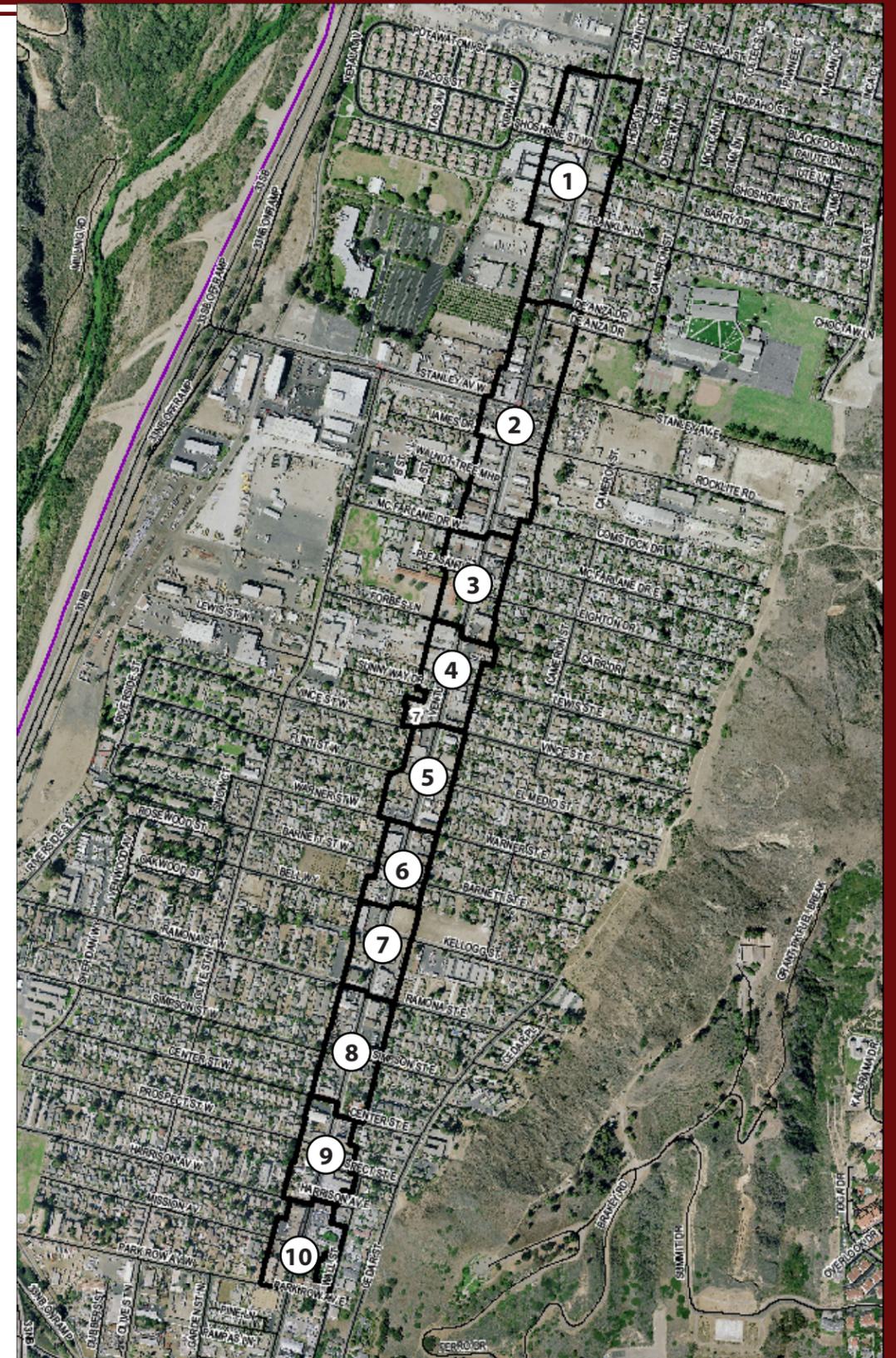


DRAFT

Synoptic
Survey

*Ventura Avenue, Ventura CA
December 2006*



D R A F T

*Synoptic Survey
Ventura Avenue, Ventura CA*

December 2006

Prepared by

Community Planning Laboratory Academic Year 2006-2007
City and Regional Planning Department
California Polytechnic State University, San Luis Obispo, CA

Project Managers and Editors

Kendra Amidon
Sarah Squires

Faculty Advisor

Zeljka Howard

Assisted By

Lisa Wise, Principal Lisa Wise Consulting

Contributors

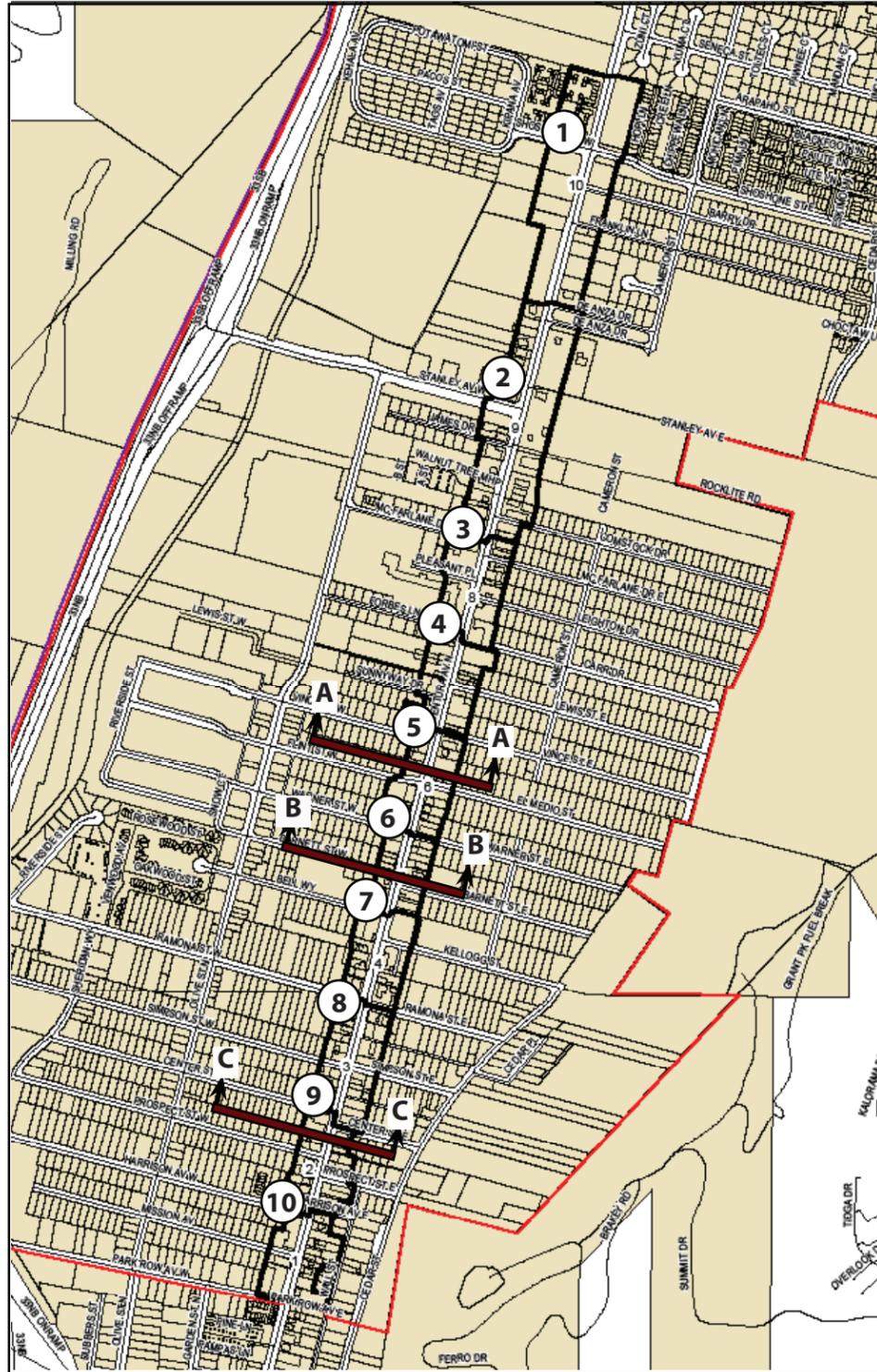
Tina Batteate
Kaysen Brennan
Tyler Bridges
Corey Brown
Jon Camp
Timothy Chicoine
Nicole de la Rosa
Nic Dominguez
Christopher Hall
Elaine Kabala
Mike Marcus
Jim Mecklenburg
Cari Meyer
Katherine Nasset
Jiriah O'Malley
Aram Ovsepian
Melissa Tauber
Eric Ward
Charles Maxwell Wong

Table of Contents

Site Key and Selected Cross Sections	p. 1
Block 1	p. 2-3
Block 2	p. 4-6
Block 3	p. 7-8
Block 4	p. 9-10
Block 5	p. 11-12
Block 6	p. 13-14
Block 7	p. 15-16
Block 8	p. 17-18
Block 9	p. 19-20
Block 10	p. 21-22



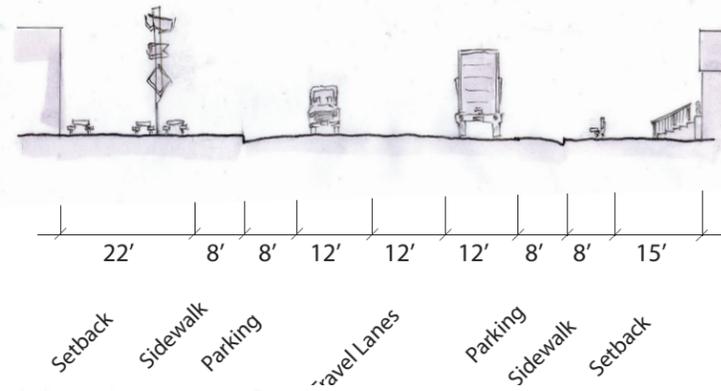
Site Key & Sections



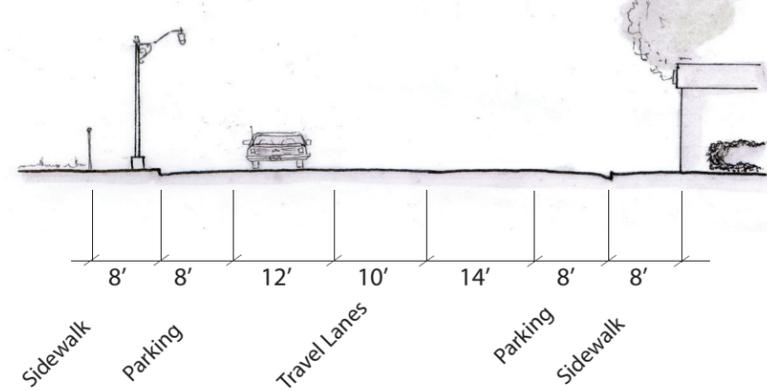
LEGEND

- Westside Community Plan Area
- Student Synoptic Survey Study Area
- # Student Study Area Blocks

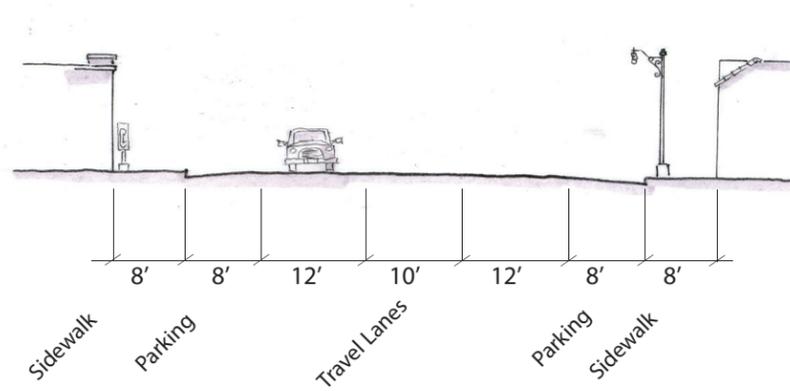
Cross Section A-A



Cross Section B-B



Cross Section C-C



North view from A-A



North view from B-B



North view from C-C



Block 1

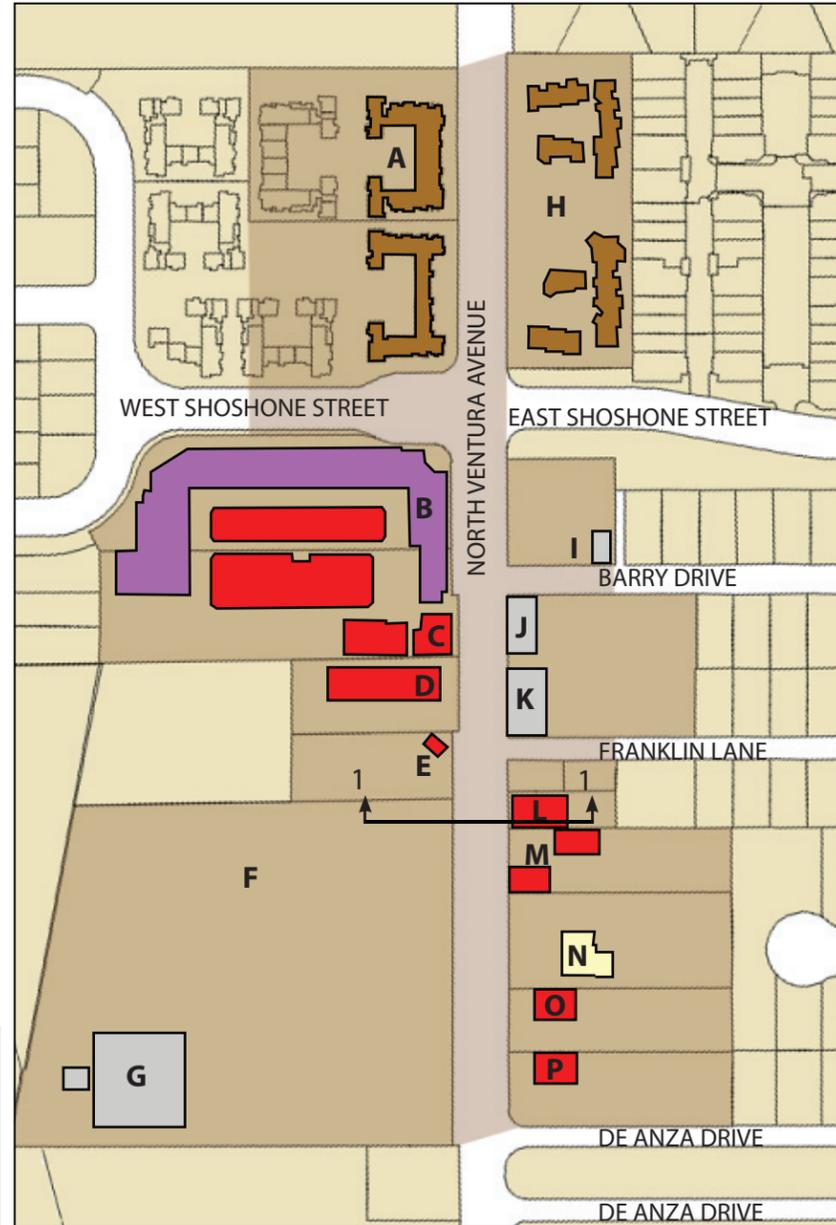
Location Map



Aerial of Block 1



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
Single Family Residential	Public/Institutional
Multi-Family Residential	Vacant Lot
Commercial	Mixed-Use
Manufacturing/Industrial	

North view from 1-1



South view from 1-1



Block 1 is the northernmost block we studied on Ventura Avenue. There are a variety of uses ranging from newer multi-family housing developments to older, run-down industrial businesses. The vacant lots are enclosed by chain link fences and large parking lots surround the existing commercial. On the east side of the Avenue there is one single family detached house that is in good condition. The other housing found in this area is to the north past Shoshone Street. Brook Hollow is on the east side and Paseo del Mar is on the West. Both are new multi-family developments completed 2001 and earlier. The sidewalks are very inconsistent, and not easily walkable for pedestrians.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 1



A
Occupant..... Brook Hollow
Stories 3
Front Setback.... 20 feet
Right Setback.... 16 feet
Left Setback..... 8 feet
Parking..... on street only



B - 1
Occupant..... Pizza & Grill- Django's Coffee House- vacant
Stories 2
Front Setback.... 0 feet
Right Setback.... 9 feet
Left Setback..... 0 feet
Parking..... on street only



B - 2
Occupant..... Ventura Avenue Self-Storage
Stories 2
Front Setback.... 3 feet
Right Setback.... 8 feet
Left Setback..... 3 feet
Parking..... on street only



C
Occupant..... CFC (Clark Engineering Construction)
Stories 1
Front Setback.... 16 feet
Right Setback.... 22 feet
Left Setback..... 24 feet
Parking..... on-site only (8)



D
Occupant..... Silvan Oil Company Inc.
Stories 1
Front Setback.... 1 foot
Right Setback.... 1 foot
Left Setback..... 30 feet
Parking..... on-site only



E
Occupant..... Ecology Control Industries
Stories 1
Front Setback.... 200 feet
Right Setback.... 4 feet
Left Setback..... 16 feet
Parking..... on-site only (30)



F
Occupant..... Paseo Del Mar
Stories 1
Front Setback.... 16 feet
Right Setback.... 16 feet
Left Setback..... 8 feet
Parking..... on-site only



G
Occupant..... Pacific Process Systems Inc.
Stories 1
Front Setback.... 40 feet
Right Setback.... 0 feet
Left Setback..... 50 feet
Parking..... on-site only



H
Occupant..... Tri-County Motorcycle Salvage
Stories 2
Front Setback.... 25 feet
Right Setback.... 15 feet
Left Setback..... 30 feet
Parking..... on-site only



I
Occupant..... CA Mechanical
Stories..... 1
Parking..... none
Front Setback..... 0 feet
Right Setback..... 0 feet
Left Setback..... 6 feet



J
Occupant..... Instrument Service Inc.
Stories 1
Front Setback.... 18 feet
Right Setback.... 20 feet
Left Setback..... 0 feet
Parking..... on-site only (5)



K
Occupant..... Budget Truck Rental (room for rent)
Stories 1
Front Setback.... 18 feet
Right Setback.... 20 feet
Left Setback..... 0 feet
Parking..... on-site only (4)



L
Occupant..... Plowboy Landscapes Inc.
Stories 1
Front Setback.... 2 feet
Right Setback.... 0 feet
Left Setback..... 6 feet
Parking..... on-site only (5)



M
Occupant..... single family detached house
Stories 1
Front Setback.... 30 feet
Right Setback.... 8 feet
Left Setback..... 10 feet
Parking..... on-site only



N
Occupant..... Instrument Service Inc.
Stories 1
Front Setback.... 18 feet
Right Setback.... 20 feet
Left Setback..... 0 feet
Parking..... on-site only (5)



O
Occupant..... Budget Truck Rental (room for rent)
Stories 1
Front Setback.... 18 feet
Right Setback.... 20 feet
Left Setback..... 0 feet
Parking..... on-site only (4)



P
Occupant..... CA Mechanical
Stories..... 1
Parking..... none
Front Setback..... 0 feet
Right Setback..... 0 feet
Left Setback..... 6 feet

Block 2

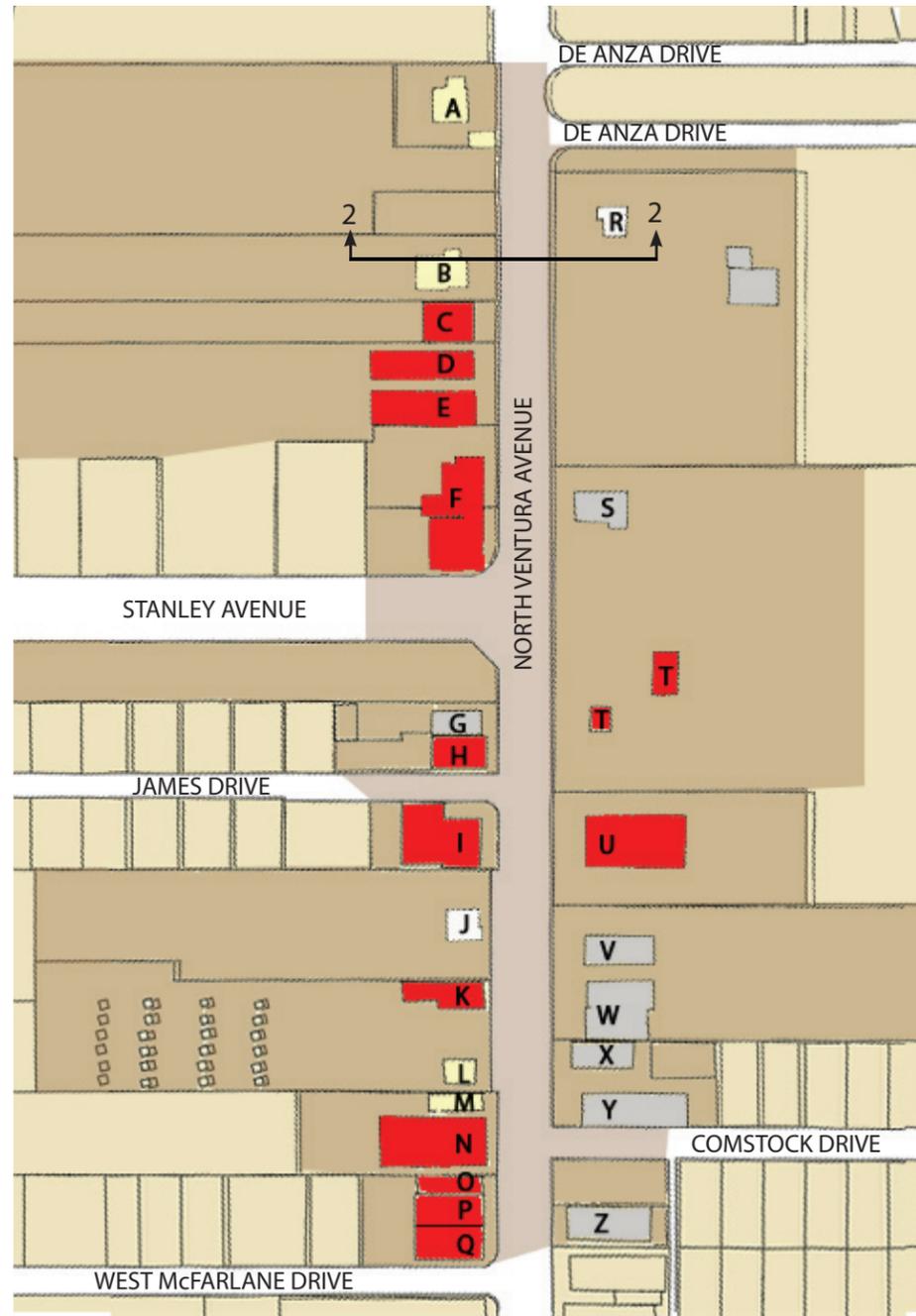
Location Map



Aerial of Block 2



Building Footprints & Land Use Designation



North view from 2-2



South view from 2-2



Block 2 is bordered by McFarlen Drive to the south and De Anza Road to the north. The area is dominated by industrial and commercial uses such as machinery shops and industrial supply stores. There are also two artist/design studios located along this area of North Ventura Avenue. One makes furniture and the use of the other is unknown. There are several well-maintained single family detached residences as well. Among these varied uses there is also a vacant home, as well as numerous vacant lots which appear to be used to store industrial equipment such as tractors, cranes, wood pallets and wire rope. The vast majority of buildings in our study area are pre-fabricated steel warehouses and the vacant lots are not conducive to pedestrian traffic.

LAND USE DESIGNATIONS	
 Single Family Residential	 Public/Institutional
 Multi-Family Residential	 Vacant Lot
 Commercial	 Mixed-Use
 Manufacturing/Industrial	

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 2

Corresponding Pictures (1)



A Occupant..... single family detached house
Stories 2
Front Setback.... 20 feet
Right Setback.... 25 feet
Left Setback..... 25 feet
Parking..... on-site only



B Occupant..... single family detached house
Stories 1
Front Setback.... 20 feet
Right Setback.... 15 feet
Left Setback..... 20 feet
Parking..... on-site only



C Occupant..... United Association of Plumbers
Stories 2
Front Setback.... 55 feet
Right Setback.... 5 feet
Left Setback..... 0 feet
Parking..... on-site only



D Occupant..... Real Estate Services
Stories 1
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



E Occupant..... Industrial Supply
Stories 2
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 15 feet
Parking..... on-site only



F Occupant..... Hardware and Industrial Supply
Stories 1
Front Setback.... 15 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



G Occupant..... Oilfield Electric Company
Stories 2
Front Setback.... 12 feet
Right Setback.... 50 feet
Left Setback..... 0 feet
Parking..... on-site only



H Occupant..... Ventura Wholesale Electric
Stories 1
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



I Occupant..... vacant building
Stories 1
Front Setback.... 15 feet
Right Setback.... 15 feet
Left Setback..... 40 feet
Parking..... on-site only



J Occupant..... Liquor Store
Stories 1
Front Setback.... 15 feet
Right Setback.... 0 feet
Left Setback..... 30 feet
Parking..... on-site only



K Occupant..... single family detached house
Stories 1
Front Setback.... 55 feet
Right Setback.... 25 feet
Left Setback..... 0 feet
Parking..... on-site only



L Occupant..... single family detached house
Stories 1
Front Setback.... 10 feet
Right Setback.... 0 feet
Left Setback..... 10 feet
Parking..... on street and on-site



M Occupant..... single family detached house
Stories 1
Front Setback.... 10 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



N Occupant..... Howard Supply Hardware
Stories 1
Front Setback.... 15 feet
Right Setback.... 10 feet
Left Setback..... 10 feet
Parking..... on-site only



O Occupant..... Art studio
Stories 1
Front Setback.... 15 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only

Block 2

Corresponding Pictures (2)



P
Occupant..... Oil Well Tools
Stories 1
Front Setback.... 15 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



Q
Occupant..... B. William Design Studio
Stories 1
Front Setback.... 15 feet
Right Setback.... 5 feet
Left Setback..... 0 feet
Parking..... on-site only



R
Occupant..... Vacant Residence
Stories 2
Front Setback.... 25 feet
Right Setback.... 15 feet
Left Setback..... 30 feet
Parking..... on-site only



S
Occupant..... Industrial warehouse
Stories 1
Front Setback.... 20 feet
Right Setback.... 50 feet
Left Setback..... 15 feet
Parking..... on-site only



T
Occupant..... Auto Vantage Auto Sale
Stories 1
Front Setback.... 20 feet
Right Setback.... 30 feet
Left Setback..... 30 feet
Parking..... on-site only



U
Occupant..... Don's Industrial Supplies
Stories 1
Front Setback.... 20 feet
Right Setback.... 30 feet
Left Setback..... 30 feet
Parking..... on-site only



V
Occupant..... Quik Tec Wheelchair Manufacturing
Stories 1
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



W
Occupant..... Industrial Warehouse
Stories 1
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



X
Occupant..... Machining/Welding
Stories 1
Front Setback.... 15 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on-site only



Y
Occupant..... Quality Machining
Stories 1
Front Setback.... 20 feet
Right Setback.... 0 feet
Left Setback..... 7 feet
Parking..... on-site only



Z
Occupant..... Coordinated Wire, Rope and Rigging
Stories 1
Front Setback.... 15 feet
Right Setback.... 10 feet
Left Setback..... 10 feet
Parking..... on-site only

this page intentionally left blank

Block 3

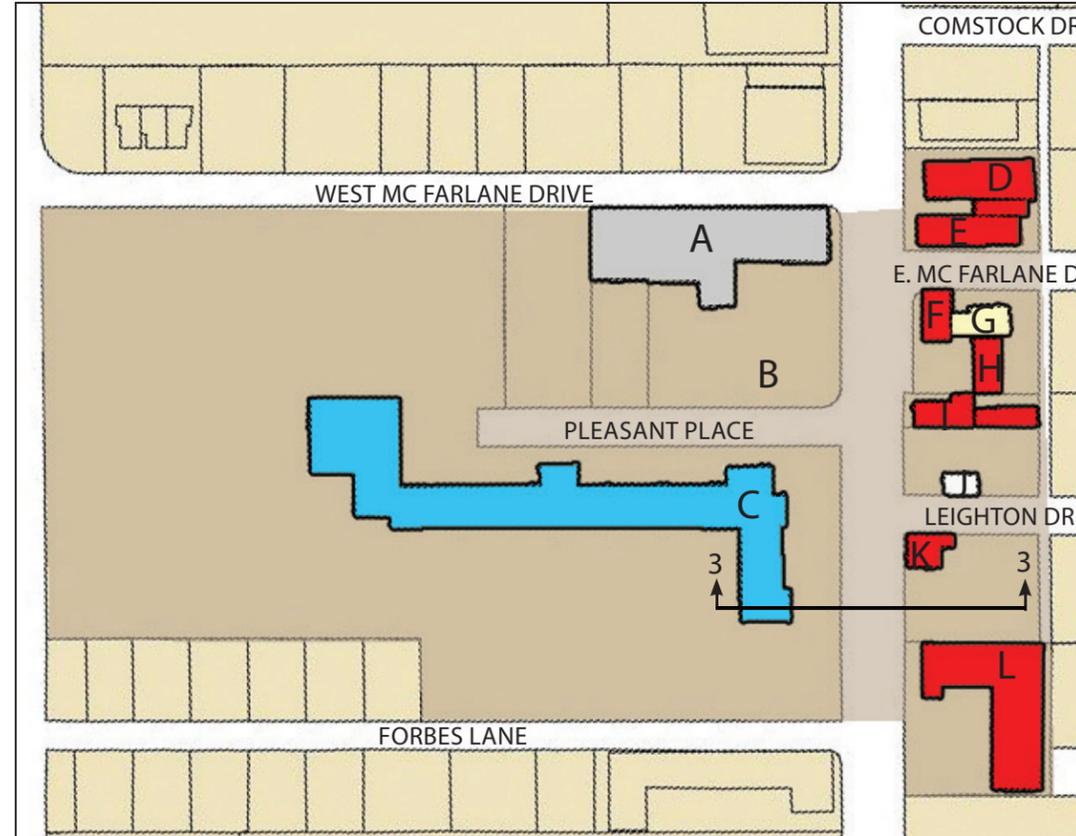
Location Map



Aerial of Block 3



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
Single Family Residential	Public/Institutional
Multi-Family Residential	Vacant Lot
Commercial	Mixed-Use
Manufacturing/Industrial	

North view from 3-3



South view from 3-3



Block 3 consists of two blocks along North Ventura Avenue bounded by Mc Farlane Drive to the north and Forbes Lane to the south. There are 12 buildings in this area, four industrial uses, one residential home and six commercial uses. The residential use (Building G) is in good condition with well kept landscaping. Three parcels contain on-site/outdoor storage facilities and there is one vacant building, two vacant lots and one temporary structure (Building B). Lalo's Fast Food has the most obvious activity besides the school. Wide sidewalks and minimum setbacks provide a pedestrian friendly environment, but the lack of street landscaping is a constraint.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 3



Occupant..... Certex Wire Rope
 Stories 1
 Front Setback.... 10 feet
 Right Setback.... 100 feet
 Left Setback..... 2 feet
 Parking..... on street only



Occupant..... Wire Storage Facility
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 15 feet
 Left Setback..... 150 feet
 Parking..... on street only



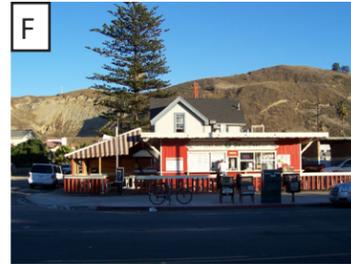
Occupant..... Elementary School
 Stories 1
 Front Setback.... 30 feet
 Right Setback.... 75 feet
 Left Setback..... 120 feet
 Parking..... on-site only (rear)



Occupant..... Custom Wrought Iron
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 20 feet
 Left Setback..... 0 feet
 Parking..... on street only



Occupant..... John Roland Plumbing
 Stories 1
 Front Setback.... 10 feet
 Right Setback.... 25 feet
 Left Setback..... 10 feet
 Parking..... on street only



Occupant..... Lalo's Fast Food
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 2 feet
 Left Setback..... 60 feet
 Parking..... on street only



Occupant..... single family detached house
 Stories 2
 Front Setback.... 50 feet
 Right Setback.... 15 feet
 Left Setback..... 60 feet
 Parking..... on street and on-site



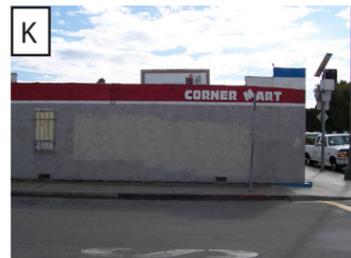
Occupant..... Carwash
 Stories 1
 Front Setback.... 60 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



Occupant..... Fix It Shop
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 12 feet
 Left Setback..... 2 feet
 Parking..... on street and on-site



Occupant..... vacant building
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 2 feet
 Left Setback..... 45 feet
 Parking..... on street only



Occupant..... Corner Mart
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 2 feet
 Left Setback..... 50 feet
 Parking..... on street only



Occupant..... J&B Wholesale Roofing
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 150 feet
 Parking..... on street only

Block 4

Building Footprints & Land Use Designation

Location Map



Aerial of Block 4



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
Single Family Residential	Public/Institutional
Multi-Family Residential	Vacant Lot
Commercial	Mixed-Use
Manufacturing/Industrial	

North view from 4-4



South view from 4-4



Block 4 is bordered to the south by Vince Street and to the north by Forbes Lane. Uses in the area include lumberyards, an auto-body shop, an art studio, salons and thrift stores. A few buildings have been boarded up and abandoned and architectural styles are highly varied. There is little landscaping along the street although the sidewalks are in decent condition. The sidewalk along the east side of the street is approximately eight feet wide, and the west side sidewalk is approximately six feet wide. A few of the buildings have parking in located in the front, but most of the others have a zero front setback with parking located in the rear.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 4

Corresponding Pictures



A Occupant..... Benicat & Son Steel Company
 Stories 2
 Front Setback.... 20 feet
 Right Setback.... 0 feet
 Left Setback..... 15-50 feet
 Parking..... on-site only



B Occupant..... GRS Building Supplies
 Stories 1-2
 Front Setback.... 0 feet
 Right Setback.... 25 feet
 Left Setback..... 0 feet
 Parking..... shares lot with A



C Occupant..... single family detached house
 Stories 1-2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... driveway



D Occupant..... Art Studio & Pottery
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 12 feet
 Parking..... on-site only



E Occupant..... Red Barn Liquor- J.R. Market-
 Mexican take-Out
 Stories 1
 Front Setback.... 125 feet
 Right Setback.... 5 feet
 Left Setback..... 5 feet
 Parking..... on-site only (16)



F Occupant..... single family detached house
 Stories 1
 Front Setback.... 20 feet
 Right Setback.... 20 feet
 Left Setback..... 25 feet
 Parking..... driveway



G Occupant..... Integrated Fire & Safety
 Stories 1
 Front Setback.... 30 feet
 Right Setback.... 0 feet
 Left Setback..... 25 feet (alley)
 Parking..... on street and on-site



H Occupant..... Auto Body Shop
 Stories 1
 Front Setback.... 30 feet
 Right Setback.... 25 feet
 Left Setback..... 0 feet
 Parking..... on-site only (in rear)



I Occupant..... storage lot
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on-site only



J Occupant..... 451 MEDIA
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



K Occupant..... private use and apartments
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



L Occupant..... private use and Del's Barber
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on-site only



M, N Occupant..... private use
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



O Occupant..... Laundrymat
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on-site only (rear)



P Occupant..... Mixed-use (apartments- retail- grocery-
 church- salon)
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 80 feet
 Left Setback..... 0 feet
 Parking..... on street only



Q Occupant..... Tutor Center
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 80 feet
 Parking..... on-site only (side lot)

Block 5

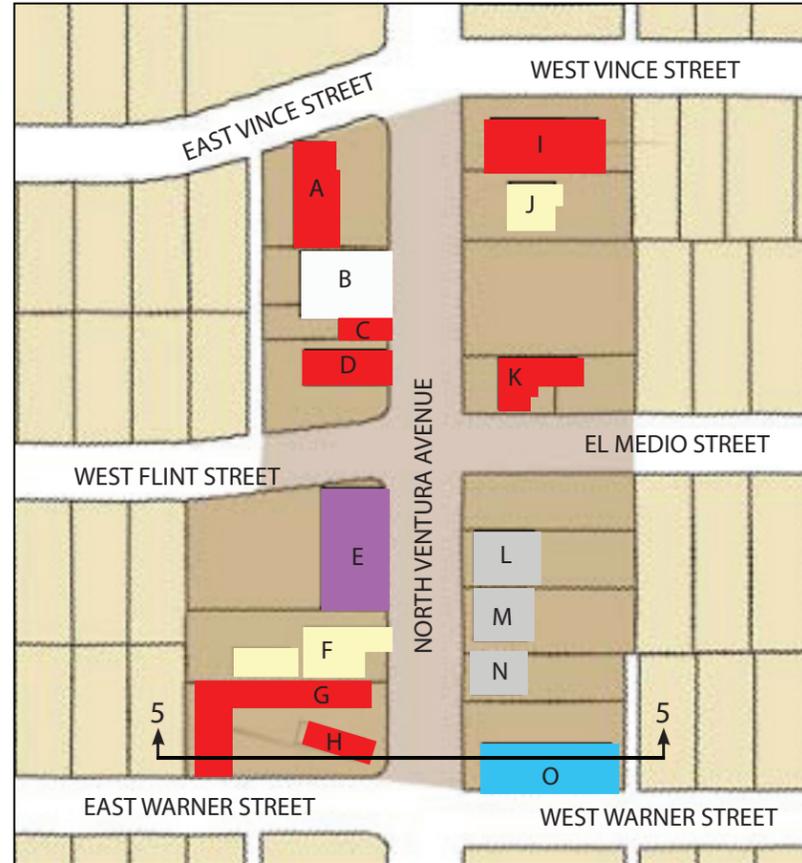
Location Map



Aerial of Block 5



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
Single Family Residential	Public/Institutional
Multi-Family Residential	Vacant Lot
Commercial	Mixed-Use
Manufacturing/Industrial	

North view from 5-5



South view from 5-5



The area included in Block 5 is located between Warner Street to the north and Vince Street to the south. The majority of uses found here are either commercial or industrial/manufacturing. There are also two single family detached residential units and a Church. One of the most unique features of this area is the new mixed-use facility located on the west side of North Ventura Avenue between Flint Street and Warren Street. There is also another new development planned for the east side of the Avenue that include 12 condominiums. There is no defined bike lane along this portion North Ventura Avenue, therefore bicyclists are forced to ride either on the sidewalk or on the street. Two bus stops are located in Block 5, one on the west side in front of Ocean Tire and Auto Repair, and the other on the east side in front of the Church. The area had some street furniture and decent sidewalks, but little to no vegetation.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 5

Corresponding Pictures



A Occupant..... Ocean Tire and Auto Repair
 Stories 1
 Front Setback.... 55 feet
 Right Setback.... 5 feet
 Left Setback..... 0 feet
 Parking..... on-site only



B Occupant..... vacant
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



C Occupant..... Solar Shade Window Tinting
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



D Occupant..... Jess Mexican Restaurant
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 1 foot
 Left Setback..... 0 feet
 Parking..... on-site only



E Occupant..... Sprint and Panama Joes
 (coming soon)
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 3 feet
 Parking..... on street and in rear



F Occupant..... single family detached house
 Stories 1
 Front Setback.... 30 feet
 Right Setback.... 17 feet
 Left Setback..... 2 feet
 Parking..... side yard



G Occupant..... Domino's Pizza
 Stories 1
 Front Setback.... 24 feet
 Right Setback.... 0 feet
 Left Setback..... 60 feet
 Parking..... on-site only



H Occupant..... Gutierrez Drive-In
 Stories 1
 Front Setback.... 22 feet
 Right Setback.... 36 feet
 Left Setback..... 18 feet
 Parking..... on-site only



I Occupant..... Jimmy Z Towing
 Stories 1
 Front Setback.... 18 feet
 Right Setback.... 2 feet
 Left Setback..... 2 feet
 Parking..... on-site only



J Occupant..... single family detached house
 Stories 1
 Front Setback.... 32 feet
 Right Setback.... 14 feet
 Left Setback..... 9 feet
 Parking..... driveway



K Occupant..... unknown
 Stories 1
 Front Setback.... 25 feet
 Right Setback.... 5 feet
 Left Setback..... 0 feet
 Parking..... rear only



L Occupant..... Magnum Fence and Security
 Stories 1
 Front Setback.... 10 feet
 Right Setback.... 9 feet
 Left Setback..... 6 feet
 Parking..... located in adjacent lot



M Occupant..... National Iron Works
 Stories 1
 Front Setback.... 9 feet
 Right Setback.... 10 feet
 Left Setback..... 7 feet
 Parking..... on street only



N Occupant..... American Welding Company
 Stories 1
 Front Setback.... 7 feet
 Right Setback.... 20 feet
 Left Setback..... 0 feet
 Parking..... on-site only



O Occupant..... Foundation of Life Center
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 0 feet
 Left Setback..... 40 feet
 Parking..... on-site only

Block 6

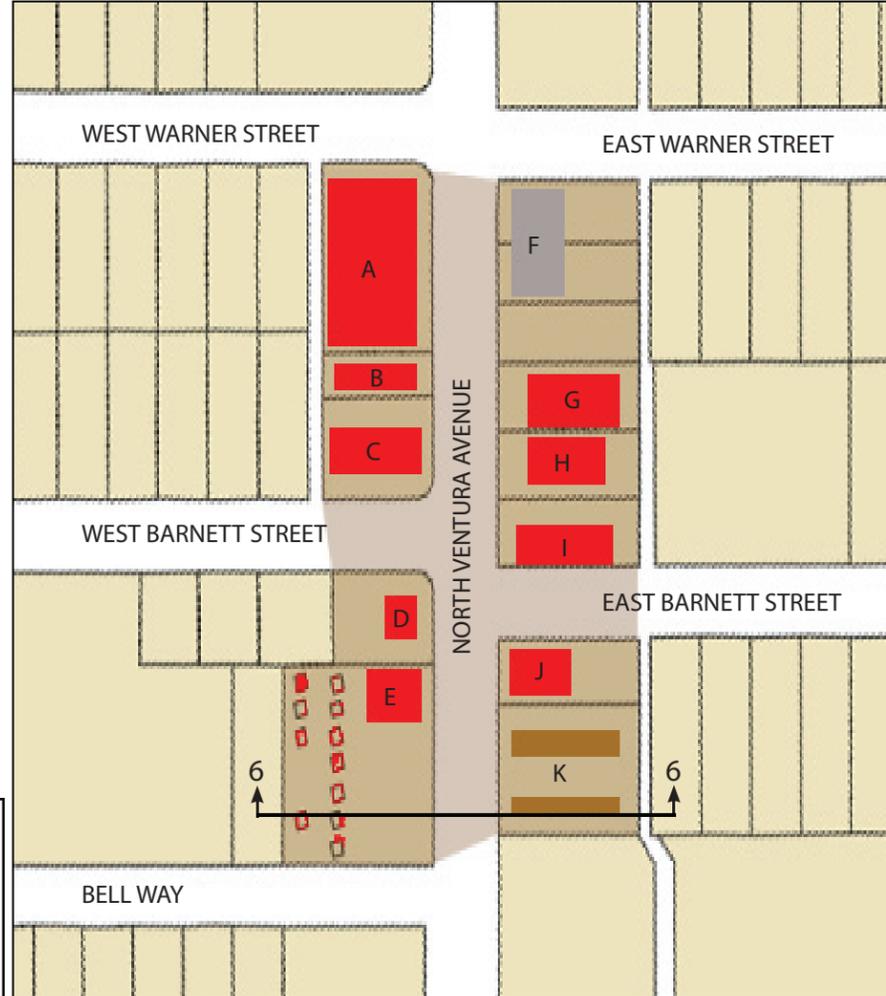
Location Map



Aerial of Block 6



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS			
	Single Family Residential		Public/Institutional
	Multi-Family Residential		Vacant Lot
	Commercial		Mixed-Use
	Manufacturing/Industrial		

North view from 6-6



South view from 6-6

Photo Missing

Block 6 is in the center of the North Ventura Avenue study area, between Bell Way and Warner Street. Although most of the area is commercial retail and restaurants, there are some light industrial and multi-family residential uses as well. The commercial areas have parking lots located on-site. The light industrial uses include; an auto repair shop and storage yard, located on the West side of the Avenue. On the Eastside of Ventura Avenue there is one multi-family housing complex with a common yard that is in poor condition. The area is not easily walkable for pedestrians due to the narrow sidewalks and bicycle traffic.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 6

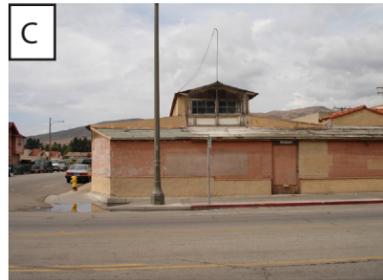
Corresponding Pictures



Occupant..... Red Barn Market
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 20 feet
 Left Setback..... 0 feet
 Parking..... on-site only (16)



Occupant..... 97 Cent Plus
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



Occupant..... abandoned warehouse
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



Occupant..... Thrifty Gasoline
 Stories 1
 Front Setback.... 10 feet
 Right Setback.... 10 feet
 Left Setback..... 10 feet
 Parking..... on street and on-site (6)



Occupant..... Seaward Autocare
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 1 foot
 Left Setback..... 1 foot
 Parking..... on-site only (4)



Occupant..... Arbor
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 1 foot
 Parking..... on street only



Occupant..... Antojito
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 0 feet
 Left Setback..... 25 feet
 Parking..... on street and on-site (12)



Occupant..... Accurate Auto Repair
 Stories 1
 Front Setback.... 25 feet
 Right Setback.... 0 feet
 Left Setback..... 20 feet
 Parking..... on street and on-site (5)



Occupant..... The Player's Club
 Stories 2
 Front Setback.... 8 feet
 Right Setback.... 5 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site (10)



Occupant..... Innovation Camper Shells
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 20 feet
 Parking..... on street only



Occupant..... Multi-family apartments
 Stories 1
 Front Setback.... 12 feet
 Right Setback.... 1 foot
 Left Setback..... 1 foot
 Parking..... on street and on-site (4)

Block 7

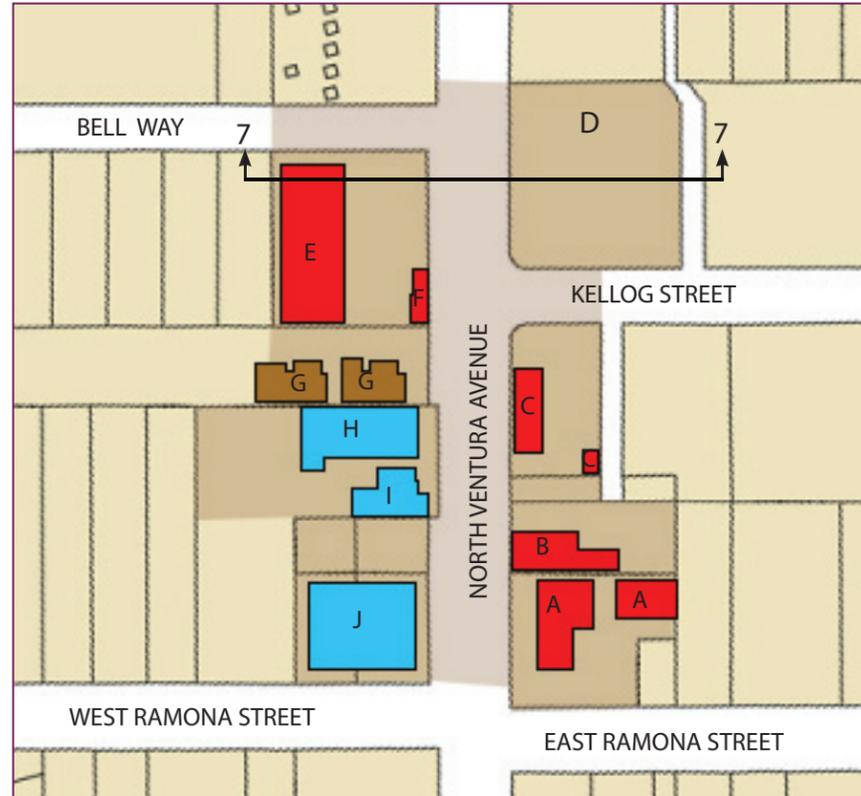
Location Map



Aerial of Block 7



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS			
	Single Family Residential		Public/Institutional
	Multi-Family Residential		Vacant Lot
	Commercial		Mixed-Use
	Manufacturing/Industrial		

North view from Section 7-7

Photo Missing

South view from Section 7-7



There are a variety of uses on Block 7 ranging from multi-family residential to commercial and light industrial. On the east side of North Ventura Avenue there is one vacant lot enclosed by a chain-link fence, a self-serve gas station and a market and auto repair shop. There is a commercial area on the west side setback from the street with a small parking lot in front. Several different businesses are located there including a clothing store and bakery. There are also two churches, a multi-family residential development, and a fire station, all in good condition. The sidewalks are consistent only on the east side of the Avenue, and are in need of repair on the west side. North Ventura Avenue widens in the middle of our area south of Kellogg Street increasing the undefined parking area on either side.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 7

Corresponding Pictures



Occupant..... Liana's Ropa y Calzado (clothing and shoes- Artist Barbers- Super Taqueria- Panaderia Lala's (bakery)
 Stories 1
 Front Setback.... 75 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on-site only



Occupant..... Hispanos Beauty Salon
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 100 feet
 Left Setback..... 0 feet
 Parking..... on-site only



Occupant..... Medium density residential dev.
 Stories 2
 Front Setback.... 20 feet
 Right Setback.... 25 feet
 Left Setback..... 10 feet
 Parking..... on-site and under units



Occupant..... Ave. Commercial Church
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 4 feet
 Left Setback..... 15 feet
 Parking..... on street only



Occupant..... King's House Church
 Stories 1
 Front Setback.... 20 feet
 Right Setback.... 15 feet
 Left Setback..... 0 feet
 Parking..... on street only



Occupant..... San Buenaventura Fire Station #1
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 60 feet
 Left Setback..... 10 feet
 Parking..... on-site only



See above information



Occupant..... Vacant lot with perimeter fence



Occupant..... GASCO gas station
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 30 feet
 Left Setback..... 25 feet
 Parking..... on-site only



Occupant..... 4-Way Meat Market II
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... n/a
 Left Setback..... 45 feet
 Parking..... on street and on-site



Occupant..... Avenue Wheel
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 30 feet
 Left Setback..... n/a
 Parking..... on street and on-site



See above information

Block 8

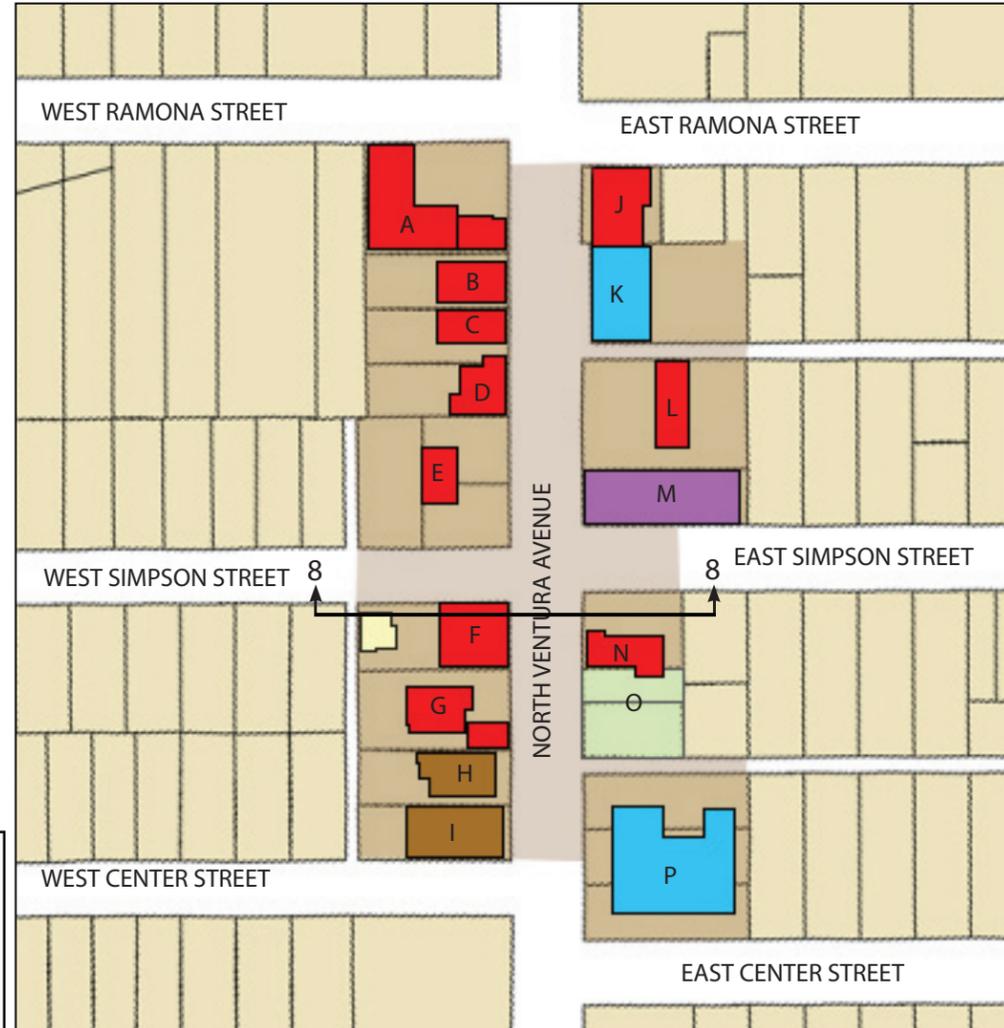
Location Map



Aerial of Block 8



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
Single Family Residential	Public/Institutional
Multi-Family Residential	Vacant Lot
Commercial	Mixed-Use
Manufacturing/Industrial	

North view from 8-8



South view from 8-8

Photo Missing

Block 8 includes the two blocks between Center Street and Ramona Street. The east side of the Avenue section contains a variety of uses such as public facilities, including the Ventura Avenue Adult/Senior Center and the Avenue Library, to commercial retail, including a Self-Service Car Wash and Russell's Donuts. The west side of the Avenue contains some multi-family structures, commercial uses and vacant buildings. There are textured crosswalks and pedestrian friendly sidewalks throughout this area unlike many other parts of North Ventura Avenue. The sidewalks have also been landscaped with street trees.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 8

Corresponding Pictures



A Occupant..... Interstate Batteries
 Stories 1
 Front Setback.... 0-90 feet (varies)
 Right Setback.... 3-70 feet (varies)
 Left Setback..... 5 feet
 Parking..... on-site only



B Occupant..... Amigo Party Rental
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 10 feet
 Left Setback..... 5 feet
 Parking..... on street only



C Occupant..... Vacant
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 20 feet
 Parking..... on street only



D Occupant..... Vacant
 Stories 1
 Front Setback.... 2 feet
 Right Setback.... 0 feet
 Left Setback..... 5 feet
 Parking..... on street only



E Occupant..... Avenue Tire & Service
 Stories 1
 Front Setback.... 45 feet
 Right Setback.... 30 feet
 Left Setback..... 35 feet
 Parking..... on-site only



F Occupant..... Tio John's Bargain Corner
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 4 feet
 Parking..... on-site only



G Occupant..... Russell's Donuts
 Stories 1
 Front Setback.... 5 feet
 Right Setback.... 15-50 feet (varies)
 Left Setback..... 0-20 feet (varies)
 Parking..... on-site only



H Occupant..... Multi-family housing
 Stories 2
 Front Setback.... 15 feet
 Right Setback.... 2 feet
 Left Setback..... 7 feet
 Parking..... on street and alley access



I Occupant..... Multi-family housing
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 5 feet
 Left Setback..... 0 feet
 Parking..... on street and alley access



J Occupant..... Aqua Diamante Water Store
 Puerto Vallarta Ropa & Calzado- JC Fashion-
 Agape Real Estate Financing- Efrain Produce
 Stories 1
 Front Setback.... 10 feet
 Right Setback.... 0 feet
 Left Setback..... 3 feet
 Parking..... on street only



K Occupant..... Total Life Fellowship Hall
 Stories 1-2
 Front Setback.... 15 feet
 Right Setback.... 2 feet
 Left Setback..... 0 feet
 Parking..... on-site only



L Occupant..... Self-Serve Car Wash
 Stories 1
 Front Setback.... 65 feet
 Right Setback.... 20 feet
 Left Setback..... 0 feet
 Parking..... on-site only



M Occupant..... Avenue Library & Apartments
 Stories 3
 Front Setback.... 0 feet
 Right Setback.... 2 feet
 Left Setback..... 0 feet
 Parking..... on street only



N Occupant..... Liquor Store
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 2 feet
 Left Setback..... 40 feet
 Parking..... on-site only



O Occupant..... Ventura Avenue Plaza
 Parking..... on street only



P Occupant..... Ave. Adult/Senior Center
 Stories 1
 Front Setback.... 25 feet
 Right Setback.... 15 feet
 Left Setback..... 40 feet
 Parking..... on-site only

Block 9

Location Map



Aerial of Block 9



Building Footprints & Land Use Designation



North view from 9-9



South view from 9-9

Photo Missing

Block 9 predominantly consists of predominantly commercial units and is within close proximity of the Ventura downtown area. A few single family residential units are interspersed throughout. Most of the existing buildings are in decent condition and have zero front setbacks giving the street definition, making it more pedestrian friendly than other blocks. Moderate pedestrian, bicycle, and automobile traffic circulate through this area, but there are no street trees and the only landscaping is found around the residential units. There is also a bus stop towards the north end of the block, next to the Market.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 9

Corresponding Pictures



A Occupant..... Ventura Central Market
 Stories 2
 Front Setback.... 20 feet
 Right Setback.... 2 feet
 Left Setback..... 6 feet
 Parking..... on street and on-site



B Occupant..... Vacant
 Stories 1
 Front Setback.... 55 feet
 Right Setback.... 2 feet
 Left Setback..... 0 feet
 Parking..... on street only



C Occupant..... Ave. Hardware Retail store
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



D Occupant..... single family detached house
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 10 feet
 Left Setback..... 3 feet
 Parking..... on street and on-site



E Occupant..... single family detached house
 Stories 1
 Front Setback.... 15 feet
 Right Setback.... 3 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site



F Occupant..... single family detached house
 Stories 2
 Front Setback.... 15 feet
 Right Setback.... 12 feet
 Left Setback..... 15 feet
 Parking..... on street and on-site



G Occupant..... Taqueria Guadalajara
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



H Occupant..... Ave. TV & Communications
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



I Occupant..... Ave. Auto Sales & Automotive
 Stories 2
 Front Setback.... 3 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site



J Occupant..... Ave. Thrift Store
 Stories 2
 Front Setback.... 0 feet
 Right Setback.... 4 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site



K Occupant..... Panaderia Herrera
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 4 feet
 Parking..... on street only



L Occupant..... Ventura Auto Glass
 Stories 1
 Front Setback.... 11 feet
 Right Setback.... 24 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site



M Occupant..... Flower Basket Florist
 Stories 1
 Front Setback.... 12 feet
 Right Setback.... 12 feet
 Left Setback..... 0 feet
 Parking..... on street and on-site



N Occupant..... Bell Mattress Factory- art studio
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only



O Occupant..... Vacant building
 Stories 1
 Front Setback.... 0 feet
 Right Setback.... 0 feet
 Left Setback..... 0 feet
 Parking..... on street only

Block 10

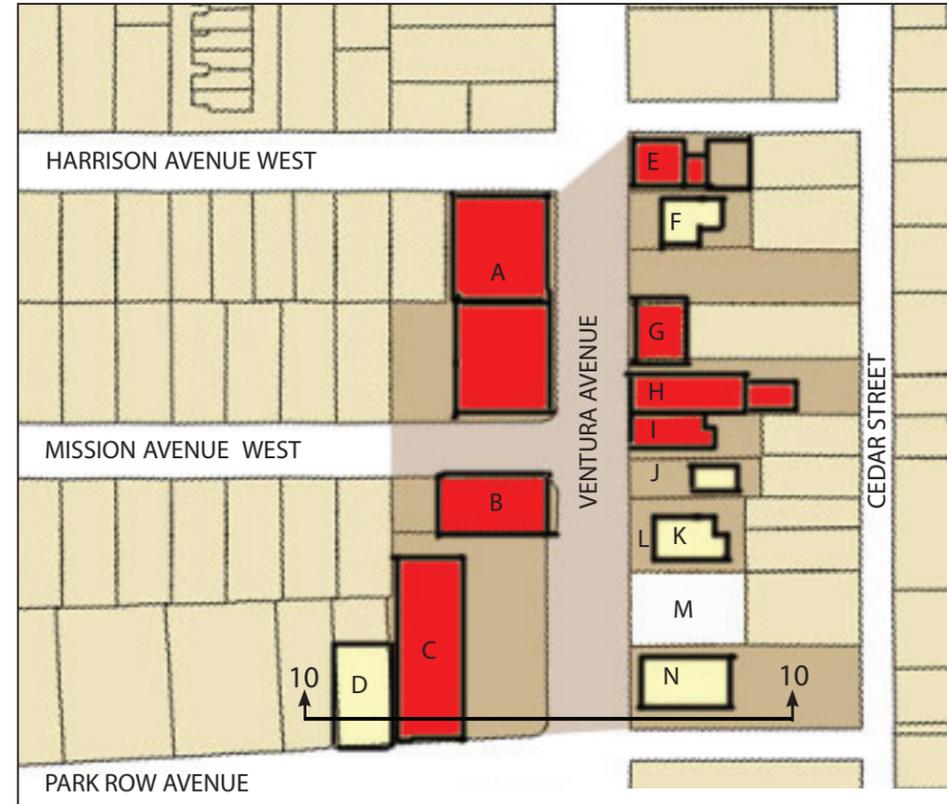
Location Map



Aerial of Block 10



Building Footprints & Land Use Designation



LAND USE DESIGNATIONS	
 Single Family Residential	 Public/Institutional
 Multi-Family Residential	 Vacant Lot
 Commercial	 Mixed-Use
 Manufacturing/Industrial	

North view from 10-10

Photo Missing

South view from 10-10

Photo Missing

Block 10 is the southern most block in our study area along North Ventura Avenue. The uses on the block vary and include a local market, apartment building and a few single family detached homes. There are 3-4 vacant lots and plenty of on street parking. Block 10 is not overly pedestrian friendly because the sidewalks are in need of repair and there are few street trees. A few of the cross walks are textured, and there is some public art located at the southern end of the block near the Catholic Charities Center.

EASTSIDE OF VENTURA AVENUE



WESTSIDE OF VENTURA AVENUE



Block 10



A
Occupant..... Bridal- 99 store- Salon- Laundry
Stories 1
Front Setback.... 8-10 feet
Right Setback.... 5-8 feet
Left Setback..... 20 feet
Parking..... on street only



B
Occupant..... Clothing Store- Grocery Market
Stories 1
Front Setback.... 8-10 feet
Right Setback.... 8-10 feet
Left Setback..... 10-12 feet
Parking..... on street only



C
Occupant..... Catholic Charities Center
Stories 1
Front Setback.... 60-68 feet
Right Setback.... 10-12 feet
Left Setback..... 15 feet
Parking..... on-site (20-27 spaces)



D
Occupant..... multi-family housing
Stories 1
Front Setback.... 10 feet
Right Setback.... 5 feet
Left Setback..... 12-15 feet
Parking..... none



E
Occupant..... Auto Body shop
Stories 1
Front Setback.... 5-7 feet
Right Setback.... 10 feet
Left Setback..... 5-7 feet
Parking..... on street and rear parking



F
Occupant..... single family detached house
Stories 1
Front Setback.... 30 feet
Right Setback.... 50 feet
Left Setback..... 10 feet
Parking..... small parking lot in front



G
Occupant..... Video store / Small restaurant
Stories 1
Front Setback.... 5 feet
Right Setback.... 10 feet
Left Setback..... 1 feet
Parking..... on street only



H
Occupant..... Unknown
Stories 1
Front Setback.... 8-10 feet
Right Setback.... 10-15 feet
Left Setback..... 10-15 feet
Parking..... on street only



I
Occupant..... Commercial salon
Stories 1
Front Setback.... 10 feet
Right Setback.... 20 feet
Left Setback..... 1 foot
Parking..... on street



J
Occupant..... multi-family housing (located behind salon)
Stories 1
Front Setback.... 35 feet
Right Setback.... 8-10 feet
Left Setback..... 10-15 feet
Parking..... rear parking



K
Occupant..... single family detached house
Stories 1
Front Setback.... 15 feet
Right Setback.... 3 feet
Left Setback..... 10-12 feet
Parking..... none



L
Occupant..... Hair Salon
Stories 1
Front Setback.... 7-8 feet
Right Setback.... 0 feet
Left Setback..... 3 feet
Parking..... on street



M
Occupant..... Vacant lot
Stories 0
Front Setback.... 0 feet
Right Setback.... 0 feet
Left Setback..... 0 feet
Parking..... on street



N
Occupant..... Vacant residence
Stories 1
Front Setback.... 10 feet
Right Setback.... 10-12 feet
Left Setback..... 1 feet
Parking..... on street