permitted use and whether the use is permitted, permitted subject to conditions, permitted as a temporary use, or prohibited. In determining "similarity," the Director must make all of the following findings:

- The proposed use meets the intent of, and is consistent with, the goals, objectives and policies of the general plan and the Specific Plan;
- The proposed use does not adversely impact the public health, safety and general welfare of the City's residents; and
- The proposed use shares characteristics common with, and is not of greater intensity or density or does not generate more environmental impacts than those uses listed in the permitted uses section.

C. Any applicant, interested person, or public official may appeal Project Clearance or Specific Plan Amendment decisions of the Director to the Planning Commission in accordance with the EA1SP.

4.8.4 Amendments

A. The EA1SP may be amended in the same manner as required for the adoption of a specific plan.

B. The City may initiate amendments to any portion of the EA1SP.

C. The following changes to the EA1SP require an amendment:

- Changes to the text or maps other than the addition of information that does not change the effect of any regulation.
- Changes in any Specific Plan Area boundary.
- Changes in standards or regulations, including landscaping and design standards.

4.8.5 Administrative Modifications

A. The Director is authorized to make technical corrections, in a form approved by the City Attorney, to maps, diagrams, tables, and other similar documents that may be required to reconcile the changes made by the EA1SP with the Project Approval and Applicable Law.

B. In addition, the Director is authorized to make the following technical amendments, in a form approved by the City Attorney:

- Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.
- Minor modification to design criteria such as paving treatments, architectural details and related criteria.
- Minor modification to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.
- Minor expansions or reductions (10%) of the geographic area covered by a given Neighborhood.
- Realignment or modifications to internal streets serving the project, lot lines, easement locations and grading adjustments, if approved by the City Engineer.
- Minor modification to design criteria such as paving treatments, architectural details and related criteria.
- Minor modification to landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria.

4.8.6 Miscellaneous

Any time limit established by the EA1SP may be extended by mutual agreement between the applicant and the Director, the Planning Commission or the City Council, as the case may be.

4.8.7 Noticing

All noticing required by the EA1SP will be accomplished at the cost of the applicant seeking a Project Clearance, or other action in accordance with the EA1SP.

4.9 Submission, Review and Approval Requirements

4.9.1 Tentative and Final Subdivision Map

All subdivision maps of any type must be submitted, reviewed and approved in accordance with the SPMC and the California Subdivision Map Act. For projects requiring a tentative or parcel map(s), the provisions and procedures of the EA1SP apply, unless otherwise provided for in the SPMC. A tentative map or parcel map may be processed concurrently with the EA1SP. Applications for tentative and final subdivision maps, parcel maps, and lot line adjustments must be filed with the Planning Director in accordance with the SPMC.

4.9.2 Map Revision Approvals

A. Purpose. The provisions of this section set forth findings, procedures, and fees for changes to Vesting Master Tentative Map 5854 and subsequent recorded final maps (Map Revisions). Map Revisions are authorized by compliance with this section in order to facilitate and expedite implementation and build-out of planned development within the Specific Plan Area.

Map Revision applications may consist of applications for certificates of correction (COC), lot line adjustments (LLA), record map modifications (RMM)/amending maps (AM), tentative parcel maps (TPM), tentative maps (TM), and any related final map clearances (MC).

B. Fees. The fee or fees established by city council resolution for processing, recording or other services related to Map Revisions must be paid by the Permittee.

C. Materials for Filing.

a. COC/LLA/RMM/AM Applications. Any Permittee proposing a COC/LLA/RMM/AM pursuant to this section must submit the following information, as applicable:

- 1 copy of the Planning Permit Application.
- 2 copies of a Preliminary Title Report prepared within 60 days before the application date for all parcels.
- 10 copies of a site plan showing: (a) existing lot lines; (b) proposed lot lines; (c) location of all structures on all parcels; and (d) distances between buildings and proposed lot lines.
- 1 copy of above exhibits reduced to 11" x 17".
- 2 copies of draft Owner's Certificates (final versions to be signed and notarized) for each property owner and holder of record title interest.
- 2 copies of draft Grant Deed.
- 2 copies of draft Partial Reconveyance
- 2 copies of proposed draft Modified Deed of Trust
- 2 copies of Certificate of Conformity or Certificate of Modification
- 2 copies of Notice document (if applicable).
- Applicable fees.
- Agreement for Payment of Processing Fees and Consultant Costs for Major Projects (signed).

b. TPM/TTM/MC Applications. Any Permittee proposing a TPM/TTM pursuant to this section should submit the following information, as applicable:

- 1 copy of the Planning Permit Application.
- 10 copies of the Tentative Map, including a statement by the applicant on the plans that "The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision."
- 10 copies of a preliminary landscape plans for common areas.
- 1 copy of above exhibits reduced to 11" x 17".
- 2 copies of a Preliminary Title Report prepared within the past 3 months for all parcels.
- 2 copies of a Hydrology Report for the site (include Flood Plain Map as applicable).
- 2 copies of a Geotechnical Report (soils/ liquefaction/fault activity) for the site.
- 2 copies of a description of the proposed method and plan for sewage disposal.
- 3 copies of a description of the proposed method and plan for domestic water service and storm water disposal (required for Vesting Maps).
- 1 copy of the City of Santa Paula Environmental Questionnaire.
- Applicable fees.
- Agreement for Payment of Processing Fees and Consultant Costs for Major Projects (signed). Do not have such a form

D. Applicant. An application for a Map Revision must be signed by all parties having any record title interest in real property identified specifically as part of the requested revision. In order to initiate the Map Revision review process, the Permittee(s) must submit a complete application consistent with the Materials for Filing section identified above.

E. Review Process. A complete Map Revision application must be submitted by the Permittee(s) to the Director. The application must be forwarded by the Director for review by the Development Review Committee (including the Public Works Director) within five business days of its receipt.

The Director must conduct environmental review in compliance with the California Environmental Quality Act (CEQA). Any Map Revision requiring a Supplemental and/ or Subsequent Environmental Impact Report (EIR) must be referred to the Planning Commission.

Sequential LLAs, each involving for (4) lots or less, are permissible without limitation as to number within the Specific Plan Area and deemed in compliance with Government Code § 66412(d).

F. Approval Procedure. The Director is the decisionmaker for certificates of correction, lot line adjustments, tentative parcel maps, and final parcel map/ map clearances. The City Council is the decisionmaker for record map modifications/ amending maps and tentative maps.

G. Relationship of Map Revision to Approved Map. Map Revisions will supersede the lot configuration contained in the Approved Final Map applicable to such individual lot(s). Except as affected by a Map Revision, all other provisions of the Approved Final Map will continue in full force and effect.

H. Map Revision Expiration.

1. A Map Revision remains valid if it meets all requirements of the EA1SP.
2. A Map Revision expires 36 months after the approval date, unless the City grants a time extension in accordance with this section.
3. The Director may grant a 36 month extension, for good cause shown, before the initial time period expires.
4. Upon a Map Revision expiration, all map entitlements revert back to the previously recorded map instrument.

4.9.3 Development Plan Review

Before the City issues any residential, commercial or institutional building permits for any specific phase, a Development Plan must be approved for such development.

The primary purpose of the Design Review, as set forth in SPMC Chapter 16.226, is to determine that individual tracts are being developed in a manner that conforms to the goals and standards specified by the EA1SP and to ensure compatibility with all applicable City regulations.

4.9.4 Individual Project Approvals

Individual Project applications must be reviewed by the Director for their consistency with the Specific Plan, including the Design Guidelines and Development Standards.

A. Project Clearances

1. Unless otherwise exempt, the Director must issue a Project Clearance before the City can issue a grading permit or building permit.
2. The Director cannot issue a Project Clearance unless an Individual Project complies with all applicable provisions of the EA1SP and other Applicable Law.

B. Findings. A Project Clearance must include written findings by the Director that the Individual Project complies with all applicable provisions of the EA1SP and may only be issued if all of the following specific findings can be made:

1. That the proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the SPMC.
2. That the proposed development is located on a legally created lot.
3. That the subject property is in compliance with all laws, rules, regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of the EA1SP.

C. Covenant. A Project Clearance must include a requirement

that the Permittee either submit evidence of the Permittee's previous acceptance of all recorded Project Approval conditions of approval, or if new conditions of approvals are imposed in the Project Clearance process, record a new agreement (against only those lot(s) affected by the Individual Project) concerning new specific information/ conditions contained in the Project Clearance (e.g., Agreement to Comply with Conditions of Approval) before the City issues Occupancy Clearance for that Individual Project.

The agreement must be in a form approved by the City Attorney and include provisions requiring it to run with the land and be binding on any subsequent owners, heirs or assigns. After recordation, a copy bearing the County of Ventura Recorder's number and date must be given to the Director for attachment to the subject case file.

D. Advisory Determination. An applicant may request, at the applicant's cost, that the Director conduct a preliminary review of an Individual Project application for an advisory non-binding determination of compliance with the provisions contained in the EA1SP.

E. Director's Review. In approving a Project Clearance for an Individual Project (including OSP/MR) or stand-alone OSP, the Director may impose only those applicable conditions of approval/mitigation measures that were previously imposed in connection with the Project Approval, with the exception that new conditions may be imposed as necessary to ensure that previously imposed Project Approval conditions of approval are effectively implemented for the Individual Project being reviewed (e.g., construction notifications, construction buffering requirements, construction monitoring efforts).

In approving a Project Clearance, the Planning Commission may impose applicable conditions of approval/mitigation measures that were previously imposed in connection with the Project Approval as well as any new conditions of approval/ mitigation measures associated with new potentially significant environmental impacts identified through CEQA analysis. In addition, new conditions may be imposed as necessary to ensure that previously imposed Project Approval conditions of approval are effectively implemented for the Individual Project being reviewed (e.g., construction notifications, construction buffering requirements, construction monitoring efforts).

1. Referral to Public Works Director. After receiving a Project Clearance application, the Director will transmit a copy of the application to the Public Works Director and Building Official requesting comment. The Public Works Director will make the determinations required by the EA1SP and provide a written determination on the Individual Project to the Director.

2. Compliance with Environmental Guidelines. Upon receipt of an application for Project Clearance, the Director must determine whether the Individual Project/Map Revision is consistent with CEQA.

3. Development Configuration Matching Project Approval. If the Individual Project is consistent with the development reflected on Figure 2-3 and the Director determines that the Project Clearance complies with all other applicable requirements of the EA1SP, the Director may impose any applicable conditions of approval/ mitigation measures appropriate for the Individual Project and may issue a Project Clearance conditioned upon the implementation of those conditions/mitigation measures.

4. Development Configuration Consistent with Environmental Guidelines. If the Individual Project, while not consistent with the development reflected in Figure 2-3, is consistent with the requirements of the EA1SP, the Director may impose applicable conditions of approval/ mitigation measures and issue a Project Clearance conditioned upon compliance with those conditions/ mitigation measures.

5. Development Configuration Inconsistent with Environmental Guidelines for which an EIR is not Required. If the Individual Project conforms to the requirements of the EA1SP, but requires additional environmental analysis under CEQA, the Director must inform the Applicant that an additional environmental assessment will be required for the Project and require a deposit from the applicant to proceed with additional Individual Project review. The Director may

then conduct an environmental review in compliance with CEQA and take appropriate action as to a Project Clearance.

6. Development Configuration Inconsistent with Environmental Guidelines for which an EIR is Required. If the Individual Project conforms to the requirements of the EA1SP, but requires a Supplemental or Subsequent Environmental Impact Report (EIR) in order to comply with CEQA, the Planning Commission is the decision maker for Project Clearance.

7. Finding of Inconsistency. If the Director finds the Individual Project is inconsistent with Applicable Law, including the EA1SP, the Director must deny the application in writing. The written denial will identify the reasons for inconsistency. The Permittee may amend its application or appeal the Director's decision in accordance with the SPMC §§ 16.206.010, et seq.

8. Referral to Planning Commission. The Director may determine on a case-by-case basis that the public interest would be better served by holding a public hearing before the Planning Commission to determine whether the Director should issue a Project Clearance.

F. Relationship of Project Clearance to Project Approval

1. Upon the City issuing a Project Clearance, plans for each such approved Individual Project will supersede the plans contained in the Project Approval originally applicable to such Individual Project's lot. Except where inconsistent with the approved Individual Project, all other provisions of the Project Approval apply to the Individual Project.

2. Each Project Clearance constitutes a "Project Approval" as defined by Applicable Law; no amendment of the East Area One Project Approval is required in association with approval of a Project Clearance.

G. Relationship of Project Clearance to Approved Map

1. An application for an Individual Project may include a Map Revision in order to better configure lots to the proposed building and/or parking areas. The City may approve such Map Revisions concurrent with the Project Clearance. Map Revisions may be processed as a certificate of correction, record map modification/ amending map, lot line adjustment, parcel map, or tentative map, as applicable, in accordance with the provisions of the EA1SP.

2. Map Revisions approved concurrent with the Project Clearance will supersede the lot configuration contained in the Approved Project applicable to such individual lot. Except as affected by a Project Clearance, all other provisions of the Approved Project will continue in full force and effect.

3. Expiration of a Project Clearance for an Individual Project does not affect the validity of a certificate of correction, record map modification/ amending map, lot line adjustment, parcel map, or map.

H. Rights Granted Under Project Clearance. A Project Clearance indicates compliance with the EA1SP and the Applicable Law.

I. Project Clearance Expiration

1. A Project Clearance for an Individual Project expires 24 months after the approval date, unless within such period physical construction of the Individual Project is substantially commenced, and/or the beginning of the authorized use commenced, or the City grants a time extension in accordance with this section.

2. The Director may grant a one year extension, for good cause shown, before the initial time period expires.

3. Upon a Project Clearance expiration, all entitlements revert back to Figure 2-3.

4.9.5 Utility Plan

A Utility Plan must be submitted for City approval. All utility service connections and aboveground mounted equipment (such as backflow prevention devices) must be screened from view and painted in earthtone or other colors compatible with the surrounding area (red is prohibited). Screening may include a combination of landscaping, fencing, walls, or lattice. All gas and electrical meters must be concealed and/or painted to match the surroundings. Utility transformers must be placed in underground vaults unless proven to be technically infeasible. All transformers and vaults that must be located in the right-of-way must be installed below grade unless otherwise approved by the City. If not installed below grade, such facilities must be screened from public view.

4.9.6 Landscape Plan

The Permittee must prepare a detailed landscape plan for each Individual Project that identifies existing landscaping, proposed new landscaping (trees, shrubs, groundcovers by species), size of plant materials, and location of landscaping. Landscaping must consist of drought-tolerant native and/or Mediterranean type species which provides adequate enhancement of the property and screening from surrounding areas. The use of invasive plants is prohibited. Landscaping must be used to soften building masses, to reinforce pedestrian scale, and to provide screening along public street frontages and within parking areas.

Figure 2-3 is illustrative of the essential form that the East Area 1 is intended to take, including landscape and recreational areas. Front Yard landscape for individual lots is identified in Section 5.7.1.D (front Yard Landscapes). As building and parking lot coverage are anticipated to change and evolve as the Specific Plan Area is built out, the landscape coverage requirements for Individual Projects may similarly evolve.

4.10 Maximum Development Yield and Density Transfers

The maximum development yield from all of the East Area 1 Area subject to this Specific Plan is 1,500 dwelling units. During site development plan review, minor adjustments to planning area boundaries, and road alignments, may require adjustment of the Planning Area density allocations defined in Table 2-1.

Requests by Neighborhood Builder(s)/Developer(s) for density transfers between neighborhoods may be submitted for City consideration and approval, subject to prior authorization by the Master Developer. Any approval by Planning Director for density transfer between neighborhoods cannot exceed the potential maximum of each individual planning area, providing that the maximum total development potential of the entire project is not exceeded.

Density transfers are subject to the following provisions:

1. The density transfer meets the provisions of the Development Standards and occurs within the development envelope on the approved Land Use Plan and Grading Plan of this Specific Plan;
2. The transfer is consistent with the integrity of the subject zone category in terms of overall intensity;
3. There would be no major impacts on approved infrastructure plans, including major changes to the approved circulation plan or pedestrian network;
4. Land use compatibility and Neighborhood integrity are not compromised.

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5.1 Purpose and Applicability

5.1.1 Purpose

These Development Standards, along with the Design Guidelines in Section 6, are intended to implement the development of Santa Paula's East Area 1 Specific Plan ("EA1SP") in a manner that successfully creates neighborhoods with pedestrian-oriented streets, a variety of housing types and an economically vital mixed-use area, and that achieves the related goals and objectives identified in Section 2 of this Specific Plan (Form and Character).

The purpose of this section is to provide development standards for project review and approval by the Director for all buildings, structures and attendant site improvements proposed for construction within the EA1SP area. These Standards, along with the Guidelines in Section 6, are intended to complement the Santa Paula Municipal Code (SPMC).

5.1.2 Applicability of Development Standards and Guidelines

A. Applicability. These Standards apply to all proposed development, subdivisions, and land uses within the EA1SP area, except for schools, which are reviewed and permitted by the State of California through a special permitting and procedures process.

B. Relationship of the EA1SP's regulations to zoning and other local ordinances. This Specific Plan provides the zoning for the entire EA1SP area. The entire property is zoned "SP-3", and the applicable zoning regulations for East Area 1 are those set forth in this Section 5 of the Specific Plan.

C. Standards. The development standards (Zoning Regulations) in Sections 5-2 through 5-4 of this Specific Plan include the Regulating Plan (zoning maps), and lists of allowed land uses (Table 5-1), minimum setback standards (Table 5-2), and maximum height standards (Table 5-3) for each zone.

Section 5.5 provides standards for the number, location and configuration of required parking facilities, and Section 5.6 provides standards for the design of public and private streets. Section 5.7 provides standards for the public and private landscapes of East Area 1.

Throughout this section, the word "must" denotes a standard or requirement that has the force of zoning, while the terms "should" and "recommended" denote a guideline or recommendation.

D. Design Guidelines. Are provided in Section 6.

5.1.3 Definitions

In addition to the defined terms set forth above in this EA1SP, unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in the EA1SP. Words and phrases not defined by this chapter have the meaning set forth elsewhere in the SPMC or applicable law.

Adverse Impact: The negative consequences of the use of a building on adjacent lots, usually as a result of noise, vibration, odor, pollution, or socioeconomic disruption.

Applicable Law: All federal, state and local laws including, without limitation, Ordinance No. 1255.

Arcade: A series of arches - curved or square - linked together and supported by columns on the outer side - covering the pedestrian way along a building Frontage. As distinct from a Gallery (see below) an Arcade generally supports habitable interior space at the upper floors, whereas galleries support roofs or open Porches.

Building Type: A structure defined by the illustrated combination of building configuration, disposition and function. These are prototypical arrangements of architectural and site design elements, illustrating ways in which the intended building scale and character may be achieved through design.

Carriage Unit: A Carriage unit is an auxiliary housing unit, as allowed by the Neighborhood (N) zone, located above or adjacent to the garage of the primary housing unit on the lot, with the front door and access directed towards an alley. A carriage unit constitutes a residential second unit in compliance with the Government Code Section 65852.2 and, as provided by the Government Code, is not included in the maximum density limitations established by this specific plan. Carriage units are between 375 square feet and 700 square feet in floor area, and should be provided with an off-street parking space.

Civic Building: A building designed for occupancy by public or quasi-public uses that provide important services to the community. Buildings may be publicly owned and operated, semipublic, or privately owned and operated.

Development Configurations: Building locations, sizes, and uses, including related parking and landscaping.

Director: The Planning Director, or designee.

Dooryard: A yard between the street and a building, raised above the grade of the sidewalk adjacent and/or bounded by a low garden wall built on the frontage line(s).

Educational institution: A building or complex of buildings that accommodates a primary or secondary school, college, trade school, or similar public or private educational institution..

Facade: The vertical surface of a building that is set parallel to a Frontage Line and facing a street.

Frontage Line: The property lines of a lot fronting a street or other public way, or a park, green or paseo.

Frontage Type: These are prototypical arrangements of architectural and site design elements, illustrating ways in which the intended streetscape character - and appropriate degrees of privacy for adjoining buildings - may be achieved through design.

Gallery: A roofed promenade, one- or two-story, extending along the facade of a building and supported by columns on the outer side, generally covering the sidewalk.

Half-Story: A story under a gable, hip, or gambrel roof, plates of which are not more than 3 feet above the nearest floor.

Health/Athletic Club: A fitness center, gymnasium, health and athletic club, which may include any of the following: exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities, indoor or outdoor pools.

Individual Project: A discretionary project proposed for the Specific Plan Area that substantially conforms to the EA1SP, but requires a discretionary permit such as a conditional use permit, Map Revision, or other, similar, action.

Indoor Recreation Center: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses.

Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer machines or devices are not considered a land use separate from the primary use of the site.

Live-Work or Work-Live Unit: An integrated dwelling unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the SPMC; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

The difference between live-work and work-live units is that the "work" component of a live-work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment; while the work component of a work-live unit is the primary use, to which the residential component is secondary.

Map Revision: Any changes to Vesting Master Tentative Map No. 5854 proposed by a Permittee in accordance with the EA1SP.

Master Developer: An individual or legal entity who controls or owns the Specific Plan Area; is responsible for managing the development and disposition of the property from initiation and design of the EA1SP that guides development for the entire site to final buildout; obtains financing and approvals; oversees site preparation and infrastructure development; and controls and contracts for the phased implementation by specialized builders/developers with experience required to complete the approved plan.

Mixed use: Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Neighborhood Builder / Developer: Someone who contracts with the Master Developer to build or develop a specific Neighborhood or portion of a Neighborhood contained in the Master Plan or Specific Plan.

Net Floor Area: The enclosed area of a building, excluding unglazed porches, arcades and balconies.

Parking Determination: The Planning Director makes a Parking Determination to identify the number and location of required Parking Spaces in compliance with the requirements of the Development Standards. Parking Determinations are required before issuing a Live-Work License, and for projects located in the Civic District (CD) and Neighborhood (N) zones.

Parking District: An area where parking has rules and restrictions that are commonly managed by an entity.

Parking Spaces: See Section 5.5.D.

Paseo: A pedestrian alley. Paseos are located and designed to reduce the required walking distance within a neighborhood.

Personal Service: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage as permitted by the SPMC, nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons.

These uses may also include accessory retail sales of products

Paseo: A pedestrian alley or passage between buildings or lots. Paseos are located and designed to reduce the required walking distance within a neighborhood.

Permittee: An individual or legal entity who owns one or more portions of the Specific Plan Area and seeks discretionary approvals in accordance with the EA1SP.

Personal Service: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage as permitted by the SPMC, nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons.

These uses may also include accessory retail sales of products related to the services provided.

Porch: A roofed structure, that is not enclosed, attached to the Facade of a building.

Primary Building: A building that accommodates the primary use of the site.

Project Clearance: The Director's or, if applicable, the Planning Commission's, review and verification of an Individual Project's conformance with the requirements of the EA1SP.

Residential: Premises used primarily for human habitation. Units cannot be less than 375 square feet in net area.

Restaurant: A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Secondary Building: A building that accommodates the secondary use of the site subject to size requirements identified in the Neighborhood (N) zone.

Setback: The mandatory distance between a property line and a building or appurtenance. This area is to be left free of structures that are higher than 3 feet, except as noted in Section 5.4, Setback and Height Standards.

Shopfront: The portion of a building at the ground floor that is made available for retail or other commercial use. Shopfronts may be directly accessible from the sidewalk, with no intervening step. See Section 6.4 (Architectural Design Guidelines).

Smart Growth: A planning and development theory that promotes town-centered and pedestrian oriented development patterns as alternative to suburban "sprawl." Smart Growth principles include: range of housing choices; walkable neighborhoods; strong sense of place; predictable and fair development decisions; mix of land uses; preserved open space and natural beauty; variety of transportation choices; compact building design.

Storefront (or storefront infill assembly): The portion of a Shopfront that is composed of the display window and/or entrance and its components including windows, doors, transoms and sill pane that is inserted into the Shopfront. It does not include the wall and piers that are a part of the Shopfront Facade, in which the display window assembly is set. See Section 6.4 (Architectural Design Guidelines).

Story: A habitable floor level within a building, typically 8' to 12' high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height. In Shopfront spaces, the ceiling height of the first story may be as high as 16'.

Studio - Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Larger facilities are included under the definition of "Schools - Specialized Education and Training." Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Sustainable Development: Development that balances the fulfillment of human needs with the protection of the natural environment so that these needs can be met not only in the present, but in the indefinite future. The way communities are planned and laid out is fundamental to sustainability. Community sustainability requires a transition from poorly-managed sprawl to land use planning practices that create and maintain efficient infrastructure, ensure close-knit neighborhoods and sense of community, and preserve natural systems. Key planning principles of sustainable land use planning include: design comprehensive, mixed-use neighborhoods instead of isolated pods, subdivisions and developments; make neighborhoods as pedestrian-friendly and as bicycle friendly as possible; create mass transit systems to link neighborhoods, employment centers and other "nodes"; create communities that contain the full range of development densities and land-uses; avoid large tracts with the same density or land-use.

Tower: A portion of a building with the primary purpose of providing access to a view which is distant or otherwise blocked. Towers are at least one story higher than the rest of the building and are less than 600 sq.ft. in footprint. Its massing may have vertical proportions, i.e. its height to the eave may be greater than any of its horizontal exterior dimensions.

Townhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the facades reading in a continuous plane.

Traditional Neighborhood Design: A development pattern that reflects the characteristics of small, older communities of the late 19th and early 20th centuries. Traditional Neighborhood Design is characterized by neighborhoods with a discernible center located within a 5-minute walk from most residences. Each neighborhood provides a variety of dwelling types and land uses, interconnected network of narrow, walkable streets, neighborhood parks, and a distinct sense of place.

5.2 Regulating Plan

To implement the vision for East Area 1 as outlined in Chapter 2, the Development Standards and Design Guidelines in this EA1SP are differentiated and organized by zones. Each zone is characterized by a unique range and combination of land uses, building scales and streetscape designs, as described below and mapped on Figure 5-1, Regulating Plan.

A. Hallock Center Zone

Hallock Center is the walkable neighborhood center, designed to support a range of commercial, retail, and housing options, as well as substantial pedestrian activity. Accordingly, design priorities include wide, shaded sidewalks, minimal driveway cuts, and well-screened off-street parking. Buildings may be up to 3-stories, should front directly onto sidewalks, with access to services and parking via alleys or shared-driveways.

B. Neighborhood Zone

The Neighborhood Zone accommodates a mix of single-family housing types, ranging from larger and smaller detached houses to attached townhomes, as well as house-form multi-family buildings such as duplexes and triplexes. Buildings may be up to 2.5 stories, should front on the street, and should provide at least one curbside visitor parking space per unit.

The street network should provide multiple through routes and blocks should be walkable in scale and pattern. Streets should serve as vehicular, pedestrian and bicycle circulation routes and should generally include sidewalks and parkway strips on both sides of the street. Streets abutting Santa Paula Creek, Haun Creek and on the hillside – where pedestrian volumes are expected to be lower – should provide a sidewalk on at least one side of each street. Streets should also provide pedestrian and bicycle connections to trailheads and greenways, providing residents with views of the surrounding hills, opens spaces and greenbelt.

C. Civic District

The Civic District includes sites for a future High School and Elementary School, as well as a community park. The park perimeter should be naturally landscaped with large trees to spatially contain this large open space, incorporating a multi-use trail that provides safe pedestrian and bicycle connections from the surrounding neighborhoods to the schools, parks and adjacent Hallock Center.

D. West Center Overlay

The West Center Overlay applies to the Hallock Center parcels west of Hallock Drive. The Guidelines within this area provide for a mixture of street-fronting retail uses and frontage types, very light industrial and workshop uses, and upper floor residential uses.

E. East Center Overlay

The East Center Overlay applies to the Hallock Center parcel containing the existing Packing house. In addition to the uses allowed within the rest of the Hallock Center, the Guidelines within this area allow for various light industrial uses not allowed within the rest of the Hallock Center or elsewhere in East Area 1.

F. Pedestrian-Priority Overlay

This overlay is provided to enhance pedestrian, bicycle and vehicular safety along busier streets. It is recommended that vehicular access to lots along these designated frontages be provided via alleys or drives that allow vehicles to turn around on site and avoid backing into these busy streets.

G. Agricultural Preserve (AG).

The AG zone applies to areas intended to remain in active agricultural operation.

H. Open Space 1 (OS-1).

The OS-1 zone applies to areas intended to remain undeveloped and natural in character. Pedestrian, bicycle and equestrian trails are allowed.

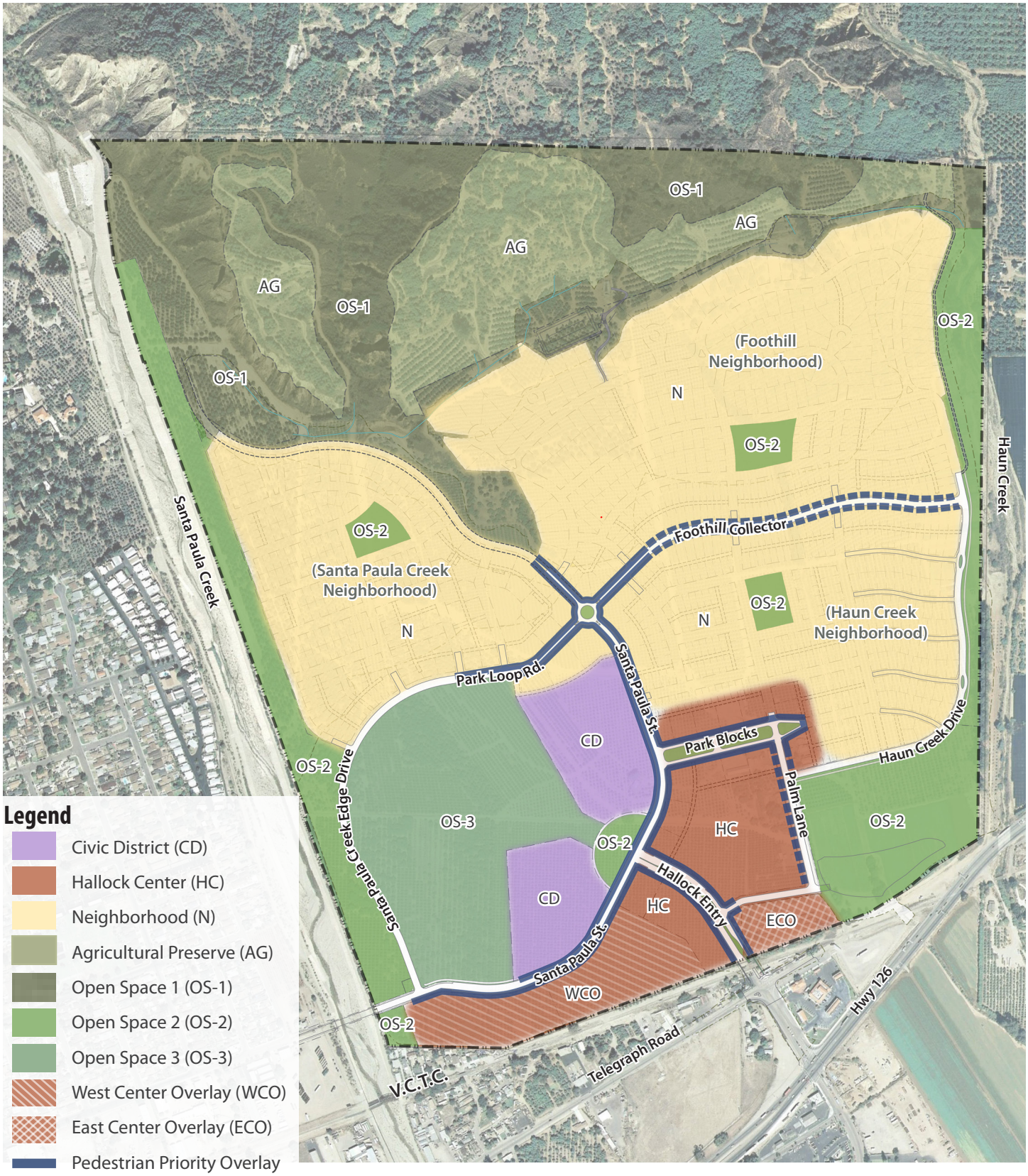
I. Open Space 2 (OS-2).

The OS-2 zone applies to areas intended for passive and active recreation and accommodates a range of greenways, community parks, neighborhood parks and squares. Development is limited to trails, unlit athletic fields, playground equipment, small open structures such as picnic shelters, and structures necessary to support the specific purposes of each individual open space site.

J. Open Space 3 (OS-3).

The OS-3 zone applies to areas reserved for athletic facilities for joint use by the adjacent K-12 Schools and the general public and may include lit athletic fields and structures for indoor and outdoor athletic activities.

Figure 5-1: Regulating Plan



5.3 Land Use Regulations

5.3.1 Purpose

This section identifies the land use types allowed in each Zone, as defined in the Regulating Plan (Section 5.2) and specifies the type of City approval required for each allowed land use type.

5.3.2 Allowed Land Uses and Planning Permit Requirements

A. Allowed land uses. A parcel or building within the EA1 Area area should be occupied only by the land uses listed in Table 5-1 and shown on Figure 5-1 (Regulating Plan). Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Standards and Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

1. Establishment of an allowed use.

a. Any one or more land uses identified in Table 5-1 as being allowed within the Neighborhood (N) zone may be established on any parcel within that Area, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of these Development Standards and Guidelines.

b. If a parcel is proposed for development with two or more of the land uses listed in the tables at the same time, the overall project is subject to the highest permit level required by the tables for any individual use. For example, a new mixed-use building proposed with a permitted use on the second floor and a use requiring Conditional Use Permit approval on the ground floor would require Conditional Use Permit approval for the entire project.

2. Use not listed.

a. A land use not listed in Table 5-1, that is determined by the Director to not be included in Section 5.1.3 (Definitions) under the definition of a listed land use, is prohibited within the Specific Plan Area, except as otherwise provided in Subsection A.3 below.

b. A land use that is listed in the table, but not within the Neighborhood (N) zone is prohibited within that Area, except as otherwise provided in Subsection A.3.

3. **Similar and compatible use may be allowed.** The Director may determine that a proposed use not listed in Table 5-1 is allowable as follows:

   a. Required findings. A determination that a proposed use is similar to, and compatible with a listed use and consequently may be allowed, requires that the Director first make all of the following findings:

      1. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not produce greater impacts than the uses listed for the Neighborhood (N) zone;
      2. The use is consistent with the purposes of the applicable Area;
      3. The use is consistent with the General Plan and the EA1SP;
      4. The use will be compatible with the other uses allowed in the Area; and
      5. The use is not listed as allowed in another Area.

   b. A determination of "similar use" and the findings supporting the determination may be in writing.

4. **Permit requirements and development guidelines.** When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other guidelines and requirements of these Development Standards and Guidelines apply.

B. Permit requirements. Table 5-1 identifies land uses as described below:

1. Permitted subject to compliance with all applicable provisions of these Development Standards and Guidelines. These are shown as "P" land uses in the table;
2. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" land uses in the table;
3. Prohibited in particular Neighborhood zones, and shown as an "X" in the table.

5.3.3 Additional City Approval Requirements

A. Additional City approval requirements. Any land use identified as allowed by Table 5-1 may require other City permits, licenses, and approvals, including without limitations a building permit.

B. Initiation of non-residential use. The initiation of a non-residential use in a Live-Work or Work-Live unit requires that a business license and a Zoning Clearance be obtained from the City. Before issuing a Zoning Clearance, the Planning Director or designee may determine: (i) that the nature of the business, the goods being produced, and services being rendered on the premises will not create an adverse impact on adjoining properties; and (ii) that the number and location of required parking spaces complies with the requirements of these Development Standards and Guidelines.

C. Landscape Master Plan. The landscape design of the public realm and within the Open Space 2 (OS-2) and Open Space 3 (OS-3) zones shall be determined through a Landscape Master Plan and the Final Map process.

Table 5-1: Allowed Land Uses and Permit Requirements

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
AGRICULTURAL USE TYPES								**Ch. 16.15, Table 15-1**
Fruit/Agriculture Stand(s)	X	P [7]	X	X	X	X	X	
Agricultural equipment and supplies, sales, repair	X	X	X	X	X	X	X	
AUTOMOTIVE / VEHICLE-RELATED USE TYPES								**Ch. 16.15, Table 15-1**
Parts, sales, without installation	X	X	X	X	X	X	X	
Parts, sales with installation	X	X	X	X	X	X	X	
Repair (minor) - lube/tune, window tinting	X	X	X	X	X	X	X	
Vehicle leasing/rental	X	X	X	X	X	X	X	
Vehicle storage, including RV's and Boats (indoor only)	X	CUP [7]	X	X	X	X	X	
BOARDING AND LODGING USE TYPES								**Ch. 16.15, Table 15-1**
Bed and Breakfast Inn	X	P	X	X	X	X	X	
Congregate Care Housing Facility	X	P	X	X	X	X	X	
Hotel	X	P	X	X	X	X	X	
Conference Facility	CUP	X	X	X	X	X	X	
EATING / DRINKING USE TYPES								**Ch. 16.15, Table 15-1**
Cafe, Delicatessen (no alcoholic beverage sales)	X	P [3]	X	X	X	X	X	
Restaurant (without drive-through)	X	P [3]	X	X	X	X	X	
Restaurant (can include dining on public right-of-way)	X	CUP [3]	X	X	X	X	X	
ENTERTAINMENT / RECREATION USE TYPES								**Ch. 16.15, Table 15-1**
Auditorium, convention hall, theater	CUP	X	X	X	X	X	X	
Batting cage(s), driving range, similar outdoor facility	CUP	X	X	X	X	X	X	
Billiard/Pool Hall	X	P	X	X	X	X	X	
Bowling Alley	X	X	X	X	X	X	X	
Cultural Center	CUP	X	X	X	X	X	X	
Health/Athletic Club	X	P	X	X	X	X	X	
Indoor Recreation Center	X	P	X	X	X	X	X	
Library or Museum	CUP	CUP	X	X	X	X	X	
Massage Establishment	X	CUP	X	X	X	X	X	Ch. 119 of Title XI
Skate Park or Rink	CUP	X	X	X	X	X	X	
Slot Car Racing	X	X	X	X	X	X	X	
Theater, Cinema (movie)	X	CUP	X	X	X	X	X	
Theater, Stage	CUP	CUP	X	X	X	X	X	

Key to Zone Symbols

CD	Civic District
HC	Hallock Center
N	Neighborhood
AG	Agriculture Preserve
OS-1	Open Space 1
OS-2	Open Space 2
OS-3	Open Space 3

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit required
X	Use not allowed

Notes:

1 Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

2 Limited to sale of goods produced on premises or goods that support the primary manufacturing or service use of the business. Retail is limited to 25% of the ground floor area or 1,000 sq ft whichever is less.

3 Limited to lots fronting Hallock Drive.

4 Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.

5 Residential use is prohibited on the ground floor abutting Hallock Main Street and Santa Paula Creek Drive (except entry-ways and foyers)

6 Permitted in West Center Overlay (See Figure 5-1)

7 Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
MEDICAL USE TYPES								**Ch. 16.15, Table 15-1**
Blood bank	X	CUP	X	X	X	X	X	
Day Care Home - large family - adult or child	X	CUP [4]	X	X	X	X	X	Ch. 16.60
Day Care Home - small family - adult or child	X	CUP [4]	X	X	X	X	X	
Child Day Care Center	X	CUP [4]	X	X	X	X	X	
Clinic - outpatient	X	CUP [4]	X	X	X	X	X	
Community Care Facility	CUP	CUP [4]	X	X	X	X	X	Ch. 16.64
Convalescent Home or Hospital	CUP	CUP [4]	X	X	X	X	X	
Medical Laboratory	X	CUP	X	X	X	X	X	
Medical Office	X	P [4]	X	X	X	X	X	
Urgent Care Facility	X	P [4]	X	X	X	X	X	
PERSONAL SERVICE / FINANCIAL USE TYPES								**Ch. 16.15, Table 15-1**
ATM, Bank, Savings and Loan, Credit Union	X	P [3]	X	X	X	X	X	
Barber/Beauty/Nail	X	P	X	X	X	X	X	
Dance/Music School/Martial Arts studio	CUP	P [3]	X	X	X	X	X	
Dry Cleaner (without on-site cleaning facility)	X	P [3]	X	X	X	X	X	
Dry Cleaner (with on-site cleaning facility)	X	P [3]	X	X	X	X	X	
Laundromat	X	CUP	X	X	X	X	X	
Repair: leather, luggage, shoes	X	P	X	X	X	X	X	
PROFESSIONAL AND ADMINISTRATIVE USE TYPES								**Ch. 16.15, Table 15-1**
Medical, Dental, Optometry, Chiropractic	X	P [4]	X	X	X	X	X	
Business, Professional	X	P [4]	X	X	X	X	X	
Veterinary	X	CUP	X	X	X	X	X	
RESIDENTIAL USE TYPES								**Ch. 16.13, Table 13-1**
Academic Housing	X	P	X	X	X	X	X	
Dwelling - Multiple Family	P	P	P	X	X	X	X	
Dwelling - Live/Work	X	P [5]	X	X	X	X	X	
Dwelling - Single Family	X	P	P	X	X	X	X	
Home Occupation	X	P	P	X	X	X	X	Ch. 16.230
Second Unit - Carriage Unit	X	X	P	X	X	X	X	Ch. 16.13, Div. 4
Senior Housing	CUP	P	P	X	X	X	X	In any dwelling

Key to Zone Symbols

CD	Civic District
HC	Hallock Center
N	Neighborhood
AG	Agriculture Preserve
OS-1	Open Space 1
OS-2	Open Space 2
OS-3	Open Space 3

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit required
X	Use not allowed

Notes:

1 Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

2 Limited to sale of goods produced on premises or goods that support the primary manufacturing or service use of the business. Retail is limited to 25% of the ground floor area or 1,000 sq ft whichever is less.

3 Limited to lots fronting Hallock Drive.

4 Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.

5 Residential use is prohibited on the ground floor abutting Hallock Main Street and Santa Paula Creek Drive (except entry-ways and foyers)

6 Permitted in West Center Overlay (See Figure 5-1)

7 Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
RETAIL / COMMERCIAL USE TYPES								**Ch. 16.15, Table 15-1**
Antique sales	X	P	X	X	X	X	X	
Art gallery, studio	X	P	X	X	X	X	X	
Auction (within a building, excluding livestock)	X	CUP	X	X	X	X	X	
Automotive	X	CUP [7]	X	X	X	X	X	
Bakery (can include on-premises baking)	X	P	X	X	X	X	X	
Books	X	P	X	X	X	X	X	
Clothing / Apparel	X	P	X	X	X	X	X	
Candy	X	P	X	X	X	X	X	
Convenience / mini-market (up to 5,000 sq ft floor area)	X	CUP [3,7]	X	X	X	X	X	
Fabric, crafts	X	P	X	X	X	X	X	
Flowers	X	P	X	X	X	X	X	
Furniture, furnishings, appliances	X	P	X	X	X	X	X	
Groceries / market (up to 35,000 sq ft floor area)	X	CUP	X	X	X	X	X	
Hardware	X	P	X	X	X	X	X	
Home Improvement, lumber, garden	X	P	X	X	X	X	X	
Jewelry	X	P	X	X	X	X	X	
Music, instruments	X	P	X	X	X	X	X	
Nursery/Garden supply	X	P	X	X	X	X	X	
Office supplies, equipment	X	P	X	X	X	X	X	
Pets	X	P	X	X	X	X	X	
Pharmacy	X	P	X	X	X	X	X	
Plumbing supplies, equipment	X	P	X	X	X	X	X	
Warehouse retail	X	P	X	X	X	X	X	
SERVICE COMMERCIAL USE TYPES								**Ch. 16.15, Table 15-1**
Catering	X	P	X	X	X	X	X	
Cleaning / Janitorial	X	P	X	X	X	X	X	
Copy center / Postal center	X	P	X	X	X	X	X	
Equipment rental, sales, service	X	CUP	X	X	X	X	X	
Interior Design	X	P	X	X	X	X	X	
Laboratory (film, medical, dental)	X	P	X	X	X	X	X	
Photography shop/studio, film processing	X	P	X	X	X	X	X	
Painting, publishing	X	P	X	X	X	X	X	
Travel agency	X	P [4]	X	X	X	X	X	

Key to Zone Symbols

CD	Civic District
HC	Hallock Center
N	Neighborhood
AG	Agriculture Preserve
OS-1	Open Space 1
OS-2	Open Space 2
OS-3	Open Space 3

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit required
X	Use not allowed

Notes:

1 Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

2 Limited to sale of goods produced on premises or goods that support the primary manufacturing or service use of the business. Retail is limited to 25% of the ground floor area or 1,000 sq ft whichever is less.

3 Limited to lots fronting Hallock Drive.

4 Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.

5 Residential use is prohibited on the ground floor abutting Hallock Main Street and Santa Paula Creek Drive (except entry-ways and foyers)

6 Permitted in West Center Overlay (See Figure 5-1)

7 Permitted in East Center Overlay (See Figure 5-1)

Table 5-1: Allowed Land Uses and Permit Requirements (continued)

Land Use Type [1]	Permit Required by Zone							Reference to SPMC and additional EA1SP regulations
	CD	HC	N	AG	OS-1	OS-2	OS-3	
INDUSTRIAL USE TYPES								**Table 21-1**
Alcohol and alcoholic beverage manufacturing	X	CUP [6]	X	X	X	X	X	
Automotive repair/tune-up shop	X	X	X	X	X	X	X	
Assembly (small scale - electronics, small appliances)	X	P [6]	X	X	X	X	X	
Commercial service (+ 10,000 sq ft not listed in table 21-1)	X	CUP [6,7]	X	X	X	X	X	
Day Care center - employer-sponsored child	X	P	X	X	X	X	X	Ch. 16.60
Distribution (low intensity, local distribution)	X	CUP [6,7]	X	X	X	X	X	
Equipment Rental	X	CUP [6]	X	X	X	X	X	
Farm vehicle sales, storage, repair and auction	X	X	X	X	X	X	X	
Food Processing	X	CUP [6,7]	X	X	X	X	X	
Manufacturing (small scale, electronics, small appliances)	X	CUP [7]	X	X	X	X	X	
Motion Picture Studio	X	CUP	X	X	X	X	X	
Office as accessory to primary industrial use	X	P	X	X	X	X	X	
Telecommunications Facilities	X	CUP	X	X	X	X	X	Ch. 16.50
Trade School	X	CUP	X	X	X	X	X	
Wholesaling	X	CUP [6,7]	X	X	X	X	X	
OTHER USE TYPES								**Ch. 16.15, Table 15-1**
Antenna, satellite or dish	X	CUP	X	X	X	X	X	Ch. 16.05.020
Antenna, wireless communications	X	CUP [4]	X	X	X	X	X	
Assembly hall	CUP	X	X	X	X	X	X	Ch. 16.62
Civic building (community center, fire station)	CUP	CUP	CUP	X	X	CUP	CUP	Ch. 16.23
Club, lodge, meeting hall	CUP	X	X	X	X	X	X	
Educational institution	P	X	X	X	X	X	X	
News rack	CUP	CUP	X	X	X	X	X	Ch. 16.68
Trade / Technical School	CUP	CUP	X	X	X	X	X	

Key to Zone Symbols

CD	Civic District
HC	Hallock Center
N	Neighborhood
AG	Agriculture Preserve
OS-1	Open Space 1
OS-2	Open Space 2
OS-3	Open Space 3

Key to Permit Types

P	Permitted Use
CUP	Conditional Use Permit required
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Notes:

1 Definitions of listed use types are in the SPMC, Chapter 16.05, except where a specific type is defined by Section 5.1.3 (Definitions) of these Development Guidelines. If a use type is not defined in this section, or in the SPMC, the Director can determine the correct definition, giving deference to common usage.

2 Limited to sale of goods produced on premises or goods that support the primary manufacturing or service use of the business. Retail is limited to 25% of the ground floor area or 1,000 sq ft whichever is less.

3 Limited to lots fronting Hallock Drive.

4 Not allowed on ground floor within 50 ft. of street corner on Hallock Main Street.

5 Residential use is prohibited on the ground floor abutting Hallock Main Street and Santa Paula Creek Drive (except entry-ways and foyers)

6 Permitted in West Center Overlay (See Figure 5-1)

7 Permitted in East Center Overlay (See Figure 5-1)

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5.4 Building Setback and Height Standards

5.4.1 Purpose

This section identifies building setback and height standards that regulate how individual buildings shape the public realm. The standards vary according to the Neighborhood (N) zone as shown on the Regulating Plan.

Table 5-2 provides the minimum setbacks for primary buildings. For the Hallock Center (HC) zone, the primary street setback is regulated according to use (commercial and residential).

Table 5-3 provides building heights to top of roof/parapet and, for the N zone, to the bottom of the eave.

.

Table 5-2: Minimum Building Setbacks [1]

Building Type	East Area 1 Zones			
	CD	HC		N
		Commercial	Residential	
Primary Street Setback	10 ft.; 30 ft. max.	0-10 ft.	10 ft.	15 ft.
Side Street Setback	10 ft.	0 ft.	10 ft.	10 ft.
Side Yard Setback	10 ft.	0 ft.	5 ft.	10% of lot width and not less than 5 ft.
Rear Yard Setback	10 ft.	5 ft.	5 ft. w/ alley 15 ft. w/out alley	20 ft. / 5 ft. for one story alley-accessed garage

1 All development in the Specific Plan Area, including residences and private residential yards, schools and designated recreational facilities, must be setback a minimum of 100 feet from 100-110kV lines and 150 feet from 220-230 kV lines.

Table 5-3: Maximum Building Heights

Building Type	East Area 1 Zones		
	CD	HC	N
Max. Height to Top of Roof/Parapet	3 stories / 50 ft.	3 stories / 40 ft.	2.5 stories / 30 ft.
Max. Height to Bottom of Eave			22 - 28 ft.

5.5 Parking and Services Standards

A. Parking location and access. Vehicle parking in the East Area 1 will be provided on streets, in public parking lots, and on private lots. Parking for residents and for employees of businesses will be provided off-street, at the rear of the lot, and generally accessed by alleys. Parking for guests of residents will be provided on the streets abutting and nearby the lot. Parking for greens and parks will be provided on the abutting streets, with additional parking for events accommodated on surrounding streets and facilities as specified in Section 5.5.1 (Parking Strategies). Parking for customers of businesses will be provided on the streets abutting and nearby the business, to the extent possible, with supplemental off-street parking provided in parking lots or parking structures behind the buildings and accessed by alleys as described below. Parking in alleys is prohibited.

B. Off-street parking requirements. Individual Projects must provide and/or demonstrate access to parking spaces at the following minimum recommended ratios, to be approved at Project Clearance by the Director:.

1. **Single dwellings, townhouses, live-work and work-live units.** 2 parking spaces per house, townhouse, live-work or work-live units; at least one space may be enclosed. Each carriage unit, when provided, may be provided with one off-street parking space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

2. **Multi-dwelling buildings.**

   a. 1 parking space per apartment or condominium for efficiency and 1-bedroom units in a multi-family building, which may be enclosed, covered or open. This requirement also applies to carriage units of up to one bedroom located behind single-family residences.

   b. 1.5 parking spaces per apartment or condominium for 2-bedroom units in a multi-family building, which may be enclosed, covered or open. This requirement also applies to carriage units of up to two bedrooms located behind single-family residences.

   c. 2 parking spaces per apartment or condominium for units of 3 or more bedrooms in a multi-family building, which may be enclosed, covered or open.

   d. Provide visitor parking per SPMC parking requirements. Curbside parking along the front of the lot may count toward that requirement.

3. **Office.** 1 parking space per 300 s.f. of office space provided in shared parking facilities consisting of a combination of on-street spaces and off-street spaces (surface lots or structures).

4. **Retail.** 1 parking space per 300 s.f. of retail space provided in shared parking facilities consisting of a combination of on-street spaces and off-street spaces (surface lots or structures).

5. **Restaurants.** Sit-down establishments. 1 parking space per 80 s.f. of customer service area and 1 parking space per every 250 s.f. of food preparation area. Shared parking agreements are encouraged for restaurants of 1,000 s.f. or more.

6. **Entertainment.** The Director can make a Parking Determination identifying the number and location of required parking spaces in compliance with the requirements of these Development Guidelines.

7. **Civic/Institutional.** The Director can make a Parking Determination identifying the number and location of required parking spaces in compliance with the requirements of these Development Guidelines.

8. **Industrial.** 1 parking space per 500 s.f of industrial floor area provided on-site or in shared parking facilities.

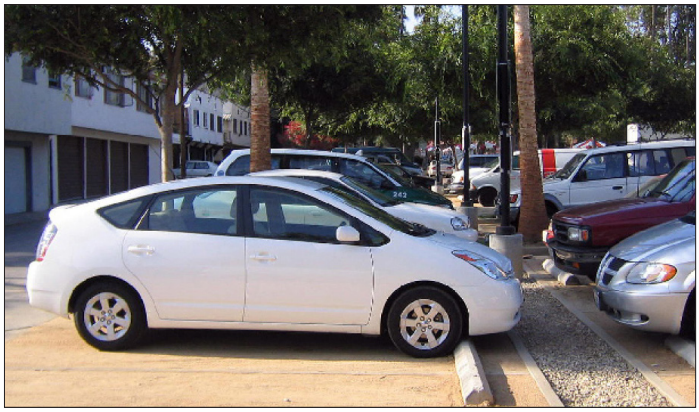
9. **Alternative Requirements.** The number of required parking spaces may be reduced if the Director finds that such reduction is justified based on substantial evidence including, without limitation (a) a Parking Demand Analysis demonstrating that parking required for certain uses or combination of uses is less than the number of parking spaces which would otherwise be required for such uses; and/or (b) measures such

as Transportation Demand Management programs, implemented individually or in conjunction with owners and/or tenants of other projects; and/or (c) other similar measures.

10. **Parking Demand Analysis.** The Director and Public Works Director must confirm the number of parking spaces will be adequate for each Individual Project based on the above parking ratio requirements. Permittees with land uses not identified above and/or submitted with the request for Alternative Requirements identified above must submit a parking demand memorandum. The parking demand memorandum will be evaluated based upon the following:
    - The Director and Public Works Director may use reasonable methods to determine the appropriate number of parking spaces for Individual Projects which include use of recognized data sources such as the Institute of Transportation Engineers' (ITE) Parking Generation or Urban Land Institute's (ULI) Shared Parking.
    - The Director's determination must reflect the anticipated effect of the proximity of the Individual Project to mass transit facilities, the effect of interaction of on-site mixed-use development, and implementation of other transportation demand management measures.

C. Services and utilities. All utility entrances and meters, and all trash and recycling receptacles, cannot be located closer to the front of the lot than parking is permitted. Wall-mounted devices may be screened from public views and/ or integrated into the architecture of the building, as approved through the Master Developer Design Review process (see Section 4.9.4). Ground mounted devices may be screened with landscaping.

D. Parking spaces. Parking Spaces may be a minimum of 9 feet x 19 feet, except that in off-street parking lots of more than 10 spaces, up to 20 percent of the spaces may be a minimum of 8 feet x 16 feet. The parking requirement may be accommodated on the lot and on the street on the corresponding frontage, or on another site by way of a shared parking proposal approved by the Director. Pairs of on-site parking spaces for use by employees of a single business, or for use by residents of a single dwelling unit, may be provided in tandem configuration (one behind the other) when approved by the Director.



Off-street surface lot or parking garage

On-street parallel parking

5.5.1 Parking Strategies

Fundamental to the successful development and operation of the various neighborhoods and districts is the utilization of a parking strategy distinct from current, conventional practice. This plan identifies the approach for the Hallock Center Area and the Civic District, as well as one for the residential neighborhoods as described below:

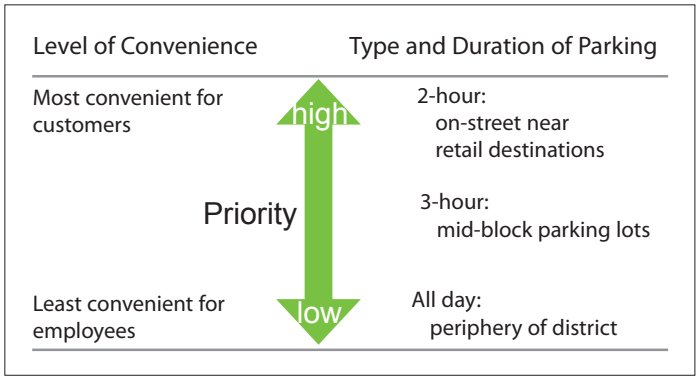
A. Residential Development. All parking for dwellings is provided on-site as identified in the Design Guidelines (Section 6.1). This includes the acknowledgement that on-street parking suffices for guest parking along with the need to minimize curb cuts to maximize on-street spaces;

B. Non-Residential Development. All parking for commercial, office or civic uses is to be strategically dispersed in a way that maximizes its use, throughout the day and evening, allowing it to be shared by a variety of businesses and uses. Through a combination of public off-street and on-street parking, the district-wide parking needs are satisfied.

This approach to non-residential parking consists of the following:

1. **Park-Once Program.** The parking needs of uses in the Hallock Center (HC) and Civic District (CD) Areas may be addressed through a park-once strategy whereby non-residential parking is shared on off-street surface lots or garages and on-street parking.

Figure 5-2: Parking Convenience and Duration



2. **Put Customers First.** Short-term parking that is strictly enforced creates rapid turnover. Business owners and employees park in all-day spots at the periphery, where spaces can be less expensively provided.

3. **Loading/Service.** Loading spaces typically are used in non-peak hours and for very little time. With this in mind, commercial activity in the Hallock Center (HC) and Civic District (CD) zones can easily use the street or alley for loading purposes and convert valuable land, otherwise dedicated for loading, to public realm or building space.

On-street diagonal parking

Example of typical loading and delivery practices for non-residential uses similar in scale and intensity to those anticipated in the EA1 area.

5.6 Thoroughfare Design Standards

5.6.1 Purpose

This section provides the standards for the design of main streets and avenues in East Area 1. Each street type provides requirements for both the traveled way (parking lanes, travel lanes, medians) and the pedestrian way (sidewalks, trails, curbside landscaping). All streets and avenues are designed to foster an attractive and comfortable pedestrian environment and are designed to strengthen the character of their context.

Figure 5-3 provides an overview of all allowed thoroughfare types and their locations within the Specific plan Area. Each type is described in detail on the following pages.

5.6.2 Approach

The approach to thoroughfares and thoroughfare design is based on the fundamental practice of using an interconnected and varied pattern of context-sensitive thoroughfares to serve a variety of situations based on the urban design and programmatic objectives for the plan area. The plan-area's circulation system consists of a hierarchical deployment of particular thoroughfare types for specific physical applications. Across the plan area, these types range from plan-wide connectors to very short streets defining a public space to pedestrian passages and alleyways. Such a wide range of types serves to both organize and define specific contexts, generating a system that accommodates vehicular traffic. The following characteristics are associated with this approach:

- Mixed land uses in close proximity to one another and relatively compact development.
- A highly-connected multi-modal circulation network. Building entries front directly on to thoroughfares without parking between entries and the public right-of-way.
- Building, landscape and thoroughfare design that is pedestrian-scale, providing architectural and urban design detail with size and design appreciated by persons who are traveling slowly and observing from the street level.
- Thoroughfares and other public spaces that contribute to 'place-making' – the creation of unique locations that are compact, mixed-use and pedestrian-oriented with a strong civic character and lasting economic value.

Further, the following policies specifically inform the design, execution and maintenance of thoroughfares in the plan area:

- Limited lane widths to appropriately calm traffic.
- Two-way traffic and on-street parking to maximize frontage and mobility options.
- Tighter curb radii to calm traffic and thus improve pedestrian safety and walkability.
- Ample sidewalks and generous streetscapes to maximize appeal and image.
- Compatible lighting that is responsive to its context while providing safety and appeal.

5.6.3 Thoroughfare Types

Based on the above, the plan area uses thoroughfare types in several categories to create the palette of blocks that comprise the proposed development. In support of EA1SP goals, the thoroughfare types are identified at a general level as to their overall category. Each category receives the appropriate number of thoroughfare types to address the needs of the plan as to specific purpose and function. To further illustrate the depth and versatility of the proposed thoroughfare network, each of the 5 categories and their corresponding thoroughfare types are summarized in Table 5-4. Figure 5-3 identifies the locations of the thoroughfare categories.

Table 5-4: Thoroughfare Categories and Types

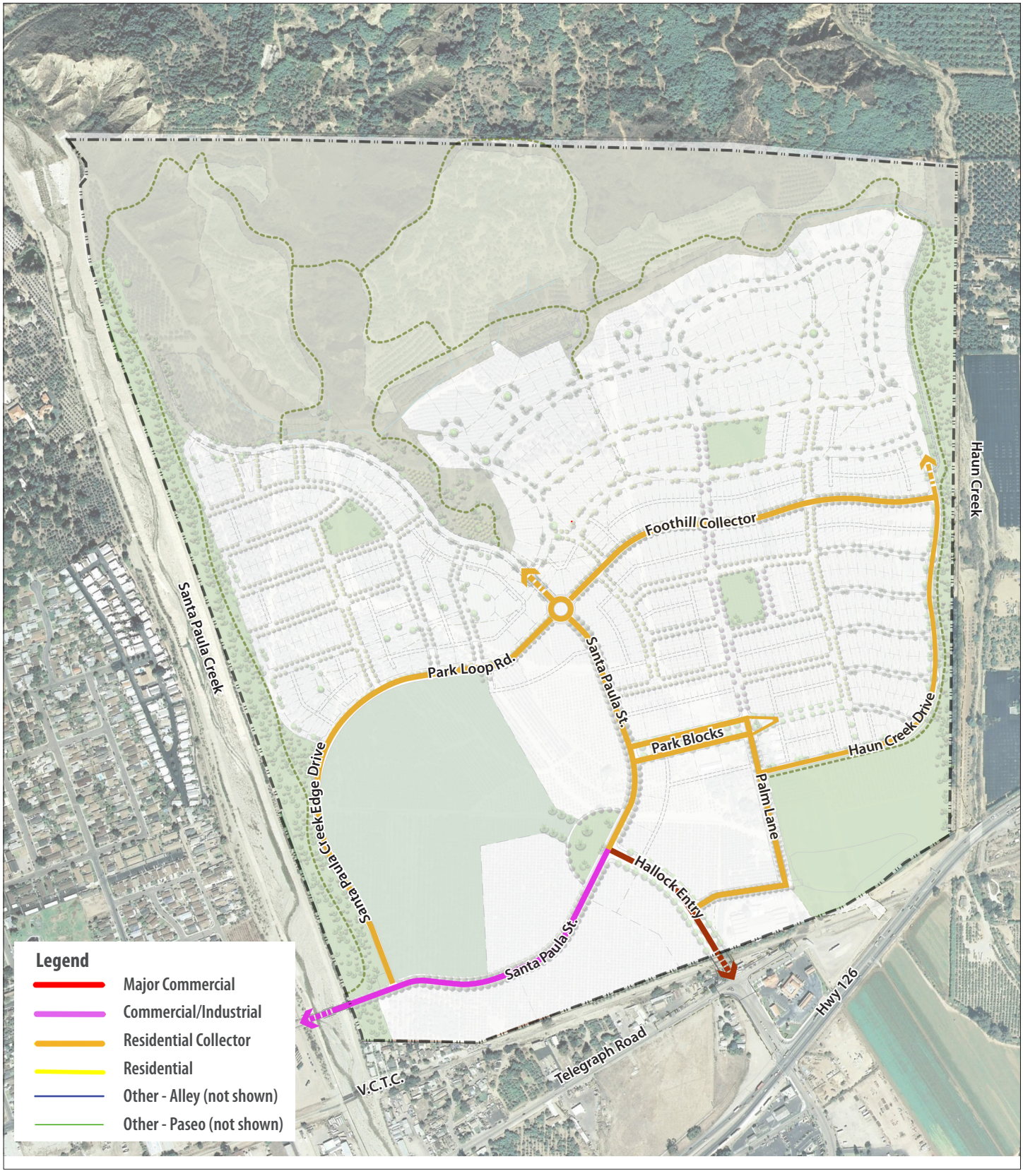
Classification	Thoroughfare Type
Major Commercial	Hallock Commercial Street
Commercial/Industrial	Santa Paula Street
	Santa Paula Creek Bridge
Residential Collector	Santa Paula Creek Drive
	Central Park
	Park Blocks
Residential	Palm Avenue
	Neighborhood Streets
Other	Alley
	Paseo
	Trail I
	Trail II

Source: Jensen Design & Survey, Inc., 2014

5.6.4 New Street Names

New streets must be named in accordance with City of Santa Paula Resolution No. 6276.

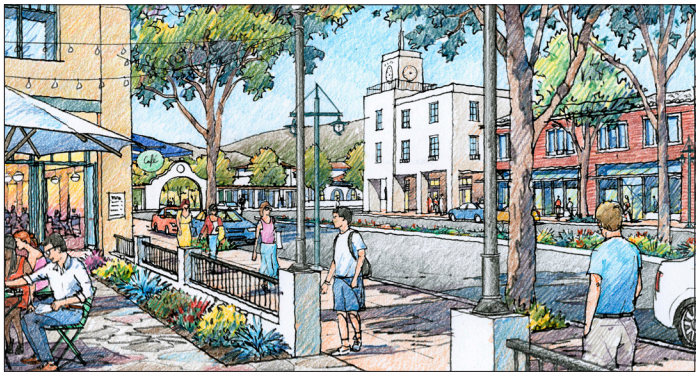
Figure 5-3: Thoroughfare Type Diagram



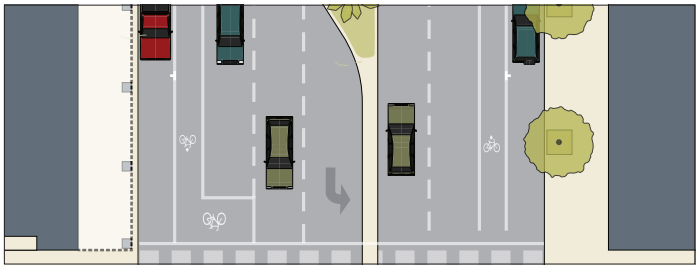
5.6.5. Hallock Entry

Design Guidelines		
	Notes	Dimension
Street Classification	Major Commercial	--
Right-Of-Way (ROW) Width	--	120 feet
Curb-to-Curb Pavement Width	across entire street, incl. median	92 feet
	to median	38 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	four, 2-each direction	12 feet
Medians	planted median & left-turn lane	16 feet
Parking Lanes	parallel, both sides, marked	8 feet
Addt'l Transportation Provision	bicycle lanes, both sides	6 feet
Walkways	sidewalk, both sides	14 feet
Curbside Landscaping	tree wells	4' x 4'
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	double-head column (see section 5.6.16)	60' on center both side, aligned

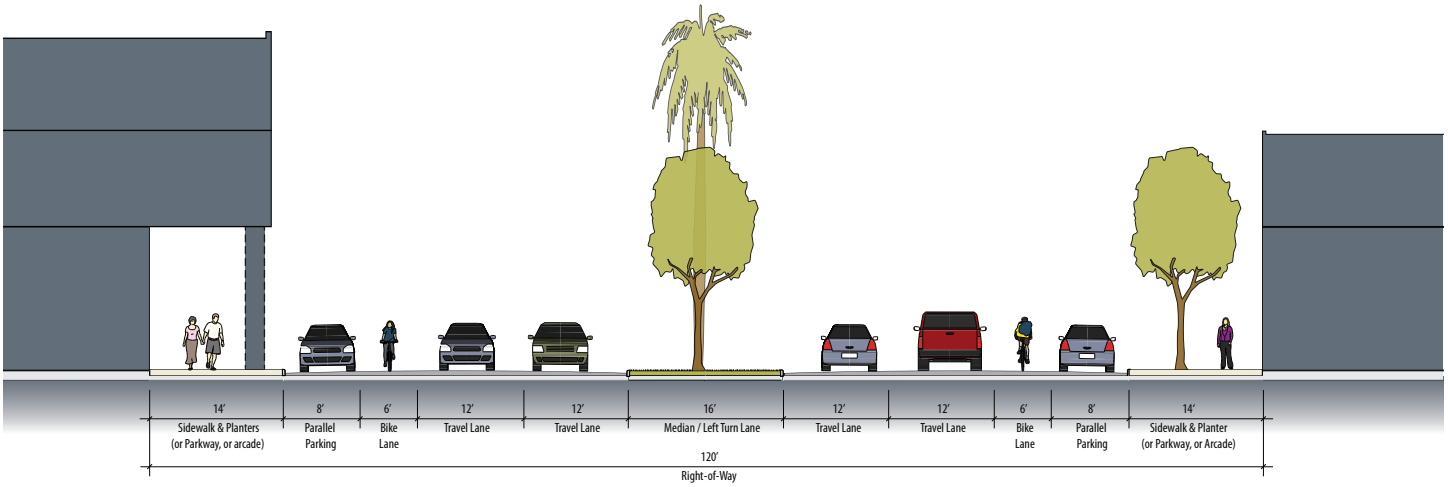
The Hallock Entry serves as the Gateway into East Area 1, as well as a direct link to the Civic Park and mixed-use Hallock Center. Its character is heavily pedestrian-oriented and strongly defined by buildings with shopfronts built to the street. The pedestrian experience is enhanced with 14-foot wide sidewalks, street trees in wells, and pedestrian-scale lighting.



Artist's rendition of Hallock Entry



Typical plan view of Hallock Entry

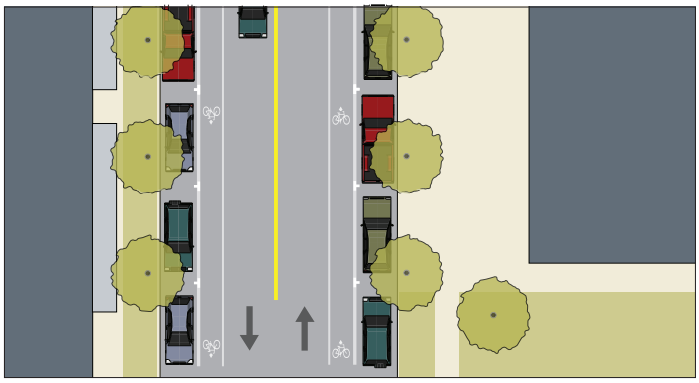


5.6.6. Santa Paula Street

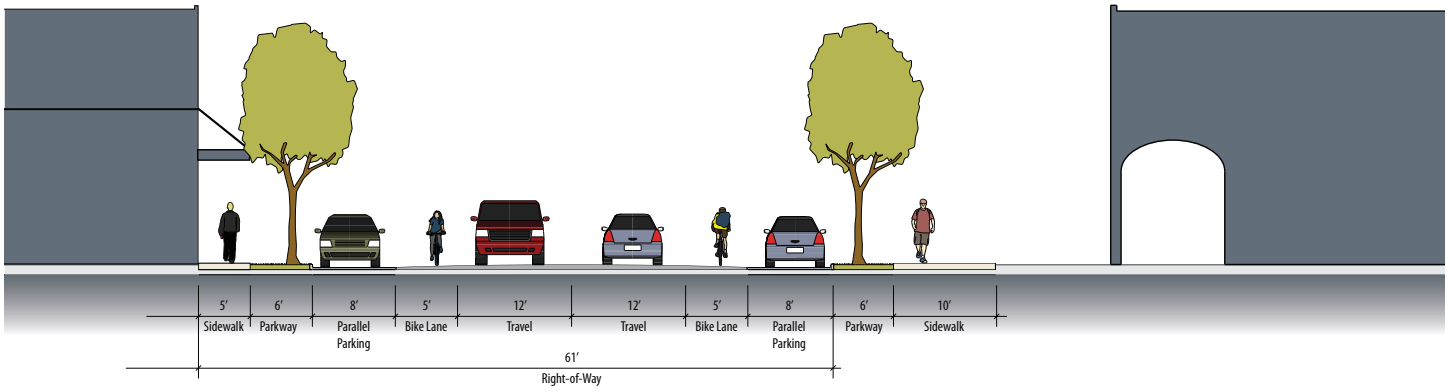
Design Guidelines		
	Notes	Dimension
Street Classification	Commercial/Industrial (w/ Median)	--
Right-Of-Way (ROW) Width	--	61 feet
Curb-to-Curb Pavement Width		50 feet
Desired Operating Speed	--	30 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Addt'l Transportation Provision	bicycle lanes, both sides	5 feet
Walkways	sidewalk, south side	5 feet
	multi-use trail, park/school side	10 feet
Curbside Landscaping	continuous planting strip	6 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	120' on center, staggerred

Santa Paula Street is the major east/west thoroughfare in the southern portion of East Area 1, serves as a gateway from downtown across a new bridge over Santa Paula Creek and defines the southern edge of the Civic Park. Parallel parking on both sides, and sidewalks separated from the curb with continuous landscaping including trees.

Artist's rendition of Santa Paula Street.



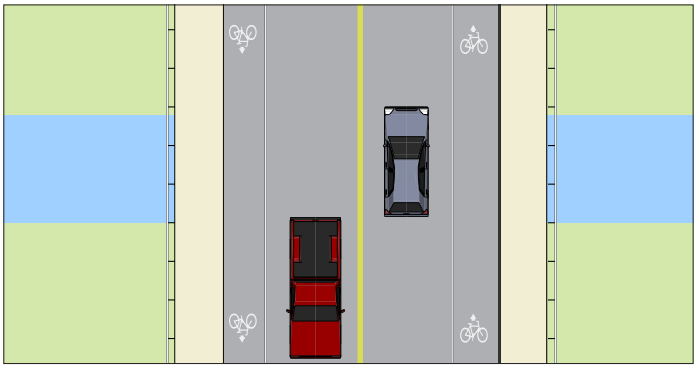
Typical plan view of Santa Paula Street.



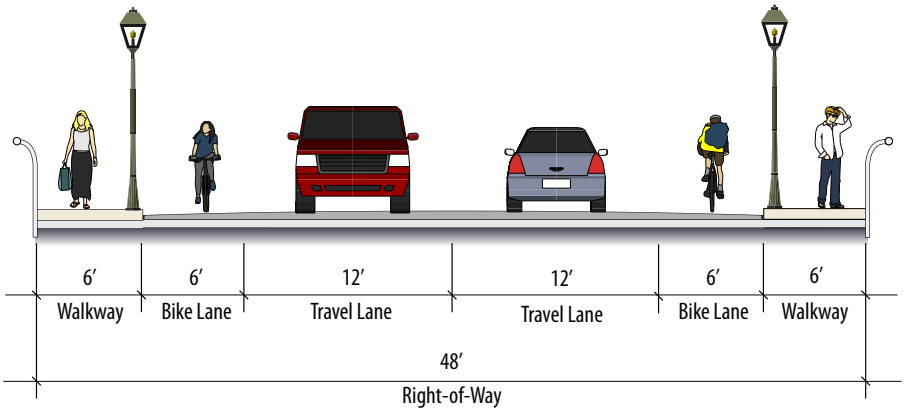
5.6.7. Santa Paula Creek Bridge

Design Guidelines		
	Notes	Dimension
Street Classification	Commercial/Industrial (Bridge)	--
Right-Of-Way (ROW) Width	--	48 feet
Curb-to-Curb Pavement Width	--	36 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	--
Travel Lanes	Two, 2-way	12 feet
Medians	Center Turn Lane	--
Parking Lanes	No	--
Addt'l Transportation Provision	bicycle lanes, both sides	6 feet
Walkways	sidewalk on both sides	6 feet
Curbside Landscaping	--	--
Typical Street Lighting	single-head column (see section 5.6.16)	60' on center, aligned

Santa Paula Creek Bridge serves as the eastern Gateway from downtown and consists of one vehicular travel lane and one bike lane in each direction. Curb-tight sidewalks provide pedestrian access from existing neighborhoods to the Civic and Hallock Center Districts, as well as the Neighborhood. A two-way bike trail on the north side of the bridge ties into East Area 1's trail system and provides for a safe crossing of Santa Paula Creek.



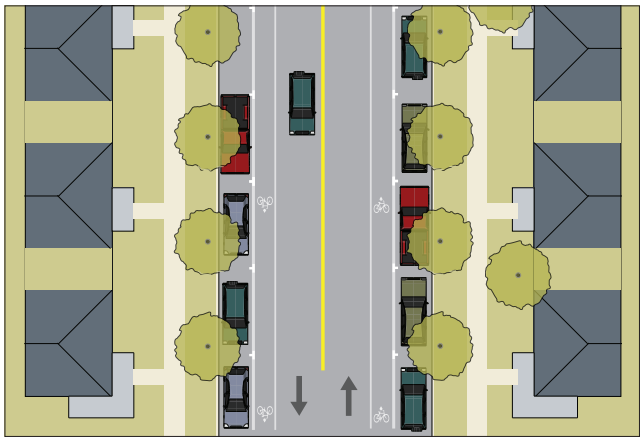
Typical plan view of Santa Paula Creek Bridge.



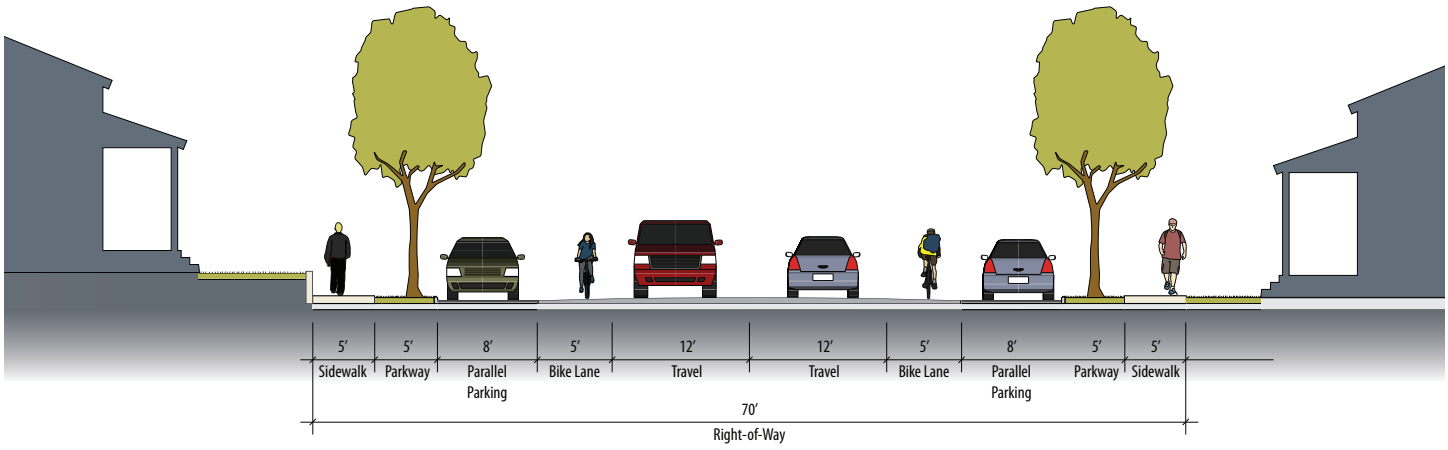
5.6.8. Foothill Collector

Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector (w/ Median)	--
Right-Of-Way (ROW) Width	--	70 feet
Curb-to-Curb Pavement Width	across entire street	50 feet
Desired Operating Speed	--	30 mph
Corner Curb Radius	--	13 feet
Travel Lanes	Two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Addt'l Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet
Curbside Landscaping	continuous planting strip	5 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	120' on center, staggered

The Foothill Collector connects the Civic District to the Haun Creek. The buildings fronting the street are varied, and include townhouses along the eastern half, and mostly single family houses. The street has a planted median, parallel parking and sidewalks separated from the curb with continuous planting strips on both sides.



Typical plan view of the Foothill Collector.

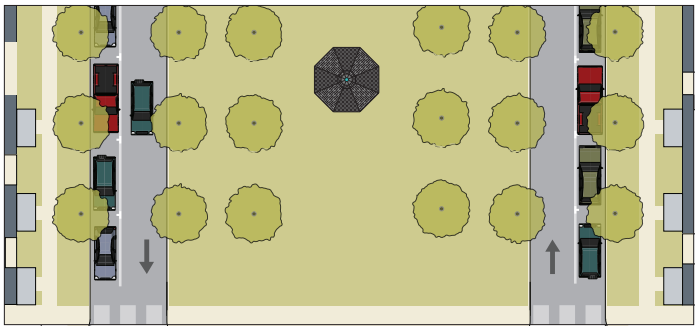


5.6.9. Park Blocks

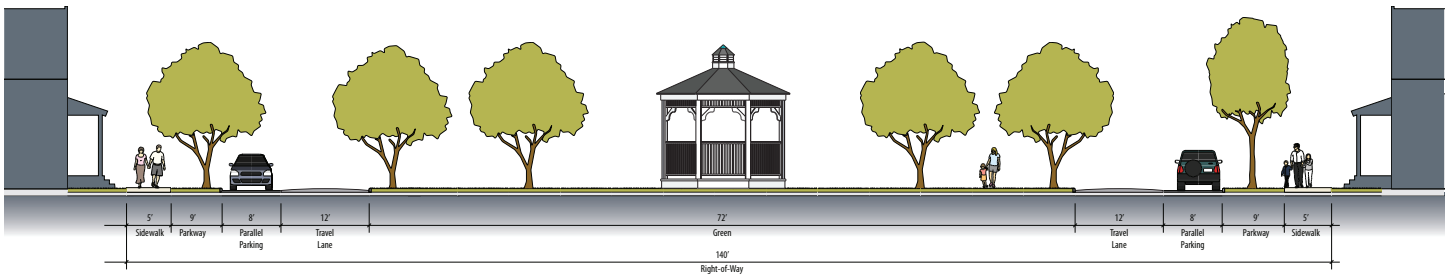
Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector (w/ Median)	--
Right-Of-Way (ROW) Width	--	140 feet
Curb-to-Curb Pavement Width	across entire street	112 feet
	to median	20 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	Park Blocks	72 feet
Parking Lanes	parallel, both sides	8 feet
Addt'l Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet
Curbside Landscaping	continuous planting strip	9 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	60' on center on building side

Running east from the Civic Park, Park Blocks accommodates the historic Well House and is lined with residential and mixed-use buildings. The streets on either side of the greens allow one-way traffic and parallel parking on one side. The sidewalks are located on the building side of the streets and are separated from the curb by continuous planting strips.

Artist's rendition of Park Street.



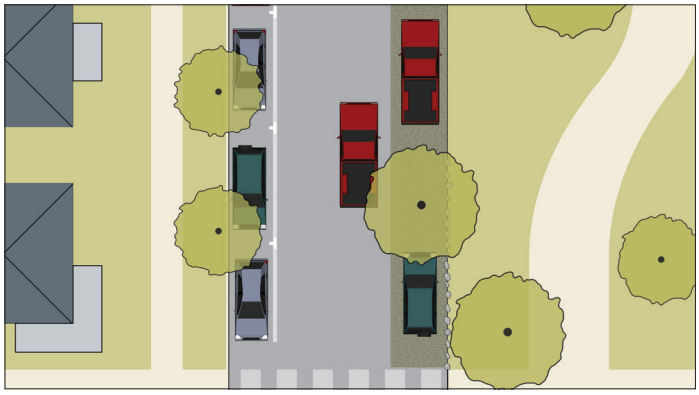
Typical plan view of the Park Blocks.



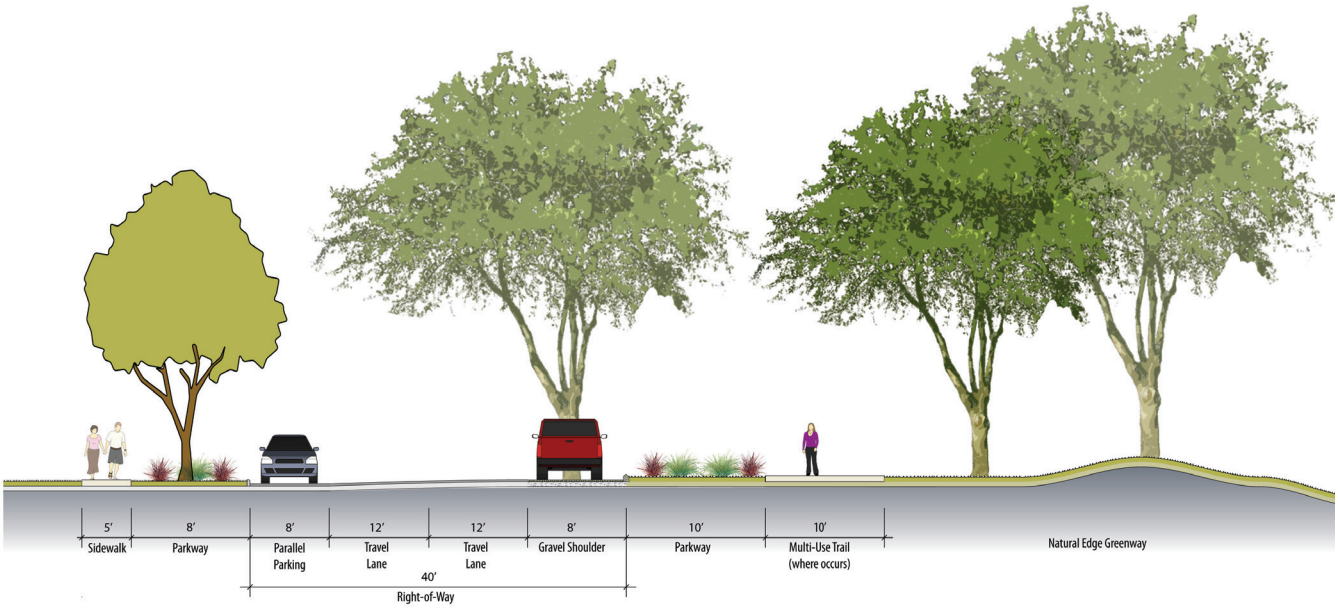
5.6.10. Santa Paula Creek and Haun Creek Edge Drives

Design Guidelines		
	Notes	Dimension
Street Classification	Residential Collector	--
Right-Of-Way (ROW) Width	--	40 feet
Curb-to-Curb Pavement Width	across entire street	40 feet
Addt'l Curb Detail	River Cobble or Rolled Curb Edge in lieu of Curb, (park / edge side)	
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	13 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	(park side)	8 feet
Addt'l Parking Details	parkable gravel shoulder (edge side)	8 feet
Addt'l Transportation Provision	multi-use trail along creek and park	12 feet
Walkways	sidewalk on creek side	5 feet
Curbside Landscaping	Parkway / bioswale, development side	10-15 feet
Addt'l Landscaping	Tree planters in gravel shoulders between parking spaces	6 feet minimum
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center on building side

The Santa Paula Creek Edge Drive and Haun Creek Edge Drive are characterized by a curb, parkway and sidewalk along the developed side of the street, and a soft, parkable gravel shoulder along the natural greenway side of the street. Large oak trees are envisioned planted within the gravel shoulder (between parking areas at random intervals) and a multi-use trail is envisioned running through the natural greenway providing pedestrian and bicycle access to the trail network in the hills.



Typical plan view of the Santa Paula Creek/Haun Creek Edge Drive.

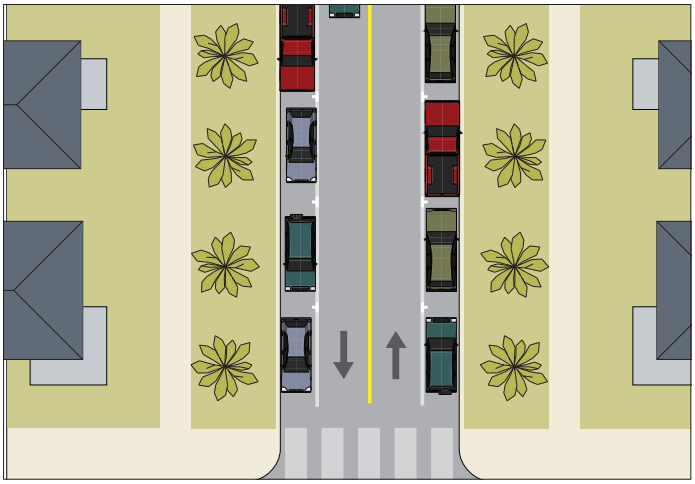


5.6.11. Palm Avenue

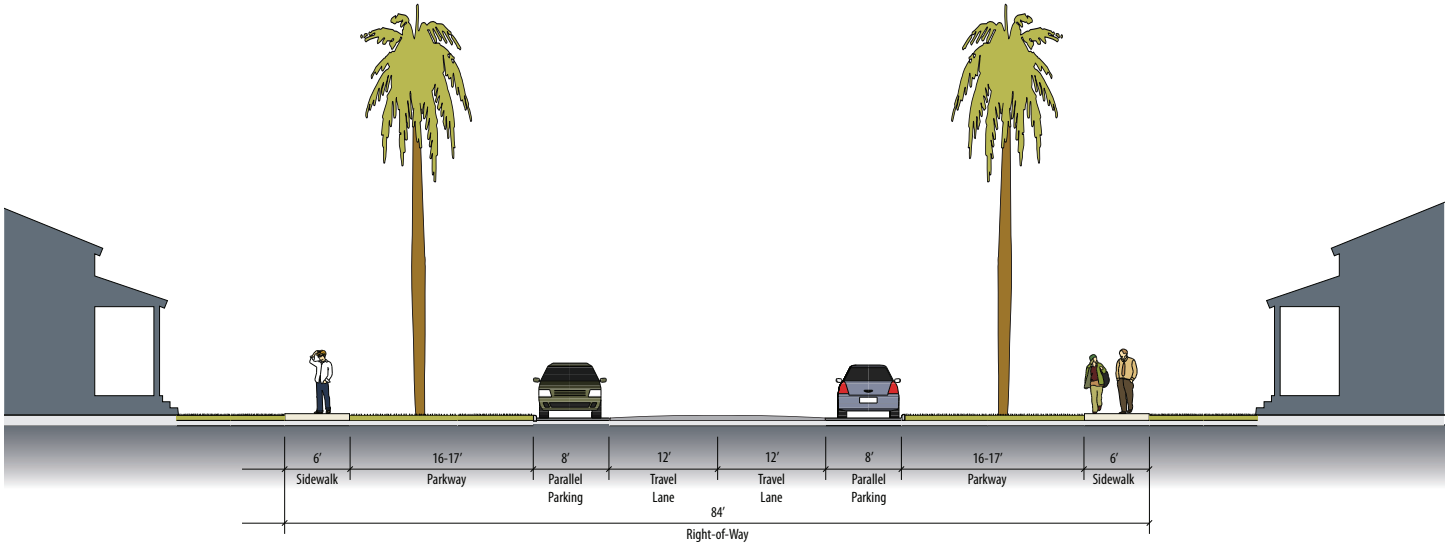
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	84 feet*
Curb-to-Curb Pavement Width	--	40 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	12 feet
Medians	--	--
Parking Lanes	parallel, both sides	8 feet
Additional Transp. Provision	--	--
Walkways	sidewalk, both sides	6 feet*
Curbside Landscaping	cont. planting with exist. palms	16-17 feet*
Typical Street Tree Spacing	see section 5.7	25' on center if replaced
Typical Street Lighting	single-head column (see section 5.6.16)	90' on center, aligned

** Exact dimensions to be determined at the Tentative Map level.*

Palm Avenue is a residential street east of and parallel to Hallock Commercial Street. It is lined with higher-density residential buildings. Its wide right-of-way accommodates the existing palm trees as well as wide sidewalks that provide for a comfortable pedestrian route from the Park Blocks to the greenway to the south and east.



Typical plan view of Palm Lane.



5.6.12. Neighborhood Street

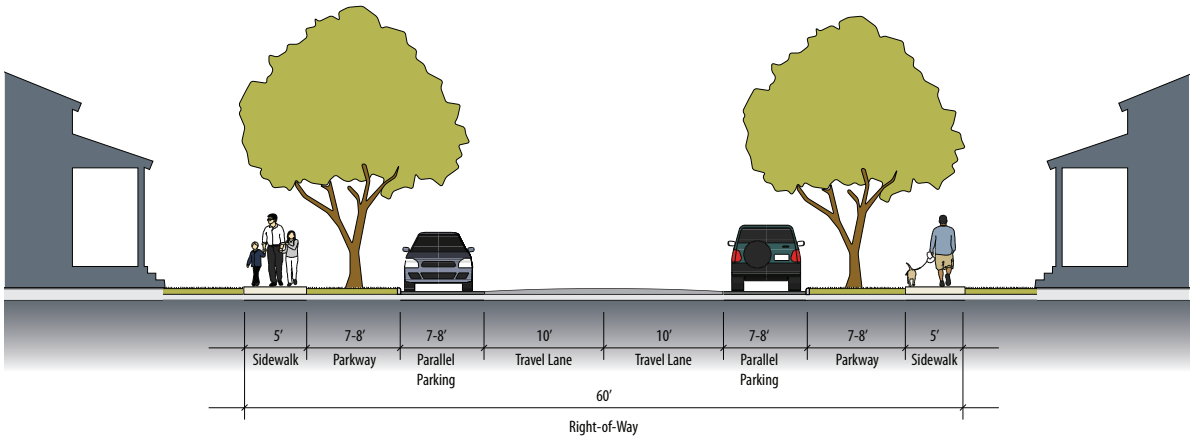
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	60 feet*
Curb-to-Curb Pavement Width	--	34-36 feet
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	10 feet
Medians	--	--
Parking Lanes	parallel, both sides	7-8 feet*
Addt'l Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet*
Curbside Landscaping	continuous parking strip	7-8 feet*
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center, staggered

** Exact dimensions to be determined at the Tentative Map level.*

Neighborhood Streets are designed for low traffic volumes and traffic speeds of 25 miles per hour or less. Their primary function is to provide local access to adjacent land uses, which vary throughout the area, depending on the location.

Sidewalks and curbside parking are provided on one or both sides. Sidewalks are separated from the curb by parkway strips planted with tree rows in many cases, to shade the sidewalks, to buffer pedestrians from traffic, to provide opportunities for stormwater infiltration, and to help avoid cross-slopes on sidewalks that can present barriers to users of wheelchairs and children's wheeled vehicles.

Artist's rendition of a typical Neighborhood Street.

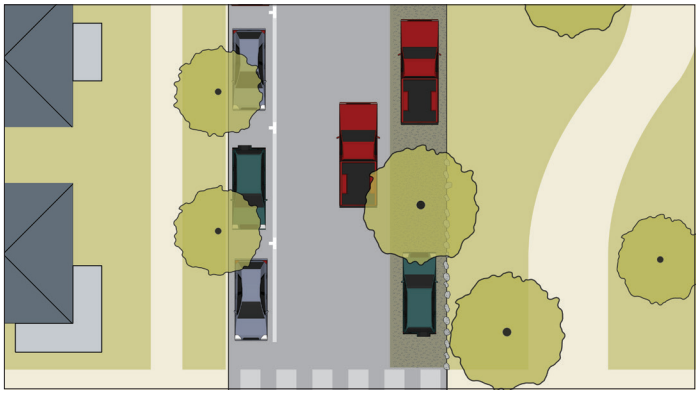


5.6.13. Neighborhood Edge Drive

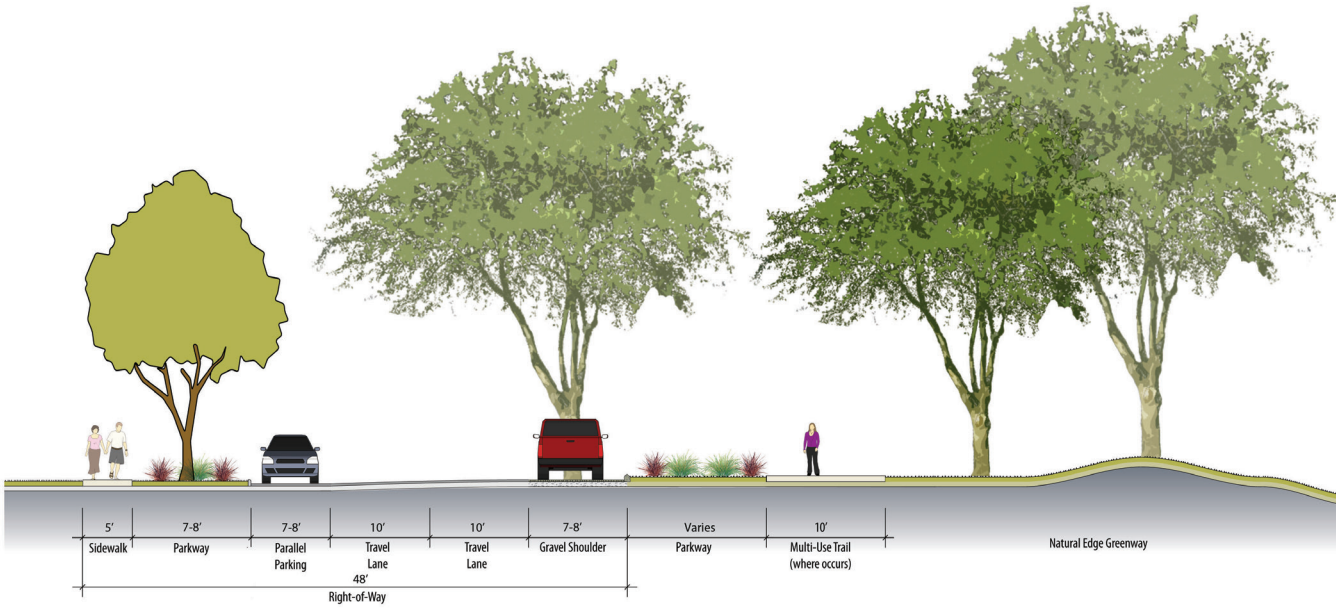
Design Guidelines		
	Notes	Dimension
Street Classification	Residential	--
Right-Of-Way (ROW) Width	--	48 feet*
Curb-to-Curb Pavement Width	across entire street	34-36 feet
Addt'l Curb Detail	River Cobble or Rolled Curb Edge in lieu of Curb, (edge side)	
Desired Operating Speed	--	25 mph
Corner Curb Radius	--	10 feet
Travel Lanes	two, 2-way	10 feet
Medians	--	--
Parking Lanes	(development side)	7-8 feet*
Addt'l Parking Details	parkable gravel shoulder, (edge side)**	7-8 feet*
Addt'l Transportation Provision	multi-use trail along creek and park	10 feet
Walkways	sidewalk on development side	5 feet
Curbside Landscaping	Parkway / bioswale, development side	7-8 feet*
Addt'l Landscaping	Tree planters in gravel shoulders between parking spaces	6 feet
Typical Street Tree Spacing	see section 5.7	30' on center
Typical Street Lighting	single-head column (see section 5.6.16)	150' on center on building side

* *Exact dimensions to be determined at the Tentative Map level.*
** *Optional*

The Neighborhood Edge Drive is a low speed, low velocity roadway, accommodating local traffic and providing a comfortable route for bicycling or walking. Additional pedestrian and bicycle accommodation is provided by the multi-use trail in the adjacent Greenway.



Typical plan view of Neighborhood Edge Drive.

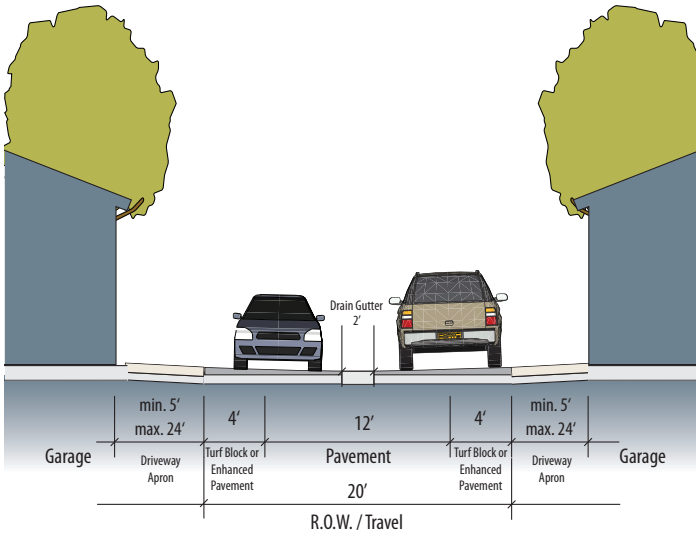


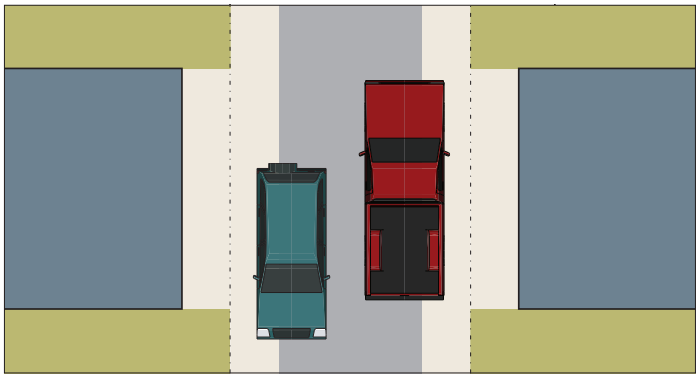
5.6.14. Alley

Design Guidelines		
	Notes	Dimension
Street Classification	Alley	
Right-Of-Way (ROW) Width	--	20 feet
Pavement Width	--	12 - 20 feet
Desired Operating Speed	--	5 mph
Corner Curb Radius	--	--
Travel Lanes	one, 2-way	20 feet
Medians	--	--
Bicycle Access / Provision	--	--
Addt'l Transportation Provision	--	--
Walkways	--	--
Curbside Landscaping	see section 5.7	--
Street Lighting	Garage-mounted lights	--

Alleys are located in the rear of lots and provide the primary vehicular access to residential property. Garages are oriented to and accessed from Alleys. Garages may be located a minimum of 4 feet from the rear property line and may be set back further to allow for parking in front of the garage (maximum setback: 24 feet). The entire 20-foot alley right-of-way is driveable, however, a four foot strip on both sides may be enhanced pavement. Enhanced pavement may be permeable and can be made of brick, stone or grass pavers, porous concrete, or similar materials. Trash cans, gas and electric meters and other utilities are located in the Alleys.

Illustrative example of an Alley.



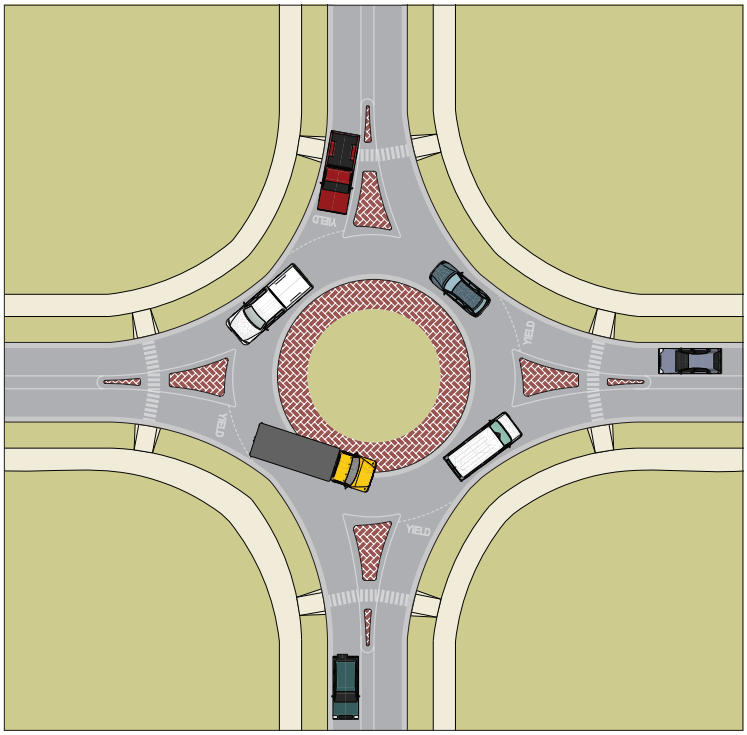


Typical plan view of an Alley.

5.6.15. Roundabout

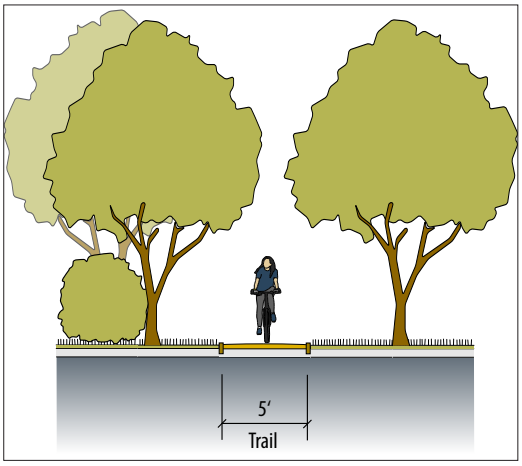
Thoroughfare Design Guidelines		
	Notes	Dimension
Right-Of-Way (ROW) Width	--	varies
Curb-to-Curb Pavement Width	--	varies
Desired Operating Speed	--	15 mph
Corner Curb Radius	--	varies
Travel Lanes	two, 2-way	varies
Medians	--	optional
Parking Lanes	--	--
Addt'l Transportation Provision	--	--
Walkways	sidewalk, both sides	5 feet minimum
Curbside Landscaping	continuous planting strip	8 feet minimum
Typical Street Tree Spacing	see section 5.7	varies
Typical Street Lighting	Per street standards, none in roundabout	--

Roundabouts are circular intersections whose features include a central island, truck aprons or mountable curbs, a circulatory roadway and splitter islands at each approach. Roundabouts are a safe and efficient traffic calming device which can be used at many of the same locations as traffic signals or stop controls. Roundabouts should be used where physical conditions allow, including approach grades and right of way width. Crosswalks should be located between 1-3 car lengths behind the yield line. A landscaped central island reinforces the geometry, encourages pedestrians to cross at designated crossing locations and helps to integrate the traffic device with the surrounding streetscape. Landscape design, design of the approach road and roundabout may provide visibility of the roundabout from a distance that will allow approaching drivers to see the roundabout in all weather and lighting conditions. Roundabout designs will require a case-by-case study of the design speed, geometry, capacity, existing conditions, and other factors, by the Public Works Director, or designee.



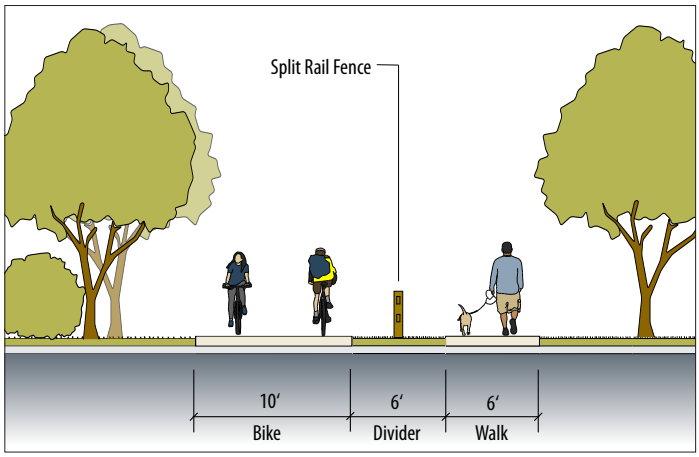
Typical plan view of a Roundabout.

5.6.16. Trail I



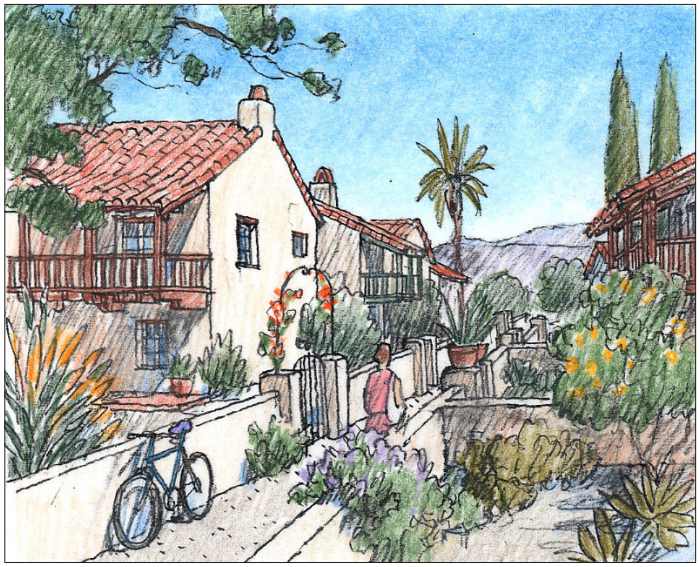
Trail I is comprised of a pathway suitable for the shared use of mountain bicyclists and hikers and will meander along the hillside above the Neighborhood. Trail I may be paved with permeable materials or be unpaved. This path will connect to the Trail II path system as indicated in Figure 5-3, Thoroughfare Type Diagram.

5.6.17. Trail II



Trail II is comprised of separate paved pathways designated for either cyclists or walkers. A planted divider with split-rail fence separates the two path types. Trail II pathways will meander nearly the entire west and east edges of the East Area 1 development.

5.6.18. Paseo



A pedestrian connector that passes between buildings and provides short cuts through long blocks or where the terrain is too steep for a street. Paseos may also connect parking lots in the rear with the building frontages.

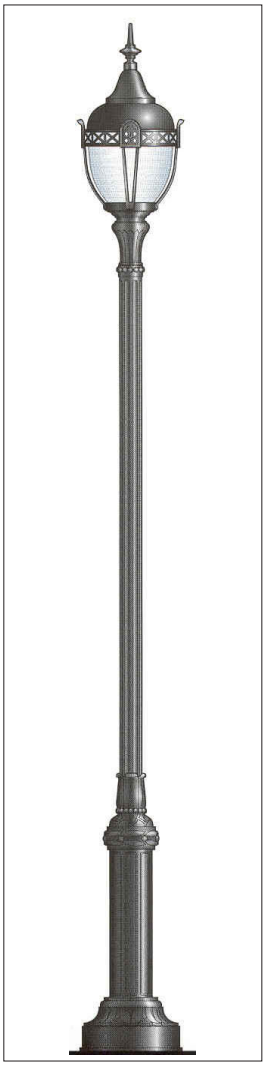
5.6.19. Street Lighting Guidelines

Streets and other public spaces throughout East Area 1 may be carefully scaled and detailed for the safety and comfort of pedestrians. The location and scale of street trees, street lights, street furniture, and special accent pavement may be focused on creating comfortable spaces to walk, shop, visit and rest. Typical streetlights may be of the types illustrated on this page.

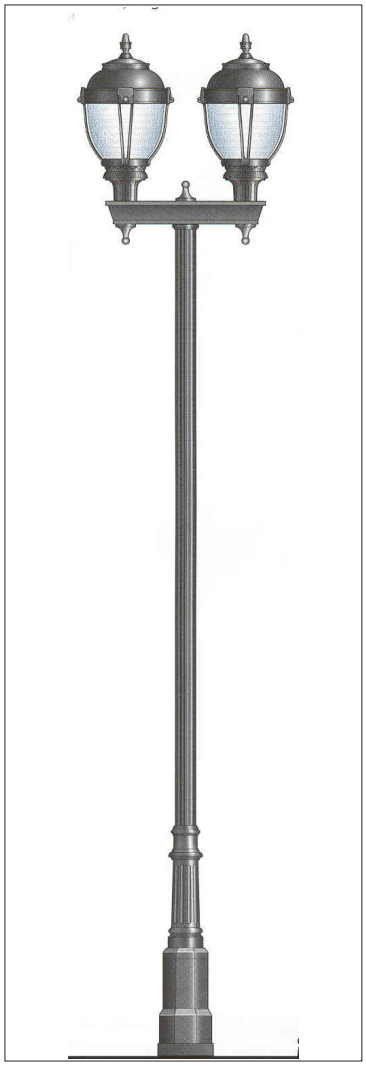
They may be configured, placed and spaced as described for each thoroughfare type, and generally as follows:

- On major streets, double-headed luminaires may be located at about 60 feet on center (twice the tree spacing) aligned on both sides, not staggered, and approximately. 18 to 24 feet in height. Banner arms are recommended on Hallock Drive and Santa Paula Street within the Hallock Center.
- On Neighborhood Streets, single-head lights may be located mid-point between every fifth tree (150 ft.), staggered in such a way that there is one light every 75 linear feet of street. Heights in the 12 to 18 foot range are recommended.
- Along streets fronting a park or greenway, single-head lights may be located along the built edge of the street at about 90' on center (at about every third tree), unless specified otherwise.
- Any lights in park areas may be in accordance with the park design.

Recommended pole types include concrete or aluminum poles as manufactured by King Luminaire, Lumec/Philips, or similar. Poles with a distinct base element are recommended. Luminaires should be down-directed, cut-off type to avoid night sky illumination, and provided with high-efficiency lamps - LEDs are recommended.



Single-Head Column



Double-Head Column

5.7 Landscape Standards

5.7.1 Purpose

A. General requirements. Landscapes should preserve and promote the aesthetic character and value of East Area 1 in the following ways:

1. The landscape – including streets, greens, parks and front yards – should define, unify and enhance the public realm.
2. The landscape should be sensitive to its environmental context and utilize plant species that reduce the need for supplemental irrigation water.
3. Front yards should be landscaped with drought-tolerant plant materials and permanent underground low-flow irrigation systems.
4. Off-street parking should be screened and landscaped.
5. All landscapes should be in accordance with local and State Firescape guidelines, fire safe plant lists, and City of Santa Paula Resolution 3675.

B. Landscape for thoroughfares. Street trees should be consistent with species identified in the Street Tree Plan, Figure 5-5. Large trees with arching canopies should be planted in rows in continuous parkway strips or individual tree wells parallel to the adjacent curb on both sides of the street and in street medians where appropriate. Consistency in tree species and spacing should be used to establish a strong street identity.

C. Community Plant Palettes

1. Hallock Center and Civic District

a. Dominant Trees - 36" box minimum size

Cinnamomum camphora	Camphor Tree
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Washingtionia Robusta	Mexican Fan Palm

b. Background Trees - 24" box minimum size

Magnolia grandiflora	Southern Magnolia
Pinus eldarica	Afghan Pine
Pyrus calleryana	Evergreen Pear

c. Accent Trees - 24" box minimum size

Lagerstroemia indica	Crape Myrtle
Olea europaea'Swan Hill'	Fruitless Olive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

Common area green

Tree-lined street

Open space

2. Neighborhood Palette A

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Hybrid Strawberry Tree
Koelreuteria paniculata	Goldenrain Tree
Pinus canariensis	Canary Island Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

b. Background Trees - 24" box minimum size

Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary's'	Southern Magnolia
Pyrun calleryana	Flowering Pear

c. Accent Trees - 24" box minimum size

Cercis occidentalis	Western Redbud
Lagerstroenia indica	Crape Myrtle
Olea europaea 'Swan Hill'	FruitlessOlive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

Drake Elm

Trees in parkway

2. Neighborhood Palette B

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Strawberry Tree
Koelreuteria paniculata	Golden rain Tree
Platanus racemosa	Western Sycamore
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

b. Background Trees - 24" box minimum size

Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary's'	Southern Magnolia
Pinus eldarica	Afghan Pine
Pyrun kawakamii	Evergreen Pear

c. Accent Trees - 15 gallon minimum size

Cercis occidentalis	Western Redbud
Lagerstroenia indica	Crape Myrtle
Prunus c. 'Krauter Vesuvius'	Purple-Leaf Plum

Median tree planting

Figure 5-4: Master Street Tree Plan

Legend:

- Cinnamomum camphora - Camphora Tree
- Magnolia grandiflora - Southern Magnolia
- Plananus acerfolia 'Bloodgood' - London Plane Tree
- Quercus virginiana - Southern Live Oak
- Washington Robusta - Mexican Fan Palm
- Tipuana tipu - Tipu Tree
- Pheonix canariensis - Existing Canary Island Date Palm
- Ulmus parvifolia 'Drake' - Drake Elm
- Arbutus x Marina - Hybrid Strawberry Tree
- Pyrus calleryana 'Aristocrat' - Aristocrat Pear
- Lophostemon confertus - Brisbane Box
- Pistacia chinensis - Chinese Pistache
- Olea europea 'Swan Hill' - Fruitless Olive Tree
- Lagerstromia indica - Crape Myrtle
- Koelreuteria bipinnata - Chinese Flame Tree
- Jacaranda mimosifolia - Jacaranda

Source: MJS Design Group, Inc, 2014

2. Neighborhood Palette C

a. Dominant Trees - 24" box minimum size

Arbutus 'Marina'	Hybrid Strawberry Tree
Cinnaomoum camphora	Camphor Tree
Koelreuteria paniculata	Goldenrain Tree
Pinus canariensis	Canary Island Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac

b. Background Trees - 24" box minimum

Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora 'St. Mary'	Southern Magnolia
Pyrus calleryana	Flowering Pear

c. Accent Trees - 15 gallon minimum

Cercis occidentalis	Western Redbud
Lagerstroemia indica	Crape Myrtle
Olea europaea 'Swan Hill'	Fruitless Olive
Prunus c. 'Krauter Vesuvius'	Purple Leaf Plum
Pyrus calleryana	Flowering Pear

4. Parks

a. Trees - 85% 24" box, 15% 15 gallon

Arbutus 'Marina'	Strawberry Tree
Cedrus deodara	Deodar Cedar
Cercis occidentalis	Western Redbud
Cinnamomum camphora	Camphor Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Liquidamber s. 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus pinea	Italian Stone Pine
Pistacia chinensis	Chinese Pistache
Platanus a. 'Bloodgood'	London Plane Tree
Platanus racemosa	Western Sycamore
Pyrus calleryana	Evergreen Pear
Quercus wislizenii	Interior Live Oak
Rhus lancea	African Sumac
Ulmus parvifolia 'Drake'	Evergreen Elm

Commercial Plaza

Tot lot at park

Active recreation at park

5. Open Space and Transition Lands

a. Trees - 15 gallon minimum size

Aesculus californica	California Buckeye
Heteromeles arbutifolia	Toyon
Platanus racemosa	Western Sycamor
Quercus berberidifolia	Interior Scrub Oak
Quercus lobata	Valley Oak
Quercus wislizenii	Interior Live Oak

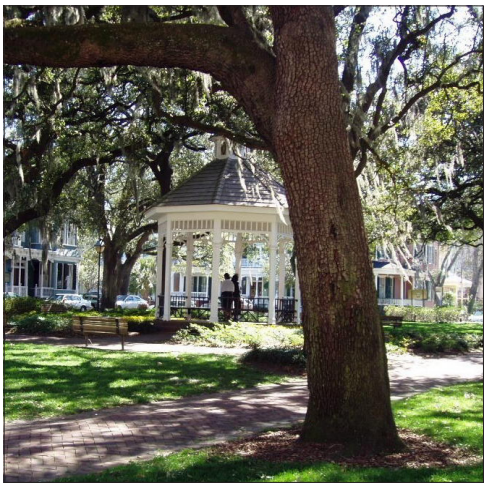
b. Large Shrubs (5' + Tall) - minimum 1 gallon

Abelia "Edward Goucher"	Glossy Abelia
Baccharis sp.	Coyote Bush
Calyccanthus occidentalis	Spice Bush
Camellia japonica	Japanese Camellia
Ceanothus species	California Lilac
Cotoneaster lacteus	Cotoneaster
Dodonaea viscosa	Hopseed Bush
Escallonia fradesii	Escallonia
Fiejoa sellowiana	Pineapple Guava
Ilex cornuta	Chinese Holly
Juniperus chinensis	Juniper
Ligustrum texanum	Texas Privet
Photinia fraserii	Red-tip Photinia
Pittosporum tobira	Mock Orange
Podocarpus macrophyllus	Yew Pine
Prunus laurocerasus	English Laurel
Rhamnus californica	Coffeeberry
Rhamnis ilicifolia	Hollyleaf Redberry
Viburnum "Spring Bouquet"	Viburnum
Xylosma congestum	Shiny Xylosma

c. Medium Shrubs (3' – 5' Tall) - minimum 1 gallon

Azalea species	Southern Azalea
Berberis thunbergii	Japanese Barberry
Buxus japonica	Boxwood
Callistemon 'Little John'	Dwarf Bottlebrush
Camellia sasanqua	Sasanqua Camellia
Ceanothus sp.	California Lilac
Cistus sp.	Rock Rose
Dietes bicolor	Butterfly Iris
Grevellia noelii	Grevillea
Nandina domestica	Heavenly bamboo
Pennisetum rubrum	Red Fountain Grass
Raphiolepis indica sp.	India Hawthorn
Rose sp.	Rose

Parking with permeable paving



Neighborhood green

Plaza

d. Small Shrubs (1' – 3' Tall) - minimum 1 gallon)

Agapanthus africanus	Lily of the Nile
Artemesia sp.	Artemesia
Baccharis "Pigeon Point"	Dwarf Coyote Bush
Ceanothus sp.	Dwarf Ceanothus
Cotoneaster dammeri	Bearberry Cotoneaster
Hemerocallis hybrid	Evergreen Daylily
Heuchera sanguinea	Coral Bells
Juniperus horizontalis	Juniper
Lantana montevidensis	Lantana
Lavendula spp.	Lavender
Liriope gigantea	Liriope
Mahonia aquifolium "Compacta"	Dwarf Oregon Grape
Nandina "Harbor Dwarf"	Dwarf Heavenly Bamboo
Pittosporum t. "Wheeler's	Dwarf"Dwarf Mock Orange
Raphiolepis 'Clara'	India Hawthorn
Rosemarinus prostrata	Dwarf Rosemary
Salvia gregii	Salvia
Santolina rosmarinifolia	Santolina
Zauschneria canum	California Fuchsia

e. Groundcovers and Perennials - minimum 1 gallon or flatted rooted cuttings:

Arctostaphylos sp.	Dwarf Mazanita
Baccharis "Twin Peaks"	Dwarf Mazanita
Coprosma "Verde Vista"	Coprosma
Gazania sp.	Gazania
Hypericum calycinum	St. Johns Wort
Iris douglasiana	California Iris
Juniperus confeta	Shore Juniper
Myoporum pacificum	Myoporum
Trachelospermum jasminoides	Star Jasmine

f. Vines (minimum 1 gallon):

Campsis radicans	Blood-Red Trumpet Vine
Clytostoma sp.	Violet Trumpet Vine
Ficus pumila	Creeping Fig
Lonicera japonica	Japanese Honeysuckle
Parthenocissus quinquefolia	Virginia Creeper
Parthenocissus tricuspidata	Boston Ivy
Rosa sp.	Climbing Rose
Wisteria sinensis	Wisteria

g. Turf (seeded or sodded)

Water conserving tall-type fescue

Parks: GN 1 hybrid bermuda

6. Open Space Slopes

a. **Shrubs** -1 gallon minimum size

Arcotostaphylos spp.	Mazanita
Baccharis spp.	Coyote Bush
Calyccanthus occidentalis	Spice Bush
Ceanothus cuneatus	Buckthorn
Cercis occidentalis	Western Redbud
Fremontodendron californicum	Flannel Bush
Heteromeles arbutifolia	Toyon
Lupinus albifrons	Bush Lupine
Mahonia spp.	Oregon Grape
Quercus berberidifolia	Interior Scrub Oak
Rhamnis californica	Coffeeberry
Rhamnus ilicifolia	Hollyleaf Redberry

7. Creek Edge Conditions

a. Trees -15 gallon minimum size

Aesculus californica	California Buckeye
Junglans californica	Black Walnut
Populus fremontii	Fremont Cottonwood
Quercus wislizenii	Interior Live Oak

b. Shrubs - 1 gallon minimum size

Arcotostaphylos man. 'Dr. Hurd'	Dr. Hurd's Manzanita
Arcotostaphylos 'Green Supreme'	Green Supreme Bearberry
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Berberis aquifolium	Mahonia
Berberis a. var. repens	Creeping Mahonia
Ceanothus species	Ceanothus
Cercis occidentalis	Western Redbud
Epilobium canum	California Fuschia
Fremontodendron californicum	Flannel Bush
Heteromeles arbutifolia	Toyon
Lonicera hispidula var. vacillans	Pink Wild Honneysuckle
Muhlenbergia rigens	Deergrass
Ribes aureum	Golden Current
Ribes sanguinium	Red-Flowering Current
Rosa californica	California Wild Rose
Rubus ursinus	California Blackberry

8. **Community Olive Groves.** Privately Maintained by the Landscape Maintenance District

   a. Grove:

   Olea europaea 'Swan Hill' – Olives planted at 20' on-center

   b. Background Trees:

Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Populus italica	Lombardy Poplar
Pyrus calleryana	Flowering Pear

   c. Complimentary Shrubs:

Lavendula spp.	Lavender
Ornimental Non-Invasive Grasses	Grasses
Prunus caroliniana	Carolina Laurel Cherry
Rosemarinus prostrate	Dwarf Rosemary

9. **Community Grape Vineyard.** Privately maintained and installed and managed by a specialty Contractor.

10. **Prohibited Plants.** The following plants are prohibited since they are inconsistent with the planting scheme.

Aegilops triuncialus
Ailanthus altissima
Atriplex semibaccata
Brassaia nigra
Broussonetia papyrifera
Carprobrodus edulis
Centayrea species
Cortaderia selloana
Cynara cardunclus
Cynara skolymus
Cynondon dactylon
Cytisus
Delairea odorata
Foeniculum vulgare
hedera helix
Leontodon taraxacoides
Lolium species
Melilotus spp.
Mesembryanthemum nodiflorum
Oxalis pes-caprae
Picris echiodeso
Rhynchelytrum repens
Ricinus communis
Salsola salina

Silybum marianum
Spartium junceum
Tribulus terrestris
Tamarix spp.
Xanthium strumarium

D. Front Yard Landscapes. Planting in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Front yards must contribute to distinctive streetscapes throughout the residential portions of the community. Landscaping, hardscaping, and low walls or fences that are built adjacent to the streets will define the character of the various neighbor hoods within the community. Appropriate materials and designs for specific frontage yard types are listed below.

- Lawn / Turf must be the primary ground cover.
- Shrubs and ground covers must be planted at the foundation of the building facade.
- 50% of the yard may be hardscape that may be designed access to the garage and for guest parking, front walks and courtyards. Hardscape may include brick, stone, in terlocking concrete pavers, textured concrete and/or impressed patterened concrete. The balance of the yard must be landscaped. Hardscape may be used for driving and parking of automobiles.

1. **Single Family Front Yards** must be a minimum of twenty feet in width from the back of sidewalk to a facade or garden wall. A minimum of ten feet of turf must be planted behind side walk. At facades, low shrubs and/or ground cover must be planted against the facade. At garden walls, low shrubs and wall vines, or tall shrubs alone, must be planted against the wall.
2. **Single Family Attached Front Yards:** Turf, groundcover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs must be massed or configured as maintained hedges. Three shapes, sizes and types must be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

E. Fuel Modification Measures. Fire-safe landscapes should reduce the chance of ignition. If ignited, they should minimize the amount of heat generated and the ability to transmit fire to structures. A fire safe landscape that incorporates horizontal and vertical separation between plants minimizes the transmission of fire from plant to your home.

Refer to the Ventura County Fire Department Fire Hazard Reduction Program for a Plant Reference Guide and Prohibited Plant List.

5.8 Historic Features

To reinforce the EA1SP's connection with local tradition and history the following historic features are identified to be retained (see Figure 5-5 for locations):

1. The Well House, Park Avenue

2. The Packing House, 18245 East Telegraph Road

3. The Palm Trees, along both sides of Padre Lane

Structures To Be Preserved In Situ:

1. **The Well House.** Retain and rehabilitate the well house in situ within a proposed open space. Rehabilitate the well house for public use. The rehabilitation of the building must conform to the Secretary of the Interior's Standards for Rehabilitation.
2. **The Packing House.** Retain and rehabilitate the packing house in situ. The rehabilitation of the building must conform to the Secretary of the Interior's Standards for Rehabilitation.

Landscape Features To Be Preserved In Situ:

3. **The Padre Lane Palm Trees.** To the greatest extent possible retain the palm trees in situ to preserve a distinctive component of the ranch which is visible from East Telegraph Road. The palm trees must be incorporated into continuous planting strips. If the trees require removal for health and safety reasons, their condition must be evaluated by a certified arborist before their removal. Selective tree removal to accommodate cross streets is permitted.

Structures To Be Removed:

4. **The Barn.**
5. **The Superintendent's House.**

Figure 5-5: Historic Features

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6.1 Design Guidelines Overview

6.1.1 Design Objectives and Intent

The purpose of this section is to provide design guidelines for review and approval by the Director of individual projects for all buildings, structures and attendant site improvements proposed for construction within the Specific Plan Area.

As described in Chapter 2, development within East Area 1 neighborhoods will be characterized by a diverse range of well-designed housing types and well landscaped walkable neighborhood streets. These Design Guidelines identify the most important design considerations in achieving that goal.

The key to well-designed housing on walkable neighborhood streets is the design of the building frontages, front yards and streetscapes. Accordingly, these are the primary focus of these design guidelines. The main design elements that will compose the streetscape of East Area 1 include:

- **Well composed building facades** with windows overlooking the street and a pedestrian-scale main entry welcoming visitors, whether single family homes and small multi-family buildings in the neighborhoods, or larger multi-family buildings, neighborhood shops, and institutional buildings in the Hallock Center and Civic District.
- **Beautifully landscaped front yards** of each individual building and lot, as well as collectively of all the buildings along each street, whether the front yards and driveways of homes in the neighborhoods, or front yards and shopfronts in Hallock Center and the Civic District.
- **The landscape of streets** themselves – whether wider streets with trees in planters or parkway streets in the Hallock Center, the Civic District and along neighborhood avenues, or narrower streets and lanes of more varied designs throughout the neighborhood.

It is envisioned that working within the parameters established by these guidelines, a wide and interesting variety of architecture, landscape, and street configurations will be developed, unified by a few simple design principles:

- **Streetscapes should be richly landscaped,** integrating street and front yard plantings with architecture and site design, providing shade for pedestrians and distinctive and valuable addresses for each property.
- Every building frontage should have **clear, attractive front entries** that welcome the visitor from the street.
- Building facades and frontages should **emphasize the human scale**, managing and balancing larger elements – such as garage doors and driveways – with human-scale design elements such as front walks, forecourts, porches, balconies, trellises and other building and site design elements.

6.1.2 Organization of Design Guidelines.

To provide an organized set of recommendations for applying these principles to the design of each building and lot – while allowing and encouraging creative design of each type of housing that may be proposed for East Area 1 – these Guidelines are organized as described below.

These are recommendations (guidelines) not standards, and they by no means represent all design possibilities for making high quality neighborhood frontages, but they do identify the key considerations that should be taken into account when designing new streets and housing for the neighborhoods and districts of East Area 1.

- **Neighborhood Design Guidelines (Section 6.2)**

  This section provides general guidelines regarding site organization, building massing, and frontage design for pedestrian-oriented neighborhoods.

- **Hallock Center and Civic District Guidelines (Section 6.3)**

  This section provides general guidelines regarding site organization, building massing, and frontage design for the Hallock Center and the Civic District.

- **Architectural Design Guidelines (Section 6.4)**

  This section provides general architectural guidelines, with recommendations for building materials, configurations and detailing of walls, doors and windows, roofs, and architectural elements.

6.2 Neighborhood Design Guidelines

6.2.1 Site Design and Massing Guidelines

A. Introduction. The lot organization and massing design of the homes within the neighborhoods will create streetscapes of varying pattern and character, but which are consistently attractive, comfortable neighborhood spaces for walking, playing, bicycling and visiting with neighbors. This section provides design guidelines to help ensure that the architecture of the homes, landscaping of the front yards, and the design and landscaping of the streets themselves are balanced, coordinated and integrated to achieve this objective.

B. Design Guidelines for Frontage Composition. Garages and drives – given their large size relative to front doors and pedestrian walks – have the potential to dominate the streetscape and disrupt pedestrian movements along the street or from the street to the front doors of homes. On wider lots it is relatively simple to avoid such disruptions, and as lots get narrower greater design finesse is required to retain a balance in favor of human scale architecture and frontages.

The following basic design principles inform these guidelines, which have been prepared to help ensure such a balance:

1. Visitor access and entry – front doors and the walks and frontage spaces leading to them from the street – should be given as much, or more, emphasis than vehicular access and entry.
2. Driveway pavement should be as narrow as practical and carefully integrated into the front yard design.
3. Portions of front yards not occupied by driveways, should be carefully landscaped in ways that welcome visitors – and or create useful outdoor play or activity areas for the residents – and help to de-emphasize views of driveway pavement for passing pedestrians.
4. The massing and composition of homes should de-emphasize garage doors and balance them with human-scale architectural elements, such as porches, balconies, entry courts and dooryards.
5. When garage doors are located close to the street – and/or comprise a significant percentage of the facade width – their design, materials and detailing should make them an integral and contributing element to the architecture of the home.

C. Balancing Pedestrian and Vehicular Access. The guidelines of this section are organized by a number of basic lot configuration scenarios, of which there are no doubt many variations, combinations and hybrids. The aforementioned design principles apply to the following scenarios.

- **Garage Back (see Section 6.2.2.1).** This is expected to be the most common lot configuration, as it naturally emphasizes the front door and entry by pulling it close to the street and naturally de-emphasizes the larger garage door by pushing it back.
- **Garage Forward – Front Access (see Section 6.2.2.2).** This configuration requires careful attention to the front door entry spaces to ensure that they are not overshadowed by the larger, closer garage. A number of techniques for emphasizing the visitor entry and balancing the garage with other architectural elements are illustrated and recommended.
- **Garage Forward – Side Access (see Section 6.2.2.3).** This configuration turns the garage to the side, in most cases generating an entry drive through which visitors approach the front door. Design and detailing of that drive as an "entry court" is recommended, as is the provision of balconies or arcades to add human scaled elements to this court.
- **Garage Rear - Front or Side Access (see Section 6.2.2.4).** This configuration places the garage at the rear of the lot, which not only allows the front yard to be almost entirely devoted to visitor entry and resident use, it also enables the provision of a second dwelling unit over the garage.
- **Garage Rear - Alley Access (see Section 6.2.2.5).** Similar to the previous configuration, this configuration places the garage at the rear of the lot, but with access from the alley, enabling the front yard to be entirely devoted to visitor entry and resident use. It also enables the provision of a second dwelling unit over the garage.
- **Hillside Lots (see Section 6.2.2.6).** Sloping lots, some on sloping streets, offer unique opportunities for massing houses and providing access for pedestrians and cars along these frontages.

Garage back: Covered front entry porch prioritizes human/visitor entry. (See Section 6.2.2.1)

Garage rear: Front entry porch and porte cochere. (See Section 6.2.2.4)

6.2.1.1 Garage Back

A. Description. This configuration applies primarily to single family homes – and potentially also to duplexes – with front door located closer to the street than the garage. In this situation, balancing the appearance of vehicular entry and pedestrian entry is simpler, but close attention should still be paid to emphasizing visitor entry. This scenario more naturally emphasizes the main entry of the home by bringing it forward, so fewer offsetting design elements may be needed to complete the composition.

B. Design Guidelines.

1. Emphasize the front entry to the home with architectural elements such as porches, stoops or balconies. Consider Define the entry yard should be well defined and landscaped to extend a welcoming gesture to the street.
2. Large-scale elements over garage doors – including balconies, projecting rooms and double or triple windows – help balance that facade composition.
3. Simple restrained massing is recommended rather than the alternative technique of adding many small gables and projections.
4. Where practical, a pair of one-car garage doors rather than a single double door can improve the scale of the facade. Double garage doors can also be simply designed to mimic the scale of a pair of single doors.

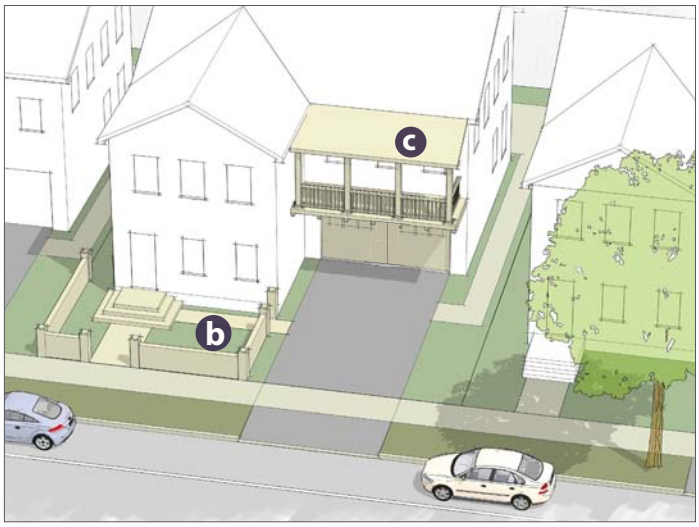
Front porch and garage door designed with panels and small windows.

Garage is scaled back, both in mass and location, related to the nicely-massed front facade of the home, which includes a covered stoop entry.

Front porch and single (or tandem) car garage.

Front porch and 2-car garage, with garage doors colored to match architectural composition of the home.

Porch and entry on 50' lot.



Dooryard, entry stoop, and projecting balcony on 50' lot.

Dooryard and overhang elements on 50' lot.

Projecting garage with Mediterranean architecture on 50' lot.

KEY

Garage recessed back from house entry.

- a Entry Porch / Stoop (covered), 6'- 8' depth
- b Dooryard or Entry Court with low fence or wall
- c Projecting architectural element
- d Single doors separated by column

6.2.1.2 Garage Forward - Front Access

A. Description. This configuration applies primarily to single-family homes – and might also apply to duplexes – where the garage is closer to the street than the front entry of the residence(s) and faces the street. In general, the Garage Back configuration is preferable to this one.

B. **Design Guidelines.**

1. Provide architectural and site design elements that bring the pedestrian entry visibly forward to balance the scale and appearance of the garage and drive. These generally include front or side porches, and/or front or side entry courts.
2. Locate street-facing garages in two-story buildings, with windows and strong architectural elements above, around or beside the garage doors to help balance their scale. Any potential scale benefits of "scaling down" the garage to a single story element are lost when that small facade is dominated by a garage door.
3. Consider using one or two single-bay garage doors rather than a single two-car door. Street-facing three-car garages are discouraged.
4. Garages may be set back approximately 10 feet with no parkable driveway to allow the front entry of the home to be closer to the street. In such cases, visitors may park on the street in front of the garage, replacing one of the temporary parking spaces that would otherwise have been provided on the driveway.

Enclosed entry court and landscaping balances human / visitor entry with vehicular entry. Enhanced paving material of parking apron contributes with the facade composition.

Balcony over garage with side access entry court to left. Single garage doors contribute to the architectural composition of the home.

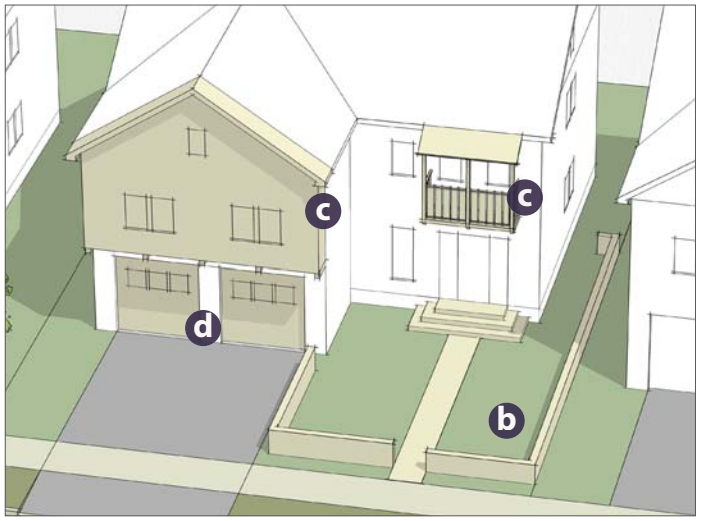
Balcony over single garage door, porch entry (on 25' wide lot)

Recessed balcony above garage, and elegant garage door

Single garage, with covered porch and entry walk (on 25' lot)

Double garage, balcony, side entry court on 30-35' lot

Double garage, with projecting gable and dooryard on 40-45' lot



Double garage, balcony, side entry court on 30-35' lot

KEY

Garage recessed back from house entry.

- **a** Entry Porch (covered), 6'- 8' depth
- **b** Dooryard or Entry Court with low fence or wall
- **c** Projecting architectural element
- **d** Single doors separated by column
- **e** Enhanced Garage Door Material

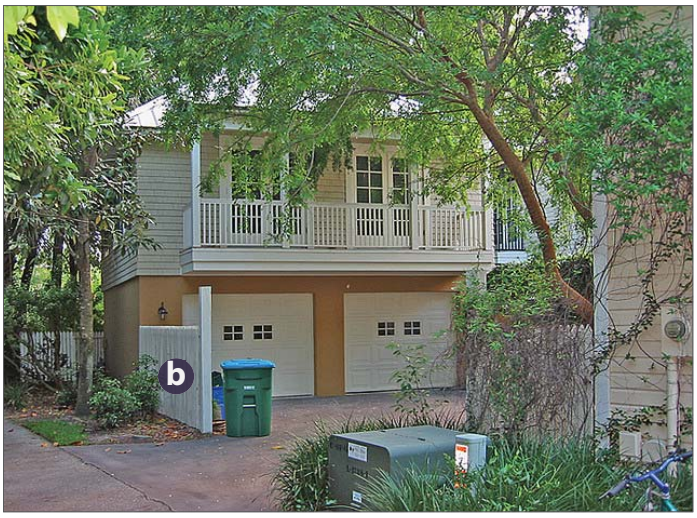
6.2.1.3 Garage Forward - Side Access

A. Description. This configuration applies exclusively to single-family homes, generally on lots wider than 55 feet, and includes a garage with doors facing the side yard rather than the street. This helps to minimize the visual dominance of garage doors in the facade composition of the house, and can generate a pleasant forecourt for the house.

B. Design Guidelines.

1. Conceive of the driveway/backout area as a forecourt for the home – which it almost invariably is, since pedestrian approach the front door is through that space – and its design should include some form of enhanced pavement and low enclosing landscaping or a wall near the street.
2. Set back the garage at least 10 feet, and design the entry drive from the street to the court to be as narrow as practical.
3. For two-story garage masses, one significant architectural element – such as a trellis, balcony or projected rooms – is recommended over the garage door(s) to help balance the garage door and reinforce the appearance of the garage court as a forecourt for the home.
4. A garage for a third car may be provided at the rear of the garage court – facing the street and adjacent to the front entry to the home. That façade should be carefully designed to balance the scale of the garage door and the main entry. Because the front door is surrounded by garages in this configuration, it is especially important that the design of the garage doors themselves be integrated with and contribute to the architecture of the house.
5. Provide street facing windows or other architectural elements in the street-facing facade of the garage, so that a blank wall does not face the street.
6. Side access garages – except perhaps on corner lots, where garages toward the rear of the lot may be accessed from the side street – are not recommended on lots less than 55 feet wide.

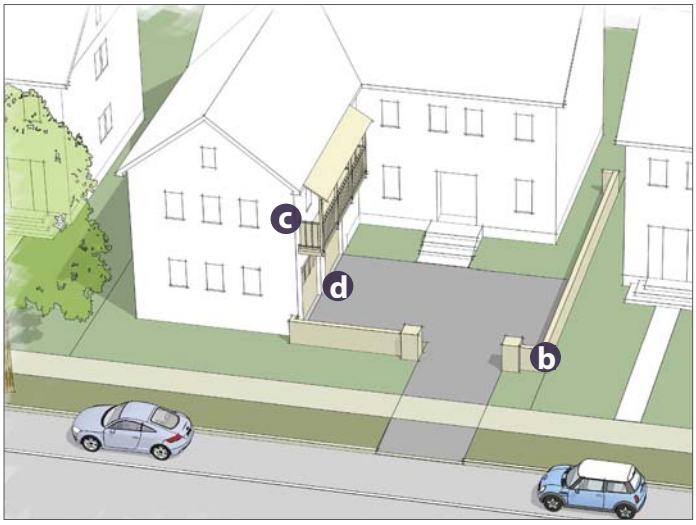
Two car garage rotated 90 degrees to street; third garage faces street



Garage forward - second floor porch over single garage doors

Two car garage rotated 90 degrees to street; large porch entry

Side Access: Dooryard parking court and projecting elements



Side Access: Dooryard parking court and projecting elements

KEY

Garage recessed back from house entry.

- **a** Entry Porch (covered), 6'- 8' depth
- **b** Dooryard or Entry Court with low fence or wall
- **c** Projecting architectural element
- **d** Single doors separated by column
- **e** Enhanced Garage Door Material

6.2.1.4 Garage Rear - Front or Side Access

A. Description. This configuration is applicable to single family houses on wider lots – generally over 55 feet – and may also apply to multi-family housing of many types where parking is located behind the building. This scenario enables a wide range of front yard design options. A drive from the street along one side of the lot provides access to a garage toward the rear of the house or lot. In the case of multi-family types the side drive may provide access to rear parking lots, carports or garages. This configuration can yield very attractive streetscapes, and when applied to single-family homes can provide very pleasant side yard areas for play or other outdoor activities. This scenario very naturally emphasizes the façade and main entry. The following guidelines apply to the site planning, architecture and front yard design of this scenario.

B. Design Guidelines.

1. Set the garage back 40 feet or more from the frontage line, with a narrow driveway leading from the street to the garage. Narrow bands of landscaping are recommended on either side of the driveway, and may be provided down the middle as well between the wheels of the vehicles.
2. Design driveways to be no wider than 10 or 12 feet.
3. For garages that house 2 or more cars, the driveway pavement may widen directly in front of the garage to provide back out and maneuvering area.
4. Garage doors may face toward the street, although side-access garages may also be provided on very wide lots, sharing back out and maneuvering room with the front-facing garage.
5. A porte-cochere over the driveway near the front of the house may be provided as an attractive way to emphasize the architecture of the façade, and to enclose the side drive space as a semi-private outdoor space for the home. This area may also be fenced and gated, providing a very safe area for small children to play.

Split drive track reduces drive dominance


Porte cochere at side of house frames drive to garage


Alley Loaded Garage with Rear Yard Unit above

Garage Rear with porte cochere and dooryard

Porte cochere a classic covered porch entry

Garage Rear with porte cochere pergola and front porch

KEY

Garage recessed back from house entry.

- **a** Entry Element
- **b** Split-paving drive with landscape strip
- **c** Porte Cochere
- **d** Enhanced Garage Door Material

6.2.1.5. Garage Rear - Alley Access

A. Description. This configuration is applicable to single family houses on wider lots – generally over 55 feet – and may also apply to multi-family housing of many types where parking is located behind the building. This scenario enables a wide range of front yard design options. A drive from the street along one side of the lot provides access to a garage toward the rear of the house or lot. In the case of multi-family types the side drive may provide access to rear parking lots, carports or garages. This configuration can yield very attractive streetscapes, and when applied to single-family homes can provide very pleasant side yard areas for play or other outdoor activities. This scenario very naturally emphasizes the façade and main entry. The following guidelines apply to the site planning, architecture and front yard design of this scenario.

B. Design Guidelines.

1. Alley-accessed parking may be provided in a garage, carport, uncovered, or any combination of the above.
2. Open parking and carport parking should be screened from the view of the street, especially on the side-street side of corner lots.
3. Parking should be set back five feet from the alley right-of-way in order to provide sufficient back-up space from parking on the opposite side of the alley.
4. Rear yard fences along the alley should also be setback at least five feet from the alley to provide sufficient back-up space from parking on the opposite side of the alley and to provide some space for landscaping.
5. Habitable space – including second residential units – may be located above or adjacent to the garage and:
   - Alley-facing view windows are strongly recommended to provide eyes on the alley space and enhance security.
   - Alley-facing balconies or bay windows may also be provided for this purpose.

Alley-Accessed Garage: Two-car garage with apron and alley landscaping.

Alley-Accessed Garage: Two-car garage for primary residence and uncovered space for Second Unit.

Alley-Accessed Garage: Two-car garage for primary residence and one-car garage for Second Unit.

6.2.1.6. Hillside Lots

A. Description. In addition to the guidelines in the previous sections, which also apply to lots on sloping terrain, the following guidelines suggest specific strategies for houses on hillside lots.

B. Design Guidelines.

1. Front yards should connect from the street to the front entry, whether that entry is above or below the street.
2. Garages may be accessed at street grade, or by way of driveways that slope either up or down.
3. Lots that slope from side to side offer the opportunity to access the garage from the low side of the lot, in many cases allowing the garage to be below the ground living floor of the home and the front door of the home accessed directly from the street on the high side of the lot.
4. When the garage is located below the main living floor, a tandem garage and service spaces may occupy that lower level.

Garage at street level on lot that slopes up to rear. Front yard is elevated with stairs leading to front door.

Home takes advantage of the lots sloping terrain to tuck forward-facing garage into the basement level, screened by a projecting balcony above.

Front-access garage entered at low side of lot, with living room facing front yard.

Garage court entry on downhill corner lot.

6.2.2 Neighborhood Housing Types

6.2.2.1 Houses, Duplexes, Triplexes, Quadplexes

A. Description. The following guidelines apply to the site planning, architecture and front yard design for lots that provide access to on-site parking from the rear alley. Such access enables high quality frontages and high "curb appeal" while delivering development intensities that provide as little as 10 feet of frontage per residence.

B. Design Guidelines.

1. Design small multi-family building types to be compatible in scale and character with houses.
2. Provide direct access from the street – or from a shared entry court, entry garden or "rosewalk" – to the front entry of each unit in order to provide each unit with a clear address. Multiple upper floor units may share an internal or external stair.
3. These building types are generally limited to 2 stories, but may be up to 2 1/2 stories, with third floor space located within the second story roof mass, expressed by two-story eaves and dormers.

Alley-loaded single family houses with porch frontages and side yards.

Alley loaded quadplex with common front porch to 4 unit entries.

Alley-loaded single family houses with raised front yards and covered entries.

An alley-loaded triplex, with units accessed from both the side street and fronting street.

6.2.2.2 Townhouses

A. Description. These product types are attached dwellings that each have their own frontage.

B. Design Guidelines.

1. To provide each unit with a clear address, direct access from the street – or from a shared entry court, entry garden or "rosewalk" – to the front entry of each unit is recommended.

2. Depending on the context, town houses may be massed as "house-form" buildings for compatibility with nearby houses – recommended for the Central Neighborhood Area – or as "block-form" buildings for compatibility with nearby apartment buildings or mixed-use buildings – recommended for the Hallock Center Area.

3. Such attached dwellings – if provided with a flexible ground floor space with larger windows fronting the street – may be suitable for live-work (or "flex") occupancy, with the ground floor either occupied by a small business or used as an integral part of the residence. In such cases, more hardscape can be provided within the front setback to emphasize the business use, if so desired. This type is recommended for the Hallock Center Area only.

House-form townhouses with porch frontages.

House-form townhouses fronting a shared entry garden or "rosewalk", with small porches defining the entry to each residence.

House-form townhouses with dooryards and balconies.

Caption.

6.2.2.3 Apartment Buildings and Courtyard Buildings

A. Description. Apartment buildings and Courtyard Buildings in the Neighborhood contain more than four dwellings and are massed and designed as house-scale buildings. Courtyard Buildings are a group of attached or detached dwelling units arranged to share one or more common courtyards, with pedestrian visitor access taken from the courtyard, Primary Street, and/or Side Street. The courtyard is intended to be a semi-public outdoor area that is visible from and accessed from the Primary Street.

B. Design Guidelines.

1. Each building should have a clear front entry from the street, which may lead to the dwellings inside by way of a courtyard, garden, or lobby and corridors.
2. Visitor parking – ideally on the street – should be conveniently located near the entry.
3. Resident parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
4. Ground floor units may or may not have their own independent entries from an adjoining street, courtyard, shared garden or "rosewalk."
5. Apartment and courtyard buildings may be up to two stories tall and up to 100 feet wide. Portions of the building that face the Primary Street should be no wider than 60 feet and should be separated from adjacent, Primary Street facing buildings by an opening to the sky that is at least 15 fifteen wide and provides access from the street to the courtyard. In general the facades of wider buildings should be organized into increments of 25 to 30 feet in width, to maintain a residential scale.
6. Recommended frontage types include porch, stoop, forecourt and courtyard.

Hillside house-scale apartment buildings, with common entry.

A house-scale apartment building with corner, double-story porch and entrance stoop.

House-scale, detached buildings arranged around a shared courtyard.

6.2.3. Neighborhood Frontage

6.2.3.1 Front Yards

A. Description. Front yards define the appearance of a neighborhood, define the image and "curb appeal" of each house or small multi-family building, provide the pathway through which visitors enter the home, and in many cases provide a useful outdoor living space in which the residents can play or visit with neighbors. Buildings with well landscaped front yards – and the well landscaped streets that they front – increase in value over time, as the landscape matures, often helping to offset the natural aging and weathering of the house itself.

B. Design Guidelines.

1. Yards with edges defined by low plantings, walls or fences are recommended to create a strong foreground for the house.
2. A walk directly from the street to the front door – passing through the defined front yard space – is generally recommended. When this is not practical – due to the lot layout, a narrow lot width, or sloping terrain – a walk connecting the front door to the driveway is recommended.
3. Landscapes of drought tolerant and California native plant materials are encouraged as an alternative to turf and shrubs.
4. Natural modular paving materials – such as brick and stone – and synthetic materials that faithfully simulate such natural materials are encouraged as an alternative to plain concrete for walks and driveways.

Enhanced front entry and driveway pavement.

A front yard planted with drought tolerant landscape.

Lush front yard landscaping with dooryards on downhill sloping lots

6.2.3.2 Garages and Drives

A. Description. Like every other design element of an East Area 1 home – large garage doors and paved areas should be well integrated into the architectural composition through their scale, composition, material and detailing. When such large elements are necessarily in the foreground of the streetscape composition of the house, the quality of the materials, design and detailing becomes critical to the success of the overall design of the house.

B. Design Guidelines.

1. Whenever possible make garage doors an integral element of the facade composition by aligning or otherwise composing second floor openings and projecting elements in relation to the garage door.
2. Provide garage doors with windows that relate to the other windows on the facade provides a simple unifying design element.
3. Employ garage doors with panels that provide vertical as well as horizontal emphasis to relieve their essential horizontality and to relate to the vertical proportions of other openings.
4. Use garage doors constructed of natural materials – or synthetic materials that faithfully simulate natural materials – particularly for forward projecting garage configurations.
5. Design driveways to be an integral element of front yard design. The pavement should be no larger than necessary, and its materials, colors, textures and configuration should be integrated with the overall yard and house design.

Double-garage door designed to appear as four small bays.

Garage door materials and design integrated with building entry architecture and landscape.

6.2.3.3 Frontage Types

This section describes a range of frontage prototypes that are applicable to the neighborhood. Other types are also allowed, and inventive combinations of the types shown are encouraged. The intention of these frontage types is to provide a varied and attractive streetscape, oriented and scaled particularly to the pedestrian, and to provide an appropriate degree of privacy for the front rooms of each building in relation to passers-by.

A. Porch. A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard.

Example of a porch frontage type.

B. Stoop. A stair and landing leading directly from the sidewalk or front yard to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

Example of a stoop frontage type.

C. Dooryard. An elevated or at-grade garden or terrace in the front yard setback that is enclosed by a low wall located at or near the property line. For raised Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp.

The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

Example of a dooryard frontage type.

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6.3 Hallock Center and Civic District Design Guidelines

6.3.1 Site Design and Massing Guidelines

A. Introduction. The lot organization and design of buildings within the Hallock Center consists of buildings that create a relatively continuous urban wall along the fronting streets with parking located behind those buildings.

The street-facing facades of commercial and mixed-use buildings are constructed of quality and durable materials, their design expressing the particular uses that occur within the building. Ground floors, generally retail in use, have easily identifiable entrances and large storefront windows to display merchandise. Upper floor windows, smaller in size and usually vertical in orientation, convey the residential or office uses that occur inside. Residential buildings, such as townhouses and apartment buildings have small front yards, provide street-facing windows, and are accessed via porches, stoops, and lobbies.

Tree-lined streets are designed for vehicles and pedestrians, providing a comfortable walking environment for pedestrians while slowing vehicular traffic down.

This section provides design guidelines to help ensure that the architecture of the buildings and their frontages and the design and landscaping of the streets themselves are balanced, coordinated and integrated to achieve this objective.

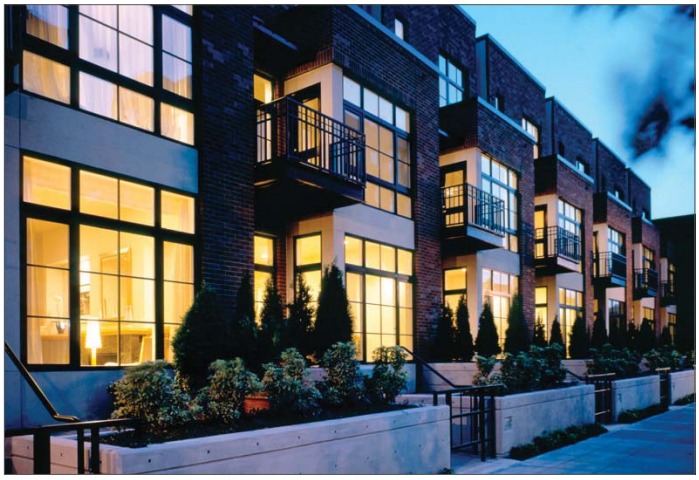
6.3.2. Hallock Center and Civic District Building Types

6.3.2.1 Townhouses and Live-Work Units

A. Description. These product types are attached dwellings that each have their own frontage.

B. Design Guidelines.

1. To provide each unit with a clear address, direct access from the street – or from a shared entry court, entry garden or "rosewalk" – to the front entry of each unit is recommended.
2. Townhouses are massed as "block-form" buildings.
3. Such attached dwellings – if provided with a flexible ground floor space with larger windows fronting the street – may be suitable for live-work (or "flex") occupancy, with the ground floor either occupied by a small business or used as an integral part of the residence. In such cases, more hardscape can be provided within the front setback to emphasize the business use, if so desired.



Three-story townhouses with stoops and front gardens.

Three-story townhouses fronting a paseo with stoops defining the entry to each residence.

A two-story townhouse building that is massed as a large house.

A three-story live-work building with ground floor flex space.

6.3.2.2 Apartment Buildings and Courtyard Buildings

A. Description. Apartment buildings and Courtyard Buildings in the Hallock Center contain more than four dwellings and may be massed and designed as either house-form buildings or block-form buildings. Courtyard Buildings in the Hallock Center consist of attached dwelling units arranged around one or more common courtyards, with pedestrian visitor access taken from the courtyard, Primary Street, and/or Side Street. The courtyard is intended to be a semi-public outdoor area that is visible from and accessed from the Primary Street.

B. Design Guidelines.

1. Each building should have a clear front entry from the street, which may lead to the dwellings inside by way of a courtyard, garden, or lobby and corridors.
2. Visitor parking – ideally on the street – should be conveniently located near the entry.
3. Resident parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
4. Ground floor units may or may not have their own independent entries from an adjoining street, courtyard, shared garden or "rosewalk."
5. Apartment and courtyard buildings may be up to three stories tall and up to 100 feet wide. In general the facades of wider buildings should be organized into increments of 30 to 40 feet in width, to maintain a small town or village center scale.
6. Recommended frontage types include porch, stoop, forecourt and courtyard.

Three-story units face a shared courtyard arranged around a fountain.

Two-story units face shared courtyard arranged around a fountain and landscaped with potted plants.

A three-story urban apartment building facing a large shared courtyard.

6.3.2.3 Commercial and Mixed-Use Buildings

A. Description. These one- to three-story buildings are designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors, where present, configured for service, office, and/or residential uses. The upper floor may be accessed directly from the street via a stair or through a street-level lobby. Ground floor setbacks between zero and ten feet are recommended for retail uses, with large storefront windows facing a wide sidewalk and on-street parking. Alternatively storefronts may face into forecourts or paseos between buildings.

B. Design Guidelines.

1. Facades should generally be designed based on 20 to 35 shopfront bays, with upper floor windows stacked or otherwise organized in relation to the shopfronts.
2. Good quality masonry or smooth plaster is recommended, particularly at the ground floor where pedestrians pass along the building face.
3. Awnings or other projections are recommended above shopfronts, to provide shade for pedestrians and to reduce glare on shopfront windows.
4. Parking should generally be located behind the buildings. Parking may also be located beside/between buildings, and if so should be screened with a low wall or hedge roughly aligned with the building face at the back of sidewalk.
5. The primary visitor entry to upstairs residences or offices should be a prominent element of the street facade.
6. Additional entries for tenants and visitors may also be provided directly from the parking areas.

A new mixed-use building with ground-floor storefronts that employs pilasters to divide its facade into vertical bays.

A three-story mixed-use building designed in a traditional Mediterranean architectural style.

A new mixed-use building comprised of simple masses and street-facing windows and entries.

6.3.3. Hallock Center and Civic District Frontage Types

This section describes a range of frontage prototypes that are applicable to the Hallock Center and Civic District. Other types are also allowed, and inventive combinations of the types shown are encouraged. The intention of all frontage types is to provide a varied and attractive streetscape, oriented and scaled particularly to the pedestrian, and to provide an appropriate degree of privacy – in the case of residential uses – or exposure – in the case of retail uses.

A. Stoop. A stair and landing leading directly from the sidewalk or front yard to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

Example of a stoop frontage type.

B. Dooryard. An elevated or at-grade garden or terrace in the front yard setback that is enclosed by a low wall located at or near the property line. For raised Door Yards, access from the sidewalk to the Door Yard is via a stair or ramp.

The Door Yard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Door Yard and in the case of raised Door Yards, by the terrace height.

Example of a dooryard frontage type.

C. Shopfront. Shopfronts are large openings in the facade at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. The primary shop entrance is at the grade of the sidewalk and provides direct access to the commercial/retail use(s) on the ground floor. The basic required architectural elements comprising the storefront are large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices.

Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two feet of the face of curb. Primary Street and Side Street setbacks, if any, are to be paved with a paving material that is consistent with or matches the adjacent sidewalk.

Example of a shopfront frontage type.

D. Forecourt. Forecourts are created by setting back a portion of a building's facade, typically the central portion. Forecourts typically provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Larger Forecourts may accommodate vehicular access.

Example of a forecourt frontage type.

E. Arcade. Arcades are facades with a ground floor colonnade that supports the upper stories of the building or, for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise.

Vines may be located at the arcade columns and should be planted on grade in vine pockets located between the columns and the property line. Planter boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.

Example of an arcade frontage type.

C. Gallery. Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Landscaping may be located at the gallery columns and if present, should be planted on grade in vine pockets located between the columns and street curb. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

Example of a gallery frontage type.

6.4 Architectural Design Guidelines

6.4.1 Purpose and Applicability

A. Purpose and applicability. The guidelines in this section provide direction for the design of buildings, appurtenances and site elements within the Specific Plan area. The materials, methods, and forms are standard. All other materials, methods, and forms are prohibited, unless explicitly approved in writing through the Development Plan Review process (see Section 4.9.3), based on a finding that they conform to the design intent of this Specific Plan or are otherwise required by law.

B. Relationship to Urban Guidelines. The Building Setback and Height Standards in Section 5.4 define the location and massing of buildings and site elements on the lots, focusing on the relationship of the building to the lot, the block and the neighborhood. These Architectural Design Guidelines define the permitted range of architectural design possibilities, ensuring a degree of authenticity and cohesion for the overall urban design.

C. Range of materials. Within each style, a range of finish materials - from affordable to fine - are permitted. With any combination of building type and architectural style, the skilled architect will be able to design a wide range of buildings, accommodating a broad range of uses, household types and construction budgets.

1. A key attribute required of all buildings within the Specific Plan area is that they genuinely draw from the pre-1940 tradition of building in the County. Authentic, natural building materials for a building's skin and other visible elements are preferred. These include wood (Note: The use of wood may be approved by the Santa Paula Fire Department), brick, smooth plaster, stone, tile, slate, and naturally weathering metals, as listed in these Guidelines. Such materials age gracefully, while many synthetic materials do not. Synthetic materials proposed for use within the Specific Plan area will be evaluated and approved for use only if:
    a. The material faithfully simulates the appearance of the natural material it imitates; and
    b. The material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.
2. It is specifically intended that houses within the Specific Plan area not be conventional "tract houses" to which a few "special details" are applied. The scale and detailing of the stylistic elements of the architecture may be appropriate to the chosen architectural style.
3. While most materials and styles are permitted within all zones, it is intended that the Hallock Center (HC) and Civic District (CD) zones be characterized by heavier materials, such as brick, stone and stucco, while the Neighborhood (N) zone be characterized by a greater use of wood or wood- simulating cementitious boards. Note: The use of wood may be approved by the Santa Paula Fire Department.

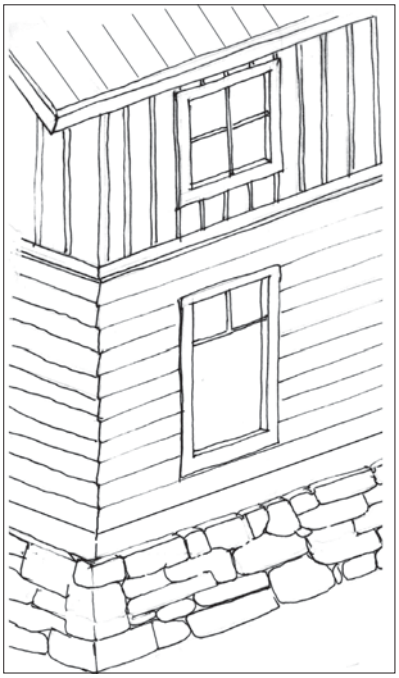
D. Conflicting requirements. The materials, configurations and methods in this section apply to buildings, appurtenances and site elements throughout the Specific Plan area.

6.4.2 Walls

A. Materials.

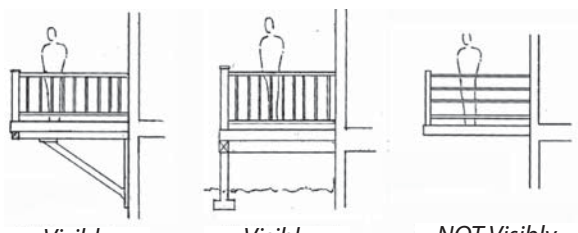
1. Building walls may be clad in wood clapboard, wood shingle, wood drop siding, wood board and batten, stucco, brick or stone. Additionally, walls may be clad in cementitious siding simulating permitted wood materials if approved through the Development Plan Review process (see Section 4.9.3). Note: The use of wood may be approved by the Santa Paula Fire Department.
2. Building walls may be trimmed in wood, cementitious boards simulating wood, stone, or cast stone.

Figure 6-1: Vertical Configuration of Materials



Lighter materials above heavier ones.

Figure 6-2: Visible Support of Projecting Elements



Visibly supported *Visibly supported* *NOT Visibly supported*

B. Configurations.

1. Two or more wall materials may be combined on one facade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry). See Figure 6-1.
2. All building elements that project from the building wall by more than 16 inches, including without limitation decks, balconies, porch roofs and bays, may be visibly supported by brackets, posts, or beams that are sized at minimum six inches in nominal width or diameter. See Figure 6-2.
3. Exterior chimneys may be finished in brick, stone, or stucco.
4. Walls clad in wood may be stained or painted with colors approved through the Development Plan Review process (see Section 4.9.3).

10. The undercroft of decks and porches may be enclosed with lattice or vertical pickets.

C. Methods.

1. Clapboard cannot exceed six inches to the weather. Shingles may not exceed eight inches to the weather. Drop siding cannot exceed ten inches to the weather. Board and batten cannot exceed twelve inches and four inches to the weather, alternately.
2. Board trim at corners and around openings cannot exceed six inches, except at the front door surround, which may be of any size or configuration approved through the Development Plan Review process (see Section 4.9.3). Board trim may be applied directly to the sheathing.
3. Brick and cut stone may be laid in true bonding pattern.
4. River and rubble stone may be laid in the natural manner, with smooth or beaded mortar joints. River and Rubble stone are prohibited in the Hallock Center (HC) Zone. Stone for these areas may be cut with a smooth surface or cut with a textured surface (split-faced stone) and may be in a running bond (coursed) or Ashlar style.
5. Brick and cut stone mortar joints may be struck.

6. Stucco may be smooth and sand finish only.
7. Exposed wood may be painted or stained.

6.4.3 Miscellaneous Building Elements

A. Materials.

1. Posts and porches may be made of wood.
2. Columns, piers, and arches may be made of or clad in wood, brick, cast stone, or stucco.
3. Foundation piers may be made of brick, stone, or concrete.
4. Stoops may be made of brick, stone, or concrete.
5. Balconies may be made of wood, wrought iron, or metal. Balconies may be open or covered.
6. Porch, balcony and other railings may be made of wood, wrought iron, or metal.
7. Window boxes, if provided, may be made of finished painted wood, and may be supported by visible brackets, detailed in a manner consistent with porch or eave details of the house.
8. Entry coverings may include canvas awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal.
9. Bay windows may be made of materials identical to or compatible with the building's wall finish and windows.

B. Configurations.

1. Porches may be elevated a minimum of 18" and a maximum of 36" above average adjacent grade.
2. Front porches may have a minimum depth of 8 feet. Depending on the buildings' architectural style the porch length may vary but cannot be less than its depth.
3. Stoops may have a minimum depth of 6 feet and a minimum length of 5 feet.
4. Balconies encroaching into the public right-of-way may provide at minimum 10 feet clear in height above the sidewalk. Such balconies may be at least 6 feet deep.
5. Colonnades and arcades may have a depth of 8 feet from the building face to the inside column face; the outside column face may be within 24 to 30 inches from the face of curb. Colonnades and arcades may provide at minimum 10 feet clear in height above the sidewalk.
6. Spindles and balusters on balconies, porches, and decks cannot exceed six inches on center, or as required by the SPMC, whichever is less. Standard pipe rails, horizontal and vertical, are prohibited.
7. Bay windows cannot be wider than 8 feet and may have a height that is equal to or greater than its width. Bays may be a minimum of three feet from any building corner or other bay. The bay's street facing facade may consist of at least 50% transparent glazing.
8. All mechanical and electrical equipment - including, without limitation, air-conditioning units, solar panels, antennas, and satellite dishes - whether roof-mounted, ground-mounted or otherwise, may be completely screened from public view. Such equipment and related screening may be shown on drawings submitted for Development Plan Review see Section 4.9.3).
9. Parapet walls along the frontage may be articulated with corbelled patterned brick, projected cornices, or projected roofs.
10. There may be a physical demarcation/band separating the Shopfront area from the upper portion of the facade.

C. Methods.

1. Foundation piers cannot be less than 12 inches x 12 inches.
2. Masonry and stucco arches (square or round) cannot be less than 12 inches in depth. Piers cannot be less than 12 inches by 12 inches. Wood posts cannot be less than 5-1/2 inches by 5-1/2 inches and may be articulated at their base and top.

6.4.4 Roofs

A. Materials.

1. Roofs of buildings primarily clad in wood or wood-simulating cementitious siding may be finished with dimensional composition shingles faithfully simulating wood shingles or shakes.
2. Roofs of primarily stucco buildings may be finished with clay tile, concrete tile faithfully simulating clay tile, slate, or dimensional composite shingles simulating slate roofing.
3. Roofs of primarily brick or stone buildings may be finished with clay tile, concrete tile faithfully simulating clay tile, wood shingles, or dimensional composition shingles.
4. Narrow standing seam metal roof may be used if approved through the Development Plan Review process (see Section 4.9.3).
5. Gutters and downspouts may be made of galvanized steel, wood, copper, or painted aluminum.

B. Configurations.

1. Building roofs may be gabled or hipped, except for styles where flat roofs are typical. Flat roofs may be accompanied by parapet walls.
2. Shed (monopitch) roofs can only be attached to the principal building walls, with a minimum slope of 2:12.
3. Skylights may be flat (non-bubble) only, and are discouraged within roofs visible from the public way.
4. Dormers may be placed not closer than 36 inches to building sidewalls or another dormer.
5. Gutters may be half-round or ogee.
6. Canvas awnings may cover balconies or Shopfronts, but only in shed configurations. Quarter sphere or quarter cylinder configurations are prohibited.
7. Parapet walls may be used to conceal flat roof (minimum slope) areas. Parapets may be faced with a pitched roof appropriate to the historic style. Exceptions include Shopfront canopy roofs and bay window roofs, which may have a minimum slope without a parapet.

C. Methods.

1. Overhanging eaves may have exposed rafter tails at the tip, or may be finished with a profiled cornice, as shown for each permitted house style herein.
2. Exposed rafter tails may have a minimum nominal dimension of three inches by four inches.
3. Brackets, when provided at eaves, may have a minimal nominal dimension of five inches.

6.4.5 Windows and Doors

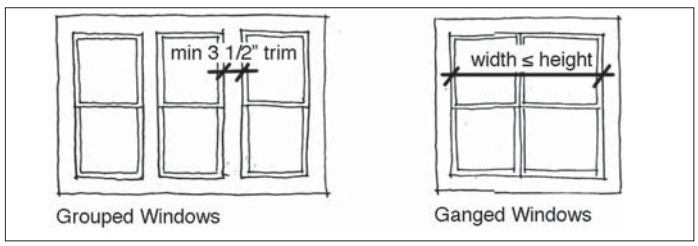
A. Materials.

1. Windows and doors may be made of wood, vinyl-clad wood, aluminum-clad wood, fiberglass or metal.
2. Glazing may be clear glass with not more than 10 percent daylight reduction (tinting). Glazing cannot be reflective (mirrored).
3. Windows may have the following accessories: shutters sized to match their openings, opaque canvas awnings (except quarter sphere and quarter cylinder configuration), and planter boxes supported by visible brackets.

B. Configurations.

1. Window openings may have vertical proportions, or may be square. See 6-3.
2. Windows may additionally be circular, elliptical, octagonal or hexagonal - recommended maximum two per facade.
3. Total fenestration for facades cannot be more than 33 percent of the facade area, except within shopfronts.
4. Windows may be recessed not less than two inches from the building facade.
5. Garage doors cannot be wider than sixteen feet.

Figure 6-3: Window Configurations



C. Methods.

1. Windows on facades may be double hung, single hung, or hinged casement. On side or rear elevations, windows may be horizontal sliders to be located at least six feet from the facade. Horizontal sliders are prohibited on the side facades of corner buildings.
2. Circular or hexagonal windows may additionally be pivoted or hopper configuration.
3. Dormer windows may be hinged casement or hopper configuration, or may be fixed.
4. Mullions may be on the exterior of the windows.
5. All windows above the first floor may be of a consistent proportion and arranged in a grid pattern.
6. Doors can only be side hinged, except garage doors facing an alley which may be overhead, and sliding glass doors which may face backyards or sideyards.

6.4.6 Shopfronts

Shopfronts are composed of storefronts, entrances, awnings or sheds, signage, lighting, cornices, and other architectural elements (see Figure 6-4: Shopfront Assembly, and Figure 6-5: Storefront Configurations). Shopfronts are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. All regulations regarding doors and windows in Section 6.4.5 apply to the doors and windows that are a part of a Shopfront.

A. Materials

1. Storefront infill assemblies may be made of painted or varnished wood. When approved by the Director, they may additionally be made of aluminum-clad wood or painted metal.

B. Configurations

1. At minimum 50% of the facade area between 2 and 10 feet above the ground floor may consist of transparent fenestration.
2. Shopfronts may be at minimum 10 feet tall. A solid base or bulkhead may be provided with a maximum height of 24 inches above sidewalk grade.

Figure 6-4: Shopfront Assembly

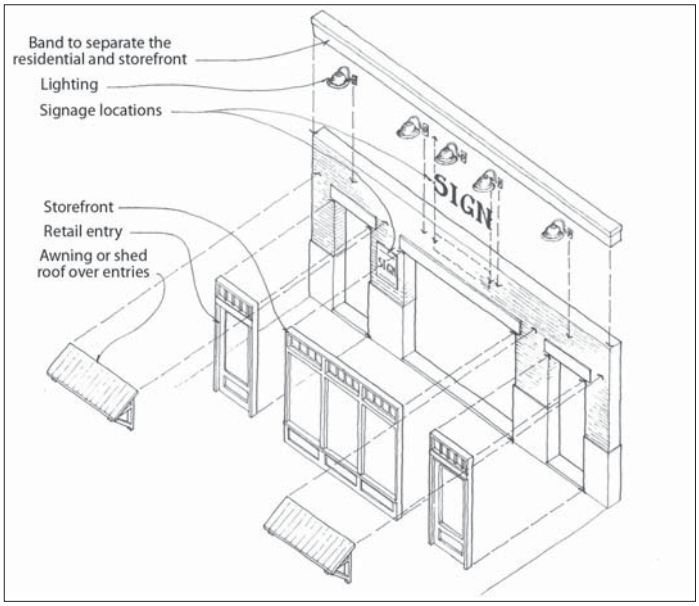
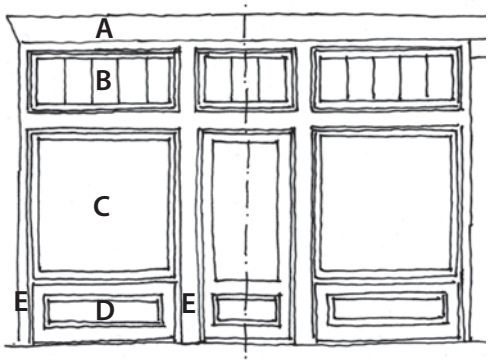


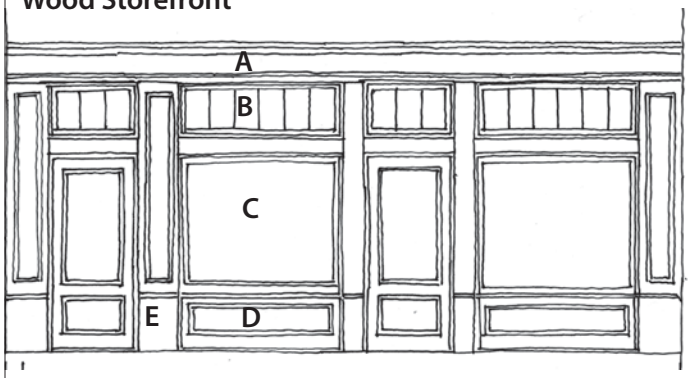
Figure 6-5: Storefront Configurations

Stucco or Masonry Storefront



A Header may either be 4 or 5 brick course high, and project out 1 inch from face of the building.
B Transom windows may be equally divided and consistent across the facade.
C Shopfront windows may be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead cannot exceed 24 inches in height.
E The brick mould may be equal at the top and sides, with interior divisions of equal to or twice the size of the sides.

Wood Storefront



A Entablature may consist of architrave, frieze and cornice.
B Transom windows may be equally divided and consistent across the facade.
C Shopfront windows may be equal in size and recessed a minimum of 2 inches from stucco, masonry or wood piers as adjacent materials.
D Base panels or bulkhead should not exceed 24 inches in height.
E Pier bases may align with horizontal elements on the shopfront, such as sills.

3. A cornice or horizontal band may be provided to differentiate the Shopfront from upper levels of the building. In limited instances where storefronts include entablature trim, the horizontal band may be omitted with the approval of the Director.
4. Storefront infill assemblies may be painted in semi-gloss or matte colors.
4. Awnings and shed roofs are allowed to be incorporated in the shopfront area over entries or storefront assemblies.
5. Lighting may be mounted on the storefront wall, preferably centered on the piers between windows/doors or centered above the windows/doors of the shopfront. In instances where projected shed roofs are used over entries the lighting may be mounted in the underside of the shed element.

6.4.7 Fences and Garden Walls

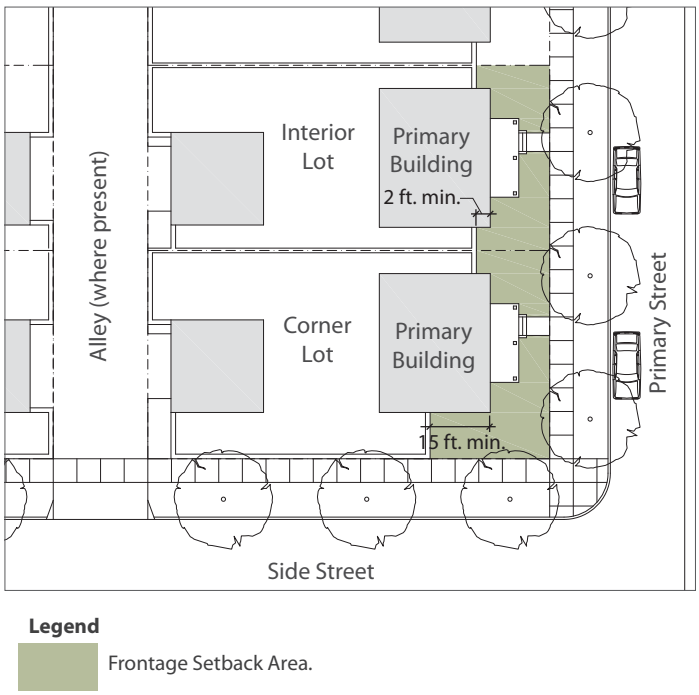
A. Materials

1. Garden walls, and retaining walls exposed to public view, should be made of or clad in brick, stone,or stucco compatible with the design of the principal building.
2. Fences and trellises should be made of finished wood or wrought iron. Wrought iron fences should have iron posts and/or brick or stone piers.

B. Configurations

1. Garden walls cannot be less than eight inches wide and capped by a top, overlapping the wall below by not less than 1/2-inch on each side. Exceptions to this requirement may be allowed in accordance with the Development Plan Review process (see Section 4.9.3).
2. Wood fences and gates on Frontages may be constructed with vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates may be made of wrought iron, or steel bar that faithfully simulate true wrought iron, with bars with no less than a four-inch space between. Wood fences and gates are prohibited on frontages in the Hallock Center (HC) Zone.
3. Fences built parallel to the frontage between houses or other structures should be set back a minimum two feet behind the facade line, except walls that are an integral part of the architecture of the house, which may be flush with the facade or set back from it as approved through the Development Plan Review process (see Figure 6-6).
4. Wood fences at interior side and rear property lines should provide fronts to both sides of the property line ("good neighbor fencing"), for example by alternating members from one side of the fence to the other.
5. Retaining walls within the frontage setback area - and to the line of the side yard enclosing fence or wall - may be made of or clad in materials as specified in these Architectural Design Guidelines. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.
6. Parking, utilities, trash receptacles and similar service functions and equipment should be screened from public view by opaque walls or fences meeting the requirements of this EA1SP.
8. Trash receptacles should be screened from public view by opaque walls or fences meeting the requirements of these Guidelines and City regulations.
9. Fence and Wall Height:
   a. Fences and garden walls within frontage setback areas may be between 30 inches and 42 inches high (see Figure 6-6). The frontage setback area is defined as the front yard area within the Primary Street setback. For corner lots, the frontage setback area also includes the area between the Primary Building, the Side Street property line, and a distance of fifteen (15) feet behind the Primary Street facing facade line
   b. Rear yard and side yard fences and garden walls behind the frontage setback area may be up to 6 feet high (see Figure 6-6).
   c. Retaining walls along Primary Street and Side

Figure 6-6: Fence Height and Placement



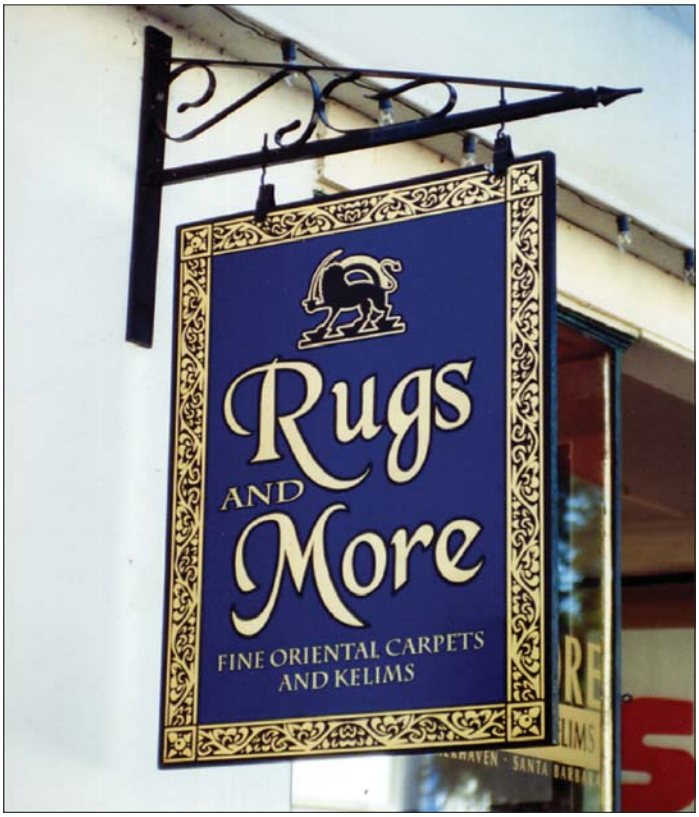
Street frontages may be up to three feet high, as approved through the Development Plan Review process (see Section 4.9.3).

d. Parking lots that abut and/or are visible from street views should be screened by a wall or fence 36" to 48" in height, enhanced with landscaping.

6.4.8 Signage

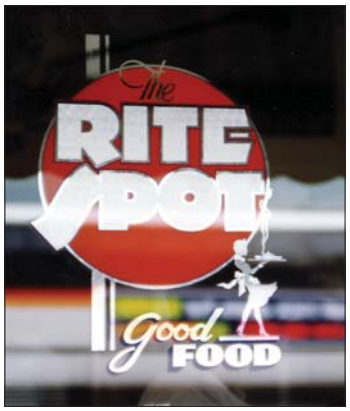
A. Sign design. The following design criteria should be used in reviewing the design of individual signs. Substantial conformance, as determined by the Director, with each of the following design criteria is required before a sign permit or Building Permit can be approved.

1. Color. Colors on signs and structural members may be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
2. Design and construction.
   a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this section, each sign may be constructed of permanent materials and may be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
   b. Each permanent sign may be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who is capable of producing professional results.
   c. Each permanent sign may be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, with neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.



Examples of projecting signs

Example of a wall mounted sign



Examples of window signs

Table 6-1: Sign Guidelines

Residential

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel	Notes
Wall or freestanding	Wall signs: below edge of roof; Freestanding: 48 in.	1 of either allowed type per entrance or street frontage	12 sf each; 24 sf total all signs	

Non-Residential

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs	Maximum Sign Area	Notes
Awning	Should be entirely on awning valence; lettering max 66% of valence height; valence height max 18 inches.	1 sign max per each separate awning valence.	50% of the area of the valence front.	
Projecting or Suspended	16 inches. Bottom of sign should be no closer than 8 ft above sidewalk surface below.	1 sign allowed per business frontage with pedestrian entrance	6 sf No dimension greater than 3 ft	Sign may be redwood sandblasted, hand carved, or architecturally designed equivalent.
Wall	2 ft below parapet or eave. Individual letters 18 inches;	1 sign allowed per business frontage with pedestrian entrance.	1 sf per lf of primary business frontage Side street or rear entrance wall sign max 50% of the primary sign area.	Mounting 1-story: above 1st floor windows Mounting multi-story: between windows
Window - Permanent	Within window area	1 sign allowed per window	15% of total window area.	
Window - Temporary	Within window area	1 sign allowed per window (in addition to Permanent Window sign, if exists)	25% of total window area.	Allowed for display a maximum of 15 days at 1 time, up to 3 times in 12-month period.

3. Materials and structure.
    a. Sign materials (including framing and supports) may be representative of the type and scale of materials used on the site where the sign is located. Sign materials may match those used on the building(s) on site and any other signs on the site.
    b. Signs should not include reflective material.
    c. Materials for permanent signs may be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
    d. The size of the structural members (e.g. columns, crossbeams, and braces) may be proportional to the sign panel they are supporting.
4. Street address. The Fire Chief or Director may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.
5. Copy design guidelines. The Planning Department does not regulate the message content (copy) of signs. However, the following principles of copy design and layout are identified to enhance the readability and attractiveness of signs. Copy design and layout should be reviewed by Planning for consistency with these principles.
    a. Sign copy relates only to the name and/or nature of the business or commercial center.
    b. Copy is conveyed briefly or by logo, symbol, or other graphic manner to increase the readability of the sign and thereby enhance the identity of the business.
    c. The area of letters or symbols does not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
    d. Freestanding signs contain the street address of the parcel or the range of addresses for a multi-tenant center.
6. Sign lighting. Sign lighting may be designed to minimize light and glare on surrounding rights-of-way and properties.
    a. External light sources should be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
    b. Sign lighting should not blink, flash, flutter, or change light intensity, brightness, or color.
    c. Colored lights should not be used at a location or in a manner so as to be confused or construed as traffic control devices.
    d. Neither the direct nor reflected light from primary light sources should create hazards for pedestrians or operators of motor vehicles.
    e. For energy conservation, light sources may be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

B. Sign maintenance.

1. Each sign and supporting hardware, including temporary signs and awning signs, may be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination may be repaired within 14 days from the date of damage or failure.
2. A repair to a sign may be of materials and design of equal or better quality as the original sign.
3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required may be removed.

C. Sign Guidelines by Zone. Signs are allowed within the Neighborhood (N), Hallock Center (HC) and Civic District (CD) zones. Each sign may comply with the guidelines provided in Table 6-1.