CITY OF VENTURA

ADMINISTRATIVE REPORT

Date: March 23, 2011

Agenda Item No.: **Advance Item No. 3**

Council Action Date: April 19, 2011

To: **RICK COLE, CITY MANAGER**

From: **JEFFREY LAMBERT, COMMUNITY DEVELOPMENT DEPARTMENT**

Subject: **REVIEW AND INITIATION OF THE DRAFT WESTSIDE COMMUNITY PLAN AND DEVELOPMENT CODE FOR FURTHER STUDY**

RECOMMENDATIONS

a. Receive Draft Westside Community Plan and Development Code for incorporated Westside Community Planning Area (Attachment A and B);

b. Receive Draft Westside Historic Resources Survey (Attachment C); and

c. Initiate required environmental analysis under California Environmental Quality Act

PREVIOUS COUNCIL ACTION

Jan 24, 2011, Council appropriated funds for completion of the Community Plan and Development Code, associated special studies and civic engagement efforts and also provided direction to reduce the Westside Community Planning Area boundary to the existing city limits.

October 11, 2010, Council reconsidered a prior decision and provided direction to include the approximately 650-acre Canada Larga valley floor in the Westside and North Avenue Planning Area boundary.

August 2, 2010, Council provided direction regarding planning principles to shape development policy for the future Brooks/Petrochem site reuse.

April 19, 2010, Council provided direction to include the approximately 150-acre freeway adjacent western Canada Larga area in the Westside and North Avenue Community Planning boundary; considered the use of the optional zones tool for select urban areas in the development code; discussed planning assumptions for the Brooks/Petrochem site; and reviewed principles for planning and redevelopment project area formation.

January 25, 2010, Council provided direction to proceed with work plan formation and resuming planning efforts for the Westside and North Avenue Community Planning project.

September 26, 2005 – Council direction to proceed with drafting Community Plans to implement the General Plan at the neighborhood level and prioritized long-range planning work plan.

August 8, 2005, Council adopted the 2005 General Plan directing infill first and form-based code tools for future development of the City of Ventura.

SUMMARY

In 2005 the Ventura General Plan was adopted which directed implementation via community plans and development codes for select areas of the City including the Westside Community. Originally commenced in 2006, the current Westside Community Planning project included extensive input by the Community from past outreach efforts prior to adoption of the 2005 General Plan, as well as current outreach efforts conducted with Westside community in the past year (see detailed listing under the Public Engagement Citizen Advisory Group Review Sections of this administrative report). Key issues heard by the community during the extensive public outreach efforts were a desire for urban park space and plazas; enhanced connectivity for bicycles and pedestrians including improved crossings across Ventura Avenue and connections to the Ventura River bicycle trail; concerns regarding increasing building height along Ventura Avenue; sensitivity to neighborhood context and history; protection for the Ventura River watershed and overwhelming comment regarding environmental concerns of the previously included unincorporated Canada Larga area. Community Development civic engagement effort also included partnering with stakeholder groups such as CAUSE (Central Coastal Alliance United fro a Sustainable Economy) and VCCOOL (Ventura Climate Care Options Organized Locally, a county *global warming action group)* to help inform various community members, including Latino business owners and residents. CAUSE and the City provided a translation summary (Attachment F) to further increase participation in the April 18th Council hearing.

Integrating this vast amount of community input, the current draft Westside Community Plan and Development Code have been envisioned by the Westside community to create an interconnected, revitalized Westside Community Planning Area that improves over time by:

- preserving neighborhood heritage,
- supporting and expanding the vibrant arts community,
- requiring well designed development,
- enhances multi- modal travel options,
- increasing urban plazas and green spaces, and
- expanding jobs, with an emphasis on green technology and high tech sector opportunities.

Core elements of the Community Plan and Code include an intensification and mixed-use strategy for the Ventura Avenue commercial corridor; and improved multi-modal connections at the western and eastern edges of the neighborhoods and through interior neighborhoods.

This Draft Westside Community Plan and Code are presented for review by the City Council as the project description for further analysis by Community Development, including proceeding with required environmental analysis under the California Environmental Quality Act. The Draft Development Code that accompanies the Draft Westside Community Plan will remain subject to refinement and input during the summer months as the environmental analysis proceeds until October of this year, at which time the Community Plan and Code would be prepared for final public hearings and adoption process commencing in late fall 2011.

DISCUSSION

In order to implement the broad vision of the 2005 General Plan, refined vision of subsequently proposed economic strategies in 2006 and current input of the Westside Community, the Westside Community Plan while structured in one Vision statement and 12 chapters mirroring the General Plan chapter format, essentially focuses key policies and actions on the 1) community core, the *"Avenue"*, 2) adjacent interior neighborhoods, and 3) the community edges along the river and hillsides respectively. The following discussion summarizes these policies and action items by area and concludes with the next milestones in completing the Community Plan and Development Code.

1) Commercial Core: Ventura Avenue Corridor

A key element defined by the General Plan for the Westside Community is the mixed-use commercial corridor along Ventura Avenue. The Ventura Avenue Corridor was envisioned to utilize the *warehouse model* to harness the existing commercial assets and burgeoning cultural expression on the Westside and become an eclectic center for emerging arts, crafts and neighborhoods-serving uses. The vision of the Westside Community Planning project is to create greater intensity and uses along Ventura Avenue with identifiable urban nodes that facilitate concentrated pedestrian and commercial activity.

At present the Urban Design Plan calls for reflecting the Ventura Avenue Corridor strategy of the 2005 General Plan along activity "node designations" between Park Row and Center Streets; Warner to Lewis; and at Stanley Avenue, but scaling back the extent of commercial corridor above Stanley Avenue from approximately DeAnza Drive to Shoshone Street in favor of concentrating activity closer to the intersection of Stanley and Ventura Avenues. This change would be a departure from the 2005 General Plan strategy in that it would lessen the requirement for a retail frontage along Ventura Avenue, from DeAnza to Shoshone, and allow for more ground floor residential development along that portion of the corridor. The required *Shopfront Overlay* would then be shifted to the existing industrial

use parcels closer to the Stanley Avenue intersection. Current market conditions would suggest that requiring additional retail in this more northerly portion of the Ventura Corridor reduces the Urban Design Plan strategy to concentrate retail uses at the urban nodes lower on the Avenue. The net result would be that while retail uses are still permitted in this area of the corridor, they would not be required, thus necessitating an amendment (GPA) to the 2005 General Plan for this portion of the corridor (See Attachment D, GPA No. 1). Instead a more concentrated "town center" forming a "T" up Stanley Avenue and outward along the Avenue from Comstock to DeAnza Drives would be proposed to serve as the retail node for this portion of the Avenue. This town center concept, also serving as a welcoming gateway from Highway 33 into the community, would further the cultural goals and goals of the 2006 Westside Economic Development Strategy by proposing another amendment to the 2005 General Plan at the Selby property from industrial uses to Commercial Corridor (See Attachment D, GPA No. 2) to accommodate the mixed-use retail, office and high density residential uses at this site (See Attachment B, page 31).

Parks and Green Space

In addition to the Avenue urban nodes and town center concept at Stanley Avenue, the Community Plan also calls for additional parks and greens to be included in urban redevelopment where possible. The proposed Development Code allows a building height incentive program for developers of mixed-use projects on certain size lots in exchange for creation of urban plazas and green spaces fronting along Ventura Avenue for the benefit of the community.

Key Strategic Sites

To address the industrial base and arts-based goals of the 2006 Westside Economic Development Strategy, the Community Plan identifies four economic catalyst sites for specific economic development goals. The area below Stanley Avenue along Olive Street is identified as the industrial area most suited for placing green and high technology jobs on the Westside. Portions of industrial areas above Dakota Drive, within the incorporated city limits and the Avenue School are identified as a transition area between mixed uses and heavier industrial uses farther to the north in the unincorporated area. The Avenue School is also identified as potential mixed-use development. A small parcel to the north of the Avenue School would also be proposed for a General Plan amendment to convert it from industrial to mixed-use to facilitate the urban use transition (See Attachment D, GPA No. 3). The third catalyst site, the previously mentioned Kellogg property, has been identified as a likely commercial and live/work development oriented to artists lofts, with neighborhood serving uses, including envisioning a prominent urban plaza located at the corner of Ventura Avenue and Kellogg Street (See Attachment A, pages 21-22). The fourth and final site is Rocklite/Ventura Avenue, the Selby property, located east of the intersection of Stanley and Ventura Avenues, which as described previously above, is envisioned to become a town center. As a community focal point, this site has great potential with new mixed-use development, increased commerce and opportunities for urban plaza or expanded park amenity, benefiting from the immediate adjacency to Harry

Lyons Park and a direct connection to the proposed bike path extension along Cameron Street. An illustrative of this vision will be prepared during the summer months for inclusion in the Final Plan before the adoption hearing process begins.

Commercial Core Development Code

As with previous community planning efforts, form-based coding is the tool to achieve this vision. Transects along the Avenue Corridor comprise the T.4.11, T.5.5 and Special Industrial District zones. The accompanying Development Code allows for a variety of building typologies to accommodate the character of corridor development along Ventura Avenue including multi-family housing building types such as duplexes, villas, bungalow courts, row houses, and various courtyard housing types, as well as commercial block and industrial flex shed for the commercial and industrial uses respectively. Frontage requirements on commercial and mixed-use buildings will define the character of the street in commercial areas. To ensure the desired retail frontage in the commercial node areas of the Urban Design Plan, the Development Code utilizes a *Shopfront Overlay* mechanism to require a shopfront and awning frontage type that precludes residential uses on the ground floor. The Development Code also contains the building height incentive program for mixed-use projects in exchange for creation of urban plazas and green spaces fronting along Ventura Avenue, a major refinement in the Development Code emerging from public comment on the preliminary draft Code (See Attachment B, page 38 & 40).

To define the public realm, the Development Code also includes street and streetscape standards to establish desired improvements to better accommodate pedestrians along Ventura Avenue including six-foot wide sidewalks, a required five-foot setback and street trees where feasible. Part of a long-term vision, new alleys are proposed on either side of Ventura Avenue to provide necessary additional circulation to support commercial uses and relieve traffic constraints for parking and loading. The current effort also includes a proposal to complete a parking study to assess the supply and demand for parking in the Westside Community, provide parking management recommendations, and to be used by staff to refine the Development Code parking standards this summer.

Nonconforming Regulations

Additionally in order to facilitate transition to the urban form delineated in the Community Plan and Development Code, the Development Code establishes more rigorous stipulations along the Ventura Avenue Corridor for nonconforming lots, nonconforming structures and nonconforming uses such that all new construction is subject to the code and nonconforming uses are discontinued <u>6 months</u> after a qualifying event (see Attachment B, page 8). For the Westside community, this represents a more restrictive nonconforming regulation than in other parts of the city.

2) Westside Neighborhoods

The Westside Community is home to the oldest established residential neighborhoods in the City of Ventura, largely comprised of single and multiplex residential units on smaller lots. The General Plan calls for medium- and high-density residential land use designations in these neighborhoods and incorporates those assumptions into the state mandated housing element. The Development Code will accommodate the General Plan land use designations through the transect zone designations that allow for a combination of single family and multi-family building types to accommodate a variety of types and income levels of housing while respecting the existing character of the neighborhoods.

Historic Character

Neighborhood character is further addressed in the treatment of historic resources. One existing historic district, the Simpson Tract Historic District, is located within the Westside Planning area and is subject to adopted design guidelines. In conjunction with the Westside Community Planning project, a residential neighborhood historic resources survey was conducted which identified one additional eligible historic district between Lewis and Vince Streets. The draft Historic Resources Survey also identified additional areas, though not eligible as historic districts, that would benefit from special consideration in zoning to retain the architectural character of the neighborhood. Referred to as "conservation areas" and described in the draft historic resources survey as an emerging neighborhood preservation tool, that gives greater weight to conserving building form, mass and scale, and alignment, but not architectural style (see Attachment C).

The Community Plan calls for development of historic districts where appropriate and to preserve historic sites. Additional survey work is pending to address industrial uses in the Westside area that may also contribute toward the historic fabric of the Westside Community. This analysis will be completed by July 2011, incorporated into the Final Westside Historic Resources Survey report, assessed in the forthcoming environmental review, as well as further inform the Development Code refinement if applicable. Additionally, the context of areas of the neighborhoods that exhibit building massing that contributes to the character of the area, the *conservation areas* objective from the historic resources survey report, will be addressed through a *Building Mass* overlay in the Development Code. This overlay will provide measures that ensure future redevelopment or additions and remodeling of property is conducted with respect to the context and form of the existing neighborhood by placing more stringent requirements on upper story setback and restriction of commercial block building types in the overlay area (see Attachment B, page 51).

Parks and Green Space

One major area of interest for members of the Westside Community is the addition of green space to the urban environment where possible. However, development of parks and green space in developed, urbanized areas such as the Westside can be a greater

challenge than development in greenfields. Urbanized built-out areas face obstacles such as lack of space, shortage of funding, and conflicting priorities as to size and type of space. To address these challenges, and respond to the desires of the community members, the Community Plan calls for creating public plazas and green space along Ventura Avenue, and improving existing recreational amenities in the project area such as Westpark, Harry Lyon Park and the long term strategy for access and linear park trail along the hillsides. The Development Code will accommodate this vision by including a development incentive of height for open space provided in new development proposals. Additionally, to achieve more park space in new residential projects, the Development Code includes a 2 acre threshold for projects to provide public park space, as opposed to a 4 acre threshold for other areas of the city without adopted development codes or adopted specific plans.

The Community Plan also calls for recreation improvements at Westpark and Harry Lyon Park, use agreements with Ventura Unified School District for shared use of campus facilities, and creation of the Hillside Strategy workplan (see Attachment A, page 43).

Nonconforming Regulations

Nonconformities in the Westside neighborhoods are also addressed in the Development Code with more leniency than along the Commercial Corridor, in that nonconforming uses can continue with an indefinite timeline and minor additions are allowed to nonconforming structures. For the Westside community, this represents a more flexible nonconforming regulation than in other parts of the city.

Circulation

The Community Plan and Development Code address the issue of improved circulation through the neighborhoods and across Ventura Avenue. The circulation plan includes the creation of bike path connection at Cameron Street, bike boulevards at Vince Street, Simpson Street, and Park Row Avenue to better facilitate this mode of travel, as well as two new connections to the Ventura River Bicycle Trail at Simpson Street and Riverside Drive. The Community Plan also calls for improvements to facilitate safer crossings across Ventura Avenue at locations such as Vince Street, Warner Street, McFarland Drive and DeAnza Drive, utilizing tools such as improved signage, signalization and curb extensions.

3) Community Edges

The Westside Community, located between significant natural resources, the hillsides to the east and the Ventura River to the west, creates a need for contextual sensitivity in improvements and development of adjacent development and its potential impact to the natural environment. The Draft Community Plan places an emphasis on policies that acknowledge the necessity of low impact development (LID) practices as well as public improvements that contribute toward reduction of urban runoff to the river, and improved water quality for runoff that ultimately enters the Ventura River through stormdrain outflows. Locally, a program of public improvements, such as screens for stormwater intakes is

included in the Community Plan. On a regional level, the City will participate with multi-agency efforts to craft a remediation and conservation plan for the Lower Ventura River (referred as the *Vision Plan for the Lower Ventura River Parkway*).

To facilitate access to these natural amenities, the Community Plan proposes improved connectivity of adjacent trails such as the previously mentioned bike path connectors to the Ventura River Bike Trail, as well as completion of the Cedar Street connections adjacent to the hillside, portions of which are outside the incorporated city. Pursuant to Streets and Highways Code § 1810, the City may acquire property outside its boundary in the unincorporated area of the County for purposes of connecting or widening existing streets without necessitating annexation. The Community Plan proposes a collaborative workplan for a potential Cedar Street project that includes private ownership interests and responsible public agencies to address the hillside jurisdictional and engineering constraints prior to assuming a role in construction of a connected linear park and roadway on the eastern edge of the project area.

Lastly, along the eastern edge, surrounding the Seneca Gardens/Brock hills area, a General Plan amendment is proposed to change the land use from *Neighborhood Low* to *Parks and Open Space* (POS), in recognition of this area already deed restricted for open space and subject to the City's Hillside Overlay Management Program (See Attachment D, GPA No. 4).

Public Programs

Additionally, the Community Plan also proposes public improvements and programs to ensure adequate infrastructure to provide water and wastewater, protect the cultural heritage of the Westside Community, and provide opportunities for lifelong learning. Measures included in the Community Plan provide infrastructure for enhanced computer networking capabilities in the project area; a community envisioned mural program to enhance cultural heritage and vitality of the area; and partnerships with the Ventura Unified School District to provide adult education and training programs.

Next Steps

As Community Development continues with required analysis toward completion of the Community Plan and Code, several major next steps will need to occur. Due to the change in Project Area boundary, a new Notice of Preparation (NOP) of an Environment Impact Report will be circulated. The full scope of efforts to complete the required CEQA analysis is contained in a separate April 18, 2011 Council agenda item, which scopes the timeline, costs and process for producing the Environmental Impact Report. Additionally staff will re-engage the public in a finer grain level of input to refine the Development Code beyond the broader policy concepts addressed in the current public outreach effort. The "code refinement effort" will be in the form of several technical sessions comprised of interested local design professionals, community stakeholders and the public working together with representatives from the Design Review Committee, Historic Preservation Committee,

Planning Commission and Parks Commission along with staff to refine the Development Code regulations. One desire by several community groups and the Design Review Committee is for the code refinement to consider how to retain the "Westside eclectic feeling" as it might relate to certain building form, rather than just design and architectural style.

Upon completion of the DEIR and required 45-day circulation period, the Community Plan and Code will be updated accordingly to mitigate for any identified effects disclosed during analysis or the public review process. The Westside Community Planning project can be brought forward through the adoption process including Planning Commission and City Council hearings at the beginning of 2012.

CITIZEN ADVISORY GROUP REVIEW

February 16, 2011, Parks and Recreation Commission
February 8, 2011, Historic Preservation Committee
January 26, 2011, Design Review Committee
January 24, 2011, Historic Preservation Committee
January 19, 2011, Historic Preservation Committee
January 19, 2011, Parks and Recreation Commission
December 7, 2010, Planning Commission
November 29, 2010, Historic Preservation Committee
August 23, 2010, Historic Preservation Committee
July 26, 2010, Historic Preservation Committee

Refer to Attachment H to review each Commission/Committee minutes.

PUBLIC COMMUNICATIONS / PUBLIC ENGAGEMENT

February 2, 2011, City of Ojai Planning Commission
February 2, 2011, Westside Community Council
January 24, 2011, VCCool/CAUSE Business Owners Meeting
January 21, 2011, County of Ventura
January 20, 2011, VCCool/CAUSE Residential Neighborhood Meeting
January 20, 2011, AERA Energy meeting
January 13, 2011, Ventura Unified School District
January 11, 2011, Ventura River Watershed Council
January 10, 2011, Ojai Valley Sanitation District Board Special Meeting
January 7, 2011, Buzz Bonsall Canada Larga Field Trip Study
January 5, 2011, Westside Community Council
January 5, 2011, Hillside Stabilization Ad Hoc Committee
December 21, 2010, VCCool/CAUSE December 7, 2010, CAUSE meeting
December 1, 2010, Westside Community Council

November 23, 2010 Ventura River Watershed Council
November 17, 2010, Community Plan and Code Public Workshop

FISCAL IMPACTS

The Community Plan and Code would have no short-term fiscal impacts as they affect land use policy and changes to zoning designations only. The intent of the Westside Community Planning project is to serve as a catalyst to facilitate revitalization of the community through improved urban form and public and private improvement projects.

At the January 24, 2011 meeting, Council authorized $20,000 for the Civic Engagement activities associated with review and circulation of the Draft Community Plan and Code.

ALTERNATIVES

Where the Community Plan is proposing several changes to land use and density strategies found in the General Plan, several scenarios can be identified as alternatives to the proposed Community Plan.

First, the Community Plan could meet anticipated density per the General Plan without alterations. This would have the net affect of requiring increased heights and higher transect zoning designations in the residential neighborhoods than that currently proposed or are supported by the community.

A second alternative to accommodating increased density while preserving neighborhood context is raising allowable heights along the Ventura Corridor to retain lower density transect coding in the interior residential neighborhoods. This alternative would have the net affect of retaining the existing allowable, 6-story, 75' heights of the current municipal code rather than adopting the 3-4 story height limits currently contained in the T4.11 andT5.5 transect zones. This scenario would likely result in more abrupt urban form between the Avenue corridor and the adjacent neighborhoods while still achieving the densities in the General Plan.

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For Dave Ward, Planning Manager

Jeffrey Lambert, AICP
Community Development Director

FORWARDED TO THE CITY COUNCIL

Rick Cole

Office of the City Manager

ATTACHMENTS

A. Draft Westside Community Plan, dated April 2011
B. Draft Westside Development Code, dated April 2011
C. Draft Westside Historic Survey, dated January 2011
D. Proposed General Plan Land Use Amendments
E. Proposed Historic District and Conservation Areas Map
F. Summary of Major Issues, Spanish and English Translations
G. Matrix of all Public Comment on the 2010 Preliminary Draft Plan and Development Code
H. Action minutes for all City Advisory Commissions/Committees

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ATTACHMENT A

DRAFT WESTSIDE COMMUNITY PLAN, DATED APRIL 2011

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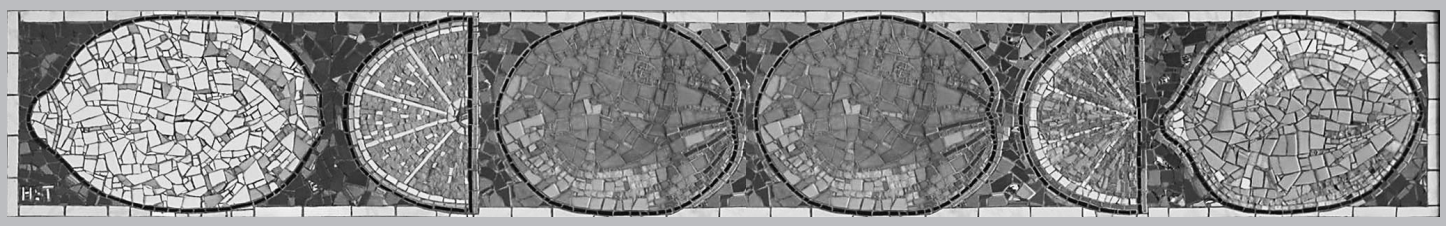

WESTSIDE COMMUNITY PLAN

Draft
April 2011

CITY OF
VENTURA
COMMUNITY DEVELOPMENT
www.cityofventura.net

Acknowledgements

City Council:

Bill Fulton, Mayor
Mike Tracy, Deputy Mayor
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Brian Brennan, Councilmember
James L. Monahan, Council member
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Christy Weir, Council member

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Gregory Ramirez, Vice-Chair
Scott Boydstun, Commissioner
John Hecht, Commissioner
Dan Long, Commissioner
Martha Picciotti, Commissioner
Martin Johnson, Commissioner

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Support Staff:

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Introduction

Community Vision

TO CREATE AN INTERCONNECTED, REVITALIZED WESTSIDE COMMUNITY THAT IMPROVES OVER TIME BY PRESERVING NEIGHBORHOOD HERITAGE, SUPPORTING AND EXPANDING THE VIBRANT ARTS COMMUNITY, REQUIRING WELL DESIGNED DEVELOPMENT, INCREASING URBAN PLAZAS AND GREEN SPACES, ENHANCING MULTI-MODAL TRAVEL OPTIONS, AND EXPANDING JOBS, WITH AN EMPHASIS ON GREEN TECHNOLOGY AND HIGH TECH SECTOR OPPORTUNITIES.

Setting

The proposed Westside Community Plan area consists of approximately 900 acres excluding ROW, located on the western edge of the City. The Plan area is generally bounded by the steep hillsides to the east, Highway 33 to the west, Park Row Avenue on the south, and Ottawa Street on the North and the adjacent North Avenue District as identified in the 2005 General Plan. The Plan area is divided into eastern and western halves by Ventura Avenue.

The southerly border of the Westside Plan begins immediately north of the Downtown Ventura area, and is approximately 26 miles south of the City of Santa Barbara. State Route 33 connects the Westside area to unincorporated Ventura County and Ojai to the north, and to Highway 101 which connects the greater Ventura City area to Los Angeles to the south, and Santa Barbara County to the north.

History

The City of Ventura was originally settled by native Chumash tribes who lived undisturbed until the arrival of Spanish missionaries. In 1782, missionaries led by Junipero Serra established the San Buenaventura Mission south of the Plan area, the original aqueduct of which runs to the north end of the Plan area.

Because Ventura was not easily accessible, the City experienced little economic or population growth until a railway connection and port were established in the 1880s that catalyzed development. Oil was discovered in Ventura in 1885. In the early 1900s, the first oil field was created on the Westside, known as the Ventura Avenue Oil Field. The subsequent oil boom resulted in a period of intense growth for the Westside Community and the adjacent North Avenue area, and established the pattern of development. This period of industrial development was influential in shaping the community's character. By the 1920s, both the Westside Community and adjacent North Avenue areas had approximately 113 oil wells. The oil boom also resulted in the establishment of other support industries, such as wire yards and machine shops. The Westside Community area was developed with workforce housing. By the 1970s, oil production rates began to decline, taking much of the employment base out of the area. A large refinery located near Stanley Avenue was demolished, and one of the larger companies in the area, VETCO, sold their headquarters to KINKO'S, signaling a shift to lighter industrial uses in the area.

Built Environment, Context and Character

The Westside area is characterized by an interconnected, pedestrian-scale grid of workforce housing neighborhoods dating back to the early part of the 20th century. Several disconnected alleyways and frequently spaced narrow residential streets provide residents with pedestrian-oriented paths to access Ventura Avenue, the planning area's primary roadway. Along Ventura Avenue, commercial development ranges from small single-story shops to larger two-story mixed-use buildings with a regular pattern of small nodes that have historically served as gathering places. However, there are often abrupt transitions between industrial and residential land uses, coupled with a discontinuous pattern of industrial land uses along Ventura Avenue and Olive Street with a resulting inconsistent pattern of building massing and scale North of Stanley Avenue along Ventura Avenue of the Westside area. The primary connection between Ventura Avenue and State Route 33 for the Westside is Stanley Avenue. Stanley Avenue is home to the Ventura Unified School District headquarters and bus operations center, Ventura Community College District headquarters, as well as industrial uses and several mixed-use development proposals.

Implementation

This Community Plan is intended to implement the City's General Plan at the neighborhood level. While this Community Plan provides further direction on requirements and development standards for new development, policies and actions of the General Plan remain applicable and in effect. The Westside Community Planning Project includes a proposal to study adoption of a redevelopment project area per California Redevelopment Law (CRL). Implementation of policies and public improvements included within the Community Plan will occur through redevelopment tax increment financing, Capital Improvement Program financing and leveraged private investment, among other financing opportunities.

Plan Preparation Process

Civic engagement is critical to successful planning efforts. The Westside Community Plan is the result of an extensive public participation process that began in 1996 with the series of 'Take Part Westside' public workshops, which led to a community vision for revitalization of the Westside area. In 1999, the *Westside Urban Design Plan* incorporated key elements and established design guidelines supportive of the 'Take Part Westside' vision.

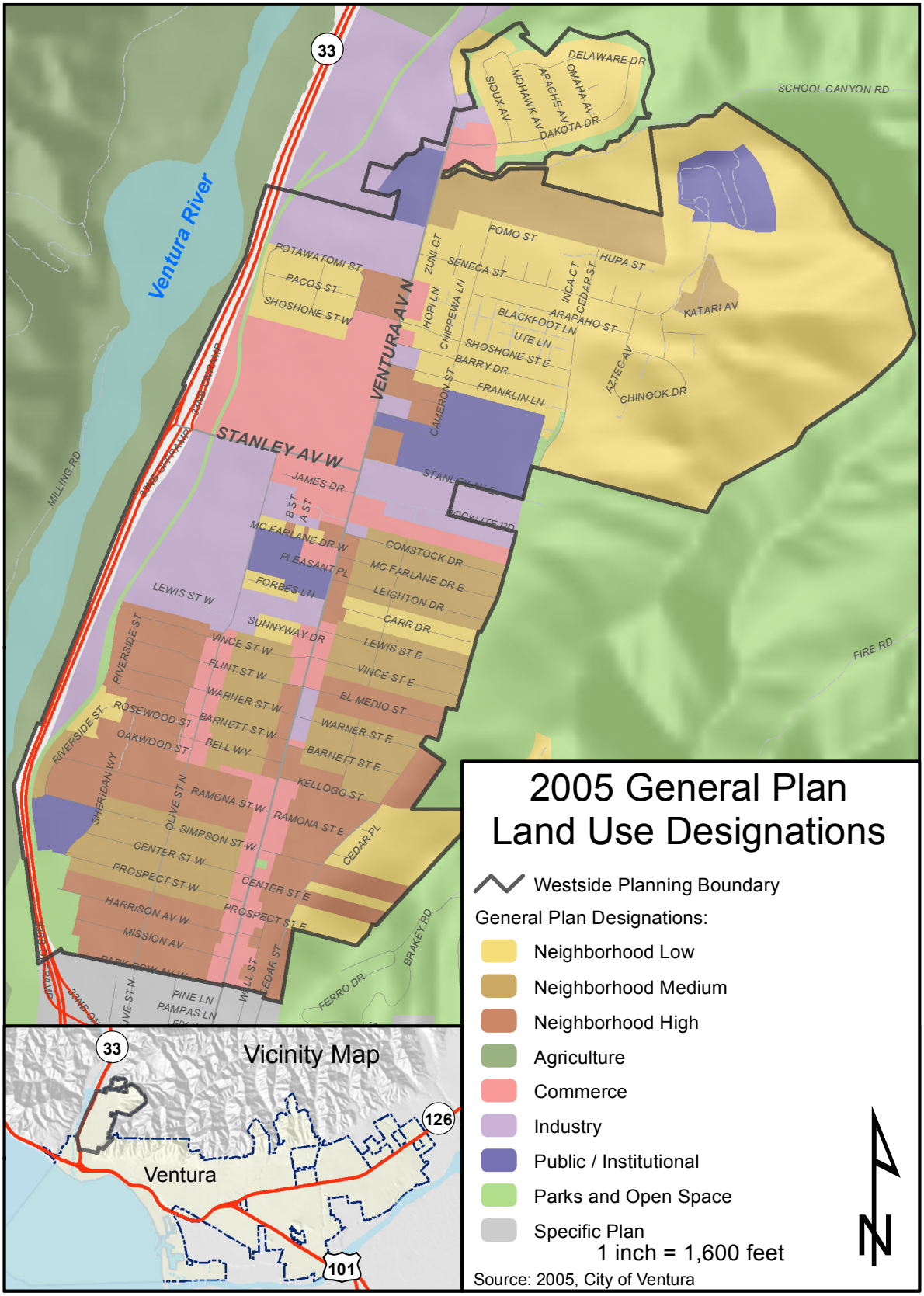
In the year 2000, the *Ventura Vision* plan, which ultimately guided formulation of the 2005 Ventura General Plan, incorporated the goals and objectives developed during the Westside vision process. That same year, the *Westside Economic Strategy* assessed the Westside's economic strengths, weaknesses, and opportunities and summarized the existing conditions of the areas land uses. These efforts culminated in the 2001 Westside Workshop and *Conceptual Land Use Plan*.

Beginning in 2006, the City also sponsored well-attended public workshops over several months to gather and incorporate meaningful public input. Students from the City and Regional Planning Department at California Polytechnic State

University, San Luis Obispo, assisted City staff with many of these workshops and assembling background data for the Community Plan including a comprehensive survey of parcels in the project area, and survey of community members preferences regarding building type and scale.

In the Fall of 2010, a preliminary draft Westside Community Plan was circulated for public review and feedback including extensive workshops and feedback sessions with community groups, city commissions and members of the public. The result of that feedback is contained here in the Draft Westside Community Plan.

Westside Community Plan


2005 General Plan
Land Use Designations
Westside Planning Boundary
General Plan Designations:
Neighborhood Low
Neighborhood Medium
Neighborhood High
Agriculture
Commerce
Industry
Public / Institutional
Parks and Open Space
Specific Plan
1 inch = 1,600 feet
Source: 2005, City of Ventura
Vicinity Map
Ventura
Ventura River
STANLEY AV W
VENTURA AV N
33
126
101
SCHOOL CANYON RD
FIRE RD
MILLING RD
BRAKEY RD
FERRO DR
DELAWARE DR
OMAHA AV
APACHE AV
MOHAWK AV
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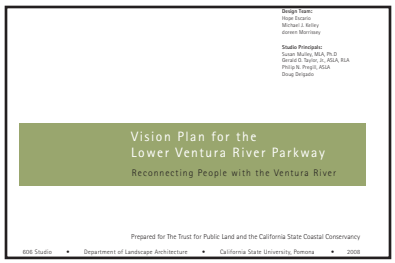
12.1 Our Natural Community

The natural setting framing the Westside Community Planning area is one of the areas greatest assets. The Pacific Ocean is located less than one mile south of the Westside Community area. To the east and west, the Westside sits between the Ventura County hillsides and the Ventura River. Drainage channels from this area feed the Ventura River, which eventually empties into the Pacific Ocean. Revitalization of the Westside Community area must consider the potential human impact on the river and hillside environments and also focus on the benefits these natural areas provide for the community, such as contributing to larger ecosystems, adding aesthetic value, and providing recreational opportunities. On a regional level, the Westside Community has a primary interest in participating in the formulation of the Vision Plan for Lower Ventura River Parkway to preserve and enhance the Ventura River.

Goal: Support the native ecology, endangered species, and opportunities for recreational uses in and along the Ventura River.


Design Team:
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Vision Plan for the
Lower Ventura River Parkway
Reconnecting People with the Ventura River

Prepared for The Trust for Public Land and the California State Coastal Conservancy

606 Studio • Department of Landscape Architecture • California State University, Pomona • 2008

Plan provides planning tool for local governments and land owners to create a parkway:
- compatible with recreational use,
- promotes sustainable land stewardship,
- respects river function, and
- enhances regional ecosystems

Policy 12 A: Restore and enhance connection to the Ventura River Trail.

Action 12.1.1: Enhance connection to the Ventura River Trail to increase access for all residents especially at Simpson and Riverside Streets.

Policy 12 B: Participate with stakeholders and agencies to protect natural resources and enhance the Ventura River.

Action 12.1.2: Assist and work regionally with the County and Ventura River stakeholders in the creation of the Ventura River Parkway for watershed and recreation planning.

Action 12.1.3: Upon adoption of the Ventura River Multi-Species Habitat Conservation Plan, new development shall coordinate with Federal, State and Local resource agencies to facilitate recovery of endangered species in the Ventura River Watershed.

Policy 12 C: Follow a development approach that contributes to resource conservation in the Westside Community.

Action 12.1.4: In partnership with other stakeholders, conduct an inventory of existing conditions and hydrological resources at the regional and watershed scale and formulate a plan to mitigate hydrological impacts of development to water quality of local surface drainage in developed areas adjacent to the Ventura river.

Action 12.1.5: Provide bio-filtering and groundwater recharging through LID and other careful design of new development in the Westside Community.

Action 12.1.6: Require new development to install city approved trash excluders in stormwater inlets to reduce trash outflow to the Ventura River.

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12.2 Our Prosperous Community

Positioned along two major north-south arterials at Ventura Avenue and State Route 33, the Westside Community is located at the western edge of the city with opportunities for neighborhood serving retail and business to serve this segment of the population. The Westside has historically provided an excellent location for oil production support businesses as well as a wide variety of construction materials manufacturing and distribution firms. In recent years the local labor force has expanded to include many who are employed in technology sectors and the growing artist community. The industrial land located within the Westside is well suited for potential transition to green and high technology industries for economic prosperity in the first half of the 21st Century.

Proposed neighborhood linkages and revitalization of a jobs-producing industrial base is a Plan objective. Improved connectivity of the urban form can promote retail and transitioning industrial areas and create shopping and business service opportunities for the west side of Ventura. A variety of retail, shopping, educational, creative arts, and industrial opportunities are called for throughout the Plan. An opportunity exists to enhance retail along Ventura Avenue while promoting green and high-tech industrial opportunities in obsolete or converting industrial portions of the Plan area around Stanley Avenue. This Plan intends the historical Westside neighborhood to remain the town center of the area, complete with residential, retail and office space and several pedestrian nodes to facilitate community interaction and placemaking. Existing smaller industrial businesses are to be preserved to protect the jobs that they provide. The City of Ventura recognizes that prosperity is to be shared with all segments of the community and that services and jobs for struggling families, the disadvantaged, or disabled are part of what makes a community integrated, healthy and safe. This Plan aspires to protect economic interests of all residents by preserving and encouraging diversity in employment opportunities.

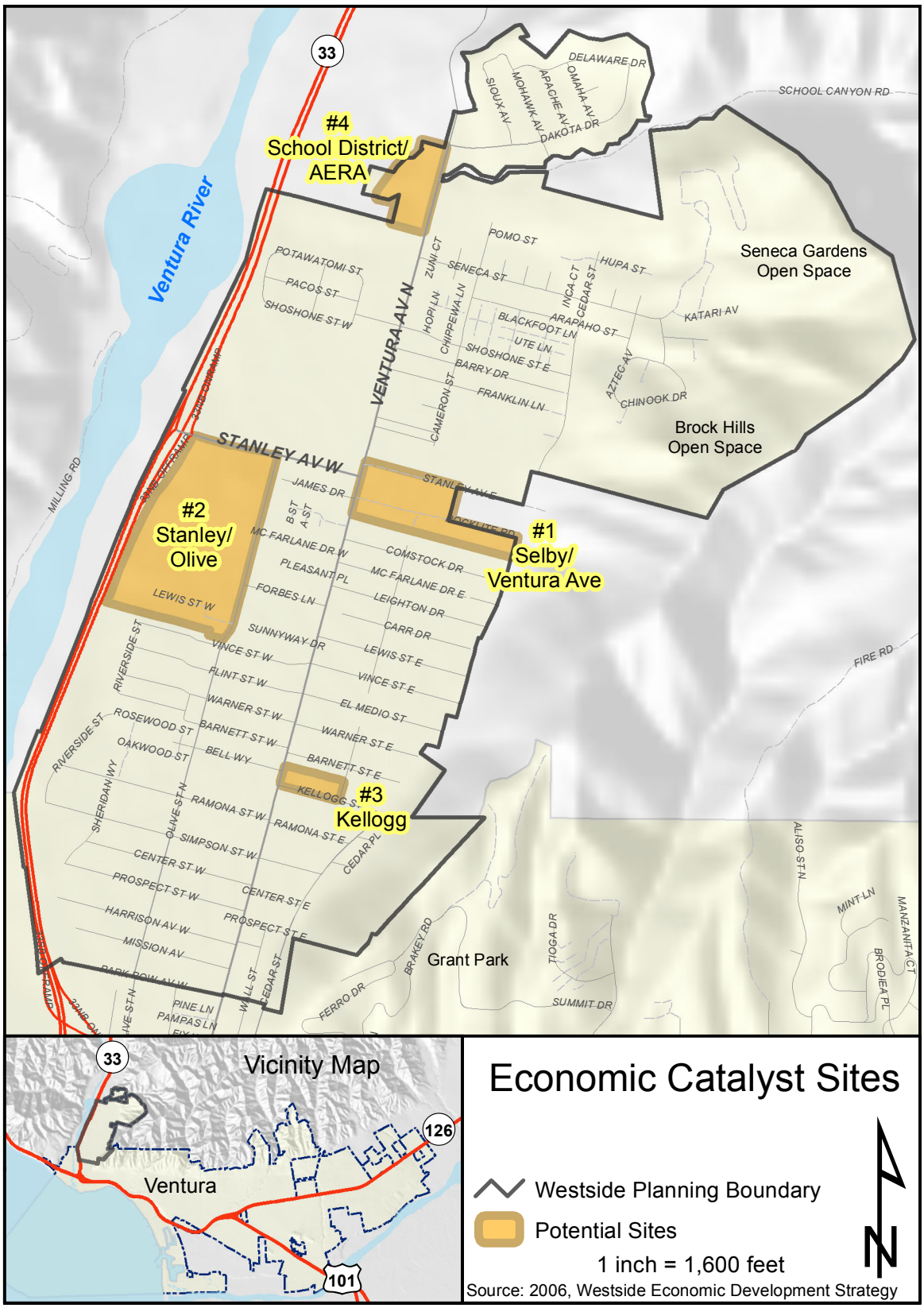
GOAL: Increase local shopping opportunities, diversify the local economy, and create job opportunities in the Westside areas.

GOAL: Provide for a variety of Westside Community workforce and transitional housing opportunities.

Policy 12 D: Stimulate private investment for revitalization of underutilized parcels in the Westside Community Plan area.

Action 12.2.1: Establish a redevelopment project area, in addition to identifying other federal, state and local funding sources for the Westside Community Planning project area to stimulate economic development and generate leverage funds for development opportunity sites in the area.

Action 12.2.2: Stimulate investment in four catalyst sites for their redevelopment through available public and private financing at Rocklite and Ventura Avenue (Selby site); Kellogg and Ventura Avenue (Kellogg); along Olive at Stanley


#4
School District/
AERA
#2
Stanley/
Olive
#1
Selby/
Ventura Ave
#3
Kellogg
Ventura River
Seneca Gardens
Open Space
Brock Hills
Open Space
Grant Park
VENTURA AV N
STANLEY AV W
SCHOOL CANYON RD
FIRE RD
MILLING RD
Vicinity Map
Ventura
33
126
101
Economic Catalyst Sites
Westside Planning Boundary
Potential Sites
1 inch = 1,600 feet
N
Source: 2006, Westside Economic Development Strategy

Avenue (Stanley/Olive); and portions of AERA and Ventura Unified School District parcels west of Ventura Avenue at Shell Road (School District/AERA) as follows:

- Catalyst Site #1: Selby: 15 acres for mixed use development with ground floor commercial and second or third story office above the ground floor. The eastern portion of the property could support high density residential to create a true mixed used development that would be a showcase for travelers as they exit the freeway at Stanley.

- Catalyst Site #2: Industrial area south of Stanley Avenue, along Olive Street to be focus of economic development efforts to encourage green and high technology job recruitment to the City.

- Catalyst Site #3: Kellogg: 2 acre site for live/work development oriented to artists lofts, with neighborhood services . With its central location on the Avenue, urban plaza and park space fronting the Avenue is a community desired component of this catalyst site. See graphic on page 21 for Illustrative example.

- Catalyst Site #4: School District/AERA: portions of 90 acre site that includes 4-5 acre Avenue School site to be considered for mixed-use development to provide transition between industrial uses to the north and newer residential and commercial uses to the south.

Policy 12 E: Support economic growth and the creation of high tech and green technology jobs through business retention, expansion, and formation.

Action: 12.2.3: Design and conduct a business-marketing program to publicize the key attributes of a Westside location to the business community.

Action 12.2.4: Collaborate with countywide, regional, and statewide economic development organizations to heighten awareness among targeted industries about the characteristics of business sites in the Westside.

Action 12.2.5: Establish a strategic vision that outlines Ventura Avenue as the City's Green Business Corridor.

Action 12.2.6: Form and fund an incentive program that targets businesses within desirable high-tech, green and creative industries to establish or relocate in the Westside Community.

Policy 12 F: Identify and designate Westside sites that are compatible with development opportunities for technology businesses and professional services firms to provide jobs.

Action 12.2.7: Establish a cohesive strategy for redevelopment of former oil industrial areas along Stanley Avenue and Olive Street.

Action 12.2.8: Expressly preserve underutilized sites on the Westside for job producing uses with respect to the whole community planning area.

***Action 12.2.9: Designate suitable locations and development standards for industrial and service commercial businesses in the Westside Community. Action implemented through Regulating Code designation.

***Action 12.2.10 Zone or maintain at least 96 acres for industrial and service commercial development, based on economic market analysis to inform the Plan. Action implemented through Regulating Code designation of Special District Industrial and Urban Center/Urban General.

Action 12.2.11: Pursue funding for brownfield site assessment and remediation to facilitate reuse of obsolete industrial parcels in the Westside Community.

Action 12.2.12: Locate sites or developments that could potentially house a green technology incubator and partner with other organizations for implementation.

Action 12.2.13: Respect and preserve oil production, high value job base and maintain existing land use, but anticipate long range industrial mixed use development of the Avenue School site. (Catalyst 4)

Policy 12 G: Collaborate with workforce training agencies and services programs to ensure Westside local worker access to new jobs.

Action 12.2.14: Coordinate with the California Employment Development Department, the County Human Services Agency, the Ventura Workforce Investment Board, Regional Occupation Program, and other workforce training agencies to provide well tailored employment training programs to meet the needs of businesses locating in the Westside and resident workers seeking new employment opportunities.

Policy 12 H: Prioritize and promote expansion of local-serving retail and service businesses to improve shopping opportunities in the Westside Community.

***Action 12.2.15: Zone locations for local-serving retail commercial businesses. Action implemented through Regulating Code designation.

***Action 12.2.16: Zone suitable sites for future retail commercial development to serve growth in Westside market demand. Action implemented through Regulating Code designation.

Policy 12 I: Promote development of Westside housing opportunities commensurate with the incomes generated by local businesses, at both upper and lower income levels.

***Action 12.2.17: Encourage mixed use development to achieve a mix of housing types for a range of household income levels in the community. Action implemented through Regulating Code.

Policy 12 J: Encourage high quality, sustainable and green development project designs that reflect environmental quality and consideration of long-term benefit over short-term gain.

Action 12.2.18: Expand the range of building and site design options that are permitted in order to further reduce the environmental footprint of new development in the community. Action implemented through Regulating Code.

***Action 12.2.19 Establish cost-effective private property design standards to provide visual buffers to screen industrial business operations from public right-of-ways. Action implemented through Regulating Code.

Action 12.2.20 Identify funding or incentive programs to assist property owners in property improvements to screen industrial operations and reduce off-site visual impacts.

Policy: 12 K: Establish flexible form-based standards conducive to successful mixed-use development that provides residential and business opportunities at all economic levels.

***Action 12.2.21: Allow commercial businesses to be located where they benefit from traffic flow and visibility in order to capture market support from outside the Westside Community. Action implemented through Regulating Code.

***Action 12.2.22: Allow for shared parking in mixed-use projects to reduce the overall costs of development and defray the cost to commercial development.[5] Action implemented through Regulating Code.

***Action 12.2.23: Collocate residential housing types that are compatible with the noise, lighting and traffic flows of business development in mixed-use projects.[5] Action implemented through Regulating Code.

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12.3 Our Well Planned Community

Residents of the Westside want to enhance the quality of life within their neighborhoods. Revitalization of the public realm and redevelopment of commercial and industrial areas should be of the highest design to promote sense of place and local cultural identity, animation of the public realm, and foster connectivity. New development should also provide public amenities such as parks and protection of adjacent natural resources to meet larger citywide goals. These citywide goals include creating walkable, bikeable, compact neighborhoods with a wide diversity of housing types and neighborhood serving uses in order to increase housing choices, with strong urban design to address infill development in the residential areas and a strategy to increase public plazas and green spaces along Ventura Avenue. Greater intensity and mixed-uses are called for along Ventura Avenue. This Plan attempts to balance the public purpose of citywide initiatives to implement an infill strategy for Districts, neighborhood centers and along corridors within existing neighborhoods.

The future development of the Westside will be largely based on the success of revitalization and redevelopment efforts along Ventura Avenue and key areas that can serve as catalysts for other infill development. These areas include: commercial corridors of Olive Street and Ventura Avenue with a focus on access and connectivity to spur economic activity; neighborhood centers within walking distance of surrounding communities, linked by multi-modal transit options and pedestrian-oriented design. Successful investment in these areas will strengthen the economic forces that encourage other infill development to occur.

The Westside includes the Ventura Avenue Corridor and is home to several neighborhood centers that are surrounded by well-connected neighborhood blocks. Opportunities exist to realize the revitalized potential of the neighborhood through improved linkages to expand mobility, enhanced pedestrian amenities along streetscapes, and contextually appropriate height and massing of new development along mixed-use corridors.

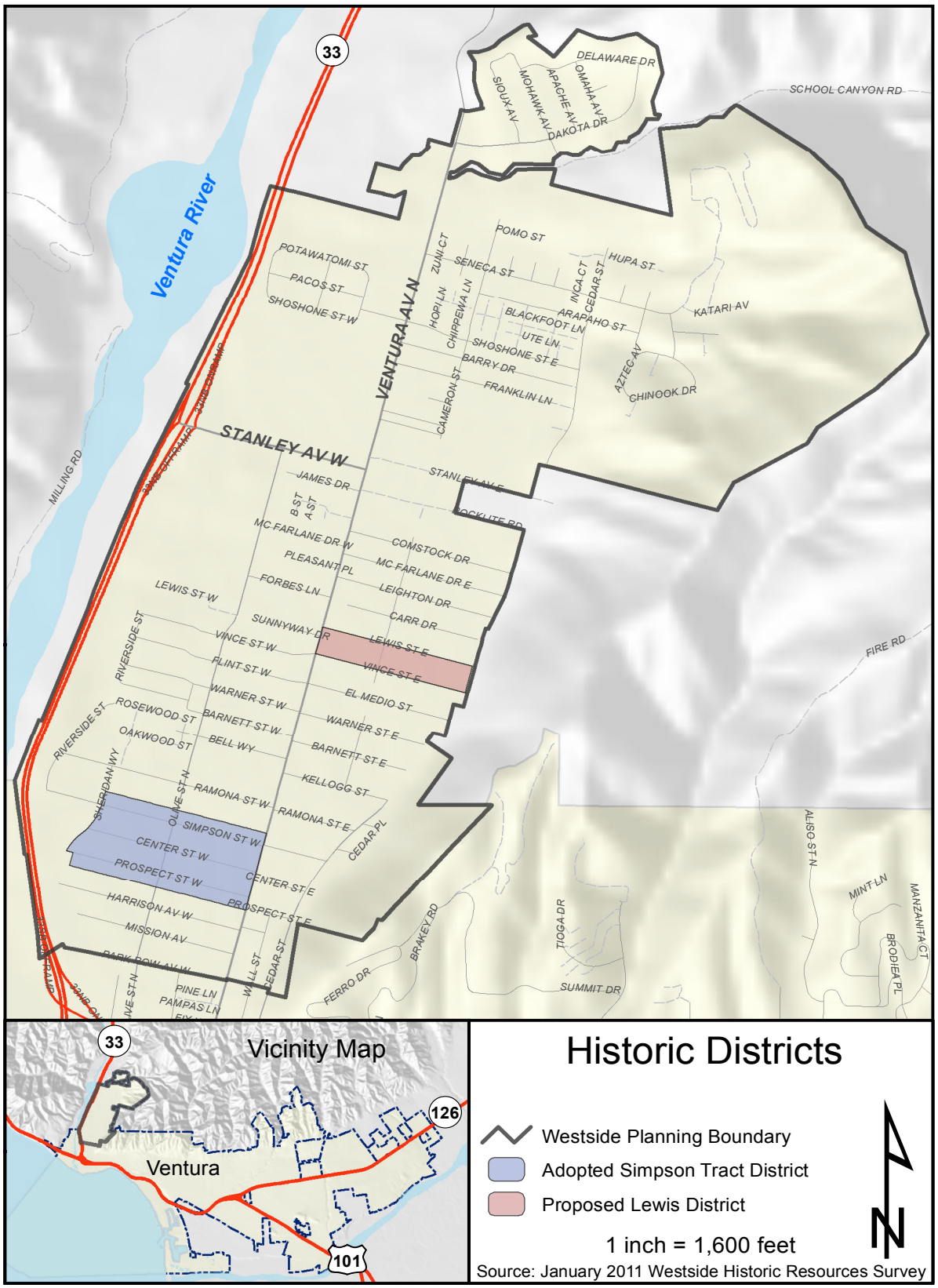
GOAL: Encourage Traditional Neighborhood Design in existing and new Westside neighborhoods.

GOAL: Enhance Ventura Avenue with plazas and green spaces that can accommodate gathering areas, trees and public art.

GOAL: Emphasize Neighborhood Preservation by valuing existing residential, industrial and artistic characteristics of the Westside community.

Policy 12 L: Develop public squares through dedication of pedestrian oriented space in new development along the Ventura Avenue Corridor.

***Action 12.3.1: Install gateway monumentation within the right of way at the intersections of Ventura Avenue at Stanley Avenue, and Stanley Avenue at Olive Street.


Ventura River
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CHINOOK DR
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CEDAR ST
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FERRO DR
BRAKEY RD
TIOGA DR
SUMMIT DR
ALISO ST N
MINT LN
MANZANITA CT
BRODIEA PL
Vicinity Map
Ventura
126
101
Historic Districts
Westside Planning Boundary
Adopted Simpson Tract District
Proposed Lewis District
1 inch = 1,600 feet
N
Source: January 2011 Westside Historic Resources Survey

Action 12.3.2: Create more intensive core ¼ mile pedestrian development areas along Ventura Avenue between Park Row to Kellogg; Warner to Lewis and at Stanley Avenue.

Action 12.3.3: Provide development intensity incentives to create community open space and plazas at intensity nodes.

Kellog Park Height Incentive

Cameron Street Park Exhibit

Policy 12M: Preserve existing Westside neighborhood character and integrate local history and cultural heritage into urban form and daily life.

Action 12.3.4: Coordinate with neighborhoods and the Historic Preservation Committee to designate a historic district between Lewis and Vince Streets and adopt design guidelines as identified in 2011 Westside Historic Preservation Survey.

Action 12.3.5: Maintain the scale of new buildings compatible with existing neighborhoods.

Action 12.3.6: Provide a transition in the buildings and urban form of the edges between the Downtown Specific Plan and Westside Plan.

Action 12.3.7: Work with Ventura Unified School District to facilitate reuse of Avenue School into a community amenity.

Action 12.3.8: Maintain the existing historically built character with regard to the increments of building, blocks, and neighborhoods that form the Westside.

Policy 12 N: Integrate the design principles of Traditional Neighborhood Development into Westside community-scale and building-scale plan.

Action 12.3.9: Develop more mixed-use type buildings and live/work units along Ventura Avenue and other adjacent streets.

***Action 12.3.10: Preserve existing neighborhood housing types and provide more opportunities for owner occupied housing via a mix of housing types including live/work. Action implemented through Regulating Code building types; however occupancy not regulated.

***Action 12.3.11: Create development standards that allow existing neighborhoods to change over time to reflect the community design features of this Community Plan. Action implemented through Regulating Code.

***Action 12.3.12: Revise allowable park standard to accommodate urban greens and green spaces within urbanized area. *** Action implemented through Regulating Code.

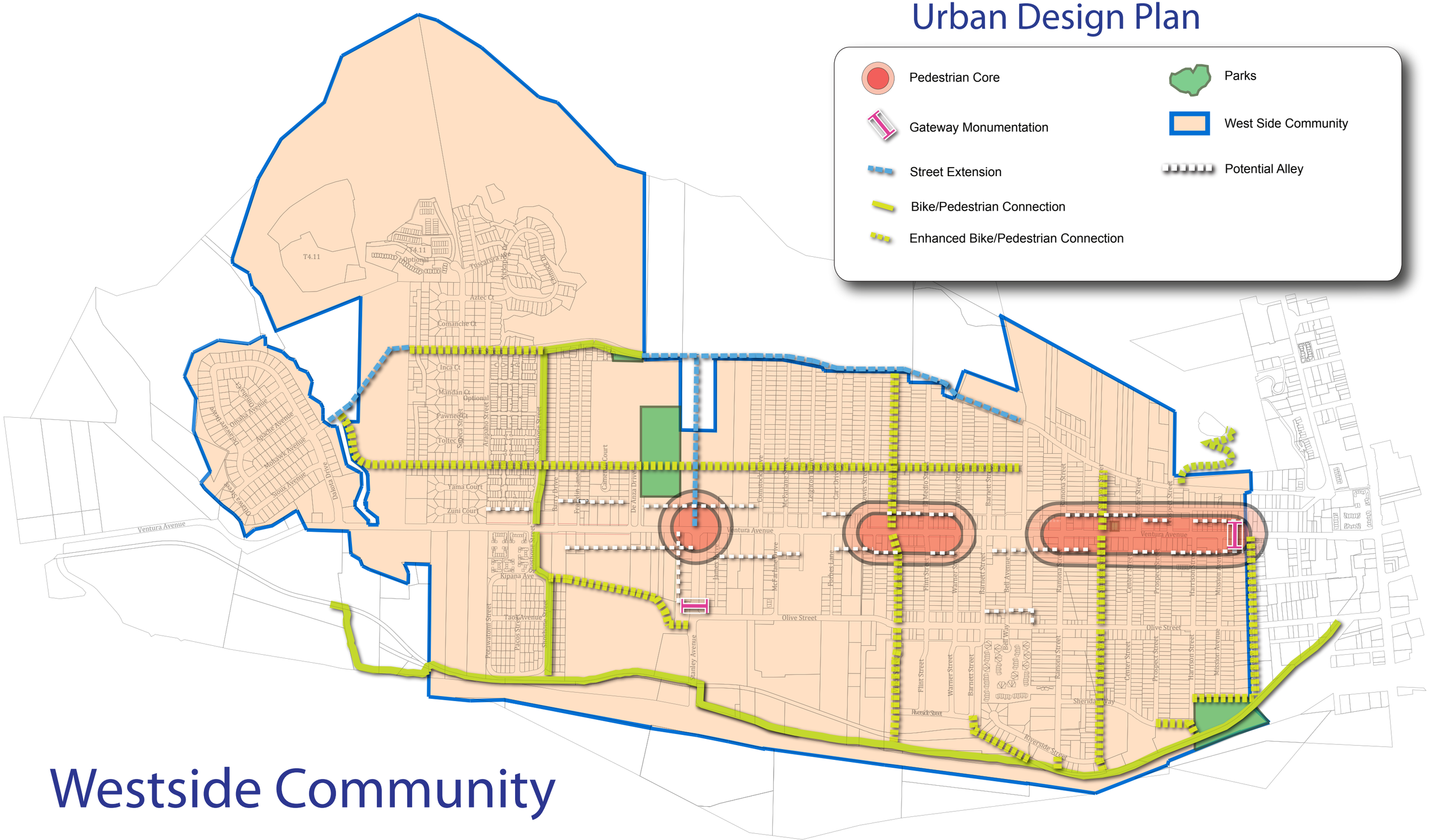
Action 12.3.13: Encourage and create more alley commercial loading areas.

Policy 12 O: Revitalize former and present industrial sites in the Westside Industrial area south of Stanley Avenue.

***Action 12.3.14: Establish a cohesive strategy for redevelopment of former oil industrial areas along Stanley Avenue and Olive Street to accommodate green and high tech sector industries. Action implemented through Regulating Code.

***Action 12.3.15: Renovate uses on Ventura Avenue south of Stanley, including a combination of residential and mixed-use development. Some of the mixed-use development could include and/or retain light industrial use. Action implemented through Regulating Code.

Urban Design Plan



Westside Community

March 31, 2011
Preliminary Design Concept
Subject to Revision per Public Comment

***Action 12.3.16: Adopt 'flex-shed' industrial building type to accommodate future industrial and mixed-use development. Action implemented through Regulating Code.

***Action 12.3.17: Allow adaptive reuse of industrial sites for arts-based mixed-uses in the Westside Plan area. Action implemented through Regulating Code.

Action 12.3.18: Develop urban standards that allow for flexibility of arts-based live-work development along Ventura Avenue, at Catalyst Site #1(Rocklite) and Catalyst Site #3 (Kellogg) and allow for production and display uses.

Policy 12 P: Enhance the streetscape of the Westside.

Action 12.3.19: Protect existing trees and plant new trees, especially along Ventura Avenue.

***Action 12.3.20: Add trees, streetscape improvements, public art, and architectural elements along Ventura and Olive Avenues. Action implemented, in part, through Regulating Code.

Action 12.3.21: Explore with Westside property owners the placement of neighborhood street trees on private parcels.

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12.4 Our Accessible Community

Mobility is the ability for people, goods and services to circulate from one place to another. Efficient mobility is essential for a vibrant economy, social interaction and safety. Transportation enhancements necessary to improve mobility in the Westside Community area include public streetscape design, community gateways, bike paths, improved connectors and transit through neighborhood streets.

Pedestrian and bicycle mobility are key components for the future of the Westside Community area. Along Ventura Avenue, the corridor will be a place where pedestrian mobility is the preferred and necessary mode to activate the public realm and invigorate the corridor. Streetscape improvements are necessary to provide an enhanced and safe pedestrian experience. Public transit options that provide safe linkages from the neighborhoods to the Ventura Avenue transit trunk lines will also be necessary to maintain accessibility for residents from their home to the commercial corridor or places of work. Within neighborhoods, the Plan calls for providing improvements and linkages to bicycle facilities. It also calls for connections in the street grid where it may be experiencing blockages that inhibit mobility through the neighborhood.

Additionally, the community has a strong desire to access the unincorporated hillsides along Cedar Street for recreational benefits, but existing landslide instability and multi-jurisdictional authorities will require collaborative, long-term vision and work plan to achieve.

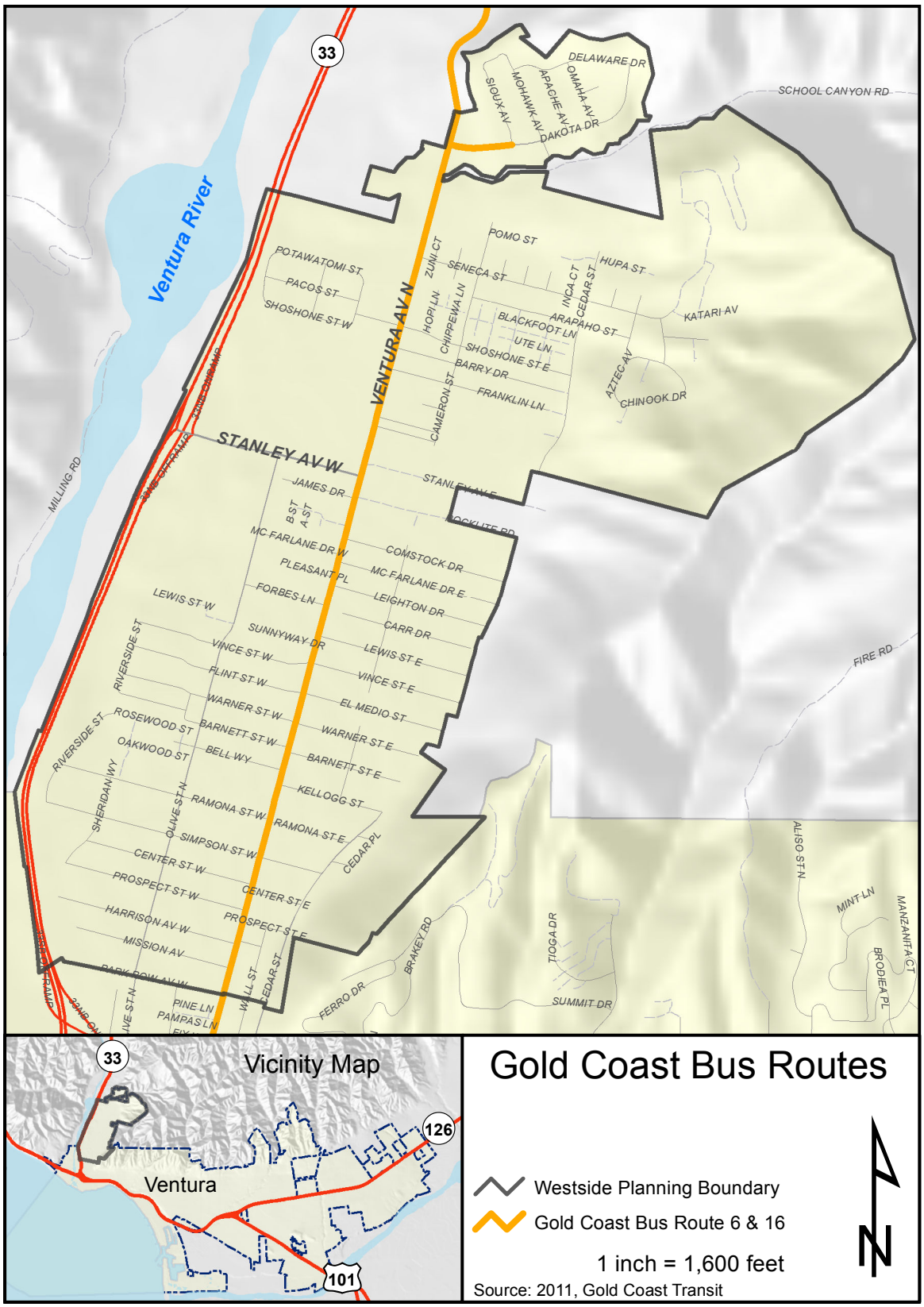
GOAL: Encourage various modes of travel by providing infrastructure for buses, bikes and pedestrians as well as cars and improved connections from the Ventura River Trail to neighborhoods to the hillsides.

GOAL: Improve parking along Ventura Avenue for commercial business customers.

Policy 12 Q: Improve roadway design along Ventura Avenue to enhance pedestrian safety, facilitate safe crossing of pedestrians and bicyclists, and improve parking. Ensure that the Westside circulation system is interconnected and usable by all modes of transportation.

***Action 12.4.1: Develop street standards that emphasize the safe and efficient movement of vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic 'green street' design elements into the streetscapes. Action implemented through Regulating Code.

Action 12.4.2: Where appropriate reinstate the Neighborhood Traffic Management program and consider implementation on a block by block or neighborhood by neighborhood basis to slow traffic through residential neighborhoods.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BRODIEA PL
TIOGA DR
SUMMIT DR
BRAKEY RD
FERRO DR
Vicinity Map
126
Ventura
101
Gold Coast Bus Routes
Westside Planning Boundary
Gold Coast Bus Route 6 & 16
1 inch = 1,600 feet
Source: 2011, Gold Coast Transit
N

Action 12.4.3: Extend Stanley Avenue to Cedar Street and extend Cedar Street to Mohawk Avenue.

Action 12.4.4: City Public Works will utilize tools such as improved signage, signalization and curb extensions to provide improved bicycle and pedestrian safety crossings across Ventura Avenue at locations such as Vince, Warner, McFarland and DeAnza when funding is available.

Action 12.4.5: Consider restricting commercial truck loading along Ventura Avenue to ensure parking for customers and facilitate pedestrian and bicycle mobility.

Action 12.4.6: Work with local schools and the community on a Safe Routes to Schools program.

Policy 12 R: Improve bike and pedestrian connections to the Ventura River Trail and through the neighborhoods.

Action 12.4.7: Develop a bicycle and pedestrian accessible extension of Olive Street from Stanley Avenue to Shoshone Street.

Action 12.4.8: Develop connections from the regional Ventura River Trail bike trail to adjoining neighborhoods consistent with the Bicycle Master Plan and explore connections at Simpson Street and Riverside Drive among other potential locations.

Action 12.4.9: Develop bicycle/pedestrian boulevards along Cameron Street, Vince Street, Simpson Street, and Park Row to facilitate east-west mobility and improve access to the Ventura River Trail.

Action 12.4.10: Connect portions of Cedar Street for multi-modal access, including bicycles, pedestrians, and automobiles.

Action 12.4.11: Integrate bicycle trails into the Westside Community to serve both as transportation corridors and as recreational amenities.

Policy 12 S: Develop an access strategy connecting the Westside Community to the hillsides along Cedar Street

Action 12.4.12: Working with local residents, property owners, the Ventura Hillside Conservancy, and City and County officials, develop a workplan to stabilize the hillsides and prevent landslides above Cedar Street to ensure public safety.

Action 12.4.13: Where the hillside has been stabilized, develop a workplan to connect Westside residents to Grant Park by creating pedestrian trails where possible and where elevation grades will permit along Cedar Street corridor.

Policy 12T: Enhance the mobility grid network through new and existing alleys.

Action 12.4.14: Develop a long-range master Westside Community circulation plan for alleys and streets to establish the urban form to guide future

To be added later

Street Network

redevelopment.

***Action 12.4.15: Identify blocks in the lower Westside planning area likely to experience future redevelopment and most suitable for creation of alley structure to provide connectivity within neighborhoods; include this as development standard in the Development Code. Action implemented through Regulating Code.

Action 12.4.16: Reconnect existing alleys to link portions of neighborhoods to Ventura Avenue.

Policy 12 U: Reduce dependence on the automobile in the Westside Community.

Action 12.4.17: Prepare a Westside Parking Study to assess supply and demand and recommend revised parking standards for the Westside. *Note a Parking Study to be prepared for review during the adoption of the Plan and Regulating Code.

Action 12.4.18: Provide for shared parking and transportation improvements.

Action 12.4.19: Require all new development to contribute toward a Transportation Demand Management (TDM) fund to be used to develop community, City, and regional transportation programs that reduce transportation related air pollutants.

Action 12.4.20: Facilitate the establishment of a Westside car-sharing service by preparing a feasibility study when funding is available, such as from the TDM fund.

***Action 12.4.21: Require all new development and existing development, where feasible, to provide bike racks that meet League of American Bicyclists standards for public use and bike lockers and shower facilities for employee use. Action implemented through Regulating Code.

Policy 12 V: Improve Westside Community public transit and transportation options.

Action 12.4.22: In consultation with VCTC/Gold Coast Transit, complete a long-range transit study to establish Westside Community transit needs and identify viable long-term funding mechanisms.

Action 12.4.23: Subject to available long-term funding, establish secondary transit circulation on Olive Avenue and other streets as needed to facilitate access to primary transit trunk lines along Ventura Avenue.

Action 12.4.24: Coordinate with VCTC/Gold Coast Transit to relocate transit stops to areas subject to the most intense urban centers as designated in the Regulating Code.

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12.5 Our Sustainable Infrastructure

Sustainable development is an integrated approach to development that attempts to maximize efficient and effective long-range management of land and community resources. Revitalization in the Westside Community will be focused toward Ventura Avenue, some industrial land reuse, and opportunities in existing residential neighborhoods, both proactive measures to encourage development to incorporate green design.

A sufficient water supply, effective wastewater treatment system, and an efficient drainage system are vital components of a community's well-being. It is the responsibility of the City to ensure that infill growth has adequate public facilities and services as well as preserves and enhances valuable resources such as hydrological resources through effective groundwater management and participation in regional efforts such as the Lower Ventura River Parkway plan.

GOAL: Minimize the impacts of new development on Westside infrastructure and the Ventura River Watershed through advancing sustainable planning and design practices.

Policy 12 W. Incorporate green design and infrastructure solutions into the urban landscape using low impact development techniques to protect and preserve water resources.

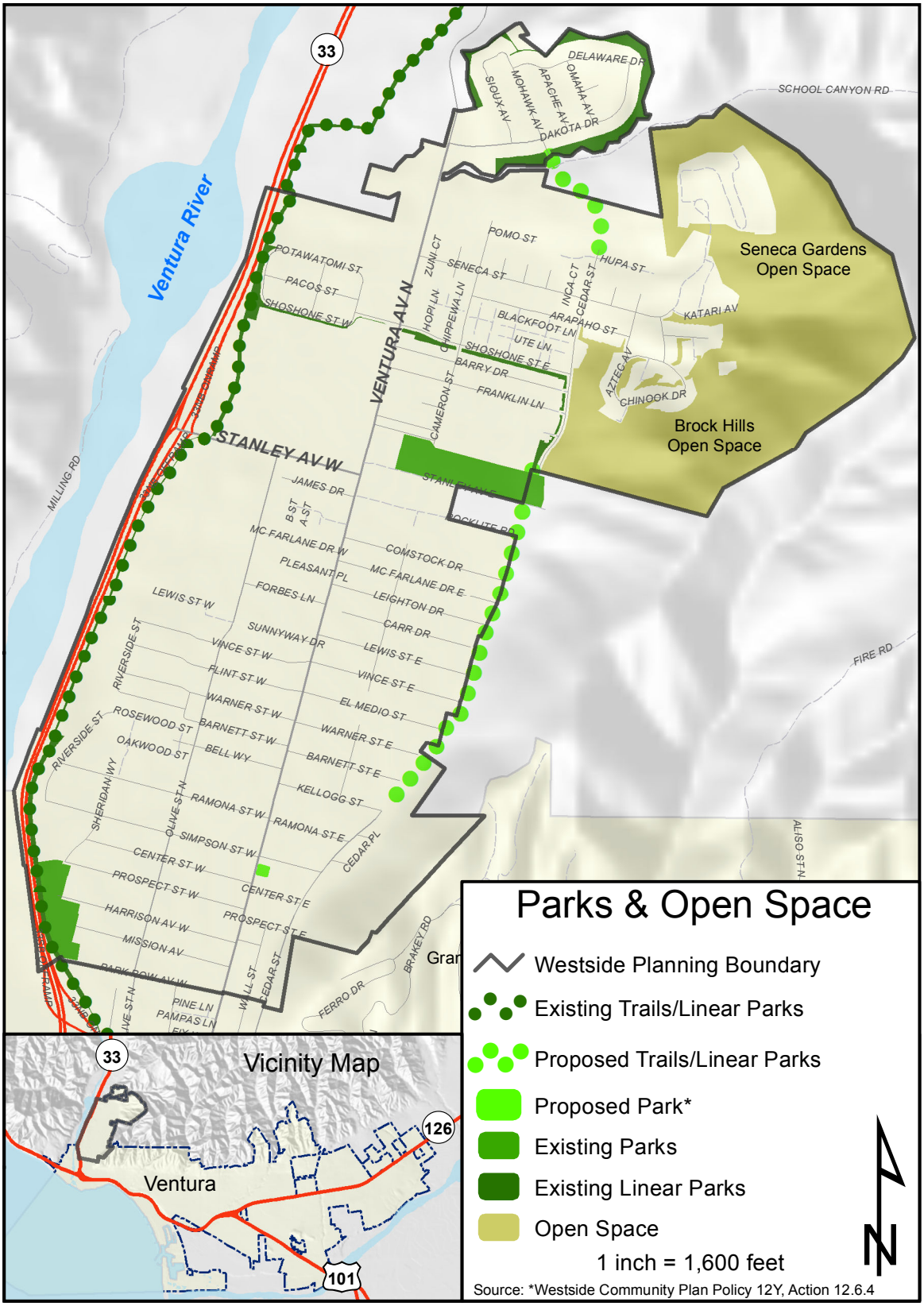
Action 12.5.1: Require new development and redevelopment to implement Low Impact Development stormwater techniques as outlined in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures to retain, treat and infiltrate stormwater runoff.

Policy 12 X: Require new development in the Westside Community to provide necessary public infrastructure to sustain anticipated development and maintain current services.

Action 12.5.2: Promote a natural means of drainage from Westside to the Ventura River in new development where feasible in existing developed areas.

Action 12.5.3: Install infrastructure for wireless technology and computer networking that is accessible from various public locations along the Ventura Avenue corridor.

Action 12.5.4: In new development where land use changes and/or increased density occur, project proponents shall use the City's current Water and Wastewater Master Plans to determine adequate capacity, supply, fireflow and/or infrastructure improvements.


Parks & Open Space
Westside Planning Boundary
Existing Trails/Linear Parks
Proposed Trails/Linear Parks
Proposed Park*
Existing Parks
Existing Linear Parks
Open Space
1 inch = 1,600 feet
Source: *Westside Community Plan Policy 12Y, Action 12.6.4
Vicinity Map
Ventura
Ventura River
Seneca Gardens Open Space
Brock Hills Open Space
STANLEY AV W
VENTURA AV N
SCHOOL CANYON RD
MILLING RD
FIRE RD
33
126
101

12.6 Our Active Community

The City of Ventura is committed to ensuring that citizens have plentiful access to high quality spaces for active and passive recreation. In the Westside area, that requires improvements to aging facilities and enhanced connectivity to larger amenities adjacent to the project area. Parks provide gathering places where residents and visitors share the area's natural amenities and enjoy recreational activities and cultural events. The City values the social benefit of youth-oriented programs such as tutoring, recreation, education, and classes focused on the arts that are provided through joint partnerships with the Ventura Unified School District and community organizations. As existing infill development occurs within the community, additional or expanded facilities and programs are desired to meet community needs and maintain existing service to residents. This Plan calls for modernization of existing facilities, shared use agreements with partner agencies, and providing services to youth and seniors. Additionally, leisure time will be enhanced through attention to creating more enjoyable public spaces such as plazas in the urban setting.

The natural setting framing the Westside area is one of its greatest assets in providing open space amenities to area residents. This Plan calls for participating in joint community efforts and provide recreational and educational opportunities including hiking and bicycle trails to complement the existing Ventura River Trail and connect the Westside to Grant Park.

GOAL: Create new public plazas and green spaces along Ventura Avenue and increase passive and active recreational opportunities at Westpark, Harry A. Lyon Park, and along the Ventura River Trail and Brock Linear Park.

Policy 12 Y: Design Westside Community facilities to provide multiple community benefits, including daytime activities for seniors, weekend athletic programs, and public gathering spaces.

Action 12.6.1: Encourage public-private partnership and seek funding mechanisms for planning, design and construction of the Westside Community pool at Harry Lyon park.

Action 12.6.2: Build out the Westpark Master Plan for recreation facilities.

Action 12.6.3: Plan, design and seek funding to install passive green space fronting the Adult Center on Ventura Avenue.

Action 12.6.4: Form partnerships to allow cooperative community gardens in neighborhoods and public facilities. ***Action implemented through the Regulating Code.

Action 12.6.5: Pursue opportunities for development of vacant or underutilized lots as neighborhood greenspace.

Policy 12 Z: Expand the park and trail network opportunities in the Westside to link the community to the hillside, Ventura river, and connection to the Ventura shoreline.

Action12.6.6: Pursue partnerships, engineering solutions, safety and funding measures to establish a trail connection to Grant Park from the Westside neighborhoods.

Refer to Policy 12S Actions 12.4.12 & 12.4.13 on page 26 of Our Accessible Community regarding hillside accessibility strategy.

12.7 Our Healthy and Safe Community

Cumulatively, there are significant natural and manmade risks in the Plan area that must be planned for appropriately in order to create a safe and healthy urban environment. While the natural setting surrounding the community is one of its most notable assets, it also presents threats, as the Westside Community planning area is located between steep erosive hillsides with high risk of wildfire. Landslides and liquefaction are pressing issues on the hillsides to the east of Cedar Avenue. In addition to placement within the 100-year flood zone, the Ventura River and its northern dams and connecting creeks pose high risk of flooding. Because of the historical prominence of the oil industry on the Westside, there are contaminated Brownfield sites and gas conveyance lines running beneath the Plan area. Additionally, seismic fault lines run to the north and south of the area, which necessitates careful attention to applicable building code requirements. Potential risks to life and property must be minimized through innovative programs, model mitigation measures, and mindful urban design. State Route 33 adjacent to the project area generates noise to neighboring residential neighborhoods, requiring mitigation in project design. Crime and public safety is a growing concern among the residents of the Westside.

GOAL: Reduce threats to public health and safety throughout the Westside Community through regulation of hazardous conditions and enhanced public safety services and facilities.

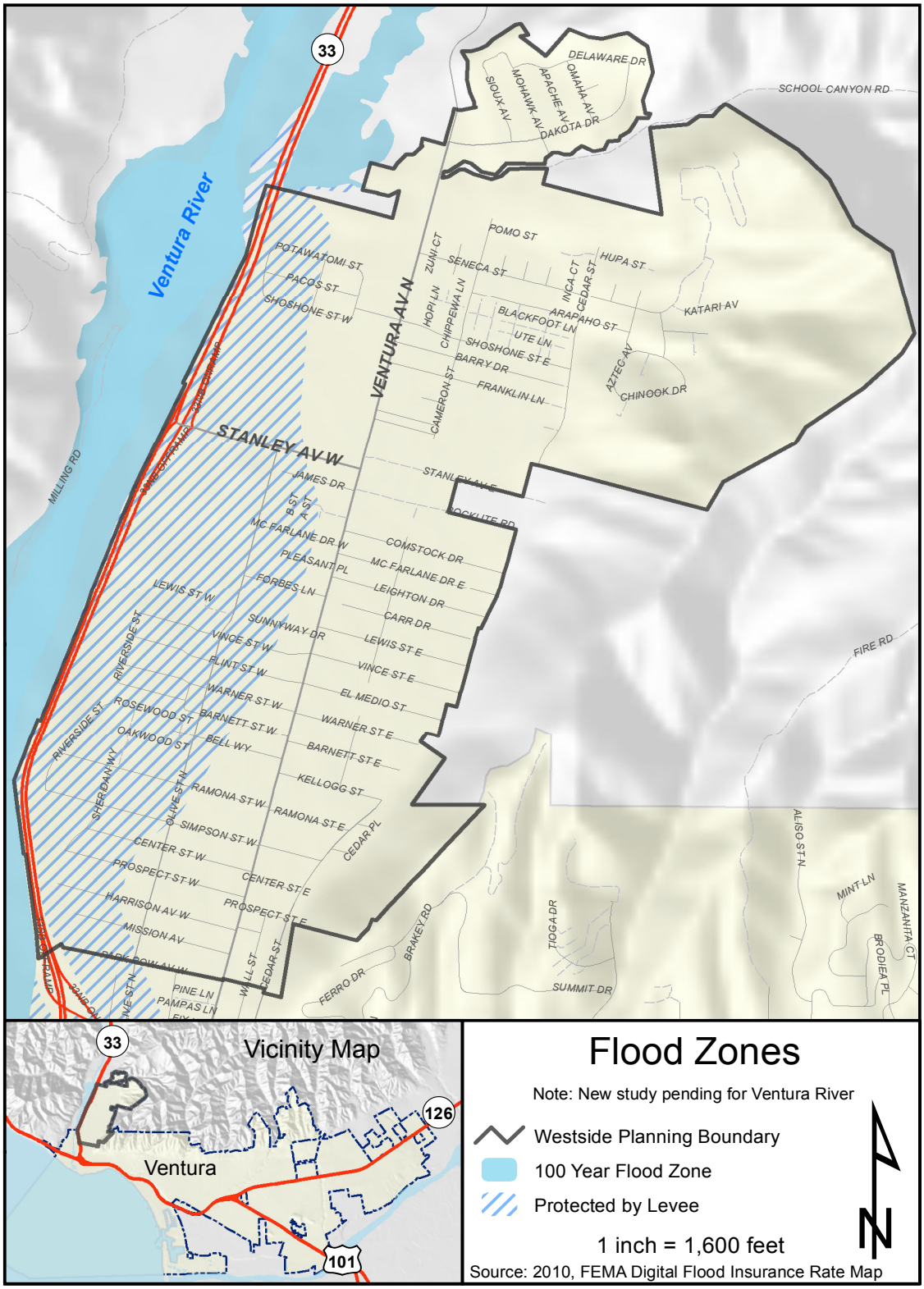
Policy 12 AA: Minimize the Westside Community exposure to Floods, Landslides and Hazardous Substances.

Action 12.7.1: Require proponents of any new development within the Ventura River 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g. by raising the finished floor elevation outside the floodplain).

Action 12.7.2: Develop urban standards to accommodate future findings of updated Flood Insurance Study of Ventura River and Army Corp of Engineers levy study.

Action 12.7.3: Seek grant funding through FEMA's Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM), Flood Mitigation Assistance (FMA), Repetitive Flood Claims (RFC), and Severe Repetitive Loss (SRL) programs to provide funding for eligible mitigation activities that reduce disaster losses and protect life and property from future disaster damages. (Note Flood hazard is required analysis in the Environmental Impact Report.)

Action 12.7.4: Monitor the use and storage of hazardous substances in the industrial areas to alleviate the risk of watercourse contamination along the Ventura River through development review and National Pollution Discharge Elimination System (NPDES) monitoring requirements.


Ventura River
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BRAKEY RD
TIOGA DR
SUMMIT DR
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BRODIEA PL
FIRE RD
Vicinity Map
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Ventura
101
Flood Zones
Note: New study pending for Ventura River
Westside Planning Boundary
100 Year Flood Zone
Protected by Levee
1 inch = 1,600 feet
Source: 2010, FEMA Digital Flood Insurance Rate Map
N

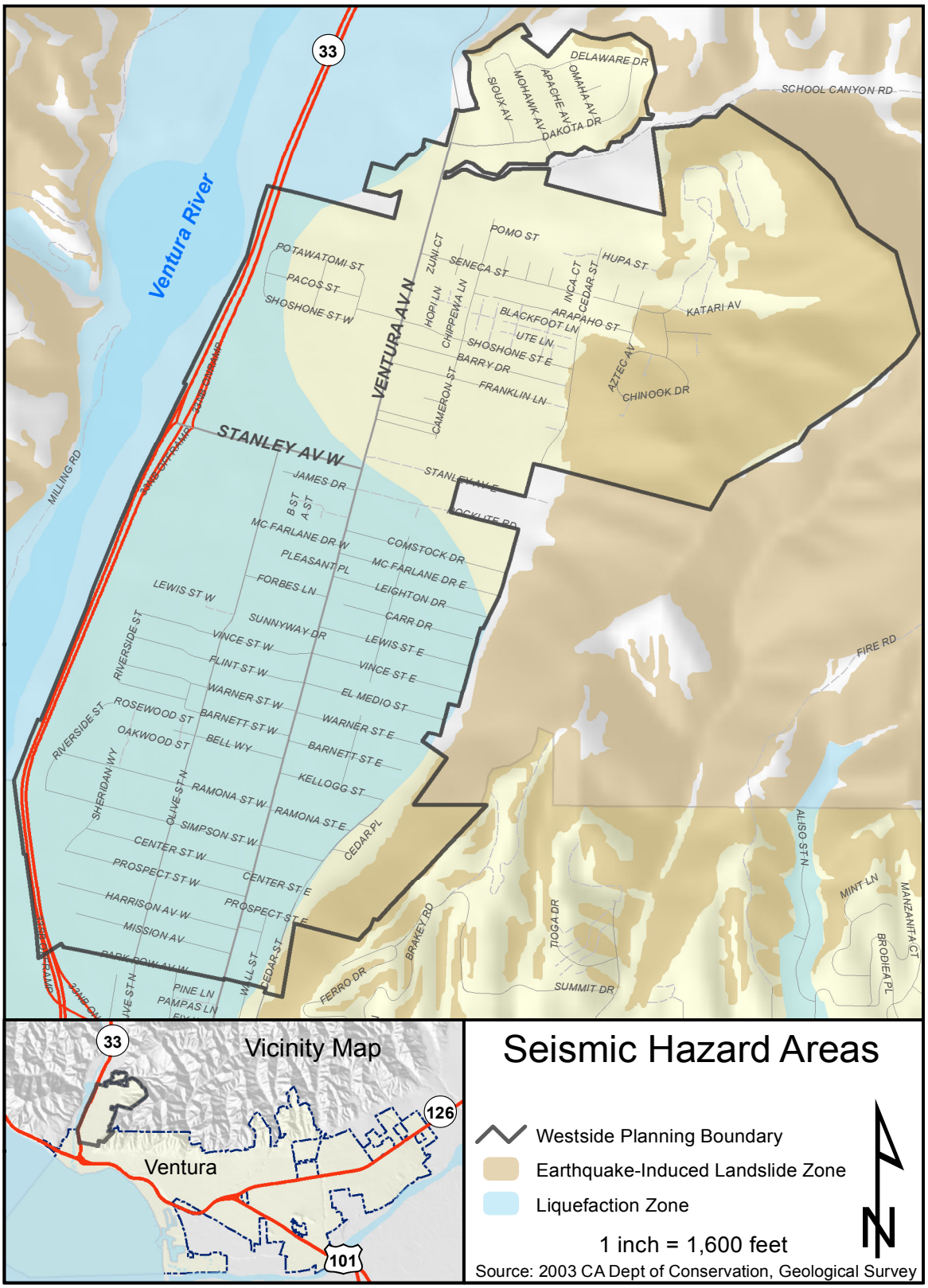
Refer to Policy 12S Actions 12.4.12 & 12.4.13 on page 26 of Our Accessible Community regarding hillside landslide strategy.

Policy 12.BB: Develop a public safety strategy and provide necessary public safety personnel to serve expanded area of city incorporation in the North Avenue area.

Action 12.7.5: Require new development to pay their fair share to fund additional public safety facilities and services for police and fire.

Action 12.7.6: Integrate features such as public visibility, night-time public use, low-level lighting, or other crime prevention measures, into the design of commercial and public buildings in order to create a safe environment, particularly in mixed-use areas.

Action 12.7.8: Pursue public, private and grant funding to add code enforcement personnel in order to provide enhanced services to Westside public places, recognizing the relationship of crime to poorly maintained areas.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FERRO DR
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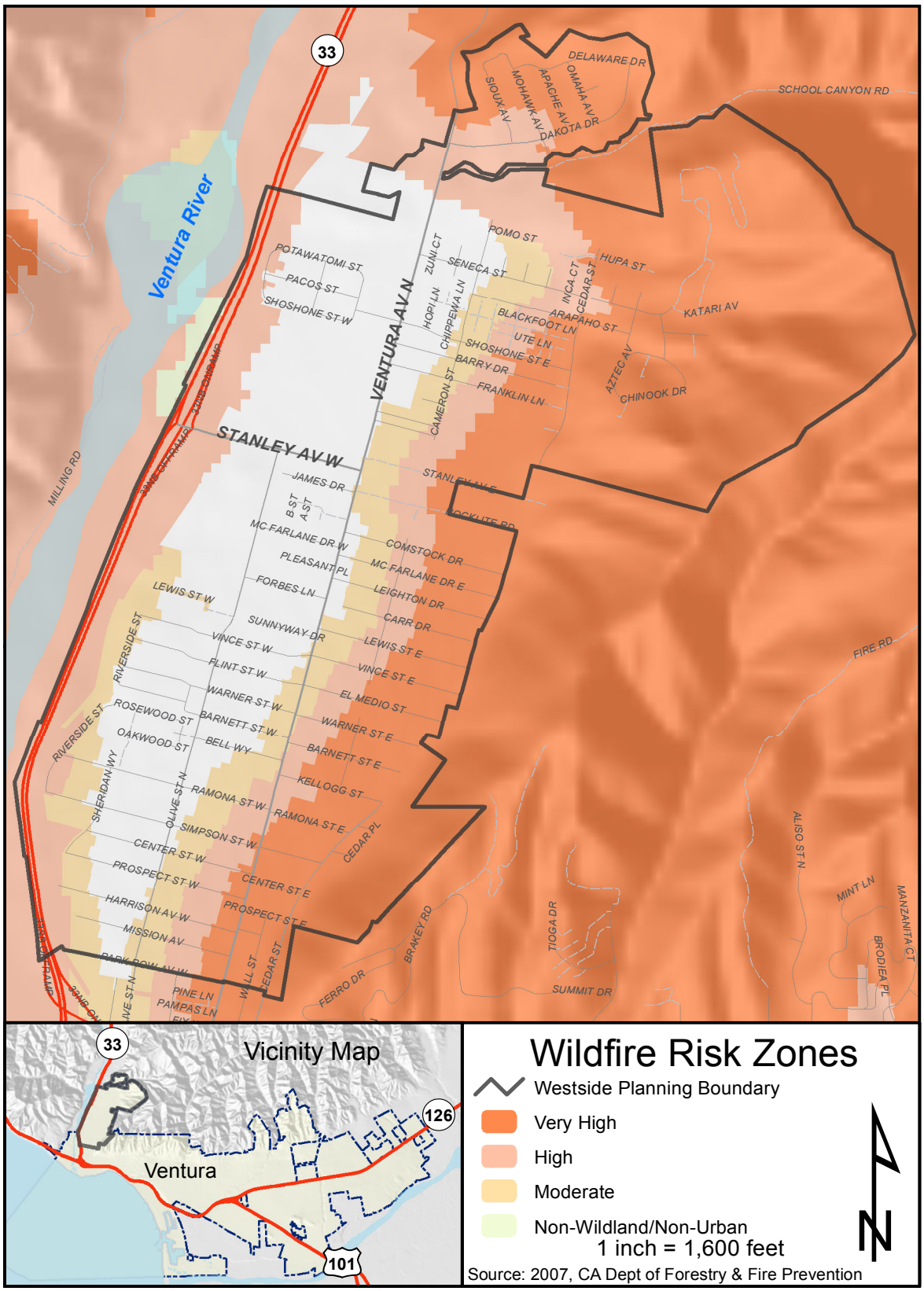
MANZANITA CT
BRODIEA PL
Vicinity Map
126
Ventura
101
Seismic Hazard Areas
Westside Planning Boundary
Earthquake-Induced Landslide Zone
Liquefaction Zone
1 inch = 1,600 feet
N
Source: 2003 CA Dept of Conservation, Geological Survey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PARK ROW AV W
PINE LN
PAMPAS LN
RIVERSIDE ST
ROSEWOOD ST
OAKWOOD ST
SHERIDAN WY
OLIVE ST N
Vicinity Map
126
Ventura
101
Wildfire Risk Zones
Westside Planning Boundary
Very High
High
Moderate
Non-Wildland/Non-Urban
1 inch = 1,600 feet
N
Source: 2007, CA Dept of Forestry & Fire Prevention

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12.8 Our Educated Community

The majority of students in the Westside project area attend Sheridan Way, E.P. Foster Elementary Schools, and De Anza Middle School. It is important to support a well-educated, active, and culturally sensitive community. Providing a variety of learning opportunities enriches the lives of children and helps to assure their economic independence. Strategies for increasing adult education and job training should be pursued. To meet the growing needs of the community, a potential expansion and relocation of the Avenue Library can also offer increased educational opportunities.

GOAL: Provide learning opportunities for adults and children through community partnerships.

Policy 12 CC: Partner with the Ventura Unified School District, Ventura Community College, Ventura County Library and other education organizations to provide an adult education and training program in the Westside Community.

Action 12.8.1: As a short-term strategy, coordinate with Ventura Unified School District for shared use of campus facilities for adult education and training programs.

Action 12.8.2: Seek grant funding and local sponsorships to develop and promote a Westside adult education and training program.

Action 12.8.3: In the long-term, find a permanent location for a Westside adult education and training center within a Pedestrian Core Node, such as Stanley and Ventura Avenue, or the old Avenue School at 2717 Ventura Avenue.

Action 12.8.4: Explore relocation and expansion of the neighborhood library facility from the current location at 606 North Ventura Avenue, near higher density neighborhood development, school or park.

Policy 12 DD: As the population increases in the Westside Community, the City shall coordinate with Ventura Unified School District for necessary school facilities, including a possible new elementary school to serve new development.

Existing Westside Community Muruals

Sheridan Way Elementary

Westpark Campus

JR CB Shop

12.9 Our Creative Community

The arts build civic pride and cultural diversity and are a large part of the identity of the Westside community, which is home to many local Ventura artists. Community arts programs in the area are built on local historical foundations and cultural contributions of Westside residents. In particular, the local community seeks to enhance and foster the Latino Culture as a foundation of the Westside. As a community identifier, generous provisions for public arts should be made to weave arts into everyday life and enhance the newly revitalized areas.

GOAL: Protect the cultural heritage, with particular attention to the Latino influence on the Westside and promote creativity and civic art in the Westside community to improve the quality of the built environment and animate the public realm.

Policy 12 EE: Increase Westside public art and cultural expression throughout the community.

Action 12.9.1: As a public-private partnership, fund, develop and implement a Westside Mural Program to include the following:

1. Identify, map and encourage protection of existing community murals.

2. Outreach with stakeholders groups such as Bell Arts Factory, CAUSE, and Westside Community Council to promote and collaborate new mural installations.

3. Coordinate with the City's Community Partnerships and Community Development Departments to process murals through the Pubic Arts Commission and Design Review Committee, as appropriate, pursuant to the Interim Mural Guidelines.

Action 12.9.2: Promote and expand the City's Artwalk as a major event in the Westside Community.

Policy 12 FF: Meet the Westside Community needs for performance, exhibition, and workspace.

Action 12.9.3: Partner with community-based organizations to facilitate the promotion of artists and arts-based activities in the Westside Community.

Action 12.9.4: Continue City programming of cultural activities translation of City publications into Spanish, and Latino arts marketing workshops.

Action 12.9.5: Encourage community gathering and cultural activities such as farmer's markets in public spaces.

Community Ideas for Cultural Events

- De Colores festival,
- movie screenings through Starlight Cinema at Westpark,
- City grant support for the Dia de los Muertos celebration,
- the Ventura Big Read, and
- inclusion of Mexican folk music at City event series

Policy 12 GG: Encourage the expansion of Westside Community facilities and business opportunities for local artists.

Action 12.9.6: Identify locations for, and support the development of, workspaces for local artists, including live/work development, venues for display of the art, including cultural performances, and business spaces for vendors that supply the local arts community, including the photography and motion picture arts and sciences taught at Brooks Institute.

Action 12.9.7: Encourage Brooks Institute to take a strong role in arts development in the community, including possibly offering scholarships to local residents and hosting or sponsoring arts and cultural events in the community.

ATTACHMENT B

DRAFT WESTSIDE DEVELOPMENT CODE, DATED APRIL 2011

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WESTSIDE COMMUNITY DEVELOPMENT CODE

Draft
April 2011

CITY OF
VENTURA
COMMUNITY DEVELOPMENT
www.cityofventura.net

Acknowledgments

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24W.100
PURPOSE AND APPLICABILITY

24W.100.010 Title and Purposes of the Development Code

This SUBPART 24W of the City of San Buenaventura Municipal Code shall be known, and may be cited, as the "Westside and North Avenue Community Development Code" or may be cited simply as the "Westside and North Avenue Code" or the "Westside Code". References to "Code" or "Development Code" within the text of this Westside Code are references to this Westside Code unless the context clearly indicates otherwise, e.g., references to the "Municipal Code" mean the San Buenaventura Municipal Code; references to the "Government Code" are to the California State Government Code, and so on. Chapter 3 of the Ventura General Plan ("Our Well Planned and Designed Community") describes how the City's Planning Area is comprised of certain Planning Communities, including the Westside Community and North Avenue planning areas, and further designates, among other things, certain significant "corridors" for future evaluation and implementation actions. Included among these corridors is the Ventura Avenue corridor located within the Westside Community. This Westside Code carries out the policies of the Ventura General Plan by classifying and regulating the types and intensities of development and land uses within the Westside area consistent with, and in furtherance of, the policies and objectives of the General Plan. This Westside Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Westside Code are to:

A. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces;

B. Moderate vehicular traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective traffic circulation, and appropriate parking facilities;

C. Provide standards for the continuing orderly growth and development of the City that will assist in protecting and enhancing the community identity of Ventura;

D. Conserve and protect the City's natural beauty and setting, including scenic vistas, cultural and historic resources, hills and trees;

E. Ensure that proposed development and new land uses conserve energy and natural resources;

F. Facilitate the development and redevelopment of walkable, complete neighborhoods with a variety of housing types and connectivity to serve the needs of a diverse population; and

G. Provide for compatibility between different types of development and land uses through effective and diverse urban and architectural design.

24W.100.020 Authority

This Development Code is enacted based on the authority vested in the City of San Buenaventura by the State of California, including but not limited to: the State Constitution; and the California Planning and Zoning Law (Government Code Sections 65000 et seq.)

24W.100.030 Responsibility For Administration

This Development Code shall be administered by: the Ventura City Council, hereafter referred to as the "Council"; the Planning Commission, referred to as the "Commission"; the Design Review Committee, hereafter referred to as the "DRC"; the Historic Preservation Committee, referred to as the "HPC"; the Community Development Director, or the Director's designee, referred to as the "Director"; the Zoning Administrator; the Community Development Department, hereafter referred to as the "Department", and other City bodies and officials as identified in this Development Code. This Westside Code shall be administered by the Community Development Director, referred to as the "Director," and the other decision-making authorities as identified in this Westside Code and the zoning ordinance.

All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the Director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this Westside Code, the zoning ordinance, the City's General Plan, and the orderly development of the City.

24W.100.040 Applicability

This Westside Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries in Section 24W.102.040, as follows.

A. Requirements for new structures or land uses, or changes to structures or land use

It is unlawful, and a violation of this Westside Development Code for any person to establish, construct, reconstruct, alter, or replace any structure or land use, except in compliance with the following requirements, and Chapter 24.465 (Nonconforming Uses, Structures, and Lots). No planning permit, building permit or grading permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Westside Code and all other applicable provisions of law, including the following provisions:

1. Design and Development Standards, Conditions of Approval.

   Each structure and land use shall comply with all applicable standards of this Westside Code, any additional regulations within the Municipal Code for specific Use Types that are cited in Section 24W.203.031, Table B. (Land Use Tables - Specific Function), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

   The provisions of Chapter 24.420: Sign Regulations of the Municipal Code regulate the use of all signs. Signs for non-residential uses are subject to the provisions outlined in Sec. 24.420.140 Commercial Zones.

   Domestic animals. Domestic animals, as defined in Chapter 24.110 of the Municipal Code, are permitted in all Westside zones, provided that, no more than four adult animals over the age of four months are permitted per dwelling unit or establishment and, further provided that, no more than three adult dogs shall be permitted per dwelling unit or establishment.

   Livestock animals. Livestock animals, as defined in Chapter 24.110 of the Municipal Code, are only permitted in the T-2 zone.

   Wild animals. Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in captivity in any of the Westside zones.

2. Allowable Use.

   Land uses are allowed by this Westside Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24W.203 (Allowable Land

Uses Tables). Uses that are not expressly permitted by this code are prohibited.

3. Permit and Approval Requirements

   Any discretionary planning permit or other approval required by Section 24W.203.030 (Land Use Tables) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

4. Legal Lot

   The site of a proposed development or new land use must be located on a lot or lots legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.

B. Subdivisions

Any subdivision of land proposed within the City shall comply with all applicable requirements of this Westside Code, the City's Subdivision Ordinance, Division 26, and the provisions of the State Subdivision Map Act. Such subdivision shall enable development of structures consistent with evaluation standards relating to Urban Standards and minimum lot width per Building Type: including, where applicable, those relating to Mixed Type development Standards. A subdivision application shall contain, to the Director's satisfaction, sufficient plans, technical studies and information to demonstrate existing and/or future development upon newly created lots may feasibly conform to the Development Code.

C. Minimum requirements

The provisions of this Westside Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Westside Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the Westside Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code and the General Plan.

D. Interface with other regulatory requirements

1. Municipal Code Provisions.

   This Westside Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance,

all other provisions of the San Buenaventura Municipal Code continue to apply within the Westside Code area except as expressly provided to the contrary in the Westside Code. In any instance where there is no conflict between a requirement of this Westside Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in the Westside Code, such as, by way of example but without limitation, the entertainment permit requirements set forth in Chapter 10.450 of the Municipal Code, or the encroachment permit requirements set forth in Chapter 18.100 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions.

   This Westside Code is a sub-part of the Zoning Ordinance. If a conflict occurs between a requirement or other provision of this Westside Code and a requirement or other provision of the Zoning Ordinance, the provision of this Westside Code shall control regardless of whether the Westside Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Westside Code and a requirement of other provision of the Zoning Ordinance because a development-related subject is addressed in the Zoning Ordinance but not in the Westside Code, the Zoning Ordinance provision shall apply.

3. Westside Code requirements.

   In the event of any conflict within the requirements of this Westside Code, the provisions of Chapters 24W.202 (Overlay Zones), 24W.204 (Frontage Type Standards), and 24W.206 (Building Type Standards) shall control over Chapter 24W.203 (Allowed Land Uses) and 24W.200 (Zones and Development Standards).

4. Development Agreements or Specific Plans

   If a conflict occurs between a requirement of this Westside Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.

5. Private Agreements.

   This Westside Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the private agreement or restriction.

6. Flood Plain

   Where design standards and National Flood Insurance

Program(NFIP) complaince conflict, the NFIP regulation will govern.

24W.100.045 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. Allowable Use or Function

The land use or function must be allowed by the Urban Standards in the zone where the site is located.

B. Permit and Approval Requirements

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted within Section 24W.100.48.

C. Development Standards, Conditions of Approval

Each land use and structure shall comply with the development standards of Chapter 24W.200, 24W.201 and 24W.202 (Zones and Development Standards, Optional Zones and Overlay Zones), Chapter 24W.206 (Building Type) and Chapter 24W.210 (Mixed Type Development Standards), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

D. Nonconformity Regulations

This section establishes regulations for nonconforming lots, nonconforming structures, and nonconforming uses, including uses that are nonconforming as to required offstreet parking. This section is intended to allow nonconforming lots, structures, uses, and offstreet parking arrangements to continue to the extent consistent with the health, safety and public welfare purposes of this Plan, with the ultimate goal being to bring such nonconforming lots, structures, and uses into compliance with the Westside Plan.

1. Nonconforming Buildings or Structures outside Ventura Avenue Corridor

   Buildings or other structures outside the Ventura Av-

enue Corridor as depicted in General Plan Diagram Figure 3-5 that are nonconforming as to setback, yard, height, lot coverage, or other zoning regulations may be repaired, replaced, or added to, only to the extent permitted by this section:

a. Lots Width, which are nonconforming as to width may be adjusted or subdivided provided the resulting reconfiguration brings the nonconforming lot into, or closer to, conformity with the requirements of this plan.

b. Additions without demolition. A nonconforming building or other structure may be added to, provided that an addition equal to 20% or more of the existing floor area shall trigger compliance with Development Code provisions for the portion of the of the building or structure comprising the addition.

c. Restoration of building or other structure. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God, structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor area shall be added).

d. Other repair. Repair of nonconforming buildings or other structures, other than structural alterations and other repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that:

    i. No structural alterations may be carried out unless those structural alterations are determined by the building official to be required for protection of the public health or safety, and

    ii. No non-structural reconstruction of nonconforming buildings or other structures may be carried out unless such reconstruction is determined by the building official to be required for protection of the public health or safety.

e. Remodels, and other additions or alterations. Notwithstanding any provisions of the above-listed standards to the contrary, in any instance where a person proposes to, or commences to, alter, expand, or add to an existing nonconforming building or structure and nonconforming portions of the nonconforming building or structure are demolished in the course of such alterations, expansions, or additions, all nonconforming portions of the building or structure so demolished shall be reconstructed in compliance with all requirements of this plan. This

requirement shall apply regardless of whether such demolition is determined by the building official to be necessary to comply with the Uniform Building Code or required for the protection of the public health and safety.

3. Nonconforming buildings or structures within Ventura Avenue Corridor.

   Buildings or other structures within the Ventura Avenue Corridor as depicted in General Plan Diagram Figure 3-5 that are nonconforming as to setback, yard, height, lot coverage, or other zoning regulations may be repaired, replaced, or added to, only to the extent permitted by this section:

   a. Additions. A nonconforming building or other structure may be added to, provided that the portion of the building or other structure comprising such addition complies with all requirements of this zoning ordinance including, but not limited to, setback, yard, height, and lot coverage.

   b. Restoration of building or other structure. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy, structural alterations, or other repairs for purposes of reconstruction may be carried out to the extent allowed by this subsection:

      i. If the extent of such damage or partial destruction to the nonconforming building or other structure is more than 50 percent of the value of the structure that was destroyed or partially destroyed, as determined by an appraisal by a qualified appraiser who is acceptable to the director, at the time of such damage or partial destruction, no structural alterations or other repairs for the purposes of reconstruction may be made unless every portion is made to conform to all regulations for new construction in the zone in which it is located including, but not limited to, setback, yard, height, and lot coverage regulations.

      ii. If the total value of the structure was destroyed does not exceed 50 percent of the value of the building or other structure at the time of such damage, such structural alterations and other repairs may be carried out to such damaged or partially destroyed portions of the nonconforming building or other structure without bringing all portions of the building or other structure into conformance with all regulations for new construction in the zone in which it is located.

4. Nonconforming Uses within Ventura Avenue Corridor

   A nonconforming use located within the Ventura Avenue Corridor as defined in General Plan Figure 3-5, including any uses incidental thereto, may continue provided such use is not intensified, expanded or extended in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located. Once a nonconforming use on a site, or a portion of a site, has been discontinued for an uninterrupted period of six months, or changed to a conforming use which is permitted in the zoning district in which the site is located for any period of time, no such nonconforming use may be reestablished anywhere on that site.

5. Nonconforming Uses outside of Ventura Avenue Corridor

   A nonconforming use, including any uses incidental thereto, may continue, even if ceased for a period longer than six months, provided such use is not intensified, expanded or extended in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located.

6. Nonconforming as to Parking

   All uses that are nonconforming as to the offstreet parking requirements of this code shall comply with the following:

   a. Repair of buildings. Where the offstreet parking provided for a use does not meet the requirements of this code, repair of any buildings on the site occupied by that use may be carried out, provided that, no structural alterations may be carried out unless the building official determines those structural alterations to be necessary for the protection of the public health and safety. If structural alterations are carried out which are not determined by the building official to be necessary for the protection of the public health or safety, all offstreet parking requirements of this plan must be met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   b. Additions to building. Where the offstreet parking provided for a use does not meet the requirements of this plan, additions to buildings on the site occupied by that use may be carried out only if all requirements of this plan are met by any and all uses occupying, or otherwise using, any buildings on the subject site.

c. Vacancy. Where any non-residential use does not meet the offstreet parking requirements of this code, and the building which the non-residential use occupies becomes and remains vacant for an uninterrupted period of 12 months, the building may not be reoccupied, nor may any new land use be initiated anywhere on the site, unless all parking requirements of this code are met.

7. Nonconforming due to annexation.

a. Continuation of county permits. Whenever property is annexed to the city and such property has a building, structure, or use of land that was lawfully established or maintained in Ventura County pursuant to a valid permit granted by Ventura County, or any agency or political subdivision thereof, any and all conditions or requirements placed on such permit must be complied with in order to continue or maintain such building, structure, or use of land in compliance with this code. Violation of any such conditions or requirements shall constitute a violation of this code and shall be subject to the enforcement provisions as specified in chapter 24.580 in addition to any and all other penalties and remedies provided by law.

b. Inhabited annexation. Any property developed with an existing residential use type that becomes nonconforming as to any zoning regulation contained in this zoning ordinance as a result of an inhabited annexation, wherein a vote of the inhabitants of the area annexed was held prior to April 27, 1977, shall be deemed to be a legal nonconforming residential use with respect to such zoning regulations. Any such nonconforming residential use may be continued indefinitely, but the use may not be intensified, enlarged, expanded, or in any other manner changed or altered, except to bring the use into conformity, or closer to conformity, with existing regulations. However, any such nonconforming residential use that has been intensified, enlarged, expanded or otherwise changed or altered since the date the inhabited annexation occurred, and prior to December 31, 1976, may be altered or restored to the nature and scope of residential use that existed on the date of annexation, or to a use that is permitted in the zoning district in which the subject site is located, at the election of the property owner. Repairs may be carried out on buildings or other structures occupied by such nonconforming residential uses if the director determines that such repairs do not enlarge or expand the legal nonconforming use.

E. Abatement of Nonconforming Uses

Nonconforming uses or activities within the Westside Plan area shall be processed according to the requirements of the Zoning Ordinance Chapter 24.465 or more specifically Section 24.265.070. Where no buildings are occupied or otherwise used in connection with a nonconforming use, that use shall be terminated within five years from the date it became nonconforming, provided that for any use that becomes nonconforming as a result of a zone change, the specified five-year period of time for the termination of the nonconforming use shall be computed from the effective date of the zone change.

1. Sec. 24.465.060. - Uses nonconforming as to parking.

   The provisions of this section shall apply, in addition to the provisions of section 24.465.040, to all uses that are nonconforming as to the off-street parking requirements of chapter 24.415:

   a. Repair of buildings. Where the off-street parking provided for a use does not meet the requirements of chapter 24.415 of the zoning ordinance, repair of any buildings on the site occupied by that use may be carried out, provided that, no structural alterations may be carried out unless the building official determines those structural alterations to be necessary for the protection of the public health and safety. If structural alterations are carried out which are not determined by the building official to be necessary for the protection of the public health or safety, all off-street parking requirements of chapter 24.415 must be met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   b. Additions to building. Where the off-street parking provided for a use does not meet the requirements of chapter 24.415 of this code, additions to buildings on the site occupied by that use may be carried out only if all requirements of chapter 24.415 are met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   c. Vacancy. In addition to the provisions of section 24.465.040 regarding discontinuance of nonconforming uses and change of a nonconforming use to a conforming use, where any non-residential use does not meet the off-street parking requirements of chapter 24.415 of the zoning ordinance, and the building which the non-residential use occupies becomes and remains vacant for an uninterrupted period of 12 months, the building may not be reoccupied, nor may any new land use be initiated anywhere on the site, unless all requirements of chapter 24.415 are met.

2. Sec. 24.465.070. - Abatement of nonconforming uses.

   a. Where no buildings are occupied or otherwise used in connection with a nonconforming use, that use shall be terminated within five years from the date it became nonconforming, provided that:

      i. For any use that becomes nonconforming as a result of annexation from Ventura County, the five-year period of time specified by this subsection A. for the termination of the nonconforming use shall be computed from the effective date of the annexation;

      ii. For any use that becomes nonconforming as a result of a zone change, the five-year period of time specified by this subsection A. for the termination of the nonconforming use shall be computed from the effective date of the zone change.

3. Sec. 24.465.080. - Nonconforming signs.

   Nonconforming signs are regulated by chapter 24.420.

F. Design review

Major Design Review, according to the procedural requirements of Zoning Ordinance Chapter (Sec. 24.545), shall be required for the following:

1. All new development located within the T3.5 Neighborhood General, T4.11 Urban General, and T5.5 Urban Center zones, excluding Front Yard House, Sideyard House and Carriage House.

2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.

G. Use permit

A land use identified by Chapter 24W.203 (Allowable Land Use) as a "UP" (Use Permit) use, shall require a Use Permit according to the requirements of Zoning Ordinance Chapter 24.520 (Use Permit Procedure.)

H. Director's Permit

Uses or activities of the Development Code requiring Director's Permit approval shall be processed according to the requirements of Zoning Ordinance Chapter 24.505 (Director's Permit Procedure).

I. Floodplain Overlay Zone Permit

Flood Plain Overlay Zone development permits are required for development or redevelopment within any area

Flood Plain Insurance Rate Map as being within the special flood hazard area. Such permit shall be in addition to any other permits required by this Development Code.

J. Residential Condominium Conversions

In order to regulate development in a manner that provides a variety of housing types and neighborhoods for residents, both renters and owners, the provisions of Zoning Ordinance Chapter 24.425 (Residential Condominium Conversion Regulations) shall apply to all proposed residential condominium conversion projects located within the T3.5, T4.11 and T5.5 zones.

K. Access And Open Space Review

Prior to issuance of building permits, site plans and floor plans may be reviewed by the Director to determine that Building Type access and open space requirements will be met. This review shall preclude or lessen the possibility that dwellings without compliant access and sufficient open space, including sufficient off-street parking space(s), might be installed during or after construction. During Building Type access and open space review process, additional changes may be required in the placement of exterior doors, windows, stairways, hallways, utility connections, or other fixtures or architectural features when determined by the Director to be necessary or desirable to preclude or lessen the likelihood of unlawful dwelling unit creations in the future.

L. Consumer Recycling Collection

Consumer recycling collection is permitted as allowed per Land Use Table 24W.203.031 and shall be located on a site whereby they do not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

M. Treatment of Potential Historic Resources

1. All new development subject to the Westside Development Code shall be evaluated as follows:

    a. Applications for all development proposals involving structures over 40 years in age shall include a historic, technical assessment (or "Phase I") prepared by a City-designated historic professional, unless determined by the Westside Historic Context and Survey Report to not be a historic resource, pursuant to CEQA.

b. Upon reviewing a "Phase I" historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.

c. Community Development Department staff shall evaluate the Phase I and/or Phase II to determine whether the application involves a Historic Resource as defined by CEQA.

d. If the Director determines a potential Historic Resource is present, but not formally designated as a City landmark or already on a State or Federal register, the development proposal shall be reviewed by the Historic Preservation Committee (HPC) for compliance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

e. If the Community Development Department Director determines a Historic Resource is not present, the development proposal shall be reviewed pursuant to the standards in Sections 24W.200 -24W.206.

2. All requests to demolish a structure over 40 years of age in the Westside Area, unless determined by the Westside Historic Context and Survey Report to not be a historic resource, pursuant to CEQA, shall be evaluated as follows regardless of whether new development or redevelopment is being proposed for the property in conjunction with such demolition:

a. The Demolition Permit application shall include a Phase I assessment. The Community Development Director or Building Official may request additional documentation via a Phase II study based on the conclusions of the Phase 1 assessment.

b. Community Development Department staff shall evaluate the Phase I and/or Phase II study to determine whether the demolition permit application affects a Historic Resource.

c. If the Director determines that a potential Historic Resource would be in part or wholly, demolished, an Initial Study shall be prepared for purposes of further CEQA evaluation.

d. The Historic Preservation Committee (HPC) shall review, and if prepared, the resulting environmental document and Demolition Permit application at a public hearing with prior publication and mailed notice. Following the public hearing, the HPC may approve, conditionally approve, or deny the Demolition Permit application depending upon its ability to cause a significant environmental impact relative to

the Historic Resource.

N. Other review procedures

By way of example but without limitations, the following procedural requirements of the Zoning Ordinance and State law shall also apply within the Code area:

Alcoholic Beverage Establishments (24.460)

Development Agreement Procedure (24.550)

Specific Plan Procedure (24.555)

Notice and Hearing Requirements (24.560)

Appeal Procedure (24.565)

Permit Amendment, Revocation and Reevaluation Procedure (24.570)

Enforcement Procedure (24.580)

Subdivision Regulations (Municipal Code Division 26)

24W.100.047 Variances: Warrants and Exceptions

The Administrative Variance procedure set forth in City Zoning Ordinance, Chapter 24.535 shall not apply in the Westside area. Instead, there shall be two levels of variance from the evaluation standards of the Westside Development Code: Warrants and Exceptions.

A. Type

Deviation from the Westside zones and development standards are classified into two categories based on their assignment to evaluation, standards and, consequently, the ability of those standards to further the goals, policies and actions of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. Warrant.

   a. A Warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions.

   b. Any Building Type performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.

   c. All of the following Zone and Development Stan-

dards are mandatory requirements unless Warrant approval is obtained:

i. Building Placement: Architectural Encroachments

ii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24W.206 (Building Types), exclusive of those measures designated [DR], are met.

d. Warrants are subject to Director review and action in an Administrative Hearing including prior publication and mailed notice.

e. Warrants are discouraged but may be permissible when they fulfill the code's purpose, policies and actions.

f. Warrants may be obtained for approval of Civic Buildings that do not conform to the Zone and Development Standards Chapter 24W.200.

2. Exceptions

a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions.

b. Any Building Type performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.

c. All of the following Zone and Development Standards are mandatory requirements unless approval of an Exception is obtained:

i. Building Placement: Primary Buildings

ii. Building Placement: Accessory Buildings as it relates to Accessory Buildings only and not Carriage Houses

iii. Parking: Parking Placement

iv. Parking: Parking Requirements

d. Exceptions are subject to Planning Commission review and action, including prior publication, mailed and posted notice.

e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the code's goals, policies and actions.

3. Design Review

a. Any Building Type evaluation standard that, regardless of the use of terms such as "should" and "shall," is followed by the notation "[DR]" indicates a permissive requirement that is subject to Design Review. No Warrant or Exception shall be required.

B. Limitations

The following evaluation standards shall not be eligible for Warrants or Exceptions:

1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 24W.206 (Building Types), exclusive of those measures designated [DR] are not met.

2. All Development Code standards relating to Carriage Houses.

3. Land use or activity on a particular site that is not otherwise allowed.

4. Home Occupations.

C. Submittal Requirements

Each Warrant or Exception application shall include, at a minimum, the following:

1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;

2. A textual description of the manner in which the applicant proposes to deviate from such development standard or standards;

3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development project's relationship to the surrounding context;

4. A justification for the proposed deviation in light of the requirements set forth above; and

5. Such other information as may be required by the Director, DRC, Planning Commission or Council.

D. Processing

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. Findings

In order to approve a Warrant or Exception, the review authority must make findings as follows:

1. All warrants:

   a. The Warrant, while not consistent with a specific provision of this Code, is justified by its ability to fulfill this code's intent or by hardship, and

   b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity, and

   c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties, and

   d. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the General Plan, and

   e. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the Westside Community Plan.

2. Warrants for Civic Buildings in addition to (1) a, b, and c, above: The Civic Building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24W.200 and 24W.202 is warranted.

3. Exceptions: The parcel of property has physical characteristics so unusual that complying with the evaluation standard would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.

F. Conditions of approval

In approving a Warrant or Exception, the review authority may impose any reasonable conditions to ensure that the approval complies with the findings required above.

24W.100.048 Exemptions From Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by

this Section. These are allowed in all planning areas subject to compliance with this Section.

A. General requirements for exemption

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. The new use, activity or structure associated with the Carriage House, Front Yard House and Side Yard House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Chapter 24W.200, and 24W.202 (Zones and Development Standards, and Overlay Zones), Chapter 24W.206 (Building Type), and, where applicable, those relating to Nonconformity Regulations; and

2. All permits or approvals required by City regulations other than this Development Code are obtained (for example, a Building Permit).

B. Exempt activities and land uses

The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not otherwise required to have a Building Permit or Grading Permit.

2. Fences and walls. Fences and walls in compliance with height and location requirements in the T3.5, T3.6, Neighborhood General, T4.11 General Urban, T5.5 Urban Central zones.

3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.

4. Repairs and maintenance.

   a. Single-family dwellings. Ordinary non-structural repairs to, and maintenance of, single-family dwellings, unless determined to be a Historic Resources as part of the Westside Historic Context and Survey Report.

   b. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:

      i. The work does not change the approved land use of the site or structure, or add to, enlarge or ex-

pand the land use and/or structure; and

ii. Any exterior repairs employing the same materials and design as the original construction.

5. Small, single portable or other small residential accessory structures

   A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures in T4.11 General Urban, T5.5 Urban Center zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the California Building Code. Additional structures may be approved in compliance with Chapter 24W.200 (Zones and Development Standards), where allowed by the applicable zoning district.

6. Spas, hot tubs, and fish ponds

   Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed two feet in depth.

7. Utilities

   The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24W.200 (Zones and Development Standards) and Zoning Ordinance Chapter 24.497 (Telecommunications Facilities).

24W.100.050 Rules of Interpretation

Except for Section 24W.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24W.203.030 (relating to the interpretation of Land Use Tables), the interpretation of any provision of this Westside Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24W.100.060 Design Intent and Use of Code

A. Urban Design Intent

The Westside Development Code defines development standards for the design of buildings and related site im-

provements within the areas mapped on the Regulating Plan, Section 24W.102.040.

This Westside Code implements the General Plan more closely by defining and regulating the urban form and character of development, as well as its intensity and use. The key organizing principle of this Westside Code, and of the General Plan, is the Transect, which is a conceptual and design-oriented device that systematically correlates urban form and character with development intensity and use. Areas of more intense activity and use are required to take on a "more urban" character, while areas of lower intensity activity and use take on a "less urban" or "more rural" character. A summary presentation of the Transect concept may be found in Chapter 3 of the General Plan and its implementation is the basis for Section 24W.102 (Regulating Plan and Transect Zones) herein.

Many of the standards in this Code are similar to those in other zones throughout the City, including setbacks and height limits. However, this Westside Code also provides standards for specific "building types" and "frontage types" that ensure an urban form and character that is suitable to Ventura. These types have been selected, and are defined herein, to ensure that the form of new buildings, and their location and configuration upon their lot, is specifically appropriate to Ventura, and to the Westside planning area in particular, as they abut existing neighborhoods.

It is important to note that Building Types describe the general form, scale, organization and urban character of buildings. This is different from and generally independent of architectural style. The Code identifies several Building Types and Frontage Types available in a Zone that may be combined in a virtually unlimited number of ways by a skilled designer to meet programmatic requirements, to respond with sensitivity to the existing surrounding urban context, and to become a seamless part of a varied yet unified streetscape and public realm.

The General Plan defines a number of Corridors, including Ventura Avenue as it passes through the Westside Community Plan area. The General Plan directs that this corridor evolve over time to become an active mixed-use environment that includes residential and mixed-use buildings with higher densities than in the neighborhood interiors, along with a range of amenities within a pleasant walking distance of the adjoining neighborhoods, in transit-oriented use patterns, intensities and urban character.

In order to define and regulate development that will achieve these goals, while ensuring that it is also compat-

ible with the scale and character of adjoining neighborhoods, five Transect Zones have been established for the Westside area. The T3.6, T4.11, T5.5, and SD zones describe and regulate the intended scale and character of development for properties within the Westside Community, as mapped on the Regulating Plan, Section 24W.102.040. For a complete description of these zones see Section 24W.102.030.

B. How to use this Code

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24W.102.040).
2. Note the Zone, Optional Zone with previous base zone, and Overlay Zone designation for that parcel (e.g. T3.5, T4.11 or T5.5).
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a "Building Mass Overlay" or a "Shopfront Required" overlay, as these requirements will supersede other provisions in the T4.11 or T5.5 Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Land Use tables (Section 24W.203.031).
5. Refer to the Zone standards for the Zone that applies to the subject parcel. For example,T4.11 standards are located in Section 24W.200.040, and T5.5 standards are located in Section 24W.200.050.
6. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24W.206.
7. A range of Frontage Types – from least urban to most urban – are presented in Section 24W.204. One of the Types allowed in the applicable Zone must be selected. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
8. Note that Building Types may be combined, as described in Section 24W.210.050 (Mixed Type Development Standards). To promote a diversity of Building Types, and to control the visual scale of new development projects, type mixing is required on parcels over 30,000 s.f. in area.
9. Section 24W.208.020 through 24W.208.024 describe a range of suggested improvements for the Westside Community that would be implemented over time. These are provided for reference only, representing

likely conceptual designs for future public improvements, and do not have any regulatory force or effect. It is anticipated that the City's future Capital Improvement Projects will yield final designs for these streets, which will then be incorporated as an amendment to this Code.

24W.102
REGULATING PLAN & TRANSECT ZONES

24W.102.010 Purpose

This section establishes the zones applied to property within the City and adopts the Regulating Plan for the Westside area as its zoning map.

24W.102.020 Regulating Plan and Transect Zones

The Council hereby adopts the Westside Regulating Plan (hereafter referred to as the "Regulating Plan"), as shown in Figure 1-1, as an amendment to the zoning district map authorized by Section 24.105.040 (Adoption of the Zoning District Map).

A. Transect Zones Established

The area within the Regulating Plan boundaries (the" Westside Area") is subject to this Westside Development Code, and shall be divided into Transect Zones that implement the Ventura General Plan. The Transect Zones described in Section 24W.102.030 (Transect Zone Descriptions) are hereby established, and shall be shown on the Regulating Plan for the Westside Code Area.

B. Interpretation Zone Boundaries

If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Community Development Director as follows.

1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;

2. If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the Regulating Plan, the location of the boundary will be determined by using the scale appearing on the Regu-

lating Plan; and

3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.

C. Transect Zones, Sub-Zones, Optional Zones and Overlay Zones

Each of the six basic Transect Zones represents a spectrum of development characters and intensities. Within T4, for example, these range from the almost exclusively residential, quiet neighborhood interiors, to more active and mixed-use neighborhood activity centers, or neighborhood edges abutting larger, busier streets and transit corridors. Similar systematic variations exist in each Zone. In order to describe these important differences, and to create a regulatory structure with some precision, a number of Sub-Zones may be defined.

The use of Sub-Zones enables development standards that subtly increase or decrease the intensity and urban character from one area to the next, encouraging a seamless transition from street to street and block to block. This tool also allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected or extended. The four basic Zones defined in this Code are Sub-Zones T3, T4, T5, and SD1 as described in Section 24W.200.

To provide an even finer level of precision and subtlety the technique of "Overlay Zones" is added. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an "overlay zone" would modify some combination of the allowed building height, or allowed frontage types, or specific setbacks requirements within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact. Five Overlay Zones are defined in this Code, as described in Section 24W.202

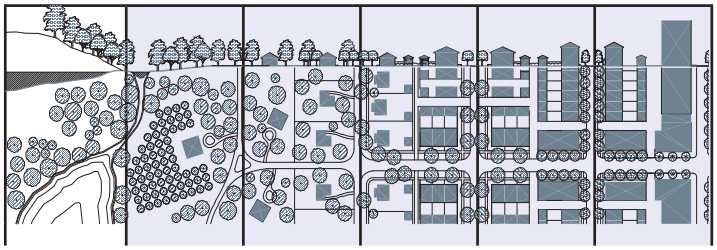
Optional Zones offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale non form-based residential subdivision. Three Optional Zones are in this Code, as described in Section 24W.201. One purpose of Optional Zones is to mitigate the economic hardship caused by the creation of nonconforming structures.

Special Districts are areas of the Development Code that do not correlate to the Transect Zones and are specially

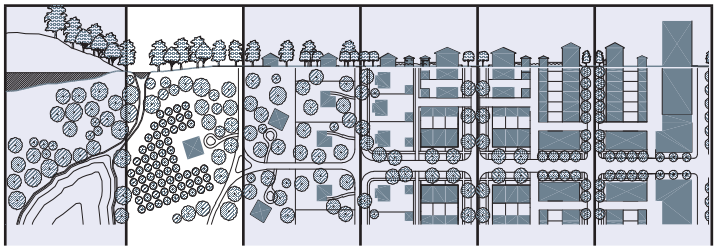
24W.102.030 Transect Zone Descriptions

TABLE A: Transect Zone Descriptions.
This table provides a generalized Transect for Ventura. A detailed description of the Transect refinements used in this Development Code is in Section 24W.102.030 , Neighborhood General Zone (T3.5 & T3.6), Subsection (General Urban Zone - T4.11), and Subsection (Urban Center Zone T5.5).

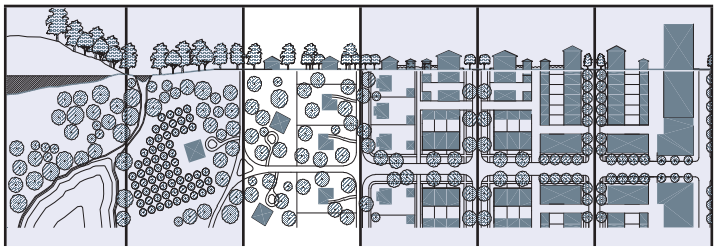
T1 THE NATURAL ZONE consists of the natural and permanent open space areas within Ventura that are intended for preservation. These include the sand beach along the ocean, the Ventura River corridor, the Santa Clara River corridor, the hillsides to the north, and the Ventura/Oxnard Greenbelt to the south, and certain barrancas within the City fabric. The T1 zone may also include lands unsuitable for settlement due to topography, hydrology or vegetation.



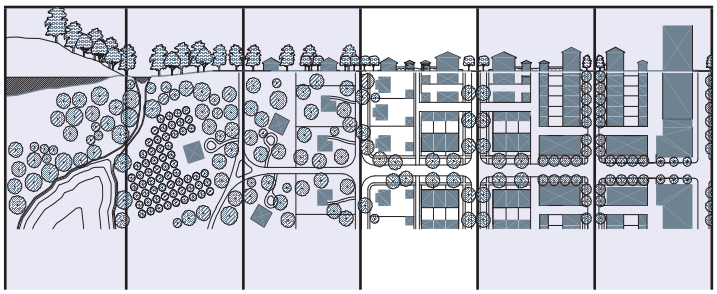
T2 THE RURAL ZONE consists of areas of Ventura that are reserved for agricultural use (SOAR), and have an open "country road" character and are sparsely settled. Significant T2 areas are present between the 101 Freeway and the Santa Clara River in the Olivas, Northbank, Montalvo and Serra Communities; in the "internal greenbelt" running north to Foothill Road through the Serra, and Poinsettia Communities; south of Foothill Road in the Juanamaria and Wells Communities, and in small patches of the North Avenue Community.



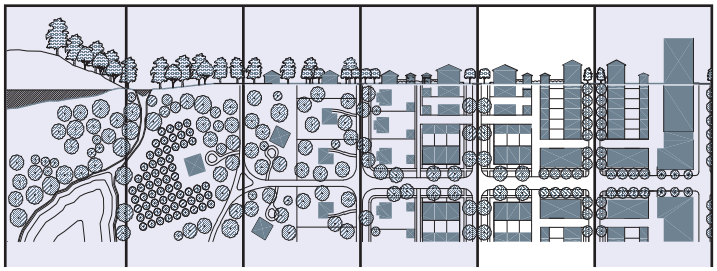
T3 THE SUB-URBAN ZONE, consists of low-density suburban residential areas within the College, Thille Montalvo, Poinsetta, Juanamaria, Serra, Saticoy and Wells Communities. Planting is naturalistic with relatively deep setbacks. Blocks may be large and the roads irregular to accommodate natural conditions.



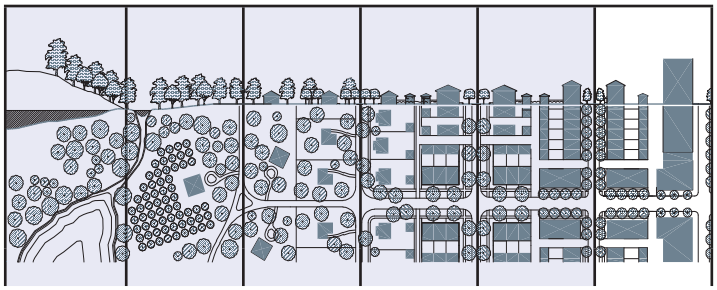
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, office, rowhouses and apartment uses. It has a tight network of streets with wide sidewalks, steady tree planting, and buildings set close to the frontages..



T6 THE URBAN CORE ZONE consists of the heart of Downtown Ventura, which has the highest development intensities in the City and the greatest variety of uses, and important civic buildings. The Downtown is the City's historic and cultural heart, and the Code is intended to encourage the area to also become richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally simpler and boxier in their massing than in other parts of the City, predominantly mixed in use, between 2 and 6 stories in scale, attached to one another, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree plantings set in the pavement.



Note: T1,T2 and T6 are shown above for reference, and are not applied to the Westside Community by this Development Code.

designated for their intended purpose and to remain consistent and refer to existing development standards contained in the San Buenaventura Municipal Code. Three such special districts, the Special District Industrial, Special District University and Special District Mobile Home Park are included in this Westside Development Code as described in Section 24W.200.

D. Neighborhood General Zone (T3.5)

This Neighborhood General Zone is applied to areas appropriate for a mix of house and lot sizes, characterized predominately by detached single-family residences.

E. Neighborhood General Zone (T3.6)

This Neighborhood General Zone is applied to areas appropriate for a mix of housing types, characterized by a combination of single-family residences, and multi plex residential.

F. General Urban Zone (T4.11)

The General Neighborhood Zone (T4) consists of a balanced mix of residential and neighborhood-serving commercial and civic uses within a walkable setting. This is the predominant existing urban condition in the City of Ventura to the west of Mills Road – specifically the Westside, Downtown and Pierpont Communities – in which the neighborhoods include walkable streets, reasonably scaled blocks, and building types that generally relate well to the pedestrian. In addition to these mostly pre-1950 neighborhoods, the T4 condition is envisioned by the General Plan as the preferred pattern for most future new neighborhood development in the City.

The T4 "base zone" has been identified as T4.0, and is the quiet neighborhood interior environment, prototypically characterized by single-family detached houses, porch and fence frontages, and narrow neighborhood streets with low traffic speeds and volumes. Such conditions are typical of the neighborhoods north and south of Main Street and Thompson Boulevard, from their origins on the west side of town easterly to Five Points. The T4.0 Zone is expected to be formalized as a Zone when those areas are coded, as part of a future Westside Community Plan and Code process.

Because the character of T4 within the Downtown Specific Plan is unique, T4.1, T4.2 and T4.3 have been used to describe and regulate various Downtown Neighborhood areas, and T4.4 to describe the neighborhood edge condition along portions of Thompson Boulevard. Those Sub-Zones have been highly customized to the unique conditions of the Downtown, and are thus not well suited to describing future development in the Westside. T4.11 is created herein for that purpose, and is applied

to portions of the Westside with and without Overlay Zones.

The design intent of the T4.11 Zone is to encourage mixed-use and higher density residential infill development within the areas mapped on the Regulating Plan, to achieve the goals of the General Plan, the Westside By Design Plan and the Westside Charrette plan. Those goals include:

1. Providing new commercial and civic amenities along the Corridors, within pleasant walking distance of residences in the adjoining neighborhoods,
2. Providing housing at higher densities to help reduce the City's rate of expansion into farmland and natural open space,
3. Creating a living environment that can be effectively served by transit, which will provide Venturans with a new and sustainable lifestyle alternative,
4. Ensuring that the scale and character of new development is compatible with the existing adjoining neighborhoods.

Certain Overlay Zones are provided to modulate that scale and to ensure compatibility with adjacent neighborhoods, see Section 24W.202.

G. Urban Center Zone (T5.5)

The prototypical T5 zone for Ventura is characterized by mixed-use buildings set close to the sidewalk – many with ground floor commercial uses and higher density housing or office uses on upper floors – streets with wide sidewalks and street trees in tree grates, and abundant and managed curbside parking. Building heights will typically be in the 2-3 story range.

The five nodes along the Ventura Avenue Corridor area: Ramona Street, Vince Street, Stanley Avenue, Shoshone Street, and Dakota Drive , are identified in key planning documents – including the General Plan, and the Westside Urban Design Plan and Westside Revitalization Plan documents – as a more intense "activity center" – with a greater emphasis on commercial use. Accordingly, these areas are classified as T5, Urban Center.

The Stanley Ave. to Shoshone Corridor area has greater block and lot sizes than the rest of these Corridors, and is thus able to accommodate larger buildings and denser parking configurations.

Accordingly the Sub-Zone T5.5 Urban Center is defined for this area, See Section 24W.200.050, allowing buildings and streetscapes that are more urban in character than the rest of the Community, with buildings up to 3 stories in height. Certain Overlay Zones are provided to modulate that scale and to ensure compatibility with adjacent neighborhoods, see Section 24W.202.

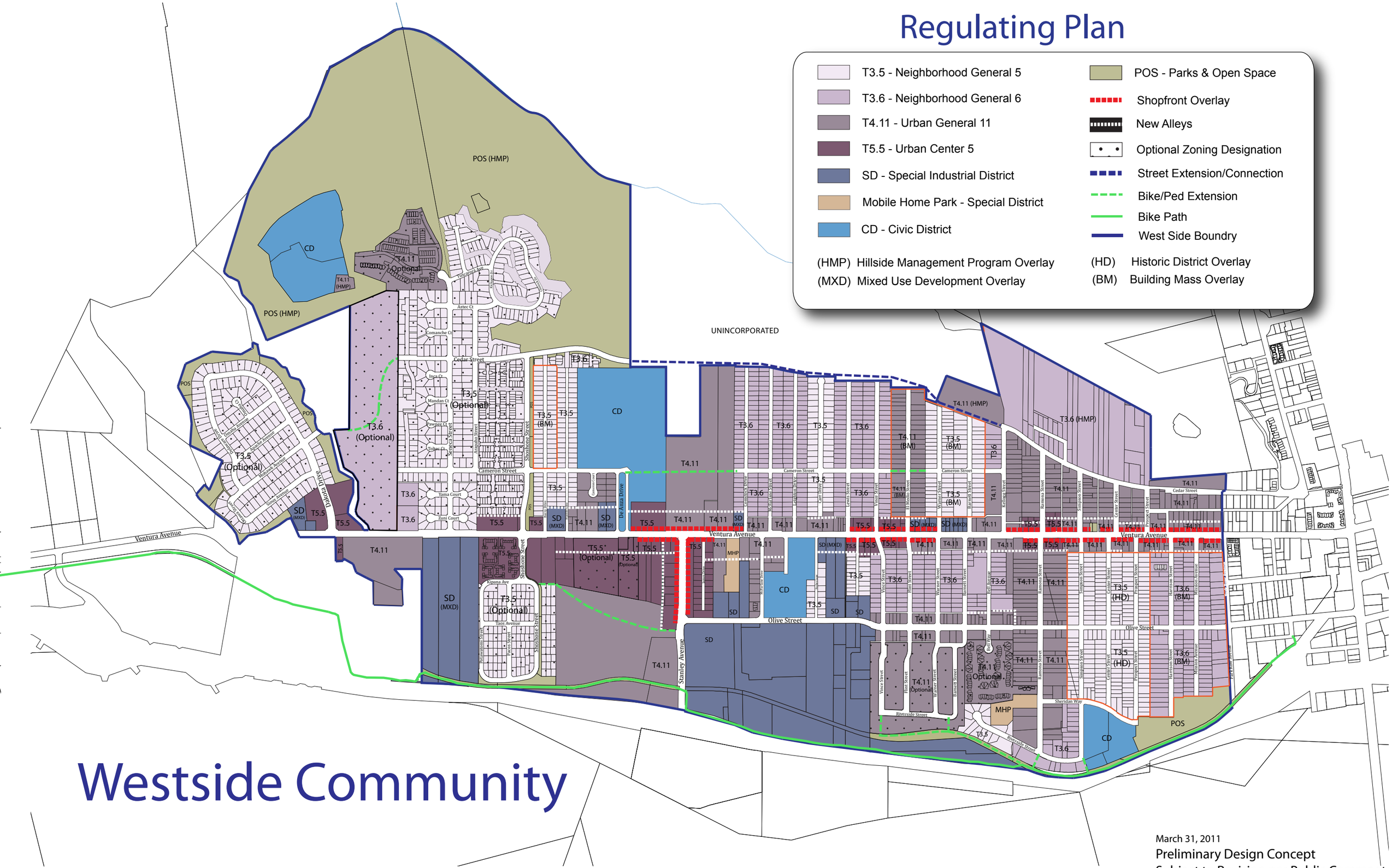
24W.102.040 Regulating Plan

The following page is the Regulating Plan for the Westside Development Code. The Regulating Plan is the coding key for the Westside Development Code.

Regulating Plan

- T3.5 - Neighborhood General 5
- T3.6 - Neighborhood General 6
- T4.11 - Urban General 11
- T5.5 - Urban Center 5
- SD - Special Industrial District
- Mobile Home Park - Special District
- CD - Civic District
- POS - Parks & Open Space
- Shopfront Overlay
- New Alleys
- Optional Zoning Designation
- Street Extension/Connection
- Bike/Ped Extension
- Bike Path
- West Side Boundry

(HMP) Hillside Management Program Overlay
(MXD) Mixed Use Development Overlay
(HD) Historic District Overlay
(BM) Building Mass Overlay



Westside Community

March 31, 2011
Preliminary Design Concept
Subject to Revision per Public Comment

24W.200

ZONES & DEVELOPMENT STANDARDS

Section 24W.200 details the urban standards applicable for each Transect Sub-Zone as applied in the Westside Development Code. The following sections include requirements for building placement, building profile and frontage, parking and services, building types and allowable land uses.

24W.200.020 The Neighborhood General Zone (T3.5)

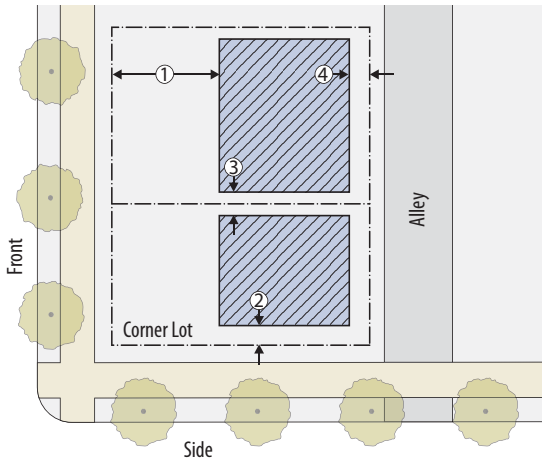


Diagram A: Building Placement

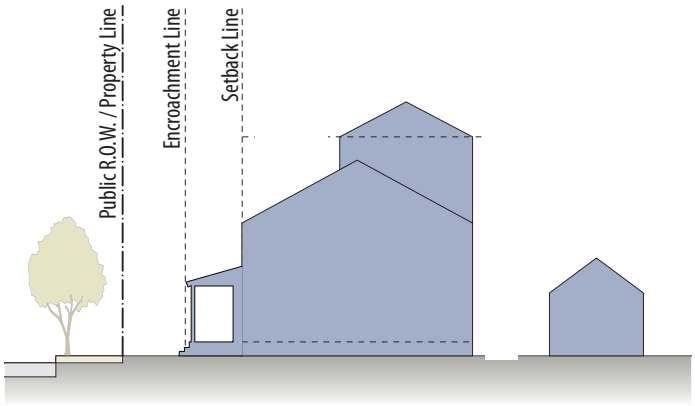


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.206 (Building Type Standards). (E)

		Minimum	Maximum
a.	Front Setback:	15′	20′
b.	Side Street Setback:	10′	12′
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	15′(One story) 20′ (Two story)	N/A N/A
e.	Frontage Coverage:	60%	N/A

2. Accessory buildings

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement). (E)

		Minimum	Maximum
a.	Front Setback:	50% of lot depth	N/A
b.	Side Street Setback:	12′	N/A
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	5′ (1 story) 10′ (2 story)	N/A N/A

3. Architectural Encroachments

The following building elements may encroach into required setbacks: porches, balconies, bay windows, chimneys, and eaves. Encroachments shall be limited as follows.

a. Porches that are shorter than 40% of the primary street facade length may encroach into the min. street setback a distance of 5 ft. max.

b. 3 ft. max. for bay windows or balconies encroaching into the primary or side street setback.

c. 2 ft. max. for other encroachments.

B. Building Profile and Frontage

1. Height

The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram B. Minimum and maximum height shall be measured from the adjacent finish grade.

		Minimum	Maximum
a.	Primary Building roof ridge:	N/A	28′ (Two stories)
b.	Secondary Building height:	N/A	18′ (One story)
c.	First Floor Foundation Height:	12″	36″

2. Allowed Frontage Types

Only the following frontage types are allowed within the T3.5 zone. See Section 24W.204 (Frontage Type Standards) for detailed standards for each fontage type.

a. Common Yard

b. Door Yard

c. Porch & Fence

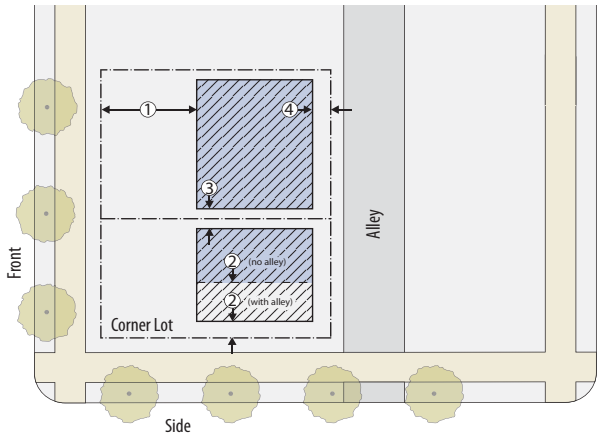


Diagram C: Parking Placement

Building Type	Allowed Lot Widths							
	25′	40′	50′*	75′	100′	125′	150′	
Carriage House								
Front Yard House		1						
Side Yard House		1						

1 Pre-existing legal lots of 40 feet wide or less and 100 feet deep or less may have a Front & Side Yard Building Types

* Minimum lot width of 50 feet for any lot line adjustment or subdivision of properties.

Allowed Building Type Table

C. Parking and Services

1. Parking & Services Placement

Off-street vehicle parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.

a. Street Setback: (1) Within 50% of lot nearest the rear lot line

b. Side Street Setback:(2) 5′ min. (with alley), 20′ min. (no alley)

c. Side Yard Setback: (3) 5′ min. if detached; 0 ft. if garage is attached to adjacent garage

d. Rear Setback: (4) 5′ min.

2. Parking Requirements

The number of required off-street parking spaces is as follows:

a. Single Family House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.

b. Carriage House: One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

D. Building Types

Only the building types shown in the table above are allowed in the T3.5 Neighborhood General Zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T3.5-Neighborhood General Zone, in compliance with the planning permit requirement of Section 24W.203.020.

24W.200.030 The Neighborhood General 6 Zone (T3.6)

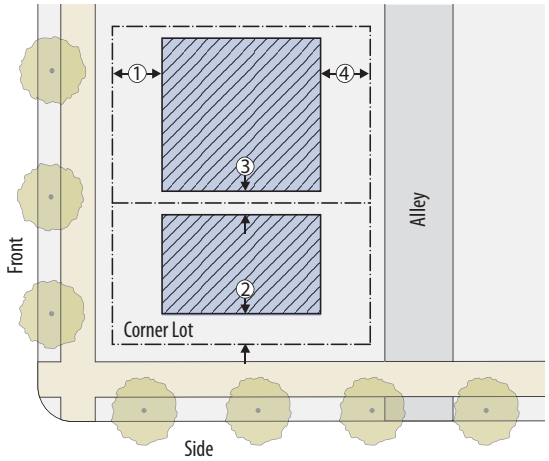


Diagram A: Building Placement

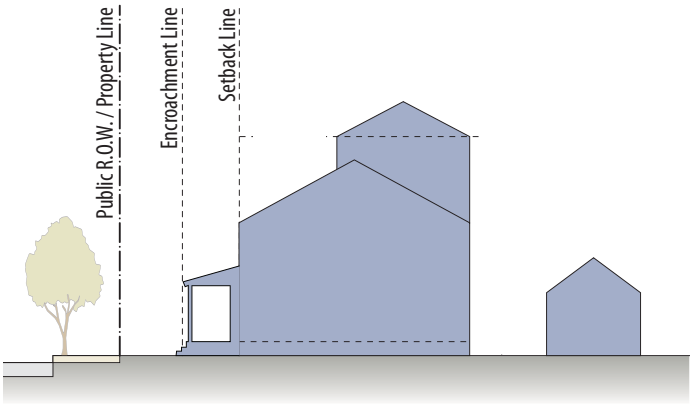


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.206 (Building Type Standards). (E)

		Minimum	Maximum
a.	Front Setback:		
	i. 1st story	15′	20′
b.	Side Street Setback:	10′	12′
c.	Side Yard Setback:	5′	5′
d.	Rear Setback:	15′ (one-story)	N/A
		20′ (two-story)	N/A
e.	Frontage Coverage:	60%	N/A

2. Accessory buildings

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement). (E)

		Minimum	Maximum
a.	Front Setback:	50% of lot depth	N/A
b.	Side Street Setback:	10′	N/A
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	5′ (1-story) 10′ (2-story)	N/A

3. Architectural Encroachments

The following building elements may encroach into required setbacks: Porches, porte cochere, balconies, bay windows, chimneys and eaves. Encroachments shall be limited as follows: (W)

a. Porches that are shorter than 40% of the primary street facade length may encroach into the minimum street setback a distance of 5 ft. max.

b. 3 ft. maximum for bay windows or balconies encroaching into the primary or side street setback.

c. 2 ft. maximum for other encroachments.

B. Building Profile and Frontage

1. Height

The height o Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram B. Minimum and maximum height shall be measured from the adjacent finish grade.

		Minimum	Maximum
a.	Primary Building Height		
	1st Story	N/A	11′ to eave, 19′ to ridge line/cornice/ parapet
	2nd Story	N/A	22′ to eave, 28′ to ridgeline/cornice/ parapet
b.	Secondary Building Eave Height	N/A	11′ to eave, 14′ to ridgeline/cornice/ parapet

2. Allowed Frontage Types

Only the following frontage types are allowed within the T3.6 zone. Section 24W.204 (Frontage Type Standards) for detailed standards for each frontage type.

a. Common Yard

b. Door Yard

c. Porch & Fence

d. Stoop

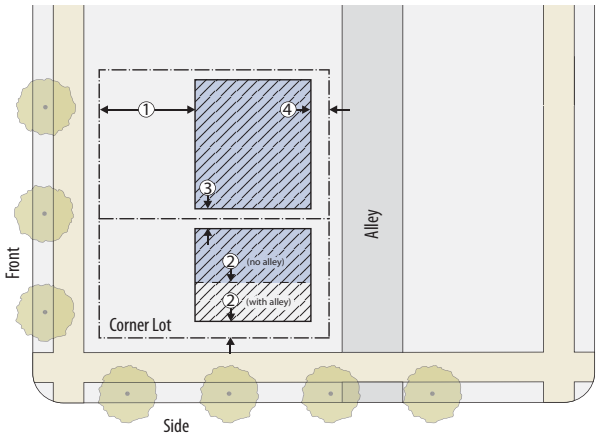


Diagram C: Parking Placement

Allowed Building Type	Lot Widths							
	25′	40′*		50′ *	75′	100′	125′	150′
Carriage House								
Front Yard House *		1						
Side Yard House		1						
Duplex/Triplex/Quadplex								
Villa								
Bungalow Court								
Side Court Housing								
Courtyard Housing								

1 Pre-existing legal lots of 40 feet wide or less may have Front & Side Yard Building Types.
* Minimum lot width dimension for any lot line adjustments or subdivision of property.

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement

   Off-street vehicle parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.

   a. Front Setback: (1) Within 50% of lot nearest the rear lot line.

   b. Side Street Setback: (2) 5′ min. (with alley.) 20′ min (no alley.)

   c. Side Yard Setback: (3) 5′ min. if detached; 0 ft is garage is attached to adjacent garage.

   d. Rear Setback: (4) 5′ min.

2. Parking Requirements

   The number of required off-street parking spaces is as follows:

   a. Single Family House and Row House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.

   b. Carriage House: One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

   c. Multi-Family Housing. One space per one-bedroom unit, two spaces per two or more bedroom unit and 1/4 guest space per unit for projects of 5 units or more.

   d. Non-residential. One space per 300 square feet of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the T3.5 Neighborhood General zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T3.6 Neighborhood General zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

Mixed Type Development is described in Section 24W.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24W.200.040 Urban General 11 Zone (T4.11)

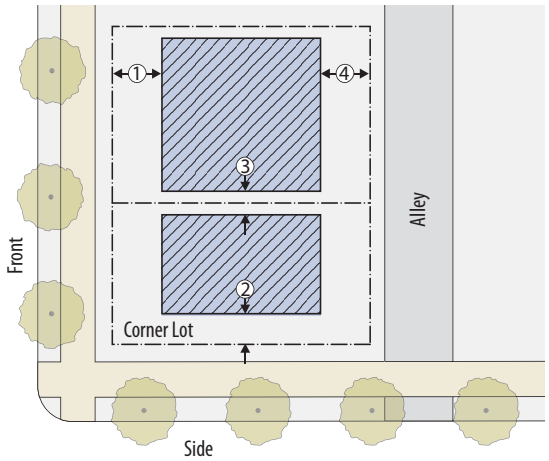


Diagram A: Building Placement

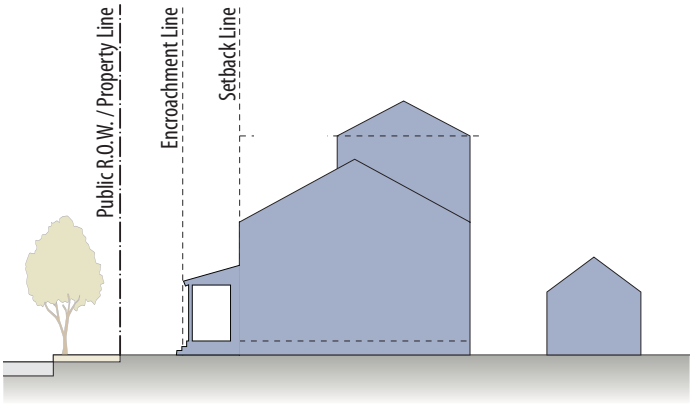


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.206 (Building Type Standards) [E].

			Minimum	Maximum
a.	Front Setback:		5′ or Per allowed Frontage Types	
b.	Side Street Setback:		Per allowed Frontage Types	
c.	Side Yard Setback:		0′ min.	N/A
d.	Rear Setback:			
	No Alley:	1-2 Story Bldg.	15′	N/A
		3 Story Bldg.	20′	N/A
	With Alley:	1-2 Story Bldg.	5′	N/A
		3 Story Bldg.	10′	N/A
e.	Frontage Coverage:		70%	N/A
f.	Build to Corner:		Required	

2. Accessory buildings

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement) [E].

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	5′ min.
c.	Side Yard Setback:	0′ min.
d.	Rear Setback:	5′ (1-story) 10′ (2-story)

3. Architectural Encroachments

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8′ max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5′ setback along Ventura Avenue and as may be further limited by the UBC [W].

B. Building Profile and Frontage

1. Height

Each structure shall comply with the following height limits.

a. Primary Building: Maximum height: 2.5 stories with 60% of the building footprint may be 3 stories. For flat roof, the maximum height of the parapet cannot exceed 40 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 45 feet.

b. Minimum Floor to floor: 15′ min. for a primary building ground floor.

c. Accessory Buildings: 24′ max. to eave

d. Public Open Space Incentive - Projects of 0.5 acres or more that provide a public plaza or square consistent with Section 24W.212.030 may increase the maximum height by one whole story over the maximum allowed for the zone. The public plaza or square may be used instead of the courtyard/common open space requirement for the applicable building type, when additional private open space is provided for residential units in the form of balconies or patios.

2. Allowed Frontage Types

Only the following frontage types are allowed within the T4.11 zone; except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

	Front Setback:	Minimum	Maximum
a.	Common Yard:	15′	20′
b.	Door Yard:	10′	20′
c.	Porch & Fence:	15′	25′
d.	Stoop:	10′	15′
e.	Forecourt:	5′	10′
f.	Light Court:	10′	15′
g.	Shopfront & Awning:	5′	10′
h.	Gallery:	5′	10′

	Side/Street Side Setback:	Minimum	Maximum
a.	Common Yard:	5′	N/A
b.	Door Yard:	5′	N/A
c.	Porch & Fence:	5′	N/A
d.	Stoop:	0′	N/A
e.	Forecourt:	0′	N/A
f.	Light Court:	0′	N/A
g.	Shopfront & Awning:	0′	N/A
h.	Gallery:	0′	N/A

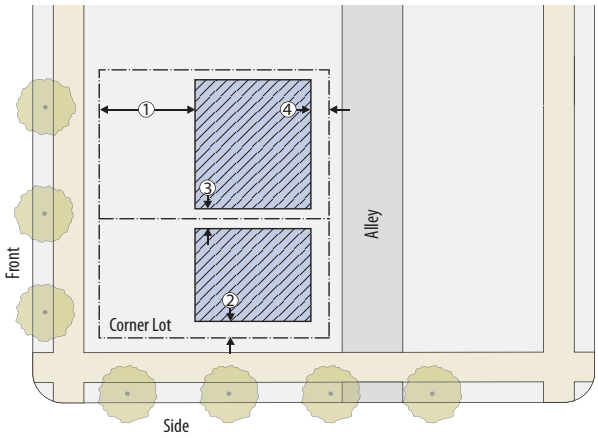


Diagram C: Parking Placement

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: Within the 50% of lot nearest the rear lot line. *
      ii. Side Street Setback: 5' min. (with alley), 20' min (no alley).
      iii. Side Yard Setback: 5' min.
      iv. Rear Setback: 5' min.
      * Setback may be reduced in parking has a lined frontage of residential or commercial use.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. Parking Requirements
   Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.
   a. Single Family House and Row House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.
   b. Carriage House. One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.
   c. Multi-Family Housing. One space per one-bedroom unit, two spaces, which may be tandem, per two or more bedroom unit and ¼ guest space per unit.
   d. Non-residential. Minimum one space per 500 square feet of gross floor area.

Allowed Building Type	Allowed Lot Widths							
	25'	40'	50'*	75'	100'	125'	150'	
Carriage House								
Front Yard		1						
Side Yard		1						
Duplex/Triplex/Quadplex								
Villa								
Bungalow Court								
Row House								
Live/Work		1						
Side Court Housing								
Courtyard Housing								
Stacked Dwelling	Only allowed as part of Mixed Type Projects							
Commercial Block								

1 Pre-existing legal lots of 40 feet wide or less may have a Front & Side Yard and Live/Work Building Types

* Minimum lot width dimension of 50 feet for any lot line adjustments or subdivision of property

Allowed Building Type Table

D. Building Types

Only the building types shown in the table above are allowed in the T5.1 General Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T4.11 - Urban General zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

Mixed Type Development is described in Section 24W.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24W.200.050 The Urban Center Zone (T5.5)

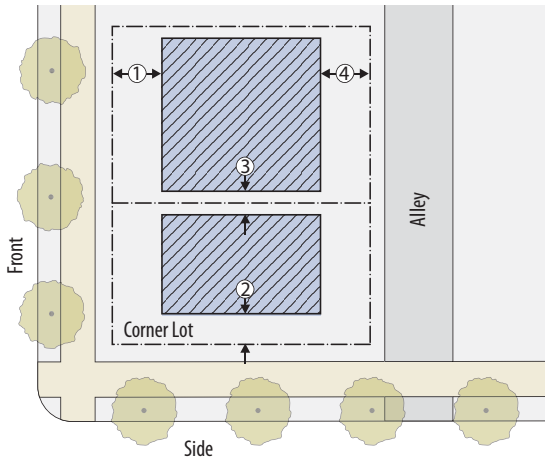


Diagram A: Building Placement

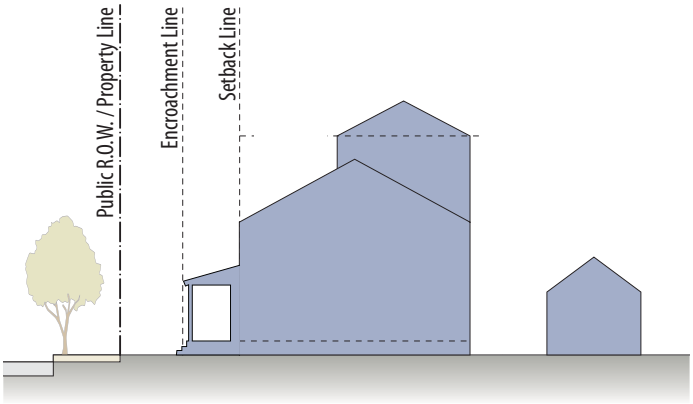


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.206 (Building Type Standards) [E].

			Minimum	Maximum
a.	Front Setback:		5′ or Per allowed Frontage Types	
b.	Side Street Setback:		Per allowed Frontage Types	
c.	Side Yard Setback:		0′ min.	N/A
d.	Rear Setback:			
	No Alley:	1-2 Story Bldg.	20′	N/A
		3 Story Bldg.	30′	N/A
	With Alley:	1-2 Story Bldg.	5′	N/A
		3 Story Bldg.	10′	N/A
e.	Frontage Coverage:		70%	N/A
f.	Build to Corner:		Required	

2. Accessory buildings

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement) [E].

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	5′ min.
c.	Side Yard Setback:	0′ min.
d.	Rear Setback:	1- 2-story buildings: 20′ min.

3. Architectural Encroachments

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8′ max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5′ setback along Ventura Avenue and as may be further limited by the UBC [W].

B. Building Profile and Frontage

1. Height

Each structure shall comply with the following height limits.

a. Primary Building: Maximum height: 3.5 stories with 50% of the building footprint may be 4 stories. For flat roof, the maximum height of the parapet cannot exceed 48 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 56 feet.

b. Minimum Floor to floor: 15′ min. for a primary building ground floor.

c. Accessory Buildings: 24′ max. to eave

d. Public Open Space Incentive - Projects of 0.5 acres or more that provide a public plaza or square consistent with Section 24W.212.030 may increase the maximum height by one whole story over the maximum allowed for the zone. The public plaza or square may be used instead of the courtyard/common open space requirement for the applicable building type, when additional private open space is provided for residential units in the form of balconies or patios.

2. Allowed Frontage Types

Only the following frontage types are allowed within the T5.1 zone; except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

	Front Setback:	Minimum	Maximum
a.	Stoop:	10′	15′
b.	Forecourt:	5′	10′
c.	Light Court:	10′	15′
d.	Shopfront & Awning:	5′	10′
e.	Gallery:	5′	10′

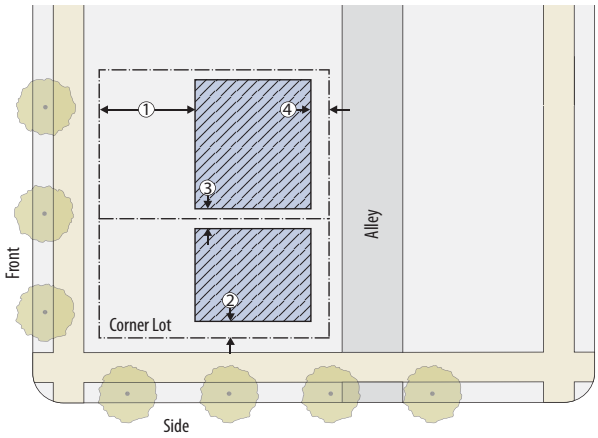


Diagram C: Parking Placement

Allowed Building Type	Allowed Lot Widths							
	25′	40′	50′*	75′	100′	125′	150′	
Bungalow Court								
Row House								
Live/Work								
Side Court Housing								
Courtyard Housing								
Stacked Dwelling	Only allowed as part of Mixed Type Projects							
Commercial Block								

*Minimum lot width dimension of 50 feet for any lot line adjustments or subdivision of property.

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: Within the 50% of lot nearest the rear lot line.
      ii. Side Street Setback: 5′ min. (with alley), 20′ min (no alley).
      iii. Side Yard Setback: 5′ min.
      iv. Rear Setback: 5′ min.
      * Setback may be reduced if parking has a lined frontage of residential or commercial uses.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3′ max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. Parking Requirements

   Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.
   a. Residential Single Family and Multi Family- Minimum one covered space per unit.
   b. Non-residential: Maximum one space per 500 square fee of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the T5.5 General Center zone, on lots of the minimum widths shown. The required minimum lot depth for new subdivisions is 100 feet. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T5.5 - Urban Center zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

Mixed Type Development is described in Section 24W.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24W.200.060 Special Industrial District 1 (SD1)

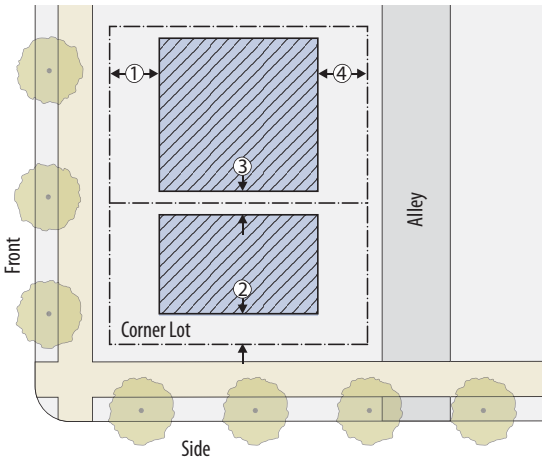


Diagram A: Building Placement

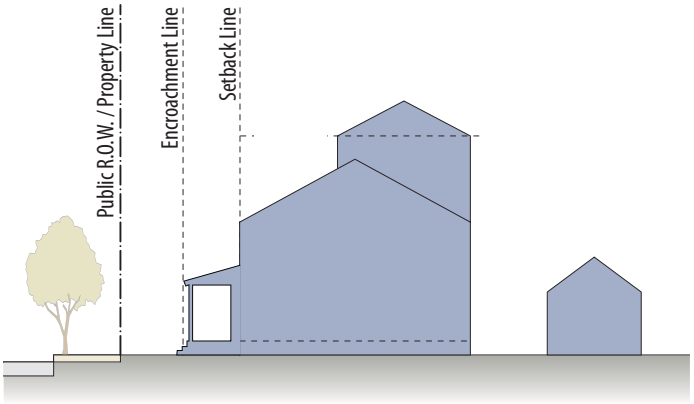


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

A primary building shall be placed on a lot in compliance with the following requirements, within the hatched area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.206 (Building Type Standards) [E].

		Minimum	Maximum
a.	Front Setback:	5" or Per allowed Frontage Types	N/A
b.	Side Street Setback:	10'	N/A
c.	Side Yard Setback:	10'	N/A
d.	Rear Setback:		
	No Alley:1-2 Story Bldg.	20'	N/A
	3 Story Bldg.	30'	N/A
	With Alley: 1-2 Story Bldg.	5'	N/A
	3 Story Bldg.	10'	N/A
e.	Build to Corner:	Required	

2. Accessory buildings

An accessory building shall be placed on a lot in compliance with the following requirements, within the hatched area shown in Diagram C (Parking Placement) [E].

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	15' min.
c.	Side Yard Setback:	0' min.
d.	Rear Setback:	1- 2-story buildings: 20' min. 3 Story building: 30' min.

3. Architectural Encroachments

Uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5' setback along Ventura Avenue and as may be further limited by the UBC [W].

B. Building Profile and Frontage

1. Height

Each structure shall comply with the following height limits.

a. Primary Building: Maximum height: 48 feet to parapet or 56 feet ridgeline.

b. Minimum Floor to floor: 15' min. for a primary building ground floor.

c. Accessory Buildings: 24' max. to eave

2. Allowed Frontage Types

Only the following frontage types are allowed within the SD1 zone. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

Setback:		Minimum	Maximum
a.	Stoop:	10'	15'
b.	Forecourt:	0'	N/A
c.	Light Court:	10'	N/A
d.	Shopfront & Awning:	0'	N/A
e.	Gallery:	0'	5'

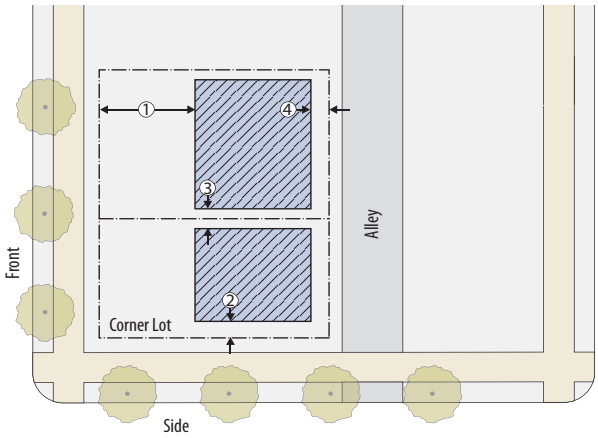


Diagram C: Parking Placement

Building Type	Allowed Lot Widths						
	25′	40′	50′	75′	100′	125′	150′
Live/Work							
Commercial Block							
Flex Shed							

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: At least 75% of the parking provided shall be located within 50% of lot nearest the rear lot line.
      ii. Side Street Setback: 5′ min. (with alley), 20′ min (no alley).
      iii. Side Yard Setback: 5′ min.
      iv. Rear Setback: 5′ min.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3′ max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop frontage type.

2. Parking Requirements

   Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.
   a. Residential:
      Live/Work: Two spaces per unit, at least one of which shall be enclosed in a garage
   b. Retail, office, and service: 1 parking space per 300 s.f. of gross floor area.
   c. Industrial Manufacturing/Assembly with up to 20% of office floor area: 2 parking spaces per 1000 s.f. of gross floor area or 1 parking space per 1,000 s.f. of gross floor area, when providing alternative transportation facilities (bike lockers, charging station for hybrid/electric vehicles, vehicle share w/carpool, locker room & shower facilities.)
   d. Warehouse with up to 20% of office floor area: 1 parking space per 1,000 s.f. of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the SD1 - Special Industrial District 1 zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the SD1 - Special Industrial District 1 zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

Mixed Type Development is described in Section 24W.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24W.200.060 Parks and Open Space Special District (POS)

A. Purpose

This section identifies the Open Space Types allowed within the Westside, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street. The parks and open space zone provides for active or passive public recreational use. Within the Westside, these areas may be juxtaposed against developed neighborhoods. Neighborhood park areas are intended to be composed as parks, greens, squares, plazas, and playgrounds. Any proposed building must be incidental and subordinate to their intended public purpose. Proposed new buildings, significant landscape improvements, or significant changes to existing buildings, landscaping or site layout require Design Review.

B. Applicability

This section applies to lands reserved for parkland and natural open space areas. Park areas create by any Specific Plan or Amendment shall designated as Parks and Open Space on the Regulating Plan map. The urban standards and Building types contained within this code are not applicable, however, proposed new buildings, significant landscaping, or site layout require review by the Design Review Committee.

24W.200.070 Mobile Home Park Special District (MHP)

A. Purpose

Existing mobile home parks within the plan area represent an important component to a diversified affordable housing strategy. Existing mobile home parks are to be protected as an important component of the affordable housing stock.

B. Applicability

Areas designated as MHP per Chapter 24.220 of the City of San Buenaventura Municipal Code shall remain subject to the zoning standards and other requirements of that chapter, including the non-conforming regulations.

24W.200.080 Civic District (CD)

A. Purpose

Civic buildings and their associated uses represent physical symbols of a community's social, cultural, educational, and other institutional activities. Many of the properties are owned and operated by various state and other government agencies, which function under criteria outside of this code. The physical composition of civic buildings should result in distinction for their institutional or functional purpose as opposed to common buildings used for dwelling and commerce.

B. Applicability

New civic buildings and/or alterations to existing civic buildings require Design Review.

24W.201

OPTIONAL ZONES

24W.201.010 Purpose

The purpose of "Optional Zones" is to offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale conventional (non form-based) residential subdivision. The optional regulations are also applied to the existing oil field properties in the northern part of the planning area. This parallel system of coding retains the zoning designations and development standards under which the subdivisions were entitled , or in the case of the oil field properties, the use and development standards in effect under the County zoning requirements. In doing so, it protects the right of the affected properties to be maintained in accordance with the development standards under which they were built without being deemed "nonconforming". Moreover, by offering optional transect standards, this Development Code encourages the gradual transformation of these areas over time into an urban form more consistent with the urban design policies of the General Plan.

24W.201.020 Applicability of Optional Zones

The provisions of this Section apply to areas designated as "Optional" zones within the Westside Regulating Plan, Figure 1-1. The standards contained in the applicable transect district are available as an option to the other applicable standards of the Base Zone.

A. Mapping of Optional Zones

The applicability of an Optional zone to a specific site is shown by the Regulating Plan, Figure 1-1 as a Transect zone and any applicable Overlay Zone. The Base Zone is shown in parenthesis on the Regulating Plan.

B. Allowed Uses, Permit Requirements, Development Standards

Except as may be otherwise provided by this Section for a specific optional zone:

1. Development and new land uses within an Optional Zone shall comply with:
   a. All applicable development standards of the base zone, and all other applicable provisions of the Municipal Code; or
   b. All applicable development standards of the optional transect zone, and all other applicable provisions of this Development Code.

2. Any land use normally allowed in the base zone or optional zone may be allowed, subject to any additional requirements of the controlling code; and

3. Development and new land uses within an optional zone shall obtain the zoning approvals as follows:
   a. For property owners electing to conform to the base zone, development and new land uses shall obtain zoning approvals required by the Municipal Code; or
   b. For property owners electing to conform to the optional Transect Zone, development and new land uses shall obtain zoning approvals required by this Development Code.

24W.201.030 - T3.5 and T3.6 Optional

A. Purpose

The T3.5 and T3.6 Optional Zone are applied to particular existing conventional residential subdivisions within the Westside Community Plan area. The optional nature of the T3.5 and T3.6 standards means that the existing R-1 and R-P-D regulations continue to govern as the Base Zone, but that these properties are eligible to develop in accordance with the T3.5 and T3.6 zone requirements.

At the individual parcel level, the T3.5 and T3.6 Optional zone allows an owner to build according to the traditional building and parking placement standards (Urban Standards) of the T3.5 or T3.6 zone. At the neighborhood level, the T3.5 and T3.6 Optional Zone provides design guidance for the potential redevelopment of an entire neighborhood with an expanded range of uses, parks and open space, building types, and street types.

B. Development Standards

1. The Development Standards and permitted land uses of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T3.5 and T3.6 Optional Zone, until such time that a property owner elects to implement the

T3.5 or T3.6 Optional Standards.

2. T3.5 or T3.6 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T3.5 or T3.6 Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.201.040 – T4.11 Optional Zones

A. Purpose

The T4.11 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside and North Avenue planning area. The T4.11 Optional Zone and applicable Overlay Zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T4.11 Optional Zone and adjacent lower intensity properties.

B. Development Standards

1. The Development Standards of the Base Zone and all other applicable provisions of the Municipal Code pertaining to the Base zone including permit requirements shall govern for properties within the T4.11 Optional zone, until such time that a property owner elects to implement the T4.11 Optional standards.

2. T4.11 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T zone and any applicable Overlay Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre shall conform to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.201.050 - T5.5 Optional Zones

A. Purpose

The T5.5 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside and North

Avenue Communities. The T5.5 Optional Zone and applicable overlay zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T5.5 Optional Zone and adjacent lower intensity properties.

B. Development Standards

1. The Development Standards of the Base Zone and all other applicable provisions of the Municipal Code pertaining to the Base zone including permit requirements shall govern for properties within the T5.5 Optional Zone, until such time that a property owner elects to implement the T5.5 Optional Standards.

2. T5.5 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T5.5 zone and any applicable Overlay Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre shall conform to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.202

OVERLAY ZONES

24W.202.010 Purpose

To provide an even finer level of precision and subtlety, without the need to describe dozens of sub-zones for each of the 6 basic transect zones, the technique of "Overlay Zones" is applied in this Development Code. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an "overlay zone" would modify some combination of the allowed building height, or allowed frontage types or specific setbacks required within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact.

This Section provides regulations for development and new land uses in the Overlay Zones that are identified in this Section applied to property by the Regulating Plan (Section 30.102). Overlay Zones provide standards that apply in addition to those of the primary zone, to address important and localized site, environmental, safety, compatibility, or design issues.

24W.202.020 Applicability of Overlay Zones

The provisions of this Section apply to proposed development and land uses in addition to all other applicable requirements of the primary zone. In the event of a conflict between a requirement in this Section and the primary zone, the requirement in this Section shall control.

A. Mapping of Overlay Zones

The applicability of an Overlay Zone to a specific site is shown by the Regulating Plan (Section 24W.102).

B. Allowed Land Uses, Permit Requirements, Development Standards

Except as may be otherwise provided by this Section for a specific Overlay Zone:

1. Development and new land uses within a Overlay Zone shall comply with all applicable development standards of the primary zone, and all other applicable provisions of this Development Code;

2. Any land use normally allowed in the primary zone by this Development Code may be allowed within a Overlay Zone, subject to any additional requirements of the Overlay Zone; and

3. Development and new land uses within a overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24W.202.050 Shopfront Overlay (SF)

A. Purpose

The Shopfront Overlay identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented businesses at the sidewalk level.

B. Applicability

The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24W.204.080 (Shopfront & Awning), and with ceiling heights no less than 12'.

24W.202.060 Hillside Management Plan Area Overlay (HMP)

A. Purpose.

Identifies areas that shall be subject to the policies of the Hillside Management Program. The objectives of that program allow residential development in a manner that will have the least impact on the natural environment and existing urban service systems, and direct development to areas least susceptible to geologic or environmental hazards.

B. Applicability

Any qualifying residential development proposal as defined by the Hillside Management Program within portions of the plan area that are east of Cedar Street (or intended extension) and within existing 2010 City Limits, shall be in compliance with the slope density, submittal requirements and other related policies of the Hillside Management Program.

24W.202.070 Building Mass Overlay

A. Purpose

Identifies neighborhood areas that exhibit building massing that contributes to the character of a particular area. The Overlay Zone provides measures that ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of the existing neighborhood. These measures primarily include upper story setbacks in order to maintain the single story character from the street.

B. Applicability

Development proposals including additions, alterations on properties shall incorporate the following additional regulations;

T3.5, T3.6 & T4.11 zones

- Second Story minimum front yard setback of 35 feet.
- On and two story additions to existing structure shall be off set on a vertical and horizontal plane by 1 foot
- Building facades in excess of 50 feet shall be off set on a vertical and horizontal plane by 2 feet.

T4.11 zone only

- Third story minimum front yard setback of 50 feet.
- The Commercial Block building type is prohibited.

24W.202.080 Historic District Overlay

A. Purpose

Identifies neighborhood areas that exhibit numerous potential historic resources that contribute to the historic character of early 20th Century housing development within the Westside. Potential areas have been identified as part of the Westside Historic Context and Survey Report. The Overlay Zone provides measures that ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of an existing or potential proposed Historic Districts in the future. The creation of any new Historic Districts and Design Guidelines of such districts would be a result of neighborhood input and further developed as stand alone guidelines.

B. Applicability

Development proposals including additions, alterations on properties that

identified as contributors or altered-contributors shall incorporate a background assessment of properties to determine historic significance and shall be evaluated against the design recommendation of the historic district by the Historic Preservation Committee. Guidelines have already been established for the Simpson Historic Tract pursuant to City Council Ordinance 90-4, which govern setback standards and design guidelines. Specific guidelines for each historic district shall govern over the urban standards of the underlying T zone.

24W.202.090 Mixed Use Development (MXD) Overlay

A. Purpose

Identifies frontage areas along Ventura Ave with an Industry General Plan designation and underlying Special District Industrial zone that intended to promote a more urban building frontage and mix of uses, while allowing industrial uses.

B. Applicability (Standards to further developed)

Development proposals shall be required to provide either storefront or gallery building frontage types along Ventura Avenue street frontages. Single and Multi Unit Residential uses are allowed as part of a mixed-use development proposal. Residential uses shall be evaluated on a case-by-case basis by City staff and the Design Review Committee for proper noise attenuation or any other necessary mitigation from either adjacent on-site or off-site industrial/ manufacturing uses. Each structure shall comply with the following height limits along the Ventura Avenue frontage.

1. Primary Building: Maximum height: 3.5 stories where 50% of the building footprint may be 4 stories. For flat roof, the maximum height of the parapet cannot exceed 48 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 56 feet.

2. Minimum Floor to floor: 15'min. for a primary building ground floor.

3. Accessory Buildings: 24' max. to eave.

24W.203

ALLOWABLE LAND USES

24W.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

24W.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table B within the zone applied to the site by the Regulating Plan. Each land use listed in Table B is defined in Section 24W.301 (Land Use Classifications).

24W.203.030 Land Use Tables

A. Allowed land uses

1. Establishment of an allowed use. Any one or more land uses identified by Table B as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table B, and in compliance with all applicable requirements of this Development Code.

2. Use Not Listed

   a. A land use that is not listed in Table B, and is determined by the Director to not be included in Section 24W.300 (Land Use Classifications) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.

   b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.

3. Similar and compatible uses may be allowed. The Director may determine that a proposed use not listed in Table B is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.

4. Permit requirements and development standards. 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 standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

B. Permit Requirements

Table B provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as "P" uses in the table;

2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), and shown as "UP" uses in the table;

3. Not allowed in particular zones, and shown as a "—" in the table.

C. Standards For Specific Land Uses

Where the last column in Table B ("Additional Regulations") includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the City Zoning Ordinance may also apply.

D. Additional City Approval Requirements

Where the last column in Table B ("Additional Regulations") includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the City Zoning Ordinance may also apply.

24M.203.031 Land Use Tables

TABLE B: Specific Function.

This table expands the Building Function categories of Table A (Transect Zone Descriptions) to delegate specific functions within the Transect Zones.

Allowed Land Uses and Permit Requirements	P Permitted Use UP Use Permit Required -- Not Allowed					
	PERMIT REQUIRED BY ZONE					Additional Regulations
Land Use Types (1)	T3.5	T3.6	T4.11	T5.5	SD1	
AGRICULTURE AND RESOURCE-BASED USES						
Crop production	--	--	--	--	--	
Urban Horticulture	P	P	P	--	--	
Indoor production	--	--	--	--	P	
Produce sales	--	--	P	P	P	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE						
Distribution Generation Facility	--	--	--	--	UP	
Energy Generation Facility	--	--	--	--	UP	
Laboratory - Medical, analytical	--	--	--	--	P	
Manufacturing/processing - Heavy	--	--	--	--	P	
Within 1,000 feet of residential use	--	--	--	--	UP	
Manufacturing/processiing - Light	--	--	--	--	P	
Media production	--	--	--	--	P	
Printing and publishing	--	--	P(1)	P	P	
Research and development	--	--	P(1)	P	P	
Recycling - Large collection facility	--	--	--	--	UP	
Recycling - Processing facility	--	--	--	--	UP	
Recycling - Reverse vending machine	--	--	P(1)	P	P	
Recycling - Small collection facility	--	--	--	--	P	
Scr ap and Dismantling Yard	--	--	--	--	UP	
Storage - Personal storage facility (mini-storage)	--	--	--	--	UP	
RECREATION, EDUCATION, INSTITUTIONAL & PUBLIC SAFETY						
Adult businesses	--	--	--	--	P	24.492
Civic Institutional	UP	UP	UP	UP	UP	
Community meeting	UP	UP	UP	UP	UP	24.480
Health/fitness facility	--	--	P(1)	P	P	
Floor area over 20,000 s.f.	--	--	UP(1)	UP	P	
Indoor Entertainment	--	--	UP	UP	UP	
Library, museum	--	--	P	P	P	
Park, playground	P	P	P	P	P	
School, private	--	UP	UP	UP	UP	
School, public	--	P	P	P	P	
Sports and entertainment assembly	--	--	--	UP	UP	
Studio - Art, dance, martial arts, music, etc.	--	--	P(1)	P	P	
RESIDENTIAL						
Dwelling - Multi-unit	--	P	P	P	P(2)	
Dwelling - Second unit/carriage house	P	P	P	P	P(2)	
Dwelling - Single dwelling	P	P	P	--	P(2)	
Emergency Shelters	--	--	--	UP	UP	24.___
Farm employee housing	--	UP	UP	--	--	24.435
Home occupation	P	P	P	P	P	
Live/Work	--	P	P	P	P	
Special Residence	--	UP	UP	UP	--	
Supportive Housing	--	--	UP	UP	P	24.___
Transitional Housing	--	--	UP	UP	P	24.___
Work/live	--	--	P	P	P	

Allowed Land Uses and Permit Requirements	P Permitted Use UP Use Permit Required -- Not Allowed					
	PERMIT REQUIRED BY ZONE					Additional
Land Use Types (1)	T3.5	T3.6	T4.11	T5.5	SD1	Regulations
Transitional Housing	--	--	UP	UP	P	24.___
Work/live	--	--	P	P	P	

RETAIL

Bar, tavern, night club	--	--	UP	UP	UP	24.460
Farmers Market	--		UP	UP	UP	
Gas stations	--	--	UP	--	UP	
General Retail, except with any of the	--	--	P(1)	P	P	
following features:						
Alcoholic beverage sales	--	--	UP	UP	UP	24.460
Auto- or motor-vehicle related sales or service	--	--	--	--	P	
Drive-through facility	--	--	--	--	P	
Floor area over 20,000 s.f.	--	--	--	UP	P	
Operating between 11:00 pm and 7:00 am	--	--	--	UP	P	
Restaurant	--	UP	P(1)	P	P	
Thrift Store	--	--	P(1)	P	--	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	--	--	P(1)	P	P	
Business support services	--	--	P(1)	P	P	
Medical/dental	--	P	P(1)	P	P	
Office	--	P	P(1)	P	P	

SERVICES - GENERAL

Catering services	--	--	P(1)	P	P	
Day care	UP	UP	P	P	P	
Drive-through service	--	--	--	--	P	
Lodging	--	--	UP(1)	UP	UP	
Mortuary, funeral home	--	--	UP(1)	UP	P	
Personal Services, Restricted	--	--	P(1)(3)	P(3)	P(3)	
Personal services	--	--	P(1)	P	P	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Parking facility, public or commercial	--	--	UP(1)	UP	P	
Parking, Offsite	--	--	UP(1)	UP	UP	
Parking, Shared	--	--	UP(1)	UP	UP	
Wireless telecommunications facility	--	--	UP(1)	UP	UP	24.497
Transit station or terminal	--	--	UP(1)	UP	UP	

Notes:

1 Commercial or other non-residential uses allowed only on property with Ventura Avenue, Olive Street and Stanley Ave street frontage.

2 Residential uses allowed only within Mixed Use Development (MXD) Overlay

3 See land uses definition Chapter 24W.301 for location criteria

24W.204

FRONTAGE TYPE STANDARDS

24W.204.010 Purpose and Applicability

A. Purpose

This Section identifies the frontage types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street.

B. Applicability

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements.

C. Allowable frontage types by zone

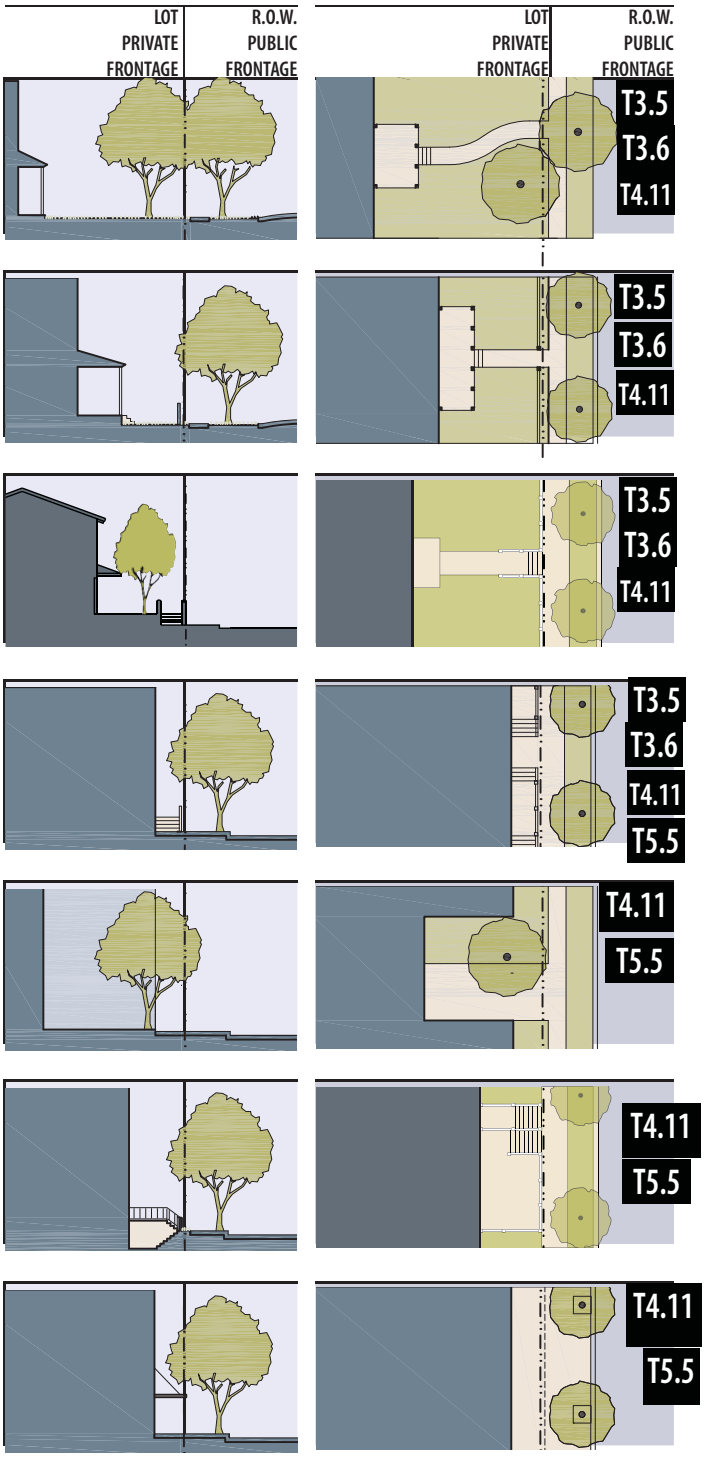
A lot may be developed only with a building having a frontage type allowed by Section 24W.200.010 or 24W.200.010 in the transect zone applicable to the lot.

24W.204.012 Frontage Summary and Definitions

The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, these shall be applied to each Neighborhood Zone to create a particular and appropriate transitional relationship between the private and public realm. This relationship between the private and public realm is what collectively defines the nature of the streetscape. Frontage types are required for all buildings within each zone as shown in Table C. Frontage types represent a range of extensions of the basic façade of the building. While the Urban Standards of this Code provide a range of frontage types permitted within each zone, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, the Design Review Committee's discretion.

TABLE C: Private Frontages.

The Private Frontage is the area between the building and the lot lines.



a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. **Porch & Fence:** a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.

c. **Dooryard:** a frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for cafes as the eye of the sitter is level with that of the standing passerby.

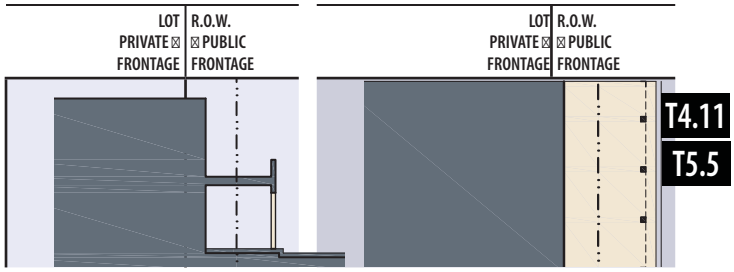
d. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

e. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

f. Lightcourt: a frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

g. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

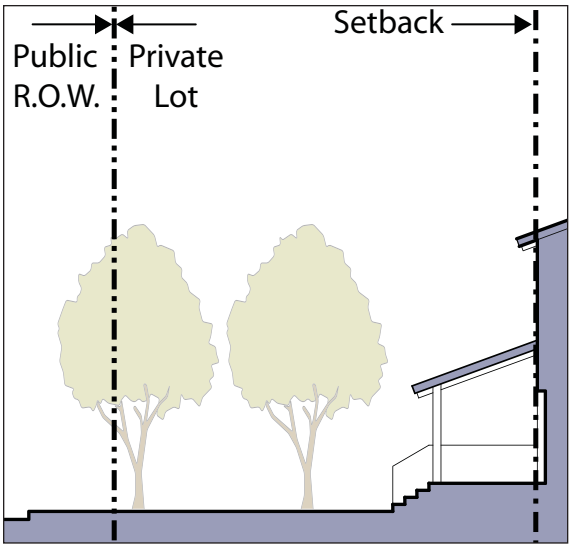
TABLE C: Private Frontages. (cont.)

h. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.	

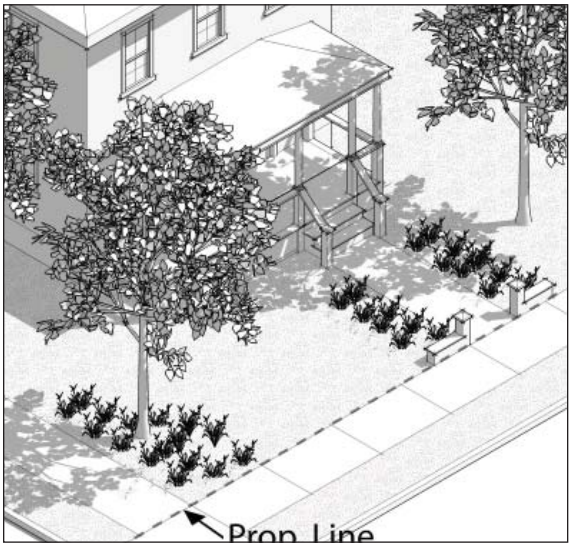
24W.204.020 Common Yard

A. Description

A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.



Section Diagram



Axonometric Diagram

Illustrative Photo

Illustrative Photo

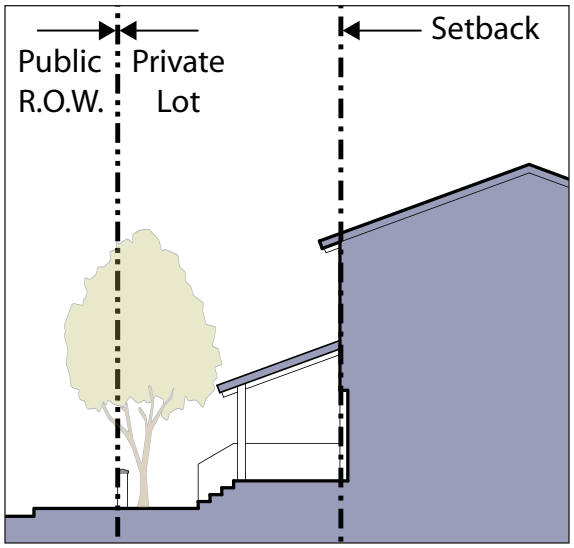
24W.204.030 Porch and Fence

A. Description

Fences are common frontages associated with single-family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of porch and fence designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

B. Design standards

1. Porch Encroachment into Street Build-to-Line: 8' max.
2. Porches shall be 8' min. deep (clear).
3. Porches shall be raised 14" min. and 3' max. from the adjacent finished grade, and located at the 1st story.
4. Fences enclosing the front yard shall not exceed 3.5' in height from the adjacent sidewalk.
5. Fences may be made of wood, composite or wrought iron. Wood and composite fences shall be 50% solid minimum. Wrought iron pickets shall be vertical, 5/8" minimum dimension.



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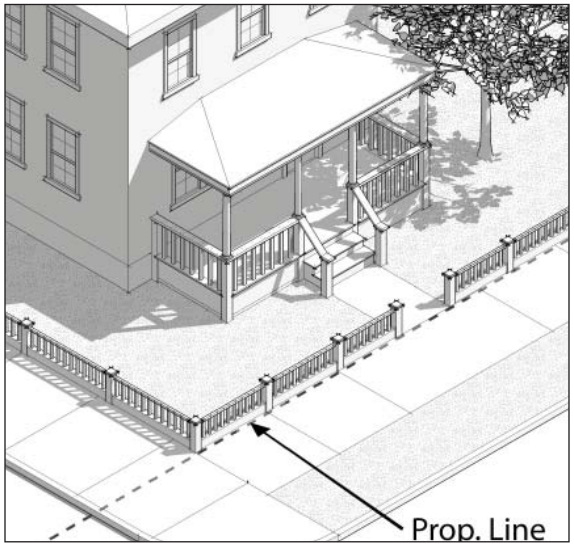

Axonometric Diagram

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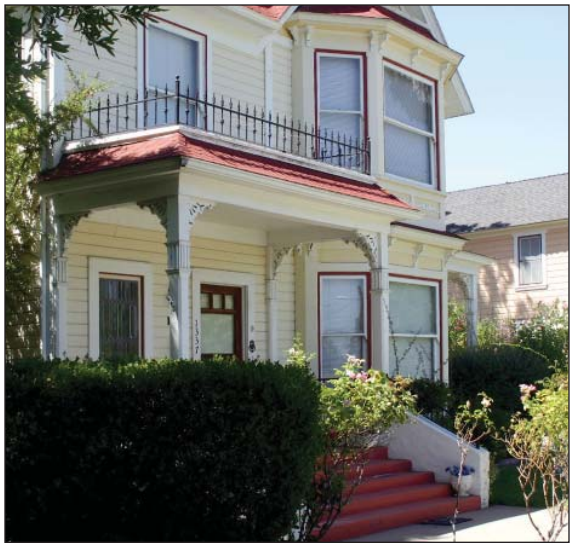


Illustrative Photo

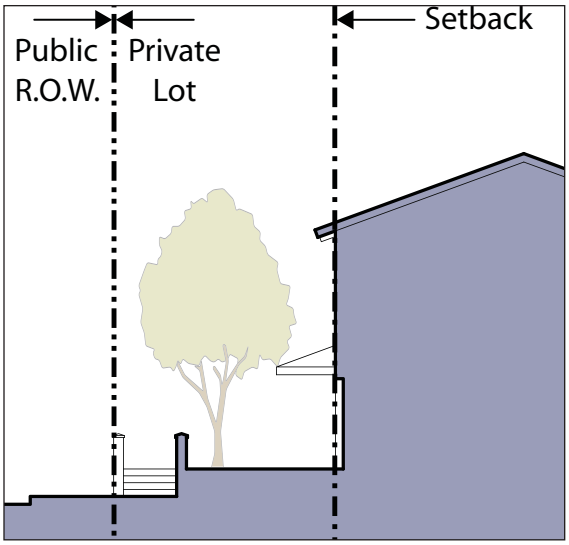
24W.204.040 Dooryard (a synonym of Terrace)

A. Description

Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

B. Design Standards

1. Dooryard/Terraces shall be 10' min. deep, and raised 12" above, but no more than 3' above, the finished grade.
2. A retaining wall may be built around the dooryard or terrace.
3. The retaining wall may not be higher than structurally necessary.
4. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.



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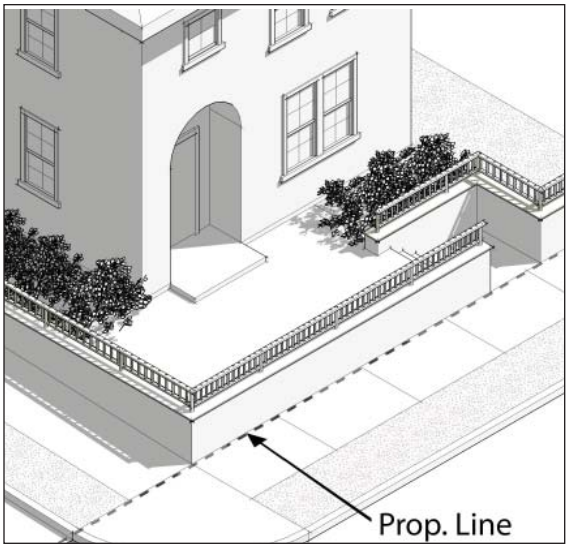

Axonometric Diagram

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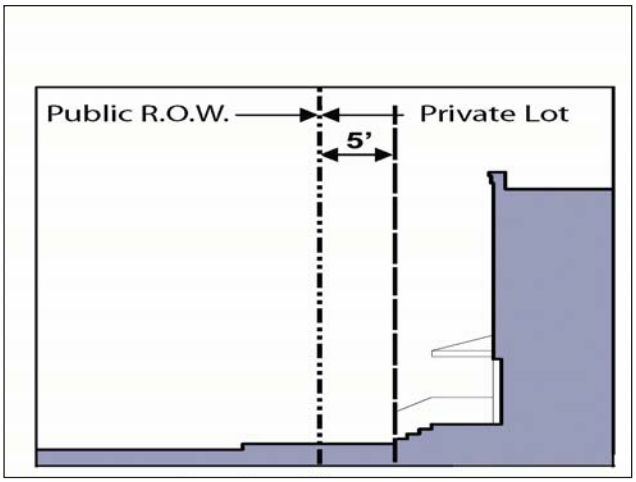
24W.204.050 Stoop

A. Description

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

B. Design Standards

1. Street Build-to-Line Encroachment: 8′ max.
2. Stoops shall be raised 18″ min. and 5′ max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3′ wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6′ min. and 10′ max. wide.
5. There may be a low (30″ or less) decorative fence along the property lines.
6. 5′ minimum setback for all projections along Ventura Avenue.



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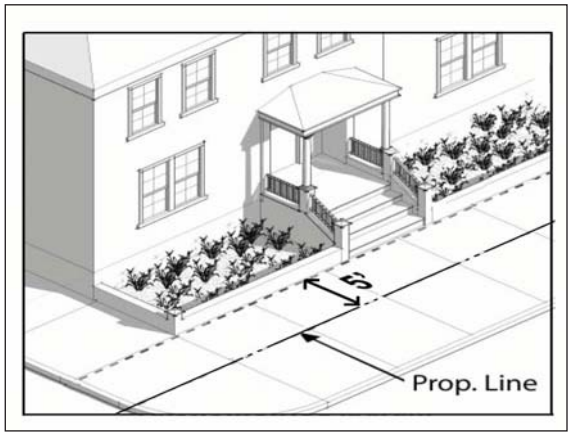

Axonometric Diagram

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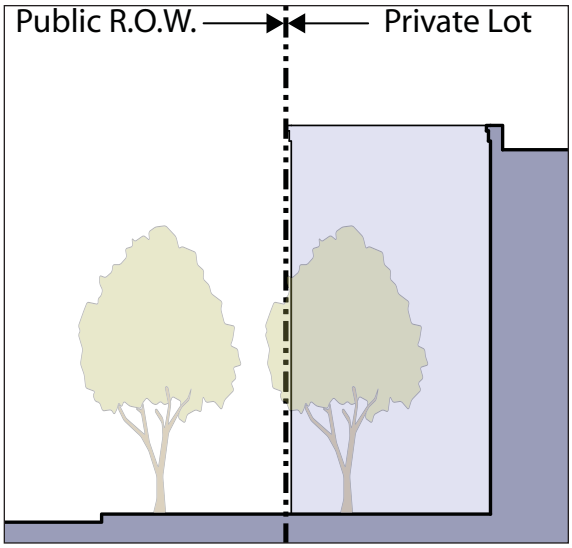
24W.204.060 Forecourt

A. Description

Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building Frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

B. Design Standards

1. A forecourt shall be 10' deep min. (clear) and 30' deep max. (clear)
2. A forecourt shall be 10' wide min. and 50' wide max. or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
4. A one-story fence or wall at the property line may be used to define the private space of the court.
5. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.



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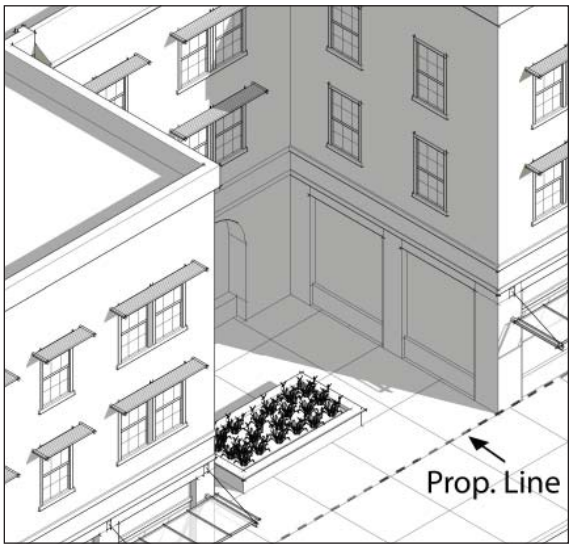

Axonometric Diagram

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Illustrative Photo

24W.204.070 Lightcourt

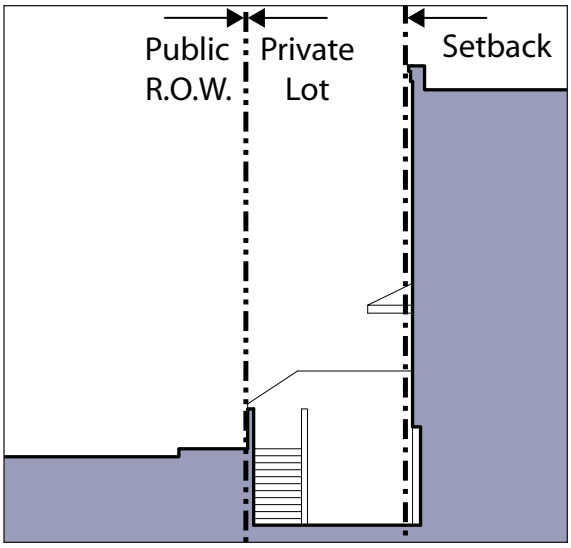
A. Description

Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

B. Design Standards

1. Basements accessed by the lightcourt shall be depressed not more than 7' below, the adjacent sidewalk.
2. Ground floor accessed by a lightcourt shall be raised at least 12' above, but no more than 5' above, the adjacent sidewalk.
3. Lightcourts must correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent walk.
4. Lightcourts shall be at least 10' wide, clear of the stair to the raised ground floor.
5. Ventura Ave 5'

Illustrative Photo



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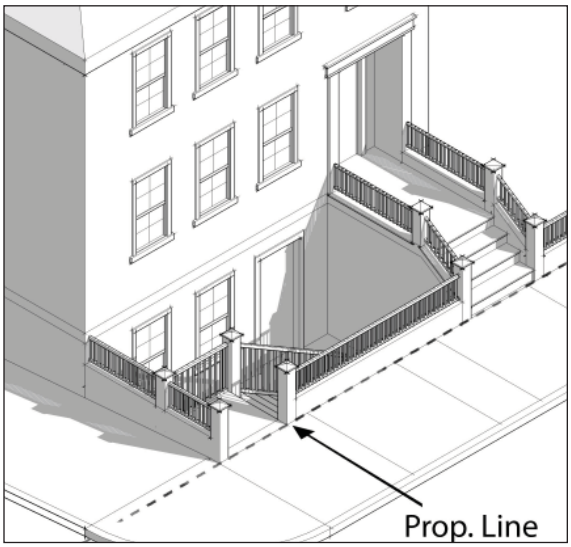


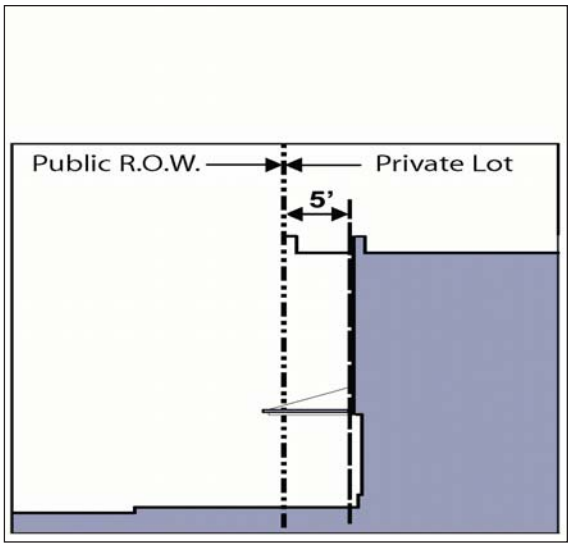
Axonometric Diagram

Illustrative Photo

24W.204.080 Shopfront and Awning

A. Description

Typically, the Shopfront & Awning frontage type applies to storefronts. Storefronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street.

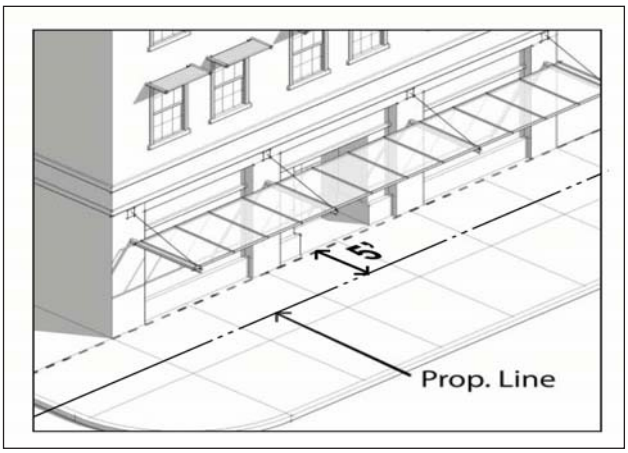


Section Diagram

B. Design Standards

Storefronts are like small buildings with their own base, "roofline," and pattern of window and door openings.

1. Storefronts shall be between 10' and 16' tall, as measured from the adjacent walk, and 10' wide min.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than 2' max., so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back up to 12', but not less than 8', for up to 25' of the building Frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Base: A panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "heavier" materials visually than walls.
   a. Brick and wood should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
   b. Ceramic tile is frequently used as a storefront base. Different colors and sizes of tile may be used for decorative effect.
5. Display windows: The corresponding storefront(s) opening(s) along the primary frontage shall be at least 60% of the first floor wall area, and not have opaque or reflective glazing. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes.



Axonometric Diagram

Illustrative Photo

6. Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended when contextually appropriate, for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window and other relatively non-obtrusive types of signs.

7. Recessed Entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
   a. Special paving materials such as ceramic tile;
   b. Ornamental ceilings such as coffering; and
   c. Decorative light fixtures.

8. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. "Narrowline" aluminum framed doors are not recommended.

9. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.

10. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk.

11. Awnings shall only cover Storefronts and openings, so as not to cover the entire Facade.

12. New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but the materials are contemporary.

Illustrative Photo

Illustrative Photo

Illustrative Photo

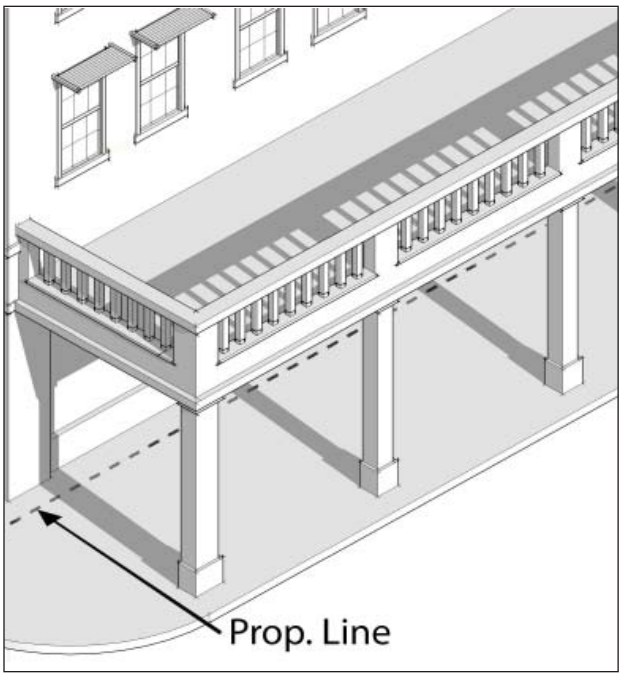
24W.204.090 Gallery

A. Description

Galleries are attached colonnade.

B. Design Standards

1. Galleries shall be no less than 10' wide clear in all directions, with 2' max. between curb face and gallery eave.
2. Along primary frontages, the gallery shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 60% of the first floor wall area and not have opaque or reflective glazing.
4. Placement: 1st and 2nd stories.



Axonometric Diagram

Illustrative Photo

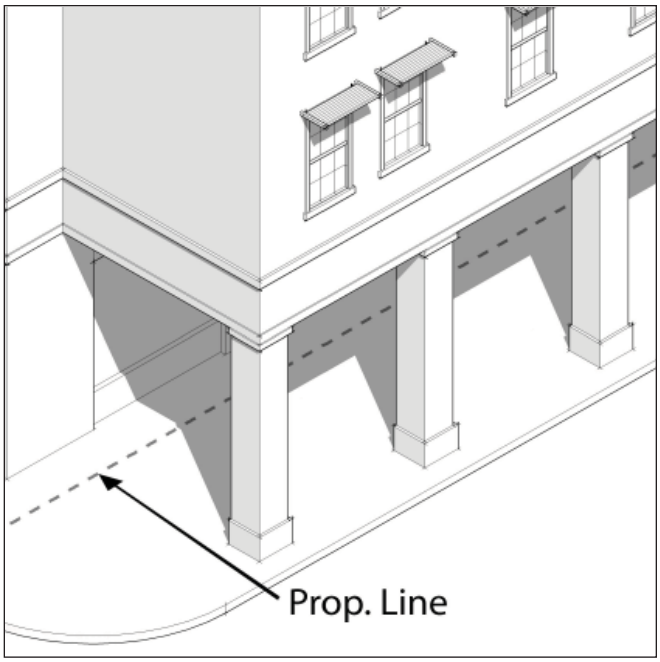
24W.204.100 Arcade

A. Description

Arcades are facades with an attached colonnade, that is covered by upper stories.

B. Design Standards

1. Arcades shall be no less than 10' wide clear in all directions.
2. Along primary frontages, the arcade shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 60% of the first floor wall area and not have opaque or reflective glazing.



Axonometric Diagram

Illustrative Photo

24W.206

BUILDING TYPE STANDARDS

24W.206.010 Purpose and Applicability

A. Purpose

This Section identifies the building types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.

B. Applicability

Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

C. Allowable Building Types By Zone

A lot may be developed only with a building type allowed by Section 24W.200.040 or 24W.200.050 in the transect zone applicable to the lot.

D. Mixed Type Development

The development regulations of this Code are structured by the definition of distinct building types that have been identified as specifically appropriate to Ventura, and to the Westside Area, in scale, configuration and character. Particularly on deep lots, there is an opportunity to successfully mix these types within a single development project. The Downtown Specific Plan, for instance, allows and in some cases requires that this be done, to ensure a reasonable degree of variety in the massing and organization of the buildings and open spaces on the lot, and variation on the frontages at a scale appropriate to Westside thus avoiding a "mega-project" appearance.

The guiding principles for such development are:

1. That the scale and character of the building(s) be calibrated to the existing urban context, often breaking down the scale of a large site into building masses and elements that are of a scale similar to lotting and design of neighboring buildings.

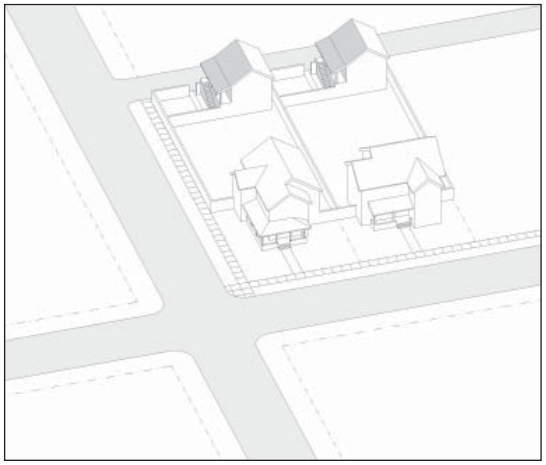
2. That buildings that do not have direct street frontage are provided with "addresses" and very direct and straightforward access for pedestrians unfamiliar with the development, by extending the public realm into the lot via new streets, or

pedestrian paseos, or courtyards. In the Westside that opportunities for such mixing of types within a development project is limited. Examples of ways to do this are as follows:

a. A deep site fronting a busy street, and abutting existing residences at the rear.
    i. Live-work buildings or commercial block buildings may be the best choice for the busy street frontage. Parking may be on surface behind, below the building, or in a parking structure behind the building(s).
    ii. If the site includes frontage on a quieter side street, row houses or even detached houses might be appropriate, perhaps served by an alley behind
    iii. Residential addresses for courtyard or rowhouse buildings or stacked dwellings within the interior of the site might be created either by introducing a small new street through the site, or by creating courtyards or gardens within the site, connected to the street(s) by paseos or connecting courtyards.
b. A wide but shallow site formed by the assemblage of parcels, which are typically around 100 feet deep.
    i. A small commercial block building might be appropriate at the corner of the major street and a residential side street, with rowhouses, live-work buildings, a quadplex, or other residential type next to it fronting the major street.
    ii. In such a case it is important that the frontage type for each different building type be well calibrated to that building and to its intended use. The corner building would have a shopfront or gallery frontage type, an adjacent rowhouse would likely have a dooryard or stoop frontage, and a quadplex or detached house type would likely have a stoop or even a porch and fence. Parking would be behind or below buildings in all cases, either in a unified parking field for the several building types, or with individual assigned spaces for each individual building.

Note that the Stacked Dwelling Building Type is only permitted when it is a part of a Mixed Type development. Multi-family buildings that are not part of a Mixed Type Development shall conform to one of the several available multi-family types: duplex, triplex, quadplex, villa, sidecourt housing, courtyard housing, or commercial block, as allowed on a particular lot by the Regulating Plan.

24W.206.020 Carriage House and Second Unit



Building Type Diagram

A. Description

A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses are allowed within the T3.5, T3.6 and T4.11 zones with any of the permissible building types. In compliance with State Planning Law, performance standards for Carriage Houses that qualify as Second Units on lots with single family residences in the T3.5 and T3.6 zones are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

B. Access

1. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street build-to or rear yard setback.

2. Where an alley is present, parking and services shall be accessed through the alley.

C. Parking and Services

1. Required parking may be within a garage, carport or tandem in the driveway.

2. An alley-accessed garage may accommodate up to three cars. A non-alley-accessed garage may accommodate no more than two cars. A street facing garage shall have one-car garage doors.

D. Open Space

1. Carriage Houses and garages may occupy no more than 30% of that area illustrated by Diagram C (Parking and Services Placement) of the applicable zone. (See Sections 24W.200.040, 24W.200.050)

2. One private yard of no less than 150 s.f. with a minimum dimension of 10' shall be provided at-grade or via a balcony not oriented toward a side yard setback.

3. On a lot without an alley, a Carriage House shall have a minimum rear yard setback of 10' and a minimum side yard setback of 5'.

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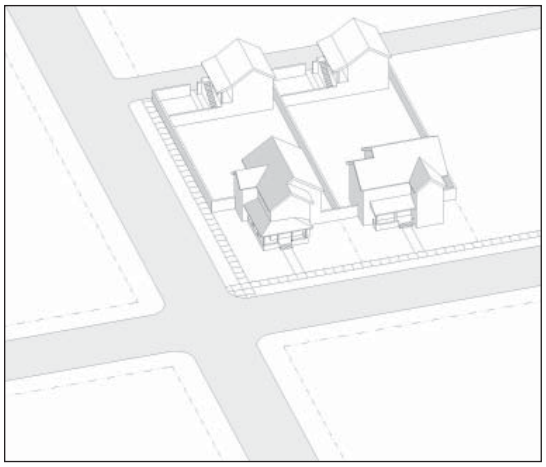
E. Frontage

1. As Carriage Houses are located in the rear of lots, no frontage type is required since direct access from the street is not possible.

F. Building Size and Massing

1. Carriage houses shall be designed as flats located above or attached, at-grade to detached garages.
2. Carriage Houses located above garages shall be no taller than 2 stories (inclusive of garage) at 12' max. per floor not to exceed 28' to the roof ridge.
3. Carriage Houses located attached, at-grade to garages shall be no taller than 1 story or 14' to top of the ridge.
4. Carriage houses shall be a min. size of 750 s.f. habitable floor area.
5. Carriage houses shall not exceed 50% of primary building's habitable floor area.
6. Carriage houses of one-story in height shall have a minimum rear yard setback of 5' and two-story shall have a minimum of 10' rear yard.

24W.206.030 Front Yard House



Building Type Diagram

A. Description

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T3.X, T3.Y and T4.X zones. A Front Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Front Yard House is accessed from the sidewalk adjacent to the street build-to line. The following text provides performance standards for Front Yard Houses.

B. Access

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2' min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed or non-alley accessed garage or carport may accommodate up to three cars. [W]
3. Parking facing a side street build-to line shall be accommodated in a two-car garage with one-car garage doors. [W]
4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [W]

Illustrative Photo

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E. Landscape

1. Landscape is encouraged to not separate a front yard from front yards on adjacent parcels. Front yard trees are encouraged to be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Side yard trees may be placed to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

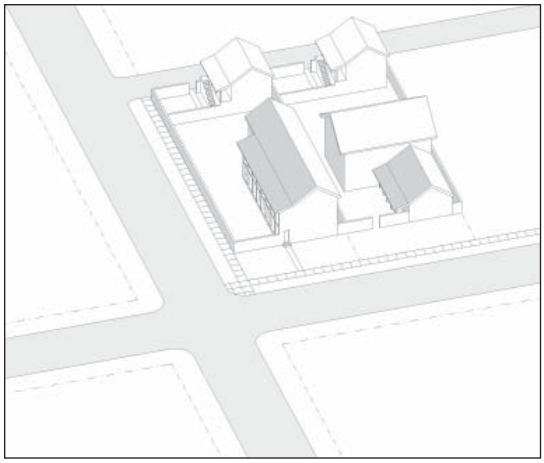
G. Building Size and Massing

1. Building elevations abutting side yards shall be designed from front yards on adjacent parcels. Front yard trees to provide at least one horizontal plane break of at least are encouraged to be of porch scale (no more that 1.5 three feet, and one vertical break. [DR]

2. Houses on corner lots shall be designed with two facades margins of the lot, where they may be of house scale (no of equal architectural expression. [DR]

3. Buildings shall be composed of one and/or two story volumes, each designed to house scale. [DR]

24W.206.040 Side Yard House



Building Type Diagram

A. Description

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.5 zones. A Side Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Side Yard House is flanked by a side yard of a width comparable to the street build-to line and is accessed via a walkway parallel to that yard area. The following text provides performance standards for Side Yard Houses.

B. Access

1. The main entrance shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street build-to line. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Where an alley is not present, this type is allowed only on a corner lot. [E]

4. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]

2. An alley accessed garage or carport may accommodate up to three cars. A non-alley-accessed garage or carport may accommodate no more than 2 cars. Parking facing a side street must be accommodated in a garage (carports are not allowed). A side street facing garage shall have 1-car garage doors. [W]

3. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

Illustrative Photo

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D. Open Space

1. Front yards are defined by the street build-to line of the applicable zone. [DR]

2. One side yard shall provide usable, outdoor space equal in width to the street build-to line but not less than 15′, with ground floor living areas (e.g., living room, family room, dining room, etc.) opening to it with large windows and, where possible, French doors. This side yard shall be enclosed by a wall or hedge no more than 6′ high, and shall encompass no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). [E]

3. On a corner lot, the side yard required by D.2 above, shall abut the street, and the enclosing wall or hedge shall be set back at least 5′ from property line with a height of no more than 6′. The opposite side yard may not have a fence at the property line, with an easement instead allowing use of the yard by the neighbor. Windows facing this opposing yard shall be relatively small and high, providing light and ventilation while allowing for privacy. [E]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Trees in the front yard should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. This building type shall provide a permitted frontage type at the street build-to line or within the side yard required by Section D (Open Space) above. [E]

2. Notwithstanding setback requirements of the applicable zone, the front setback need not exceed 10′. [W]

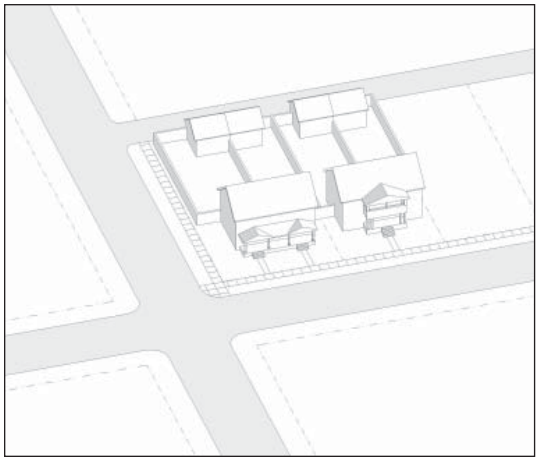
3. A gallery, either one or two stories in height, or an arcade frontage type shall occur for at least half the building length along the building elevation facing the side yard required by Section D (Open Space) above.

4. Because a frontage type is not mandatory at the street build-to line, special care shall be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house. [DR]

G. Building Size and Massing

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3′, and one vertical break. [DR]

24W.206.050 Duplex, Triplex, Quadplex



Building Type Diagram

A. Description

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.5 zone. Each dwelling unit is individually accessed directly from the street. A Duplex, Triplex, Quadplex may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Duplex, Triplex, Quadplexes.

B. Access

1. Entrances to each dwelling shall be accessed directly from, and face, the street. Access to second floor dwellings shall be by a stair, which may be open, roofed or enclosed. Lots exceeding 100′ deep may have no more than two side yard entrances when designed with sidewalk access taken directly from the street. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Quadplex or triplex buildings when incorporating (exitisting SF or Duplex) may omit access by a path independent of driveway minimum width of 5′.

4. Where an alley is not present, parking and services shall be accessed by way of a driveway 7′ to 10′ wide, and with 2′ planters on each side. [W]

5. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7′ to 10′ maximum width, and with 2′ planters on each side. [W]

C. Parking and Services

1. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carports, or as open. [W]

2. Garages on corner lots without alleys may face the street only if provided with one-car garage doors, and with driveways no more than 8′ wide that are separated by planters at least 2′ wide. Garages/carports facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10′ behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

Illustrative Photo

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Each dwelling at the first floor shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8′. [W]

3. Each dwelling accessed above the first floor shall have a usable, outdoor space that may be in balconies or loggias and of at least 150 s.f. with a minimum dimension of 7′. [W]

4. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall. [DR]

E. Landscape

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. On corner lots, dwellings are encouraged to obtain access through a permitted frontage type from either street; particularly in triplexes and quadplexes. [DR]

G. Building Size and Massing

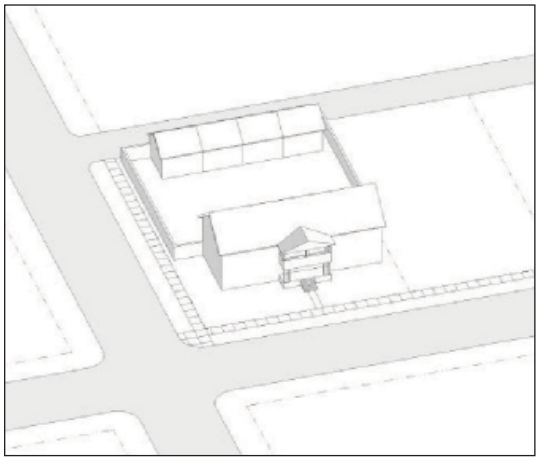
1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3′, and one vertical break. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]

4. Dwellings within buildings may be flats and/or townhouses. [DR]

24M.206.060 Villa



Building Type Diagram

A. Description

A large house containing anywhere from two to eight dwelling units that may be located upon a qualifying lot in the T4.11 zone. Each dwelling unit is individually accessed from a central lobby, which in turn is accessed directly from the street. A Villa may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Villas.

B. Access

1. Access to the building shall occur directly from and face the street. Said access shall be a single point leading to a central lobby which provides access to the individual dwellings without use of a corridor. Second floor dwellings shall be accessed by a stair located in the lobby and, again, without use of a corridor. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]

4. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot. [DR]

C. Parking and Services

1. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

Illustrative Photo

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Rear yards shall contain a usable, outdoor space of no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). This yard area is intended for common use by all dwelling occupants. [E]

3. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7′. [DR]

4. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above. [DR]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

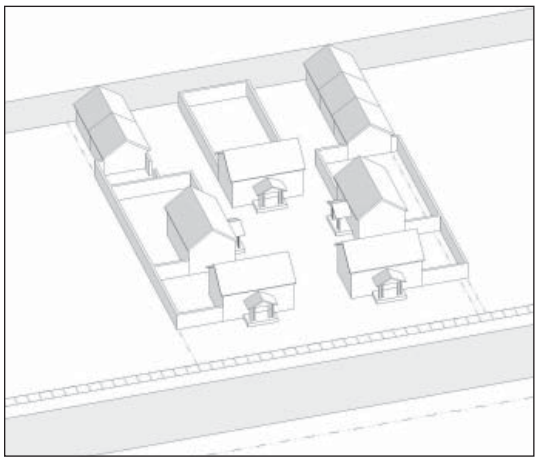
1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]

4. Dwellings within buildings may be flats and/or townhouses. [DR]

24W.206.070 Bungalow Court



Building Type Diagram

A. Description

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Bungalow Courts may be located upon qualifying lots in the T4.11 and T5.5 zones. A Bungalow Court may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Bungalow Courts.

B. Access

1. Entrances to dwellings shall be directly from the front yard or from the courtyard. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking shall be at-grade. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

Illustrative Photo

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]

3. Each dwelling shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. This space may be included in the courtyard design but is exclusive of the minimum courtyard area or may be located in a side yard and/or the rear yard. [E]

4. Required outdoor space shall be enclosed by a fence, wall or hedge. [DR]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

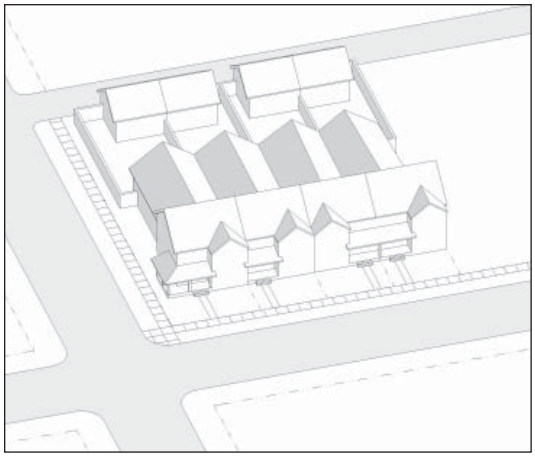
1. Buildings shall be composed of one and/or two story volumes and massed as houses. [DR]

2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]

3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24W.206.080 Rowhouse



Building Type Diagram

A. Description

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.11 and T5.5 zones. A Rowhouse may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Rowhouses.

B. Access

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]

2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. Parking and Services

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Corner lots shall not have garages that face the side street. [W]

3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. One usable, outdoor space shall be provided behind the Rowhouse at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]

Illustrative Photo

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E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

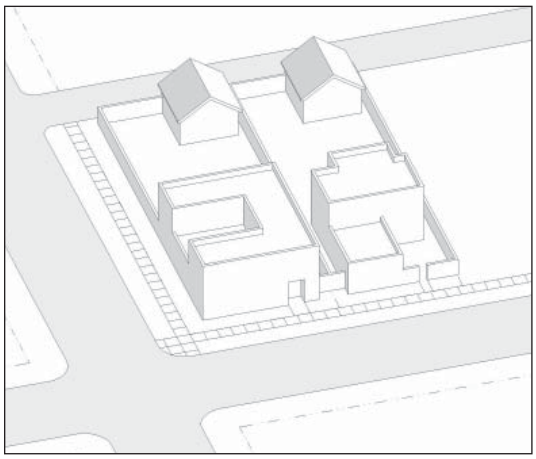
F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the street build-to line, and the townhouse dwelling shall be accessed by a separate front door and an internal stair. [DR]
4. In a 2-story building, the Rowhouse consists of a townhouse dwelling, which is accessed from and faces the street. [DR]

24W.206.090 Live-Work



Building Type Diagram

A. Description

An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor. Non-residential uses are allowed as identified under 24M203.031 (Allowed Land Uses) of the applicable zone. A Live-work building may be located upon a qualifying lot in the T4.5 and T5.2 zones. The following text provides performance standards for Live-work buildings.

B. Access

1. Live-work buildings have one of two methods of pedestrian access. Both methods segregate access to residential occupancy and work activity in either of the following manners:
   a. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall be accessed by a separate entrance and internal stair that is also accessed from and which faces the street; or [E]
   b. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall also be accessed by that same entrance but the ground level floor plan shall control access between floor levels through use of a small lobby, room partitions and doors. The intention is to prevent residential occupants and/or guests from needing to traverse through the flex space. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. Parking and Services

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. One usable, outdoor space shall be provided behind the Live-work building at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]

E. Landscape

1. Landscape shall not obscure front yards on adjacent lots or the front of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

F. Frontage

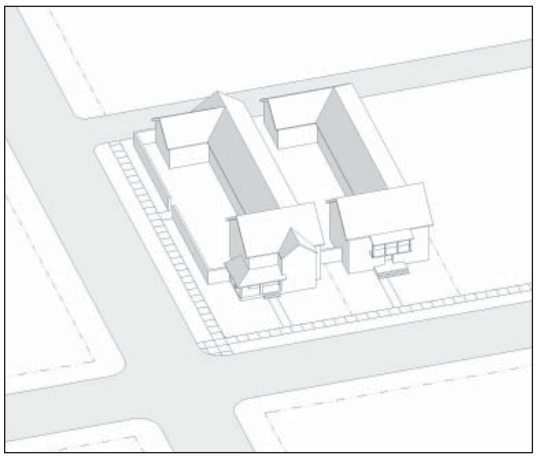
1. As a building that provides both residential and non-residential uses, the commercial/flex space on ground floors should be oriented toward the street to allow pedestrian exposure and direct access to the commercial/flex space. [DR]

G. Building Size and Massing

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the height limitations of the applicable zone. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

24W.206.100 Side Court Housing



Building Type Diagram

A. Description

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street upon a qualifying lot in the T4.11 and T5.5 zones. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard. Side Court Housing may be used for non-residential purposes where allowed by under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Side Court Building is flanked by a side yard or court of a width comparable to the street build-to line and dwellings are accessed via a walkway parallel to that area. The following text provides performance standards for Side Court Housing.

B. Access

1. Entrances to dwellings shall be directly from the front yard or side yard area equal in width to the street build-to line. Access to no more than three (3) second-story dwellings shall be through an open or roofed (but not enclosed) stair. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7′ to 10′ wide, and with 2′ planters on each side. [W]

4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7′ to 8′ maximum width, and with 2′ planters on each side. [W]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10′ behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Dwellings shall face an active side yard with a minimum dimension of 20′. [E]

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3. Major ground floor rooms shall be open to the active side yard with large windows and, where possible, doors. [DR]

4. When located in an active side yard, the use of a reduced paved area, permeable paving materials or comparable surface area that provides a landscaped aesthetic and usable outdoor space. [DR]

5. Rear yards are not required for this type, as the private, usable outdoor space is provided in the side yard. [E]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

F. Frontage

1. Each ground level dwelling shall have a frontage type that may not encroach into the active sideyard. [W]

G. Building Size and Massing

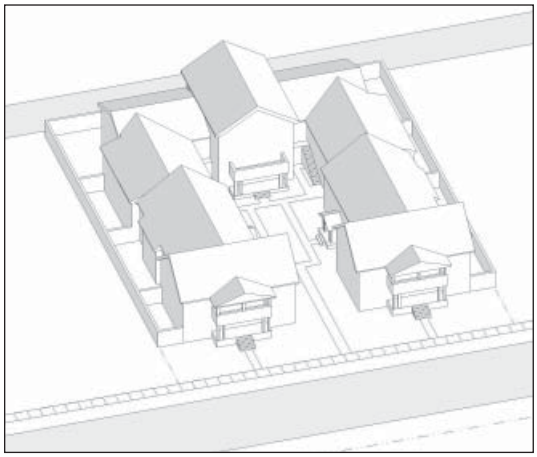
1. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses. [DR]

2. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]

3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24W.206.110 Courtyard Housing



Building Type Diagram

A. Description

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in the T4.11 and T5.5 zones. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Courtyard Housing.

B. Access

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least 1' wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

C. Parking and Services.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have direct on indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West and 30' when the courtyard is oriented North/South. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are

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permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]

6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
   a. Zaguans shall be a minimum of 10' wide. [W]
   b. Paseos shall be a minimum of 15' wide. [W]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
3. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
4. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
5. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

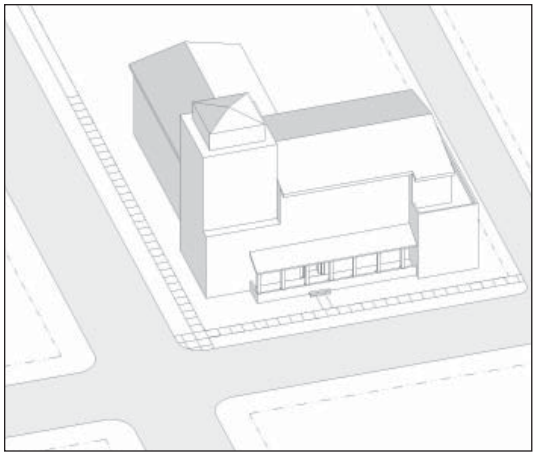
F. Frontage

1. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the street to the degree possible. Service rooms shall be oriented to side and rear yards to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Stoops up to 3' in height and dooryards up to 2' in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

G. Building Size and Massing

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
5. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

24W.206.120 Stacked Dwelling



Building Type Diagram

A. Description

An exclusively residential building comprised of flats and/or other residential units which does not meet the requirements of any other building type herein; and located on a qualifying lot in T4.11 and T5.5 zones. Stacked Dwelling buildings may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Stacked Dwelling.

B. Access

1. The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. [E]

2. The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. Stacked Dwelling buildings within the T5 zone must have non-residential uses at the ground level. [E]

3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]

4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]

5. Where an alley is present, parking shall be accessed through the alley. [E]

6. Where an alley is not present, parking shall be accessed from the street through the building. [E]

7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]

8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
   a. The open corridor length does not exceed 40 feet. [W]
   b. The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have indirect access to their parking stalls. [DR]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]

5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]

3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]

4. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]

5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]

6. Private patios may be provided in any side yard, rear yards and/or courtyard. [DR]

E. Landscape

1. Front yard trees, if used, shall be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]

2. Trees may be placed in side yards to create a particular sense of place. [DR]

3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. Frontage

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

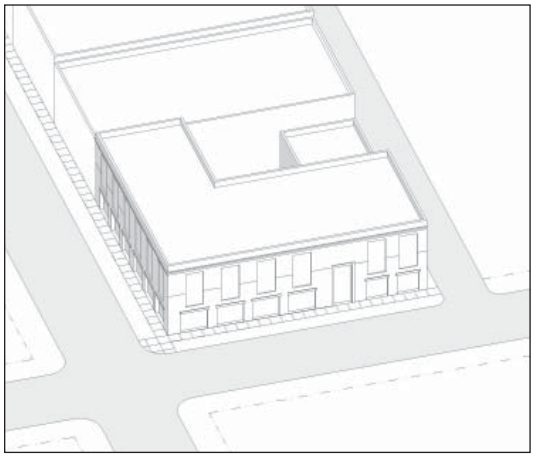
G. Building Size and Massing

1. Buildings may contain any of three dwelling type Configurations: flats, townhouses, and lofts. [W]

2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]

3. Buildings shall be composed of one dominant volume, flanked by secondary ones. [DR]

24W.206.130 Commercial Block



Building Type Diagram

A. Description

A building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage, with upper floors configured for commercial use or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.11, T5.5 and SD1 zones.

B. Access

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings may be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:

Allowed lots (if qualified by size)

   a. The open corridor length does not exceed 40'. [W]
   b. The open corridor is designed in the form of a balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is either the rear yard, which shall be designed as a courtyard or located on a roof top terrace. Courtyards may be located on the ground or on a podium. Side yards

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may also be provided for outdoor patios connected to ground floor commercial uses. [E]

3. Minimum courtyard dimensions shall be 40′ when the long axis of the courtyard is oriented East/West, and 30′ when the courtyard is oriented North/South. [W]
4. The minimum courtyard area shall be fifteen percent 15% of the lot area. [W]
5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
6. In 40′ wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30′ wide courtyard. [W]
7. Private patios may be provided in side and rear yards and/or roof top terraces. [DR]

E. Landscape

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

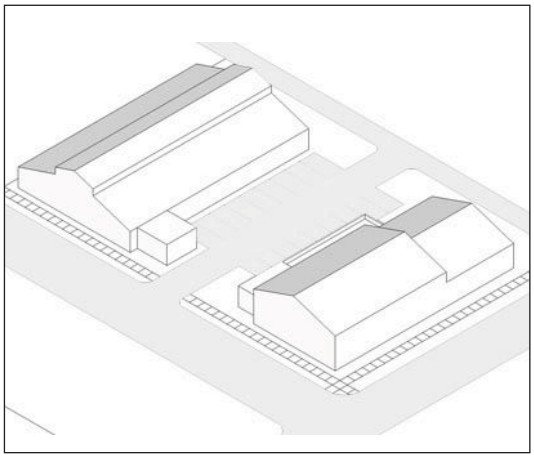
F. Frontage

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. Building Size and Massing

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories shall be minimized by incorporation into the mass of the building. [DR]

24W.206.140 Flex/Shed



Building Type Diagram

A. Description

A building designed for occupancy by light manufacturing, workshop, and warehouse uses.

B. Access

1. Standards
   a. The main entrance to primary unit within a building is directly from the street.
   b. Where an alley is present or required, parking shall be accessed through the alley.
   c. For corner lots without access to an alley, parking is accessed from the side street through the building.
2. Guidelines
   a. Elevator access should be provided between the garage, and every one of the levels of the building.

C. Parking and Services

1. Standards
   a. Required parking is accommodated in an underground garage, on-street parking, surface parking, tuck under parking, or a combination of any of the above.
   b. Surface parking shall be located beside the building and shall respectively be accessed via the street or alley.
   c. Services, including all utility access and above ground equipment and trash are located on alleys or side streets.
   d. Where alleys don't exist, utlity access, above ground equipment and trash are located as provided under the urban regulations for each zone.
2. Guidelines
   a. Parking entrances to subtrerranean garages and/or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

Building type has no open space designation.

E. Landscape

1. Standards
   a. In the front yard, there is no landscape but the streetscape.
2. Guidelines
   a. Sideyard trees may be placed to create a particular sense of place.

F. Frontage

1. Standards
   a. Public work spaces and rooms within each unit are to be oriented towards the street and have transparent street-facing windows, while private offices and services rooms are oriented to the degree possible towards the back of the building.
   b. Blank and windowless street facades are prohibited.
   c. The application frontage requirements apply per Section 4.5 Frontage Types.
2. Guidelines
   a. Frontage types that provide a transition from public to private, indoor to ourdoor at the entrance to industrial ground floor spaces are allowed. These include continuous loading docks with railings, on a raised ground floor and sidewalk.

G. Building Size and Massing

1. Standards
   a. Target height ratios for various industrial shed buildings are as follows:

Building Height in Stories	Ratio of each floor area to 1st floor area			
	1	2	3	4
1	100%	-	-	-
2	100%	70% - 80%	25% - 35%	-
3	100%	35% - 45%	45% - 55%	5% - 15%

2. Guidelines
   a. Buildings with a facade length exceeding 150 feet shall be designed to have multiple scale and massing elements.

H. Accessory Dwellings

1. Not allowed.

24W.208

STREET AND STREETSCAPE STANDARDS

24W.208.010 Purpose and Applicability

A. PURPOSE

This Section identifies the street and streetscape types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street.

B. APPLICABILITY

This Section applies to alleys and the various configurations of Westside streets. The proposed standards herein are conceptual, and will be studied, and may be revised accordingly as apart of any future Mobility Plan and Westside Community Plan Development project do not need to comply with Section 24W.208.

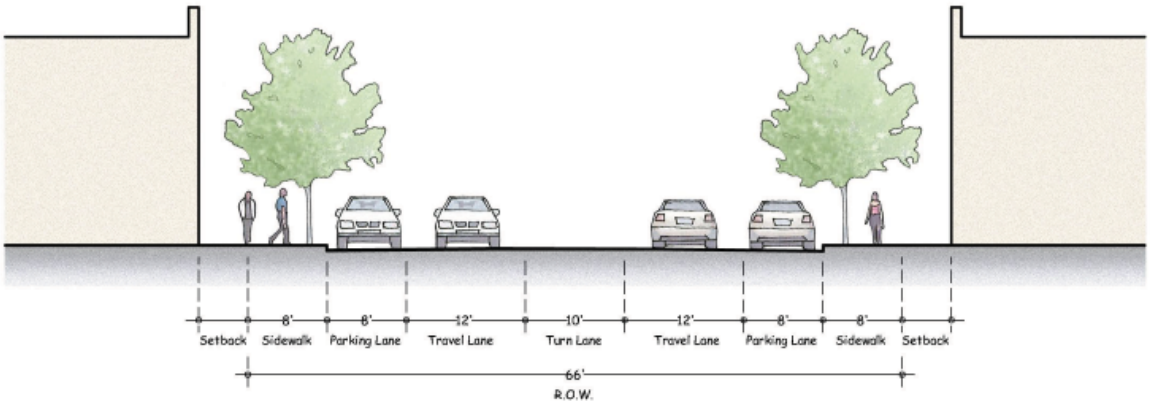
24W.208.020 Ventura Avenue

A. Description

The existing Ventura Avenue will be improved as a two-lane collector with a center turn lane and parking sidewalks on both sides.

	Ventura Avenue
Movement	Free
Design Speed	25 MPH
Pedestrian Crossing Time	16.0 seconds
Curb Radius	25'
Landscape Type	Trees at 25' on center

Ventura Avenue



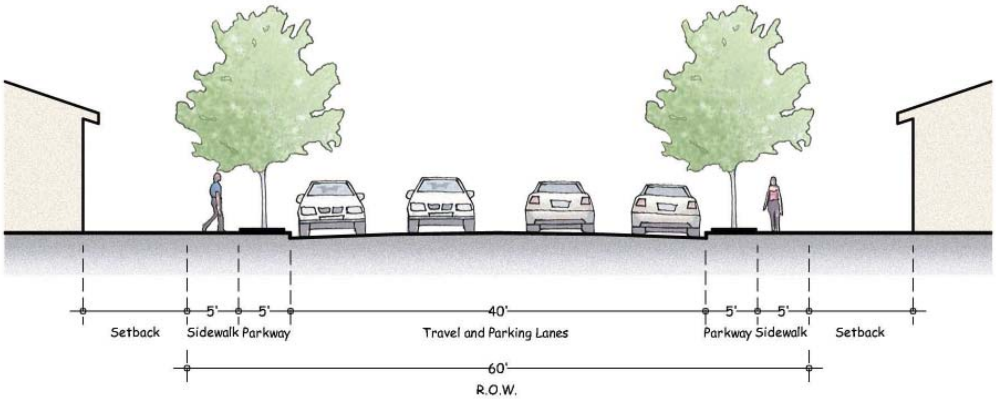
24W.208.021 Olive Street

A. Description

The existing Olive street will be improved as a two lane residential street with parking, parkways and sidewalks on both sides.

Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	18.3 seconds
Curb Radius	25′
Landscape Type	Trees at 25″ on center

Olive Street



24W.208.022 Stanley Avenue (east and west of North Ventura Avenue)

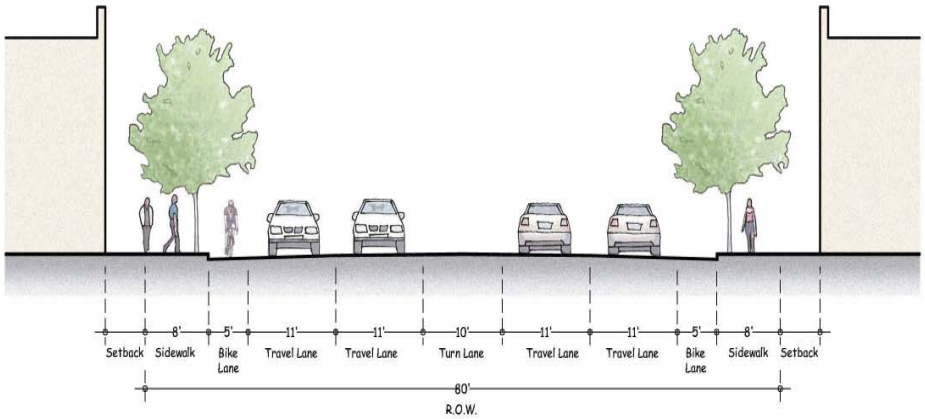
A. Description

The existing portion of Stanley Avenue west of Ventura Avenue is already improved as 4-lane collector with a center turn lane, bike lanes and sidewalks on both sides and no on-street parking. The proposed portion of Stanley Avenue east of Ventura Avenue, extending up to the proposed Cedar Street connection, will be improved as a residential street with two travels and parking on both sides of the street.

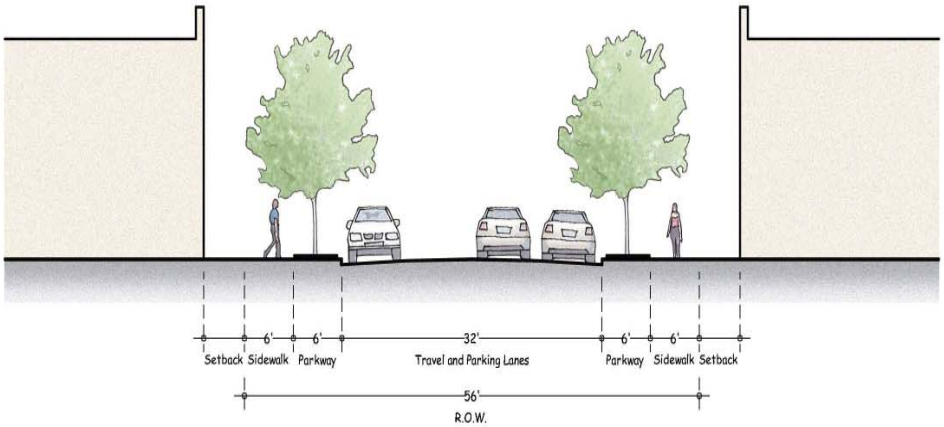
A. Stanley Avenue (West)

B. Stanley Avenue (East)

	Stanley Ave (east and west of No. Ven-
Thoroughfare Type	Street
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	19.4 seconds
Curb Radius	25'
Landscape Type	Trees at 25 " on center



A. Stanley Avenue (West)



B. Stanley Avenue (East)

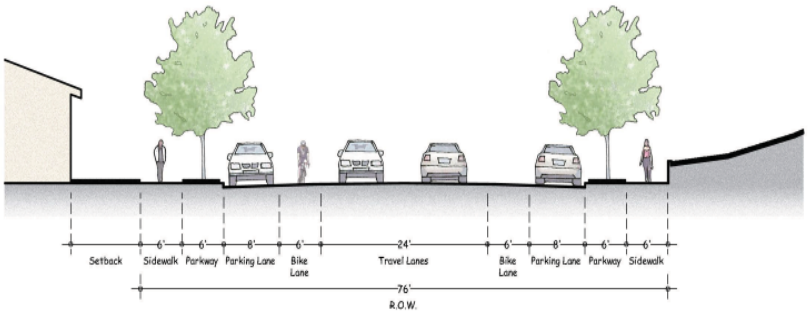
24W.208.023 Cedar Street Connector (Alternatives)

A. Description

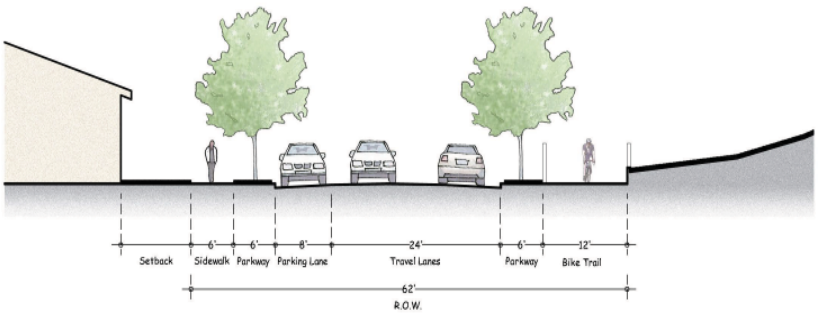
The proposed potential sections for Cedar Street extending north of Kellogg Street could possibly be designed in a variety of configurations depending final engineering analysis and mobility needs. Alternative 1 is designed as a traditional street that includes on-street parking and bike lanes on both sides of the street and typical parkway and sidewalk configuration. Alternative 2 is designed as street with on-street parking on both sides, but places a traditional parkway and sidewalk on the west side and a parkway and bike trail on the eastside.

Thoroughfare Type	**Street**
Movement	**Free Movement**
Design Speed	**35 MPH**
Pedestrian Crossing Time	**25.7 seconds**
Curb Radius	**25'**
Landscape Type	**Trees at 25' on center**

Cedar Street
(Alternative 1)



Cedar Street
(Alternative 2)

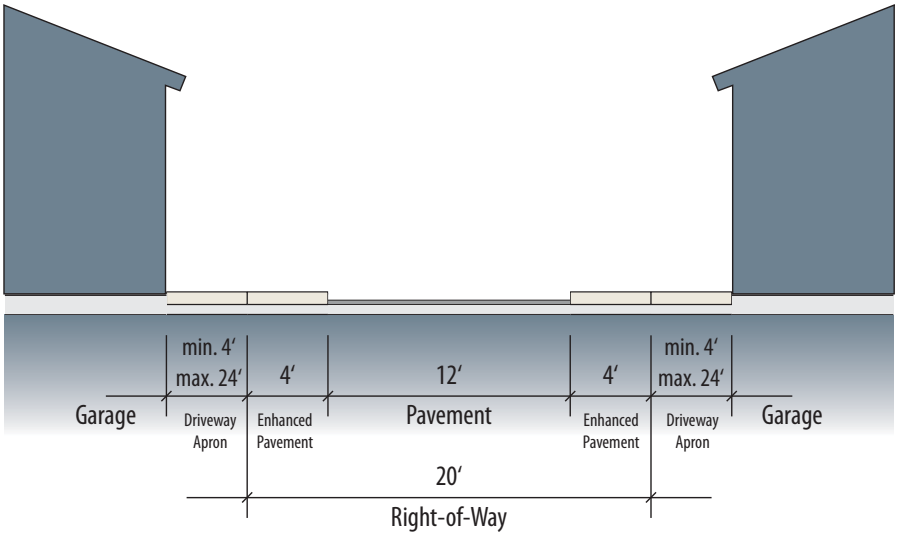


24W.208.024 Residential Streets

A. Alley

Alleys provide vehicular access to garages; serve as a service area for trash pickup and for location of dry utilities.

	Alley
Movement	Yield Movement
Design Speed	15 MPH
Pedestrian Crossing Time	5.7 seconds



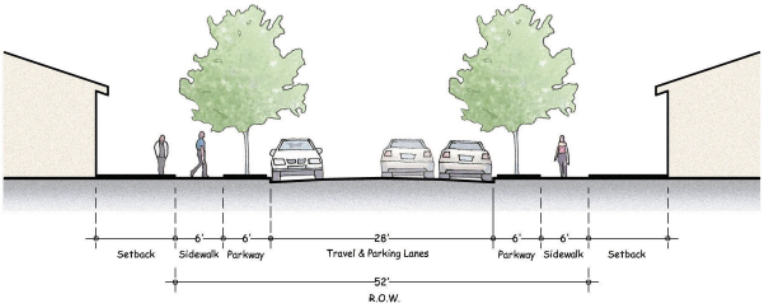
B. Yield Street 1 & 2:

A local street with a paved section of 28 or 30 feet and parking allowed on both sides. Two-way traffic is constrained and requires some motorists to stop yield the right-of-way to oncoming vehicles. Requires approval by Fire Department.

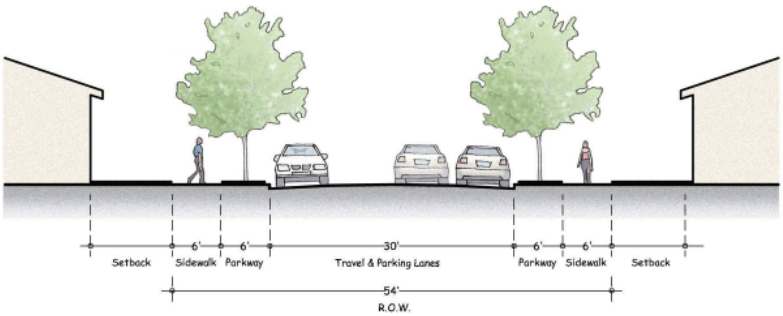
(Include both section exhibits)

	Yield Street 1 & 2
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	6.9 seconds
Landscape Type	Trees at 25' on center

Yield Street 1



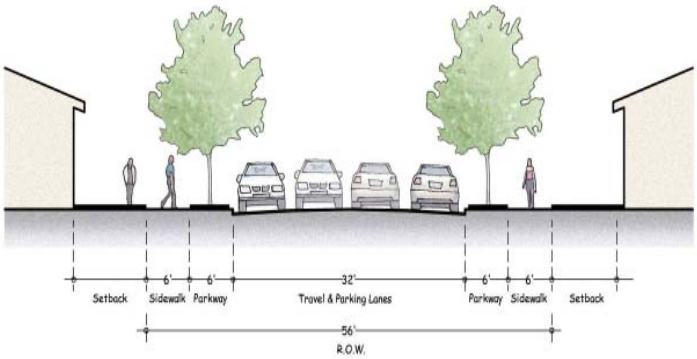
Yield Street 2



C. Free Flow Street:

A local street with a paved area of 32 feet and parking allowed on both sides. Two-way traffic is less constrained at slower speeds. Motorists react to on-coming vehicles. While some drivers may choose to pass an oncoming vehicle as a slower speed, others may decide to stop and yield the right-of-way.

	Free Flow Street
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	8.0 seconds
Curb Radius	15′
Landscape Type	Trees at 25′ on center



24W.208.200 Public Frontages

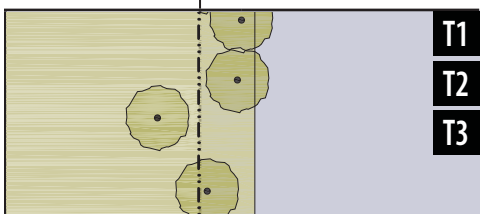
TABLE D-1: Public Frontages - General

The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in TableD-2 (Public Frontages - Specific)

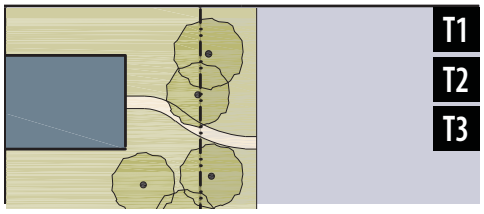
PLAN

LOT | R.O.W.
PRIVATE FRONTAGE ⊠ | ⊠ PUBLIC FRONTAGE

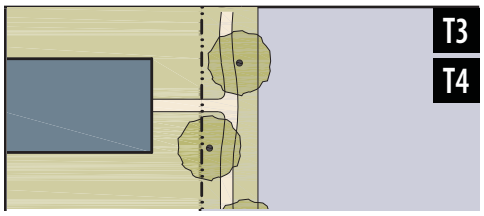
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



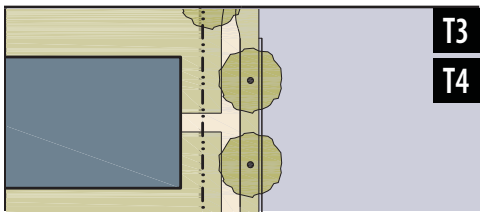
b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters



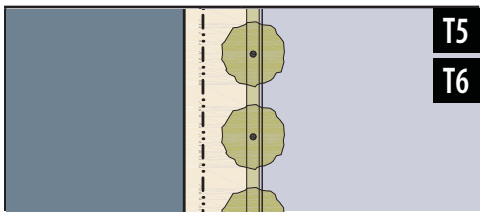
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



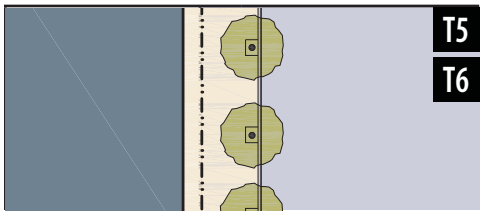
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee.



e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.



g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.

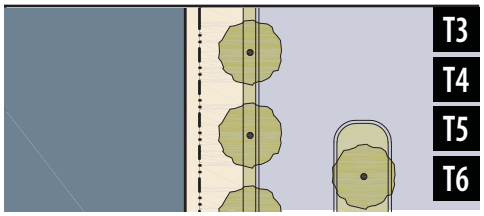
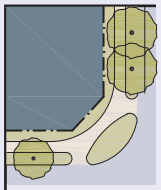
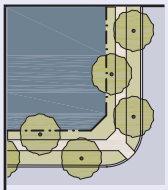
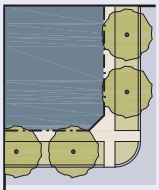
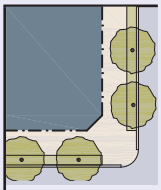
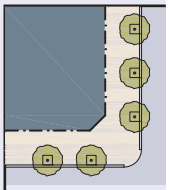
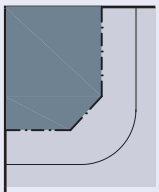
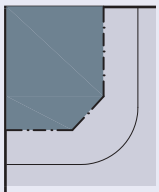
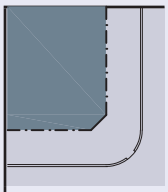
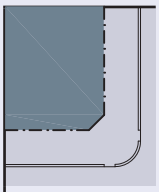
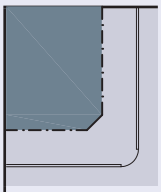
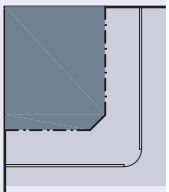
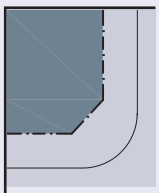
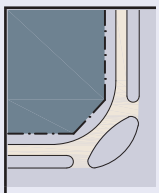
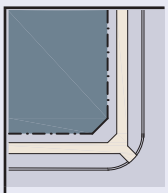
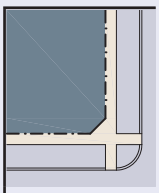
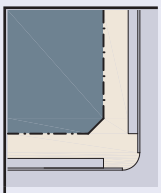
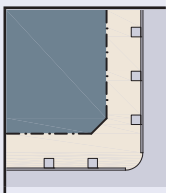
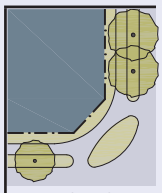
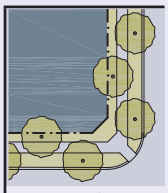
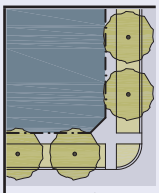
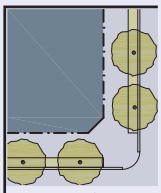
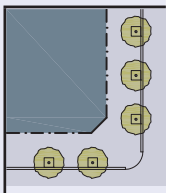


Table D-2: Public Frontages - Specific.
This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Locally appropriate planting species should be filled in to the calibrated Code.

RURAL TRANSECT URBAN

TRANSECT ZONE / Public Frontage Type	T1 T2 T3 HW & RR	T1 T2 T3 RR & SR	T3 T4 RS	T4 T5 RS-SS-AV	T5 T6 RS-CS-AV-BV	T5 T6 CS-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d. Planter: The layer which accommodates street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet

24W.210

MIXED TYPE DEVELOPMENT STANDARDS

24W.210.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to generate buildings whose massing and articulation reflects the scale of the Westside Area intended development pattern, and to prevent large monolithic and repetitive buildings. Large development projects shall be composed of multiple structures and/or shall be designed to have the appearance of multiple independent buildings. A variation in building height and a mix of various building and dwelling types within the same project is required in order to reflect the scale and the rhythm of the traditional lotting pattern that characterizes Westside Ventura.

24W.210.020 Applicability

Any parcel or parcel assemblage with a contiguous area of 30,000 s.f. or more not within the Special Industrial District (SD-1) shall be developed as Mixed Type Development in accordance with this section. Parcels or parcel assemblages with a contiguous area less than 30,000 s.f. may also be developed as Mixed Type Development.

24W.210.030 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a plan sheet, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

24W.210.040 Relationship to Zones and Development Standards and Building Type Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. Street Setback

For buildings not abutting a street this requirement shall be waived. Buildings shall instead conform with the dimensions and requirements for semi-public paseos and/or courtyards described below.

B. Access.

For buildings not abutting a street pedestrian access shall be taken directly from a paseo or courtyard that functions as the extension of the public realm as described above.

C. Side and/or Rear Setback

The overall project site shall be governed by the applicable Urban Standards. Nominal lots shall be governed by the interior side setback for the applicable zone as per the Urban Standards.

24W.210.050 Mixed Type Development Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. Mixed Building Types

Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings which may be of the same or different building types as allowed by the applicable zone.

Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings which may be of the same or different building types as allowed by the applicable zone.

Stacked Dwellings are generally not permitted in the Westside Area as they do not contribute much to enliven the street facade and do not provide direct street access for individual dwelling units. However, Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project. The units located within a Stacked Dwelling building type shall comprise no more than 30% of the project's total number of units and are encouraged to be located toward the rear of a lot.

B. Pedestrian Access

The relatively large Westside blocks and resulting deep lots often accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets.

These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm and thus the life of the city. To that end, the public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street. Paseos and courtyards are limited to pedestrian traffic, and in no case may a vehicular driveway be the sole means of access to a dwelling. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.

Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:

Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.

Courtyards shall be at minimum 30′ wide for North/South oriented courtyards, or 40′ wide for East/West oriented courtyard. See Section 24W.206.110, Sub-section D. Open Space, for further detail. Architectural encroachments are permitted as per the Zones & Development Standards.

C. Vehicular Access

Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited.

Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian and bicycle circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.

D. Massing and Articulation

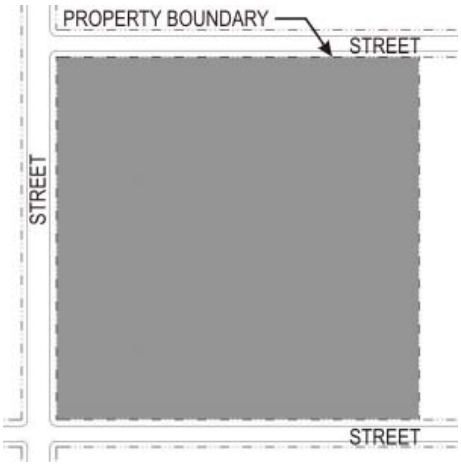
Development shall be designed as if buildings were built on narrow lots, following the traditional lotting pattern in the Westside Ventura; subject to decision-making authority discretion for lesser or greater widths. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines, window groupings, applied facade el-

ements such piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. Major vertical elements should be maximum of 50 ft. apart measured center-to-center, which reflects the established parcel increment found throughout Westside.

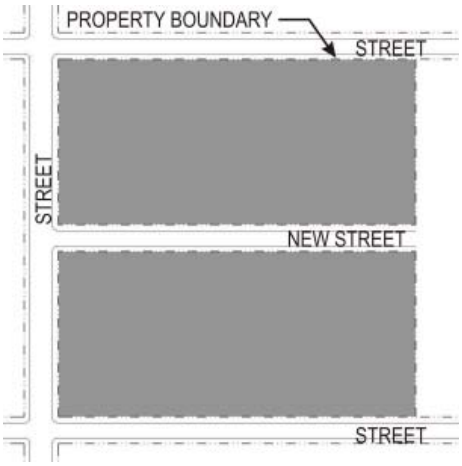
24W.210.060 Illustrative Diagrams

The following diagrams provide an illustrative example of how to comply with Section 24W.210.050.

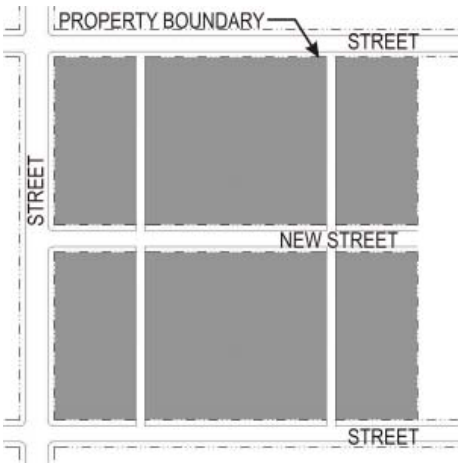
A. Original Site



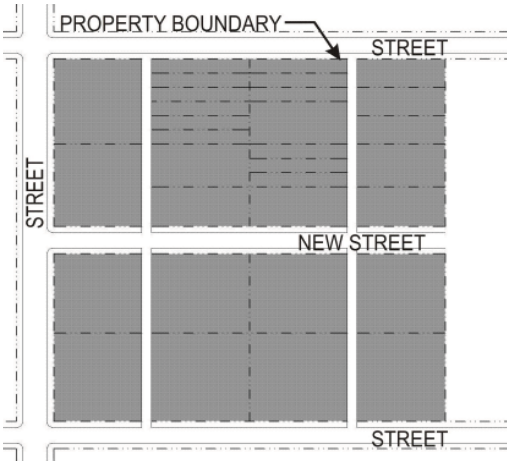
B. Introduce Streets



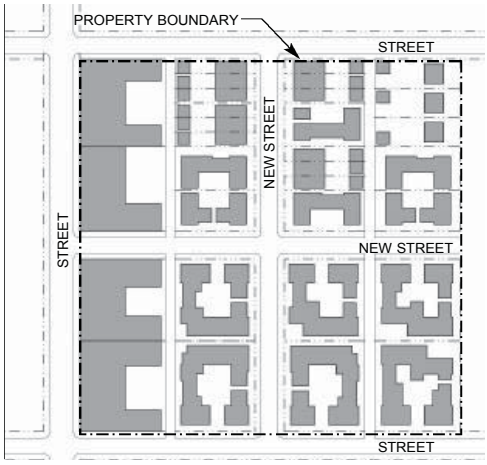
C. Introduce Alleys



D. Introduce Lots



E. Introduce Building Types



24W.211
SIGNS

24W.211.010 Purpose and Applicability

A. Purpose

This section contains standards and guidelines for signage to ensure that signs installed in the Corridor are consistent with the overall quality and character of new development. Please refer to the City of Ventura for all sign related information or regulations not specifically addressed in this sign section of the Corridor Plan.

B. Applicability

1. The sign standards determine the allowed type and size, material, design, and maintenance requirements for signage on commercial and residential development. In the event of a conflict between this Section and any other City code, the provisions of this Section shall apply. Signage displayed on the public right-of-way (i.e. portable menu board signs) shall be addressed pursuant to the City's Municipal Code. All issues not specifically addressed herein shall be addressed pursuant to the City's Municipal Code.
2. The replacement of nonresidential signs due to tenant changes is exempt from this section if:
   a. No other exterior alterations are proposed; and
   b. The proposed sign is in compliance with the existing approved sign program.

24W.211.020 Permit Requirements

A. Individual Signs

The Director shall have the authority to review and approve all signs complying with the standards of this Article except as otherwise noted. The Director may also forward any sign requests to the Design Review Committee for decision. Signs forwarded to the Design Review Committee shall be reviewed pursuant to Sec. 24.545.030 of the Municipal Code. Any sign requests not complying with these standards shall require Warrant approval.

B. Sign Program Requirements

1. A master sign plan shall be required for:
   a. A new nonresidential project with four or more tenants;
   b. A site where the total area of signs for any use exceeds 100 square feet; or
   c. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or the application proposes modification to 50 percent or more of the existing signs on the site within a 12-month period. For the purposes of this Chapter, major rehabilitation means adding more than 50 percent to the gross floor area of the structure(s), or exterior redesign of more than 50 percent of the length of any facade within the project.
2. Each sign installed or replaced within the nonresidential project shall comply with the approved master sign plan.

24W.211.030 General Standards & Guidelines

The following definitions, standards, and guidelines shall apply to all signs, regardless of type.

A. Definitions

1. Animation: More than one change in sign's message or lighting within a single twenty-four (24) hour period.
2. Exposed Incandescent Bulb Illumination: The illumination of a sign by incandescent bulbs that are mounted directly to the face of the sign.
3. Exposed Neon Tube Illumination: The illumination of a sign by neon tubes that are mounted directly to the face of the sign.
4. External Illumination: The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as "gooseneck" lamps.
5. Halo Illumination: The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.
6. Internal Illumination: The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
7. Window Area: Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.) of one and one quarter (1 ¼) inches or greater in width. Multiple window panes divided by glazing separators less than one and one quarter (1 ¼) inches in width shall be considered to be a single window area.

B. Standards

1. For each establishment, two (2) square feet of total sign area shall be allowed for each linear foot of street frontage. This standard shall be known hereafter as the Linear Frontage Ratio. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on

the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.

2. Signs shall not be animated unless otherwise noted.
3. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
4. With the exception of temporary window signs, content including contact information such as telephone numbers, e-mail addresses, and websites are prohibited.
5. "Canned" signs are internally illuminated plastic panels within a sheet metal box enclosure and shall not be used because these signs use a limited range of colors and lettering types and tend to have no relationship to the architecture of the building.

C. Guidelines

1. In general, only natural construction materials such as wood, metals, ceramic, and stone should be used for signs. Synthetic materials should only be used if they are designed to resemble the recommended natural materials. Plastic or acrylic panels are strongly discouraged.
2. Illumination should consist of incandescent, halogen, neon, LED, and metal halide light sources only. High pressure sodium, low pressure sodium, and fluorescent lighting are strongly discouraged.
3. Contrasting colors should be used between the color of the background and the letters of symbols used. Light letters on a dark background or dark letters on a light background are most legible.
4. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
5. Fluorescent colors should be limited to ten (10) square feet of sign area per façade per establishment.
6. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
7. The location of all permanent signs should be incorporated into the architectural design of the building. Placement of signs should be considered part of the overall facade design. Sign locations should be carefully considered, and align with major architectural features.
8. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
9. All signs (including temporary signs) should present a neat and aligned appearance.
10. All signs (including temporary signs) should be constructed and installed utilizing the services of a professional sign fabricator.

24W.211.040 Sign Type Standards & Guidelines

A property's permitted sign types are determined by Transect Zone as shown on Table E., Sign Types. When a property fronts multiple Corridor Types, multiple Sign Types may be combined on that property. For the purposes of this plan, the following Sign Types are established (see the summary of Sign Types on the opposite page):

A. Monument Sign
B. Grand Projecting Sign
C. Marquee Sign
D. Mural
E. Wall Sign
F. Blade Sign
G. Projecting Sign
H. Awning Face Sign
I. Awning Valance Sign
J. Awning Side Sign
K. Above Awning Sign
L. Under Awning Sign
M. Canopy Facia Sign
N. Above Canopy Sign
O. Under Canopy Sign
P. Recessed Entry Sign
Q. Window Sign
R. Building Identification Canopy Facia Sign
S. Building Identification Wall Sign
T. Building Identification Window Sign
U. Temporary Window Sign
V. Temporary Wall Sign
W. Portable Signs

Table E Sign Types

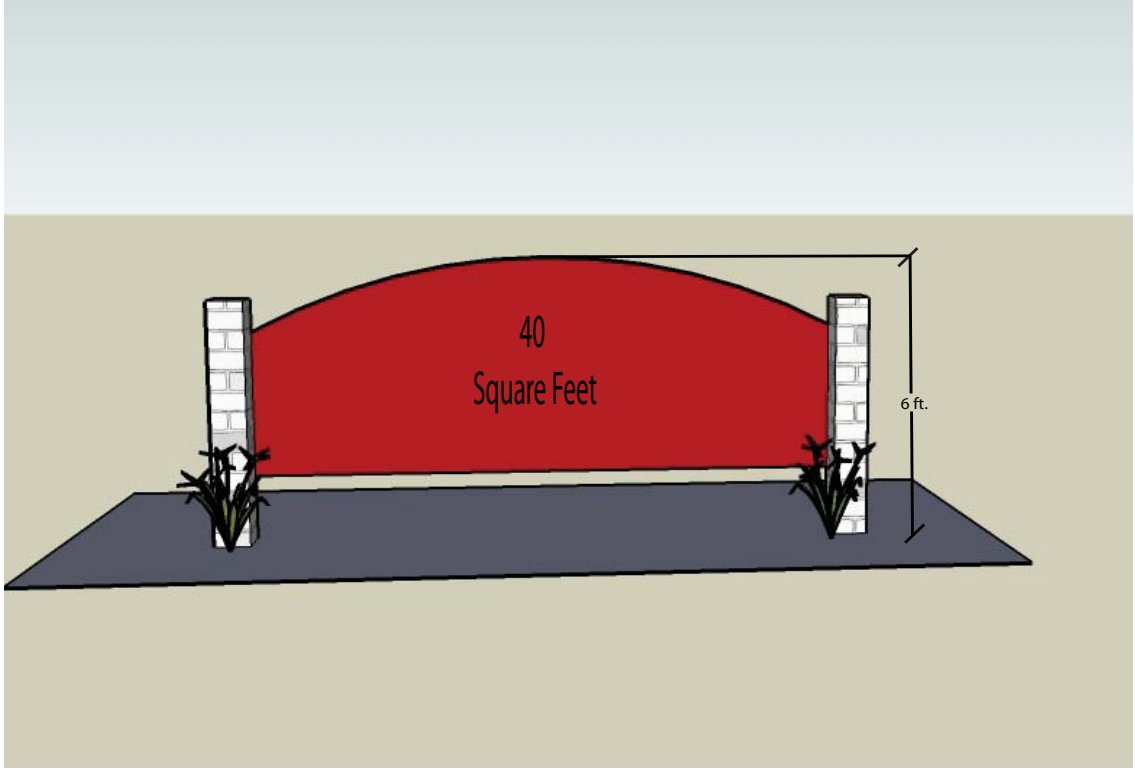
Transect Zone	T3.5 & T3.6	T4.11	T5.5	SD1
Monument Sign	--	--	--	P
Grand Projecting Signs	--	--	P	P
Marquee Signs	--	--	P	--
Mural	P	P	P	P
Wall Signs	--	P	P	P
Blade Signs	P	P	P	P
Projecting Signs	P	P	P	P
Awning Face Signs	--	P	P	P
Awning Valance Signs	--	P	P	P
Awning Side Signs	--	P	P	P
Above Awning Signs	--	P	P	P
Under Awning Signs	--	P	P	P
Canopy Fascia Signs	--	P	P	P
Above Canopy Signs	--	P	P	P
Under Canopy Signs	--	P	P	P
Recessed Entry Signs	P	P	P	P
Window Signs	P	P	P	P
Building Identification Canopy Facia Sign	--			
Building Identification Wall Signs	P	P	P	P
Building Identification Window Signs	P	P	P	P
Temporary Window Signs	--	P	P	P
Temporary Wall Signs	--	P	P	P
Portable Signs	--	P	P	P

A. Monument Sign

A monument sign is a permanent sign supported by one or more braces in or upon the ground.

Monument signs are permitted subject to Design Review pursuant to Sec. 24.420.070. of the Municipal Code.

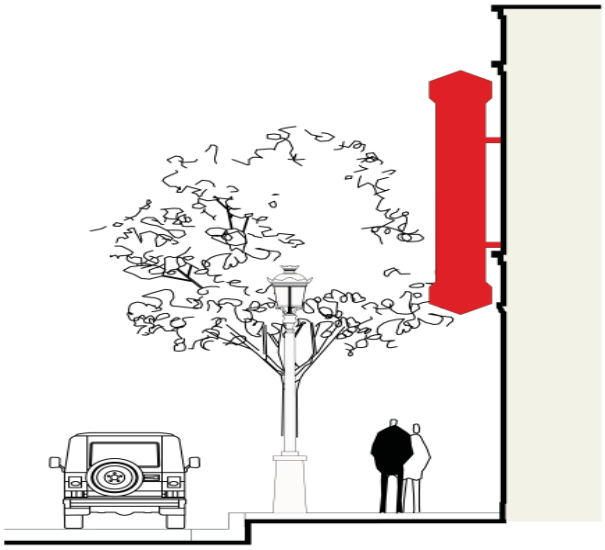
1. Standards
   a. A monument sign may have a maximum sign area of 40 square feet and a maximum height of six feet as measured from the highest point of the sign structure from the existing grade.
   b. Any such monument sign and all its structural supports shall be located a minimum of three feet from all property lines and a minimum of ten feet from the face of any curb line.
   c. No part of a monument sign or its structural supports shall extend over any public right-of-way.
   d. Monument signs shall be located in a landscape area only to the extent approved by the decision-making authority through the design review process pursuant to chapter 24.545.
   e. The base of the monument sign shall be designed as an integral part of the sign not merely a support. The base of the monument sign shall be solid.
   f. The sign shall not be placed in a manner that obstructs street corner or driveway visibility. This shall be demonstrated on the site plan as part of the sign permit review.



B. Grand Projecting Sign

Grand Projecting Signs are tall, large, vertically oriented signs which project from the building perpendicular to the façade and which are structurally integrated into the building.

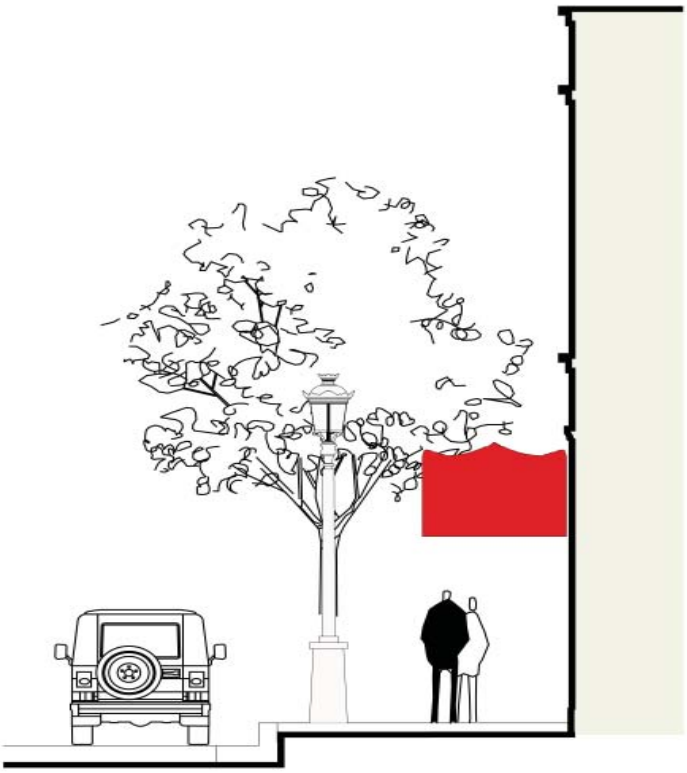
1. Standards
   a. Only one (1) Grand Projecting Sign shall be permitted per establishment.
   b. The area of Grand Projecting Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   c. Grand Projecting Signs shall be no taller than thirty (30) feet from the bottom-most part of the sign to the tallest part of the sign.
   d. Grand Projecting Signs may use animation provided such animation consists of flashing lights or chase lights only.
   e. Grand Projecting Signs shall project no more than six (6) feet from the façade of the building.
   f. No portion of a Grand Projecting Sign shall be lower than twelve (12) feet above the level of the sidewalk or other public right-of-way over which it projects.
   g. Letter width shall not exceed two-thirds (2/3) of the sign width.
   h. No portion of a Grand Projecting Sign shall extend more than ten (10) feet above the roofline.
2. Guidelines
   a. Materials used in Grand Projecting Signs should be metal and paint only.
   b. Grand Projecting Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only.
   c. Letters should be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.



C. Marquee Sign

Marquee Signs are large, canopy-like structures mounted over the entrance to a theater.

1. Standards
   a. Marquee Signs shall only be located directly above the primary public entrance of the theatre.
   b. Only one (1) Marquee Sign shall be permitted per establishment.
   c. The area of Marquee Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Marquee Signs shall have no more than three (3) faces. The total area of all faces of a marquee sign shall not exceed five hundred (500) square feet.
   e. Marquee Signs may use animation provided such animation consists of flashing lights or chase lights only.
   f. Marquee signs shall project no more than twelve (12) feet from the façade of the building.
   g. No portion of a Marquee Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Marquee Signs should be metal and paint only with the exception that plastic or acrylic may be used for readerboards.
   b. Marquee Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only, with the exception that readerboards may use internal illumination.



D. Murals

A mural is an image on a wall for non-commercial uses. All murals shall be exempt from the size restrictions. All murals shall be subject to design review, except when proposed in conjunction with the following use types: Recreation, Education, Public Safety.

1. Standards
   a. Murals shall only be located on unfenestrated wall areas of two thousand (2,000) square feet in size or greater.
   b. Only one (1) Mural shall be permitted per establishment per façade.
   c. Murals shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Materials used in Murals should be wood, ceramic, metal, or paint only.
   b. Murals should be illuminated by external illumination only.

E. Wall Signs

Wall Signs are signs that are located on, and parallel to, a building wall.

1. Standards

   a. Wall Signs shall only be mounted on a wall area within the Shopfront Frontage, and not on any building area occupied by residential uses.

   b. The maximum size of all wall signs, including logo, shall be two (2) square feet of sign area for lineal foot of the building/suite along the street frontage.

   c. The length of a side or rear wall sign may be up to 70% of the building face, to a maximum of 50 feet.

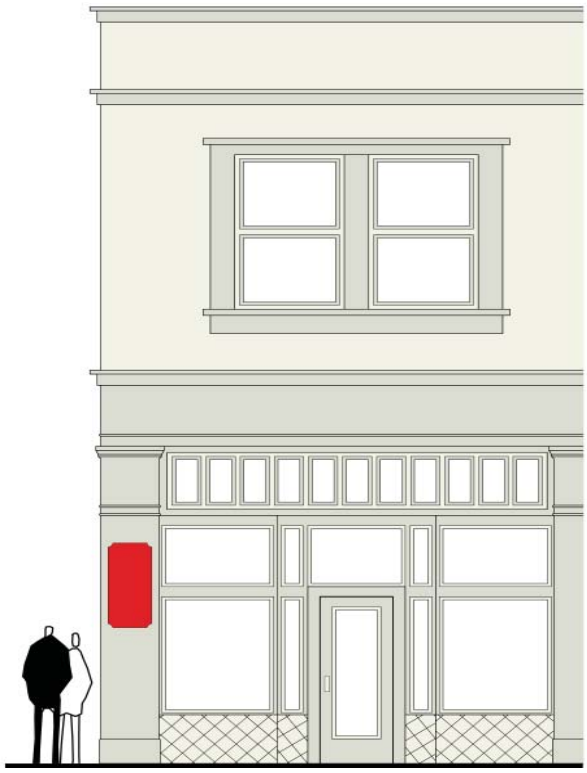
   d. The length of a side or rear wall sign may be up to 50% of the building face, to a maximum of 30 feet.

   e. The sign copy or overall height shall be as follows:

Building Frontage Width	Maximum Sign Copy Height
0 - 40 feet	24 inches
41 - 60 feet	30 inches
Over 60 feet	36 inches

   f. The following types of establishments may use animated Wall Signs: night clubs, movie theaters, and live performance theaters with a capacity of greater than two hundred (200) persons. Animation for such establishments shall consist of flashing lights or chase lights only.

   g. Wall Signs shall project no more than one (1) foot from the façade of the building.



2. Guidelines

a. Materials used in wall signs should be wood, weather and UV resistant fabric, ceramic, metal, and paint only with the exception that movie theaters or live performance theaters with a capacity of greater than two hundred (200) persons may use plastic or acrylic for readerboards. Wall signs may also be painted directly onto the façade of the building or inscribed into the façade of the building.

b. Wall signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.

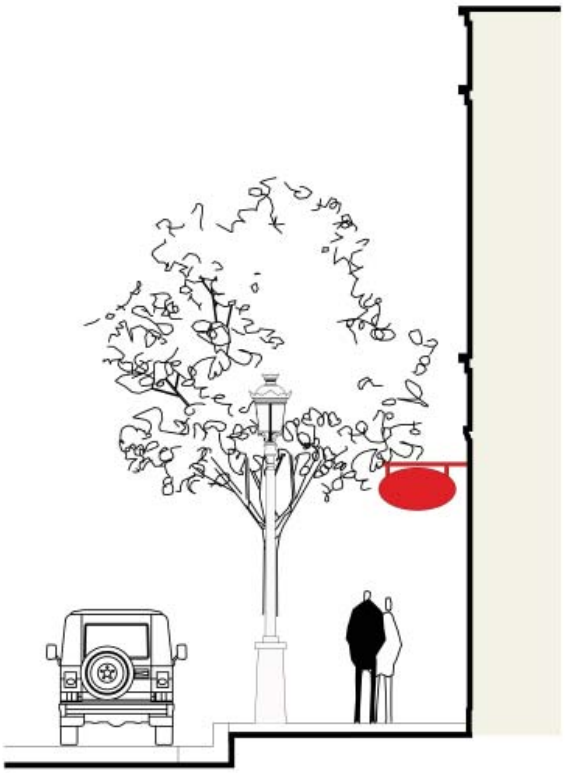
c. Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.

d. Wall signs shall not be used for product advertising.

F. Blade Signs

Blade Signs are oriented perpendicularly to the building façade and which are suspended under a bracket, armature, or other mounting device.

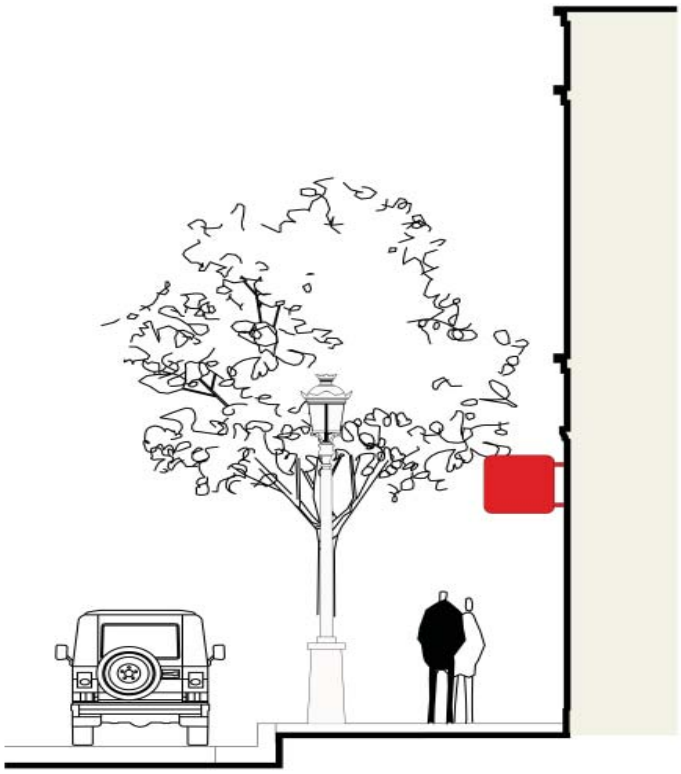
1. Standards
   a. Blade Signs shall only be mounted on the wall area below the second floor.
   b. No Blade Sign shall exceed sixteen (16) square feet in size.
   c. Blade Signs shall project no more than four (4) feet from the façade of the building.
   d. No portion of a Blade Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Blade Signs should be wood, metal, composite and/or paint only.
   b. Blade Signs should be illuminated by external illumination only.



G. Projecting Signs

Projecting Signs are cantilevered signs that are structurally affixed to the building and oriented perpendicularly to the building façade.

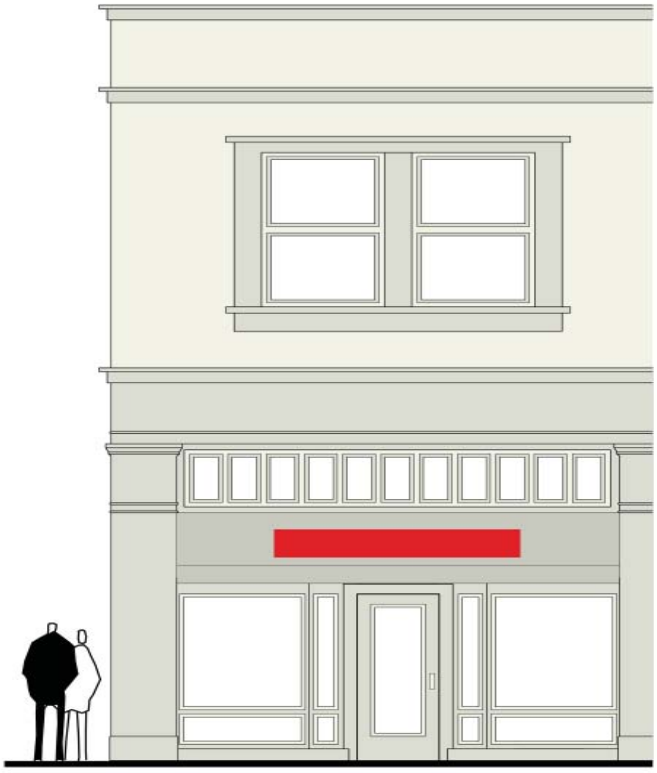
1. Standards
   a. Projecting Signs shall only be mounted on wall area below the second floor level.
   b. No Projecting Sign shall exceed sixteen (16) square feet in size.
   c. Projecting Signs shall project no more than four (4) feet from the façade of the building.
   d. No portion of a Projecting Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Projecting Signs should be wood, ceramic, metal, composite and/or paint only.
   b. Projecting Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



H. Awning Face Signs

Awning Face Signs are signs applied to the primary face of an awning, including sloped awning faces and vertical "box" awning faces.

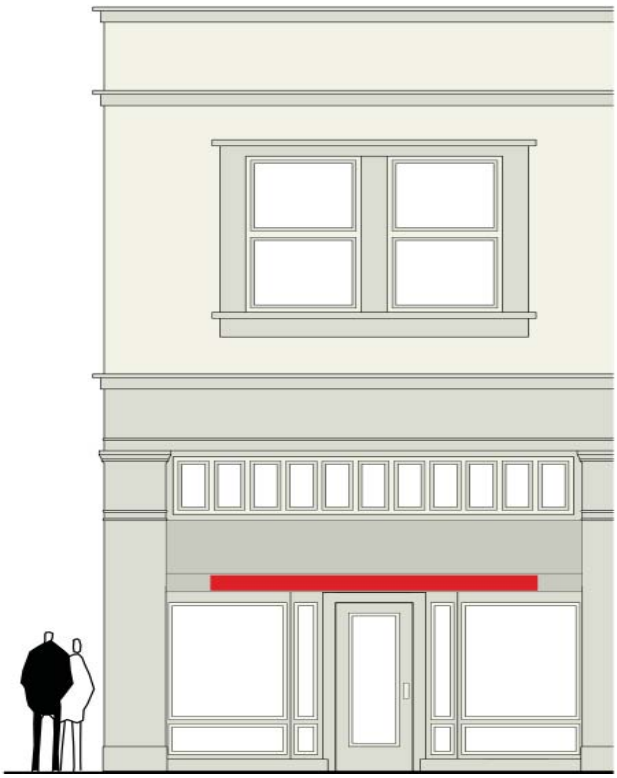
1. Standards
   a. No Awning Face Sign shall exceed twenty percent (20%) of the area of the awning face.
   b. Awning Face Signs shall project no farther from the building than its associated awning.
   c. No portion of an Awning Face Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Face Signs should consist of either the same material, vinyl or paint applied directly to the awning.
   b. Awning Face Signs should be illuminated by external illumination only.



I. Awning Valance Signs

Awning Valance Signs are signs applied to the awning valence.

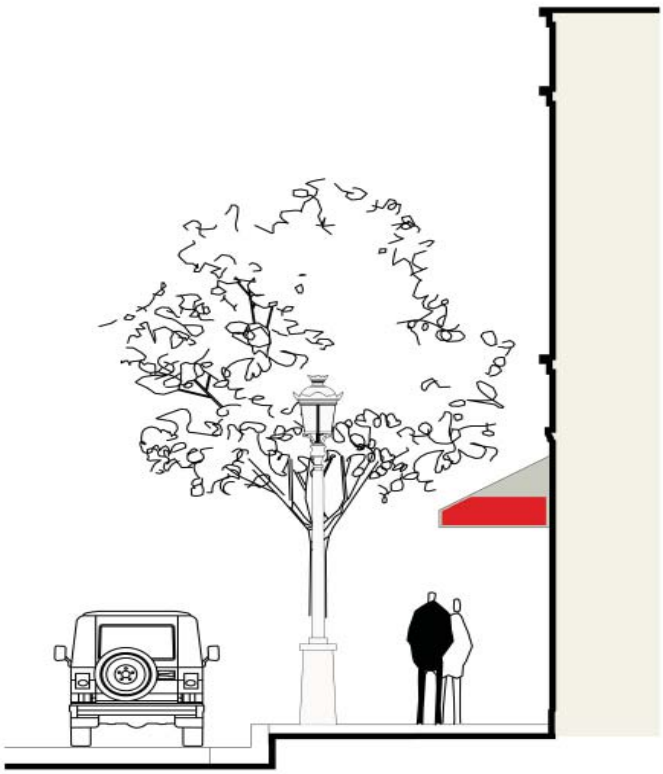
1. Standards
   a. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds (2/3) the height of the valance or twelve (12) inches, whichever is less.
   b. Awning Valance Signs shall project no farther from the building than its associated awning.
   c. No portion of an Awning Valance Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Valance Signs should consist of either the same material, metal, or vinyl or paint applied directly to the awning.
   b. Awning Valance Signs should be illuminated by external illumination only.



J. Awning Side Signs

Awning Side Signs are signs applied to the side panel of an awning.

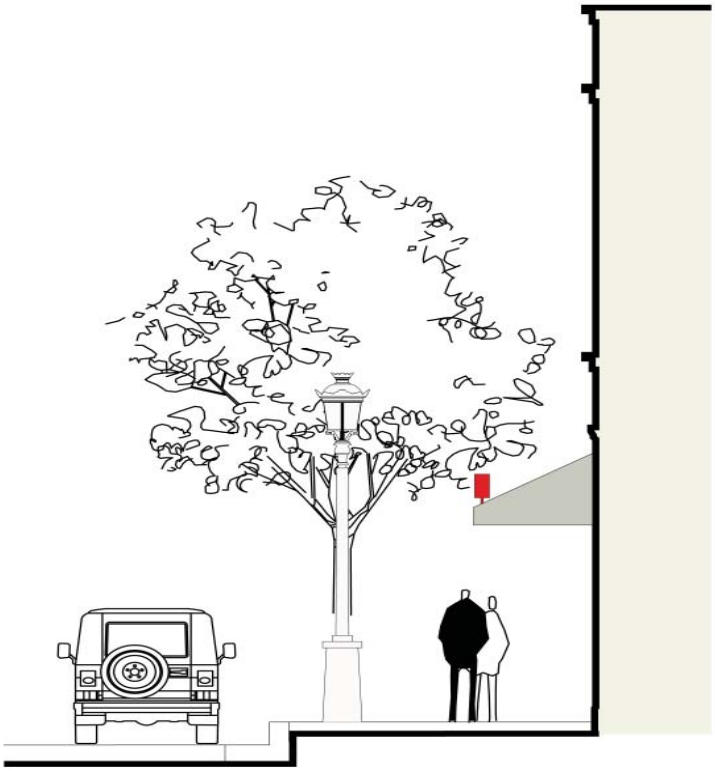
1. Standards
   a. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   b. Lettering for Awning Side Signs shall not exceed twelve (12) inches in height with total sign area not to exceed twenty percent (20%) of the area of the awning side area.
   c. Awning Side Signs shall project no farther from the building than its associated awning.
   d. No portion of an Awning Side Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Side Signs should consist of either the same material, vinyl or paint applied directly to the awning.
   b. Awning Side Signs should be illuminated by external illumination only.



K. Above Awning Signs

Above Awning Signs are signs which are mounted partially or entirely above the upper edge of a valance of an awning and oriented parallel to the building wall surface.

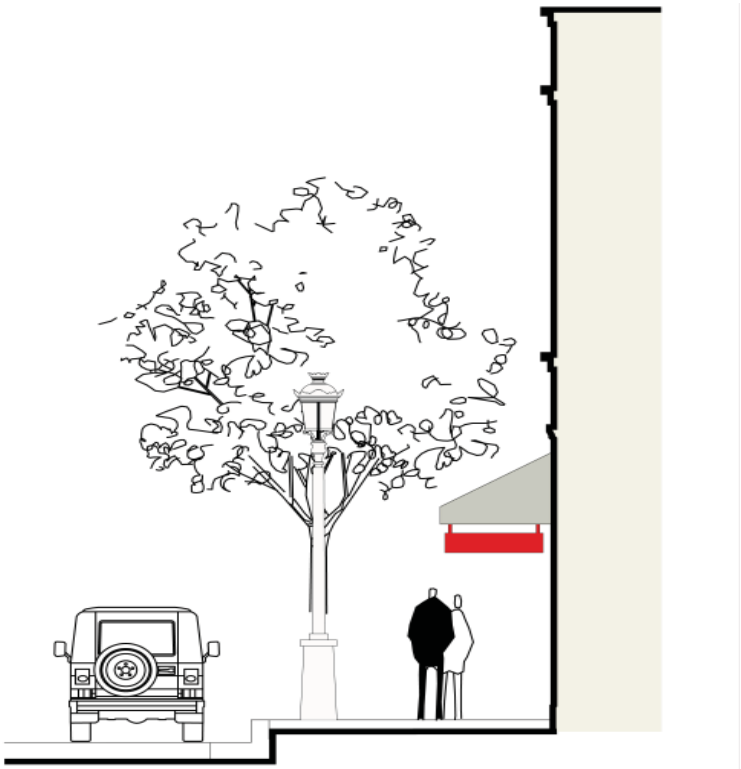
1. Standards
   a. Above Awning Signs shall not exceed one and one-half (1 ½) times the valance height, and width shall not exceed two-thirds (2/3) of the awning width.
   b. Above Awning Signs shall project no farther from the building than its associated awning.
   c. No portion of an Above Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   d. Lettering for Above Awning Signs shall include one (1) line of lettering only.
2. Guidelines
   a. Materials used in Above Awning Signs should be the same material, wood, metal, and paint only.
   b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



L. Under Awning Signs

Under Awning Signs are signs which are suspended under an awning, perpendicular to the building facade.

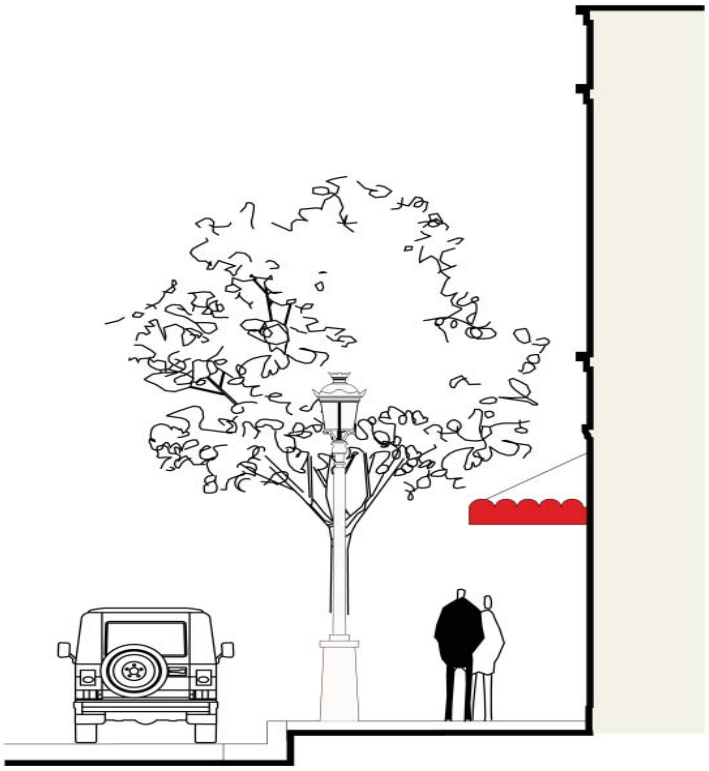
1. Standards
   a. Under Awning Signs must be located adjacent to a public entrance from a City sidewalk.
   b. No more than one (1) Under Awning Sign shall be permitted per establishment per façade.
   c. The area of Under Awning Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. No Under Awning Sign shall exceed three (3) square feet in size.
   e. Under Awning Signs shall project no farther from the building than its associated awning.
   f. No portion of an Under Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Under Awning Signs should be either of the same material, wood, metal, composite and/or paint only.
   b. Under Awning Signs should be illuminated by external illumination only.



M. Canopy Fascia Signs

Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy and contained completely within that fascia.

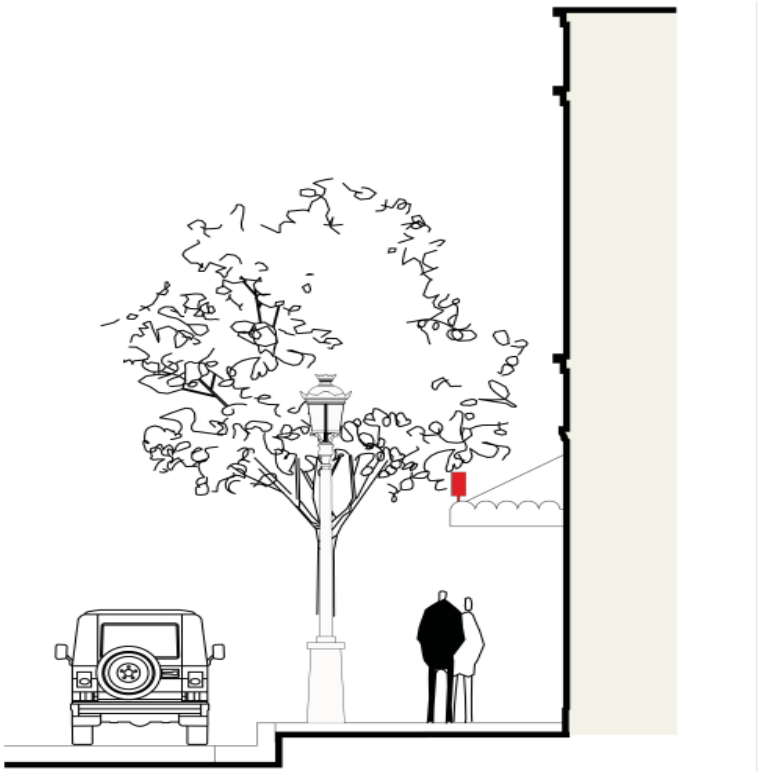
1. Standards
   a. The height of Canopy Fascia Signs shall not exceed two-thirds (2/3) the height of the fascia or twelve (12) inches, whichever is less.
   b. The width of Canopy Fascia Signs shall not exceed two-thirds (2/3) of the canopy width.
   c. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
   d. No portion of a Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   a. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
2. Guidelines
   a. Materials used in Canopy Fascia Signs should be metal and paint only.
   b. Canopy Fascia Signs should be illuminated by external illumination or exposed neon tube illumination only.



N. Above Canopy Sign

Above Canopy Signs are signs which are mounted partially or entirely above the front fascia of a canopy and oriented parallel to the building wall surface.

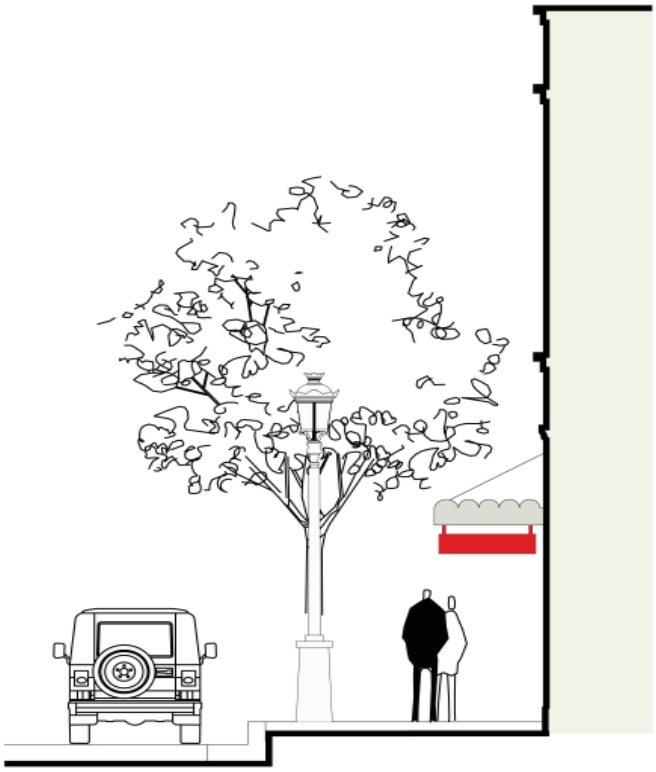
1. Standards
   a. The height of Above Canopy Signs shall not exceed one and one-half (1 ½) times the height of the fascia or twenty-four (24) inches whichever is less.
   b. The width of Above Canopy Signs shall not exceed two-thirds (2/3) of the canopy width.
   c. Above Canopy Signs are permitted only above the front fascia of a canopy.
   d. Above Canopy Signs shall project no farther from the building than its associated canopy.
   e. No portion of an Above Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   f. Lettering for Above Canopy Signs shall include only one (1) line of lettering using individual letters only.
2. Guidelines
   a. Materials used in Above Canopy Signs should be wood, metal, and paint only.
   b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



O. Under Canopy Sign

Under Canopy Signs are signs that are suspended under a canopy, perpendicular to the building facade.

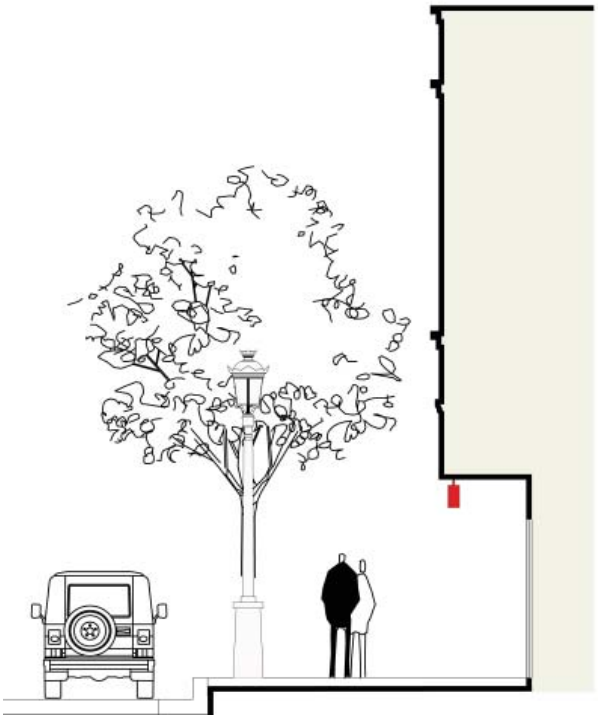
1. Standards
   a. No more than one (1) Under Canopy Sign shall be permitted per establishment per façade.
   b. Under Canopy Signs must be located adjacent to a public entrance from a City sidewalk.
   c. The area of Under Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Under Canopy Signs shall not exceed three (3) square feet in area.
   e. Under Canopy Signs shall project no farther from the building than its associated canopy.
   f. No portion of an Under Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Under Canopy Signs should be wood, metal, and paint only.
   b. Under Canopy Signs should be illuminated by external illumination only.



P. Recessed Entry Signs

Recessed Entry Signs are signs that are oriented parallel to the building façade and which are suspended over a recessed entry.

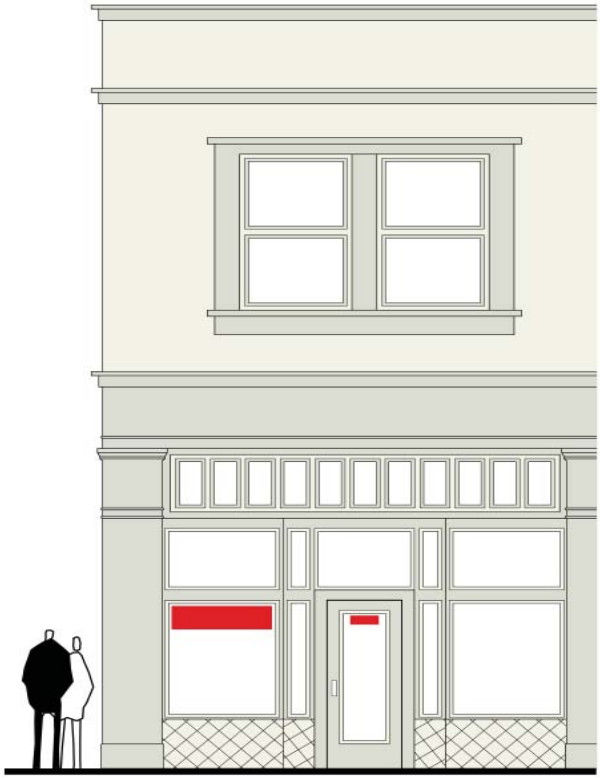
1. Standards
   a. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
   b. Recessed Entry Signs shall not project beyond the façade of the building.
   c. No portion of a Recessed Entry Sign shall be lower than eight (8) feet above the level of the sidewalk.
2. Guidelines
   a. Materials used in Recessed Entry Signs should be wood, metal, and paint only.
   b. Recessed Entry Signs should be illuminated by external illumination only.



Q. Window Signs

Window Signs are signs which are applied directly to a window or mounted or suspended directly behind a window.

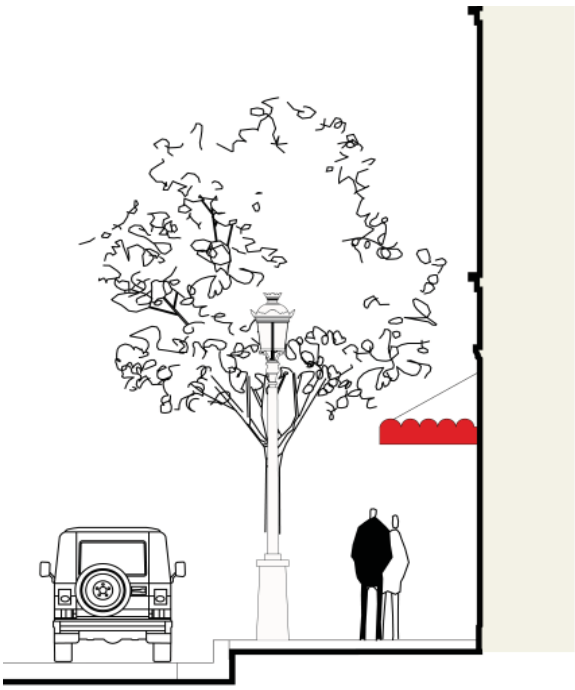
1. Standards
   a. Window Signs shall be permitted on windows below the second floor level only.
   b. No more than twenty-five percent (25%) of any individual window area shall be covered or otherwise occupied by signage.
2. Guidelines
   a. Ground floor Window Signs should consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs.
   b. Ground floor Window Signs should be illuminated by exposed neon tube illumination only.



R. Building Identification Canopy Fascia Signs

Building Identification Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy, contained completely within that fascia and oriented parallel to the building wall surface and which announce the name of a building.

1. Standards
   a. Building Identification Canopy Fascia Signs shall be located only on the fascias of a canopy above the primary building entrance and shall be located entirely within the canopy fascia.
   b. Only one (1) canopy per façade may have Building Identification Canopy Fascia Signs.
   c. The area of Building Identification Canopy Fascia Signs shall not count towards the total sign area permitted based on linear frontage.
   d. Building Identification Canopy Fascia Signs shall not exceed one (1) line of lettering not to exceed two-thirds (2/3) the height of the fascia or twelve (12) inches, whichever is less.
   e. Building Identification Canopy Fascia Signs shall project no farther from the building than its associated canopy.
   f. No portion of a Building Identification Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   g. Lettering for Building Identification Canopy Fascia Signs shall include only one (1) line of lettering using individual letters only.
2. Guidelines
   a. Building Identification Canopy Fascia Signs should consist of metal letters, vinyl or paint applied to canopy, or may be inscribed into the canopy.
   b. Building Identification Canopy Fascia Signs should be illuminated by external illumination only.



S. Building Identification Wall Signs

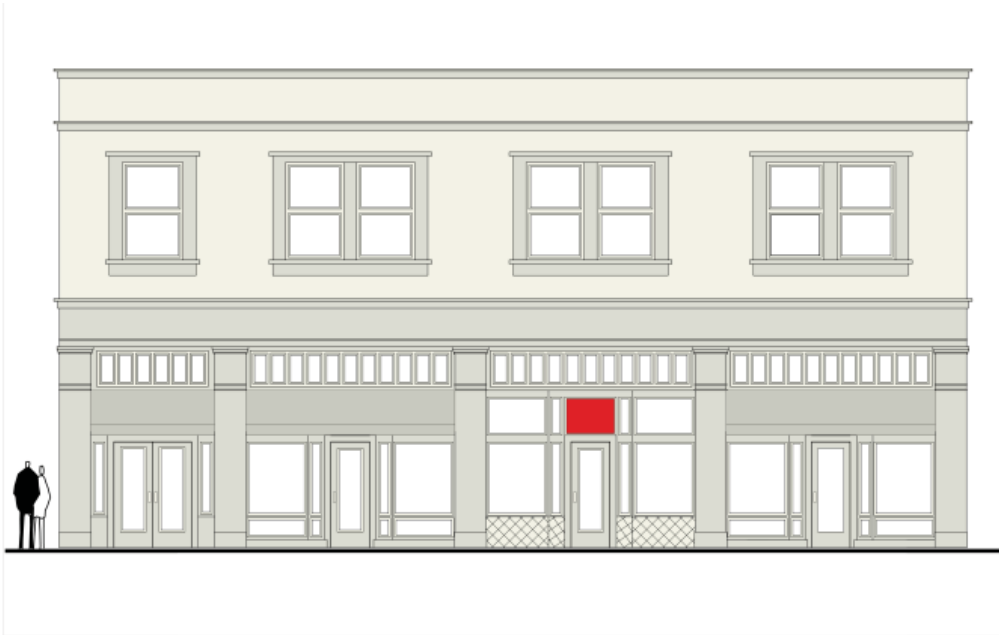
Building Identification Wall Signs are signs located on, and parallel to a building wall that announce the name of a building.

1. Standards
   a. Building Identification Wall Signs shall be located only on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
   b. Only one (1) building identification wall sign shall be permitted per building per street-facing façade.
   c. The area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Building Identification Wall Signs shall be no taller than twenty-four (24) inches in height.
   e. Building Identification Wall Signs shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Building Identification Wall Signs should be inscribed into the façade, painted onto the façade, or constructed of individual metal letters.
   b. Building Identification Wall Signs should be illuminated by external illumination or halo illumination only.

T. Building Identification Window Signs

Building Identification Window Signs are signs applied directly to a window or mounted or suspended directly behind a window.

1. Standards
   a. Building Identification Window Signs shall only be located on a transom window above a primary entrance, or the glazed area of primary door.
   b. Only one (1) Building Identification Window Signs shall be used per building per street-facing façade.
   c. The area of Building Identification Window Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. No more than twenty-five percent (25%) of any individual window area shall be covered or otherwise occupied by signage.
   e. The letter height of each Building Identification Window Sign shall not exceed twelve (12) inches and must be taller than four (4) inches.
2. Guidelines
   a. Building Identification Window Sign should consist of vinyl or paint applied to the glass only.
   b. Building Identification Window Sign should not be illuminated.

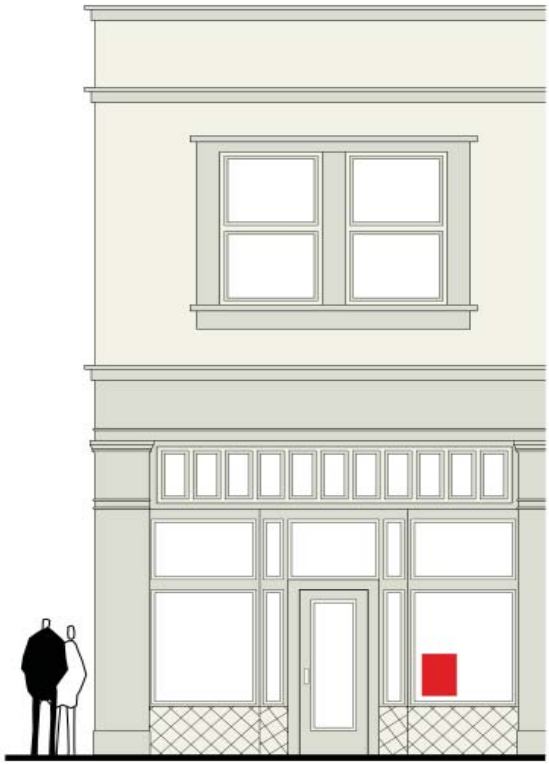


U. Temporary Window Signs

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed and intended for display on private property for a period of not more than ninety (90) consecutive days per year.

Examples include "grand opening", "special sale," and seasonal signage.

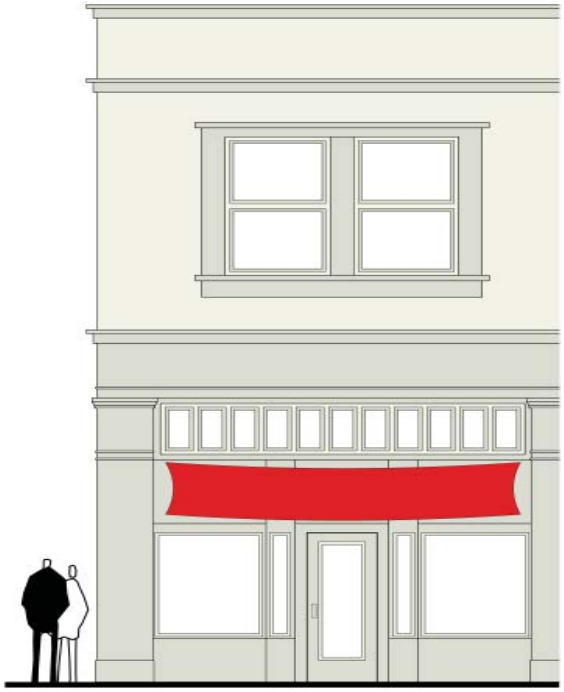
1. Standards
   a. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
   b. Temporary Window Signs may not exceed six (6) square feet in size.
   c. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed twenty-five percent (25%).
   d. Temporary Window Signs which satisfy the above standards and General Standards do not require a permit.
2. Guidelines
   a. Temporary Window Signs should be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
   b. Temporary Window Signs should not be illuminated.
   c. A temporary window sign shall not exceed 40 percent of the area of any window upon which it is placed, singly, or in combination with any other temporary or permanent window signs. Temporary window signs shall be allowed on the first floor only. Temporary window signs require approval of a director's permit and may only be used for a maximum of 90 days per calendar year.



V. Temporary Wall Signs

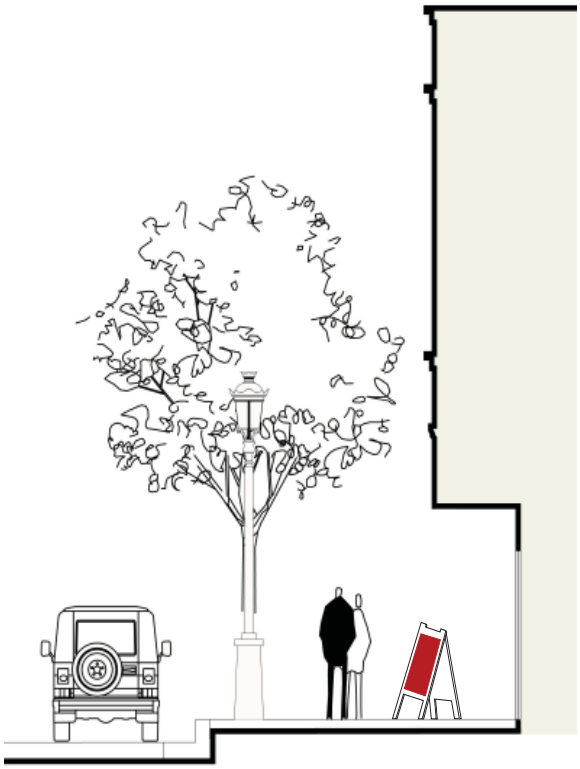
Temporary Wall Signs which are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include "grand opening", "special sale," and seasonal temporary banner signage.

1. Standards
   a. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
   b. A maximum of one (1) Temporary Wall Signs is allowed per establishment.
   c. No Temporary Wall Signs shall exceed thirty-two (32) square feet in area.
   d. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Materials used in Temporary Wall Signs should consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
   b. Temporary Wall Signs should not be illuminated.



W. Portable Signs

A portable sign is a sign that is self-supporting, designed to be moveable, and not structurally attached to the ground, a building, a structure or another sign. Portable signs include, but are not limited to, sandwich board signs, A-frame signs, and other similar signs. These signs are prohibited within the Westside area since typically there are limited opportunities for placement on private property and have been placed on the narrow public sidewalk, which end up obstructing pedestrian circulation.



24W.212

PARKS AND OPEN SPACE STANDARDS

24W.212.010 Purpose and Applicability

A. Purpose

This Section identifies the open space types allowed within the Westside Area as required component of new development. The General Plan identifies the need for new Neighborhood Parks at a standard of 2 acres per 1,000 residents. Also this Section provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street. Any combination of the following Open Space Types could in combination or independently meet the requirements of Neighborhood Park.

B. Applicability

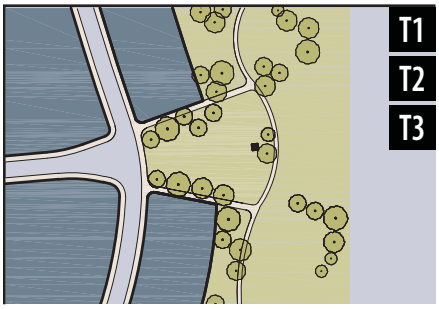
This Section applies to all new development required to provide Neighborhood Parks. Residential or mixed use development proposals on properties of 2 acres or more must provide public park and open space proportionate to the Neighborhood Parks standard of 2 acres per 1,000 residents, based on the current average number of people per type of dwelling. These are defined as the following types; natural parks, greens, squares, plazas, and playgrounds, which are the open space types allowed in the T3, T4 and/or T5 zones.

24W.212.030 Parks and Open Space Types by Zone.

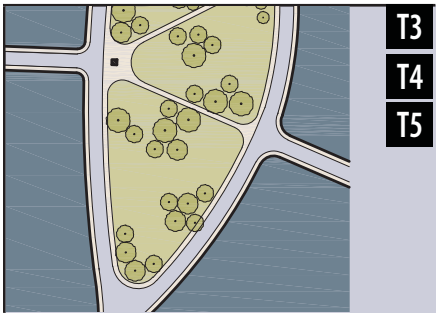
TABLE E: Open Space Types by Zone.

This table provides descriptions of open spaces types and denotes the Transect Zone(s) in which they are allowed.

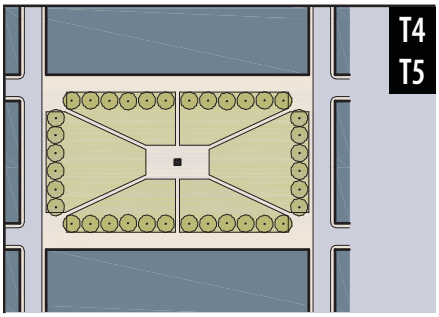
a. **Natural Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors and may include protected habitat with restricted access and may include natural resource areas. The minimum size is determined by resource availablity and oppportunities.



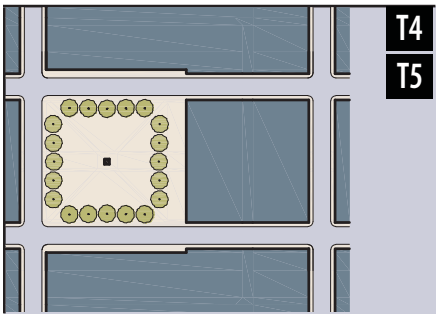
b. **Green:** An open space, available for both structured and unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1 acres and the maximum shall be 15 acres.



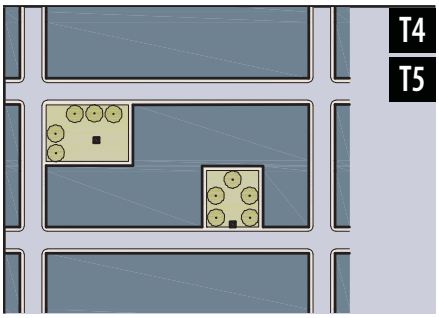
c. **Square:** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 0.25 acre and the maximum shall be 1 acres.



d. **Plaza:** An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages and may be used to meet the open space requirement for commercial use buildings. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 5,000 square feet and the maximum shall be 1 acres.



e. **Playground:** An open space designed and equipped for the recreation of children, which includes Mini Parks. A playground is typically located within a 1/4 mile distance in a residential setting shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. The shall be a minimum size of 2,500 square feet and one acre maximum size.



24W.300
DEFINITIONS

24W.300.010 Purpose

This Section provides definitions of terms and phrases used in this Westside Code that are technical or specialized, or that may not reflect common usage. If a definition in this Section conflicts with a definition in another provision of the Zoning Ordinance or any other provision in the Municipal Code, these definitions shall control for the purposes of this Westside Code. If a word or phrase is not defined in this Section, the definition of such word or phrase as defined in the General Plan or the zoning ordinance shall apply, in that order. If a word or phrase is not defined in this Section or the General Plan or the Zoning Ordinance, and a question arises as to how it is to be applied to a development proposal subject to this Westside Code, the Director shall determine the applicable definition in accordance with the provisions of Chapter 24.505, giving deference to common usage and the purpose and intent of the General Plan, the zoning ordinance, and this Westside Code.

24W.300.020 Definitions Of Specialized Terms And Phrases

As used in this Westside Code, the following terms and phrases shall have the meaning given them in this Section, unless the context in which they are used clearly requires otherwise.

Accessory Structure: See Zoning Ordinance Section 24.110.050

Allee: means a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

Basement: means a space having 50percent or more of its floor-to-ceiling height below the average grade of the adjacent ground; except that any such space shall be deemed a first story if it includes, or could include, a habitable room.

Bicycle Lane (BL): means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

Bicycle Route (BR): means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): means a bicycle way running independently of a high-speed vehicular thoroughfare.

Block: means the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Block Face: means the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Build-to-Corner:

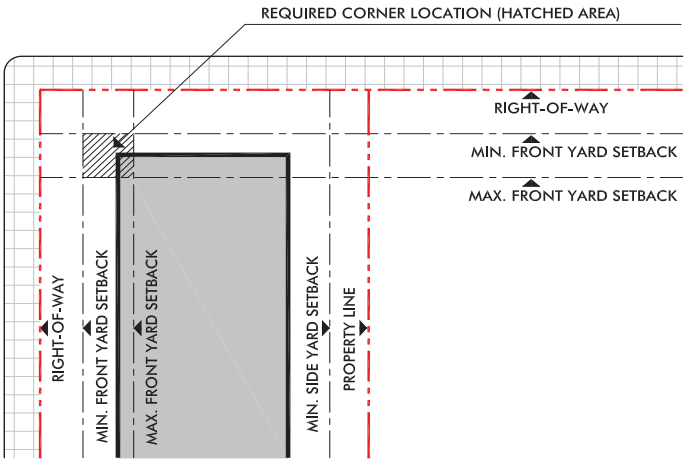
1. The Build-to-Corner requirement specifies that buildings must "hold the corner" of the parcel at the intersection of two streets.

2. The build-to-corner location is defined by the minimum and maximum front street and side street setback

lines. Where the Build-to-Corner Building Placement is required, new development must meet this requirement by siting the building at its street corner.

3. Build-to-Corner requirements are listed under 24W.200 (Zones and Development Standards).

Build to Corner



Building Configuration: means the form of a building, based on its massing, frontage, and height. "Building Disposition" means the placement of a building on its lot.

Building Function: means the uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24W.203.031) and are either permitted by right or via use permit.

Building Height: means the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Exceptions to height limits specified in this Westside Code are the exceptions listed in Section 24.405.030 of the zoning ordinance as it may be amended, revised or replaced from time to time.

A structure category determined by function and disposition on the lot, and configuration, including frontage and height. Building heights are specified in the Zones and Development Standards and illustrated in Table 2: Definitions Illustrated.

Civic Building: means a building owned or leased by a public agency or non-profit organization for the primary purpose of providing a service to the general public dedicated to arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Space: means an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

Commercial Institution: means the term collectively defining workplace, office and retail functions.

Context: means surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

Corridor: means a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

Density: means the number of dwelling units within a standard measure of land area, usually given as units per acre.

Design Speed: means is the velocity at which a thoroughfare tends to be driven without the constraints of signage

or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

Driveway: means a vehicular lane within a lot, usually leading to a garage.

Elevation: means an exterior wall of a building not along a Frontage Line. See: Facade.

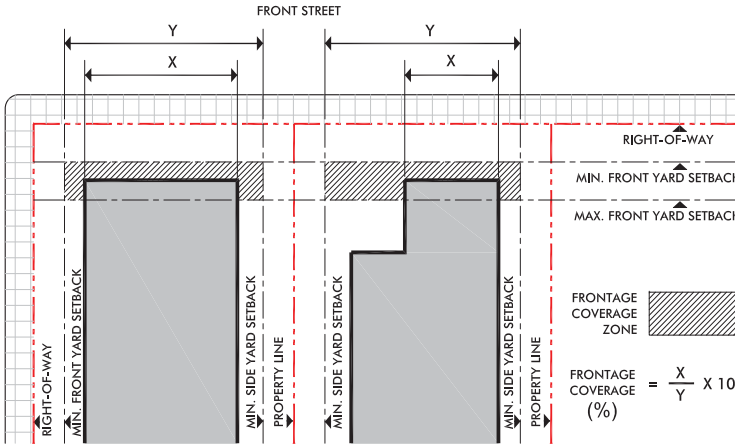
Enfront: means to place an element along a frontage line, as in "porches enfront the street."

Entrance, Principal: means the main point of access of pedestrians into a building.

Facade: means the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

Frontage Line: means those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

Frontage coverage zone: means the rectangle formed by the minimum and maximum front setback lines and the minimum side setback or side street setback lines.



Grade, existing: means the surface elevation or topography of the ground or pavement at a stated location that exists on a site prior to disturbance in preparation for a project regulated by this code.

Grade, Finished: means the elevation or topography of the finished surface of the ground or pavement comprising a site after all necessary grading has been performed and as identified on an approved grading plan or subsequent as-built grading plan.

Infill: means a project within existing urban fabric.

Inside Turning Radius: means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Liner Building: means a building specifically designed to mask a parking lot or a parking garage from a frontage.

Live/Work: means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which include: 1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and 2. Working space reserved for and regularly used by one or more occupants of the unit.

Lot Line: means the boundary that legally and geometrically demarcates a lot (see Frontage Line).

Lot Width: means the length of the principal Frontage Line of a lot.

Neighborhood: means an urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

Parking Structure: means a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Passage(PS): means a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT): means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian Shed: means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. (Sometimes called a "walk-shed" or "walkable catchment.") A Linear Pedestrian Shed is elongated to follow a Commercial corridor.

Planter: means the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

Principal Building: means the main building on a lot, usually located toward the frontage (see Table 16).

Private Frontage: means the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table E).

Project: means any proposal for new or changed use, or for new contraction, alteration, or enlargement of any structure, that is subject to the provisions of this code.

Public Frontage: means the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table D).

Rear Alley (AL): means a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane(LA): means a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Residential: means premises available for long-term human dwelling.

Retail Frontage Line: means Frontage Lines that require the provision of a Shopfront, causing the ground level to be available for retail use.

Rowhouse: means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (syn: Townhouse).

Setback: means the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

Sidewalk: means the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Single Room Occupancy: (SRO) means a building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.

Story: means a habitable level within a building where ground floor for non-residential use is a minimum of 15 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

Half-Story: means a story under a gable, hip, or grambrel roof, the wall plates of which on at lease two opposite exterior walls are not more than two feet above the floor of each story, and the habitable floor area measured at lea height of six feet above the floor does not exceed 75% of the floor area of the story immediately below it.

Street (ST): means a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

Streetscape: means the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Thoroughfare: means a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Townhouse: syn: Rowhouse.

Transect: means a system of ordering human habitats in a range from the most natural to the most urban as summarized in Chapter 3 of the General Plan. Among other applications of the transect, the form-based code is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone): means a geographically specific zoning classification established to regulate development patterns in accordance with the transect system. Transect Zones are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The basic T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core (see Table A).

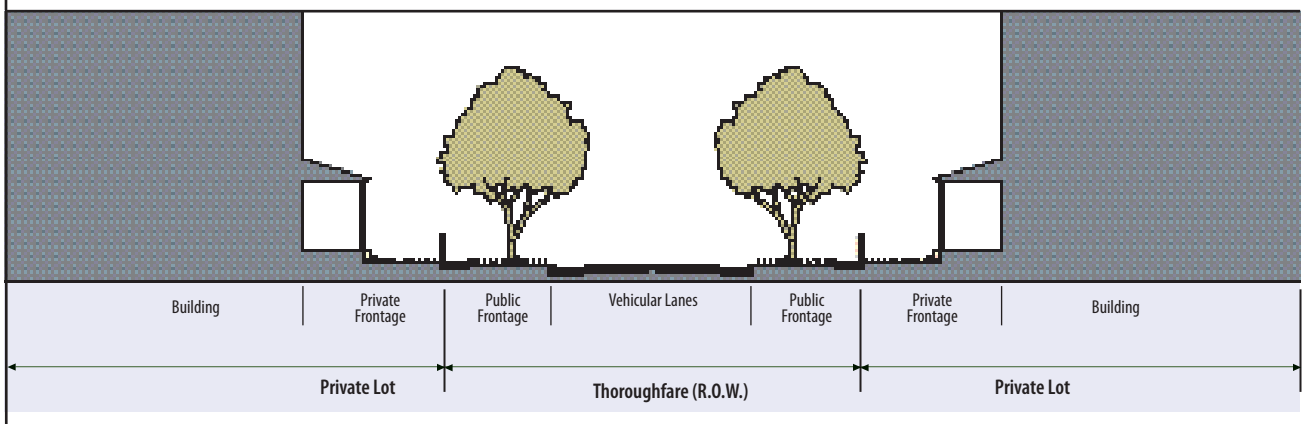
Transition Line: means a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: means a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: Building Type.)

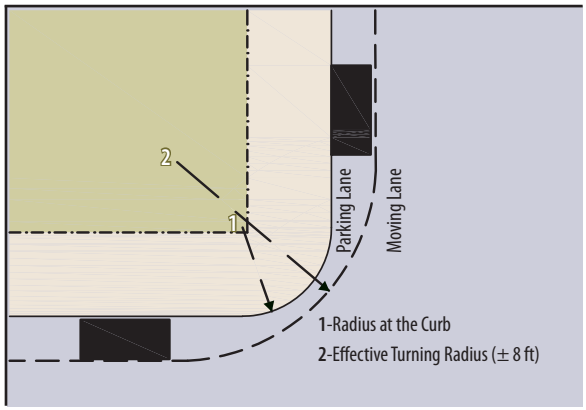
24W.300.030 Definitions Illustrated.

TABLE 1: Definitions Illustrated.

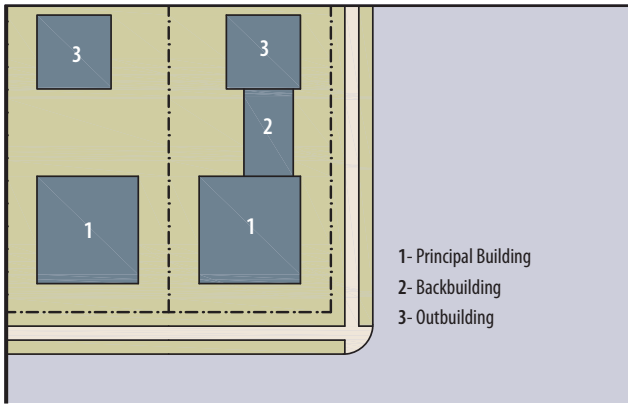
a. THOROUGHFARE & FRONTAGES



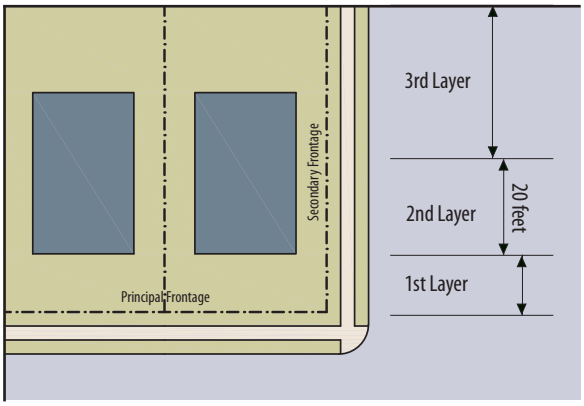
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES

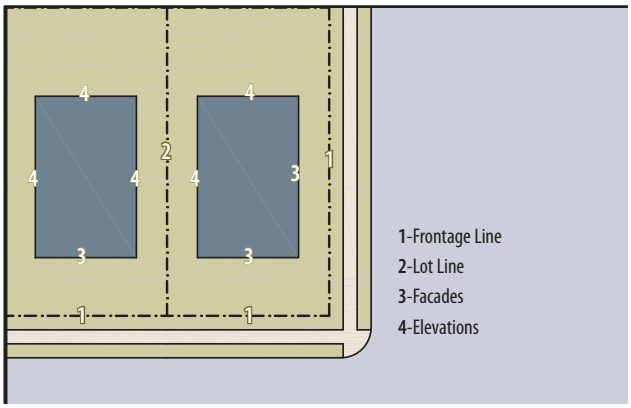
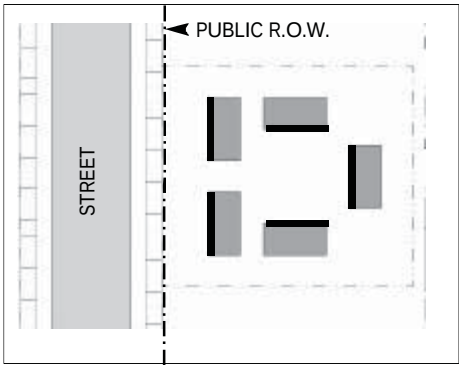
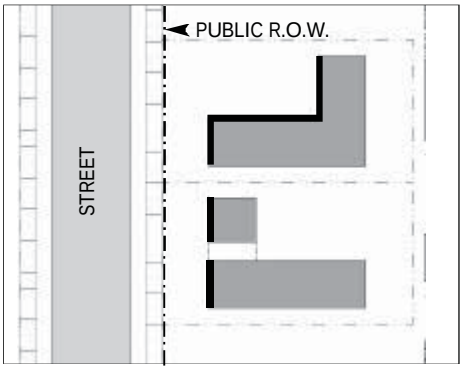


TABLE 2: Definitions Illustrated.

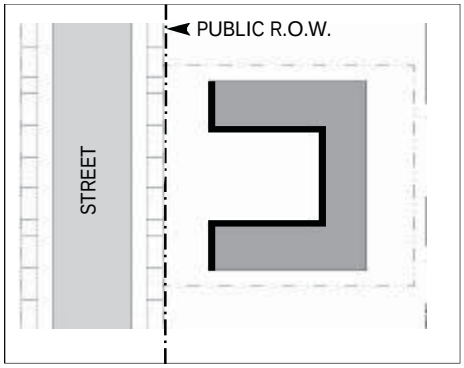
a. COURTYARD HOUSING CONFIGURATIONS



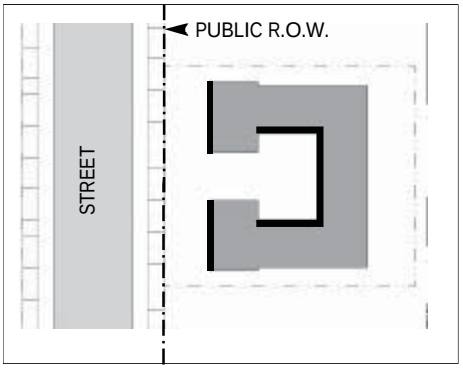
A. Bungalow Court: a Bungalow Court is comprised of individual, detached single-family dwellings oriented around a common courtyard. This type is the least dense and can seamlessly fit into any single-family residential neighborhood.



B. Side Courtyard: a Side Courtyard is defined on one or two sides by attached flats and/or townhouses. The courtyard may be completely open to the street (for a more suburban setting) or be hidden from the street by the building (for a more urban setting).



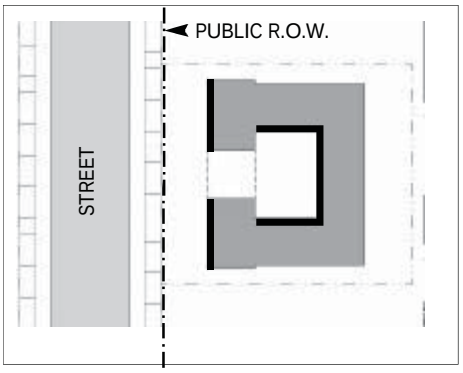
C. Open Courtyard: an Open Courtyard is a court that is surrounded on three sides by a "U" shaped building. The fourth side is completely open to the street.



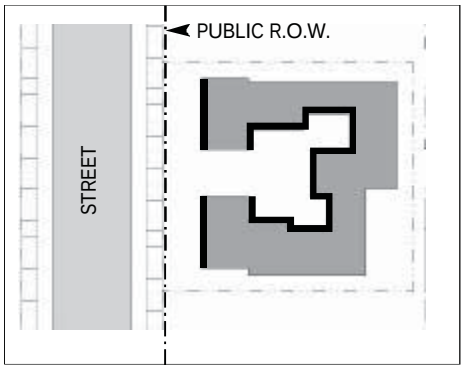
D. Forecourt Courtyard: a Forecourt Courtyard is surrounded by buildings on three sides. The fourth side is partially open to the street, the open, unroofed portion (the forecourt), providing a transition to the street. In this courtyard type, access from the street to the courtyard can be controlled with a gate.

TABLE 2: Definitions Illustrated. (continued)

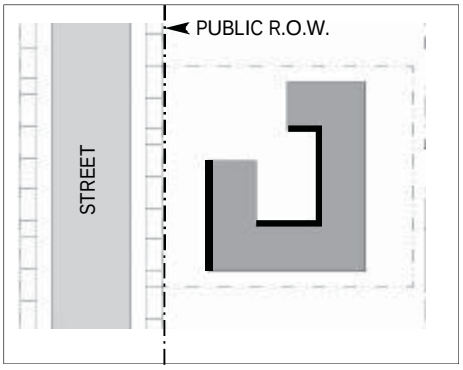
a. COURTYARD HOUSING CONFIGURATIONS



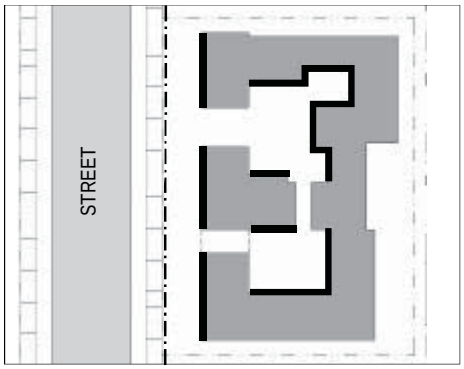
E. Zaguan Courtyard: A Zaguan Courtyard is very similar to a Forecourt Courtyard, the only difference being that the passageway leading from the court to the street is covered by a roof. The *zaguan* , a covered passage that passes through the building and gives access to the street, can be gated.



F. Composite Courtyard: a Composite Court is a courtyard comprised of a large primary courtyard from which small, secondary patios branch-off. The primary courtyard can be any of the previous attached-dwelling types discussed previously.



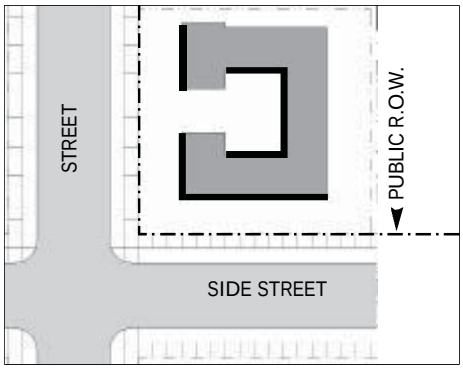
G. Corner Courtyard: a Corner Courtyard places the passageway leading from the street to the courtyard at the corner of the lot. The passageway is open to the sky. Access to and from the courtyard can be controlled with a gate.



H. Multiple Courtyard: a Multiple Courtyard consists of two or more separate courts. Though distinct spaces, these courtyards, comprised of any of the previous types, are connected via public passageways open to the sky or via *zaquans*.

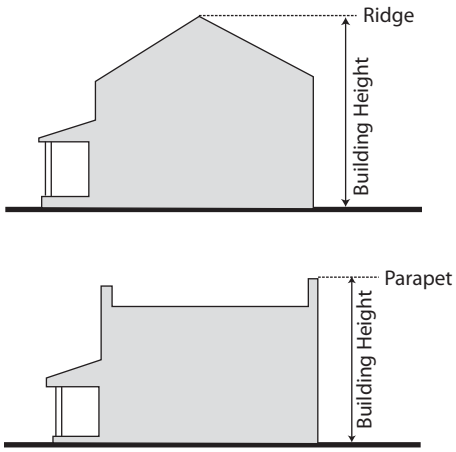
TABLE 2: Definitions Illustrated. (continued)

a. COURTYARD HOUSING CONFIGURATIONS



I. Corner Lot Courtyard: a Corner Lot Courtyard places any of the previous courtyard types at the intersection of two streets. Since this type faces two streets, the side of the courtyard that does not provide access to the street must provide frontages to the the street *and* to the courtyard.

b. BUILDING HEIGHT



24W.300.040 Land Use Definitions

Adult Business: See Zoning Ordinance Chapter 24.492.

Affordable Housing: A residential unit that is restricted to occupancy by an income eligible household as defined by a local, State, or Federal Program, as may be amended from time to time.

Alcoholic beverage sales: Any off-sale or on-sale alcoholic beverage establishment as defined within Municipal Code Sec. 24.460.130 as governed by Municipal Code Chapter 24.460.

Animal Husbandry: The raising of livestock or domestic animals for commercial purposes, but does not include feedlots. Typical uses include grazing, ranching agricultural and dairy farming.

Apiculture: The raising of bees for the purpose of honey extraction or for pollination in conjunction with agricultural and horticultural purposes.

Auto or motor vehicle related sales or services: A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, mobile home, recreational vehicle, or watercraft sales, and Vehicles for sale may be displayed outdoors or indoors, as authorized by a Use Permit.

Also includes the dismantling, repair, servicing, alteration, restoration, recycling, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.

Does not include: the sale of auto parts/accessories separate from a vehicle dealerships or Gas Stations.

Bank, financial services: Financial institutions that provide retail banking services to individuals and businesses. This classification is limited to institutions engaged in the on-site circulation of cash money including businesses offering check-cashing facilities. This includes self service facilities or ATM's available for pedestrians, drive up teller facilities are not allowed as part of this use category.

Bar, Tavern, Night Club: An establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments -Use Permit). Entertainment is also separately regulated by Chapter 10.450 (Dance Halls).

Business Support Service: A business that provides services to other businesses. Examples include: blueprinting, computer-related services (rental, repair), copying and quick printing services, film processing and photofinishing (retail), mailing and mail box services

Civic: means, a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Institutional: A use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

Community Meeting: Group gatherings conducted indoors. Typical uses include synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges.

Crop Production: The growing and harvesting of tree crops, row crops, or field crops on a commercial basis. The crop production use type includes temporary storage of crops grown on the premises but excludes uses classified under the Food and Fish Processing use type category or the Indoor Production use type.

Day Care: Day Care Centers as defined by the Health and Safety Code, and the day care and supervision of more than 12 children under 18 years of age for period less than 24 hours per day.

Distribution Generation Facility: A small or mid-scale energy generation facility located at or near the customer site. The broad term encompasses advanced combustion technologies such as micro turbines, reciprocating engines and fuel cells, as well as non-combustion options like photovoltaic cells and wind turbines. Types of energy sources may include, but are not limited to, petroleum, methane, ethanol, thermal, wind, solar, hydro and other possible non-radioactive sources.

Drive -Through Retail or Service: A retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.

Dwelling - Multi-Unit: A single structure containing two or more dwelling units, or multiple units arranged with zero lot lines. These include: duplexes, triplexes, quadplexes; rowhouses, courtyard housing, and stacked dwellings.

Dwelling - Single Dwelling: A building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems

Dwelling: Second unit: A dwelling unit stacked above or attached at grade to a garage, typically located at the rear of a lot that includes a main residence building that is one of the following Building Types:

Sideyard Court, Rowhouse, Duplex, Triplex, Quadplex, Single Family Detached – Front Yard, or Single Family Detached – Side Yard. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

Emergency shelters: Housing with minimal supportive services for homeless persons that limits the occupancy to six months or less by a homeless person and does not deny any individual or household shelter because of inability to pay. This use type does not include Residential Care or Group Care.

Energy Generation Facility: A generator unit that may use a variety of sources and/or products for the production of power either; 1) for use on-site (and/or by non-commercial users), 2) for sale to the grid, accessory to on-site use of power, or 3) for sale to the grid as primary use. This does not include fossil fuel generation facilities.

Farm employee housing: The use of dwelling units for farm employee housing.

Farmers Market: Indoor or outdoor sales of fresh produce and other artisan prepared food goods typically in a multiple vendor format in a designated area where on designated days and times, growers and producers may sell directly to the public from open, semi-open or within built facilities in accordance with the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5.

Gas Stations: Retail sale, from the premises, of vehicle fuel, which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental provision of minor repairs and lubricating services. Typical uses include automobile service stations and filling stations and special oil change and lube shops.

General Retail: The Retail Sales use type consists of establishments primarily engaged in the sale of goods and merchandise, but excludes those uses classified under the Animal Sales and Services use type category, Automotive and Accessories use type category, Business and Professional Support use type, Construction Sales and Services use type category, and Food and Beverage Retail Sales use type. Typical uses include department stores, apparel stores, furniture stores, florists, pawn shops, and hardware stores.

Health/Fitness Facility: Establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages and health or fitness club.

Home Occupation: An occupation conducted at a premise containing a dwelling unit as an incidental use by the occupant of that dwelling as per Chapter 24.125 of the Municipal Code.

Horticulture, Urban: Horticulture use type category consists of the use of a site, or a portion of a site, by either an individual resident or community based group for the cultivation of crops, vegetables, or ornamental flowers for personal, community or commercial purposes. Horticulture Urban excludes uses classified under the Food and Fish Processing use type category or the Indoor Production use type.

Indoor Entertainment: Venues that provide live or recorded events or performances, or other activities intended for spectators that are conducted within an enclosed building such as a motion picture theater, dance clubs, music performance halls, and sports arenas.

Indoor Production: The commercial production of fruits, vegetables or other crops within an enclosed building. Typical uses include growing crops, flowers or plants in commercial greenhouses and producing mushrooms.

Laboratory-Medical, analytical: Establishments primarily engaged in research of an industrial, technical or scientific nature or the processing of material in a laboratory, but excludes manufacturing uses. Typical uses include electronic research firms, pharmaceutical research laboratories, radiological labs and biotechnical labs (Research or Laboratory Services definition).

Library, museum: Non-profit cultural institutions displaying or preserving objects of interesting one or more of the arts and sciences or providing on loan to the public books and other types of media. This use may also include incidental instructional services.

Live/Work: An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which include: 1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and 2. Working space reserved for and regularly used by one or more occupants of the unit.

Lodging: Establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.

Manufacturing/processing heavy: Industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, primarily from extracted or raw or recycled materials. Uses in this use type generally are characterized by, among other things, truck or rail traffic, or outdoor storage of products, materials, equipment or fuel. Typical uses include battery manufacturing, welding, water softening plants, plating, ready mix concrete plants, trucking terminals, and distribution facilities for commercial package services.

Manufacturing/processing light: The manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products and incidental storage and distribution of such products or parts, but excluding basic industrial processing classified under the Manufacturing: Heavy use type. Typical uses include apparel manufacturing, machine shops, and furniture manufacturing.

Media Production: Facilities engaged in the production and distribution of film or video either with enclosed buildings or on outside sets.

Medical/Dental: Establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner's consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section1250, except as provided in Health and Safety Code Section 1267.8.

Mortuary, Funeral Home: A funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Office: Offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.

Oil Equipment Services: The Oil Equipment Services use type category consists of establishments primarily engaged in the sale, servicing or maintenance of oil well testing and service equipment. The following are the two Oil Equipment Services use types:

1. Oil Equipment Services: Heavy. Sales and services of heavy, industrial-scale equipment which is typically done in an industrial area.

2. Oil Equipment Services: Light. Sales and services of light, easily transportable equipment which is typically done in a commercial area.

Oil drilling: Operations including drilling, extraction and production of oil, gas, and other hydrocarbon substances in the industrial zones of the city. Also included are incidental storage, distribution of the materials, and necessary attendant uses and structures associated with oil, gas, and other hydrocarbon substances, but excluding refining, processing or manufacturing thereof.

Oil Refining: Oil related industrial activities involving the processing and/or manufacture of substances such as: asphalt and tar paving mixtures; asphalt and other saturated felts (including shingles): fuels: lubricating oils and greases: paving blocks made of asphalt, creosoted wood and other compositions of asphalt and tar with other materials; roofing cements and coatings.

Park, playground

Parking, Shared - An offsite and/or reduced parking arrangement for more than one use, which provides adequate supply of parking spaces based on timeframe and duration of peak parking demand for each use. The maximum distance between use and parking shall be 300 feet for customers/visitors and 500 feet for employees. The maximum reduction of spaces allowed is 20%.

Parking, Offsite – An offsite parking location provided for a principal use or for commercial parking, which is located within 1,250 feet from the use served and provides 100% of the required parking. Reduced parking may be allowed up to 20% of the required by incorporation of transportation and parking demand management strategies subject to the Community Development Director approval or through the shared parking Use permit process.

Parking Facility - Public or Commercial: A parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Personal Services: Establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, tanning salons, barber shops, tailors, shoe repair shops, self-service laundries, dry cleaning shops, and massage establishments subject to municipal code requirements, but exclude uses classified under the Office and Trade School.

Personal Services, Restricted: Use types consisting of establishments that due to their nature may have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to mitigate their adverse impact. Examples of these use types include tattoo and body piercing services. All new uses, as defined by Chapter 24.115.3325, shall be permitted only if the following provisions are met:

A) No such use shall be established within 500 feet of any primary or secondary school, school grounds, park, playground, preschool, nursery, day-care center or other place frequented by children;

B) Each use classified as Personal Services Restricted shall maintain a minimum distance of 500 feet from another.

Printing and Publishing: A business that provides printing services using letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes: businesses that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Produce Sales: Onsite sale of fruits, vegetables or other crops. "Onsite sale," for purposes of this use type classification, means sale of fruits, vegetables or other crops on a site on which a use type is conducted. Typical uses include fruit or vegetable stands.

Recreation Services, Indoor: Establishments offering predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages, and health or fitness clubs.

Recreation Services: Outdoor Sports and Recreation. Establishments offering predominantly participant sports or other activities conducted in open or partially enclosed or screened recreational activities facilities. Typical uses include driving ranges, miniature golf courses, golf courses, amusement parks, swimming pools, and tennis courts.

Recycling: Large collection facility: A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public, which occupies more than 500 square feet and may include permanent structures as well as mobile units, bulk reverse vending machines and Kiosk-type units.

Recycling: Processing facility: A building or enclosed space used for collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling: Reverse vending machine: Automated mechanical device that accepts at least one or more types of empty beverage containers including aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit slip. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. The machine and associated enclosure shall occupy no more than 50 square feet of space, be located within 40 feet of the primary commercial use and shall be placed in a manner that buffers the use from adjacent residential uses.

Recycling: Small collection facility: A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public, which occupies less than 500 square feet and mobile units, bulk reverse vending machines, Kiosk-type units and unattended containers for donation.

Research and Development (R&D): A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see "Laboratory").

Residential Accessory Use or Structure: A use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property:

- Garage
- Gazebo
- Greenhouse (non-commercial)
- Spa, hot tub
- Storage shed
- Studio (no kitchen facility)
- Swimming pool
- Tennis or other on-site sport court
- Workshop

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

Restaurant: Sale of prepared food and beverages in a ready-to-eat state for on-site or off-site consumption. A dining area may or may not be provided. Vehicle drive-up service is prohibited. The restaurant use may be ancillary to another use.

Retail: Establishments engaged in the sale of goods and merchandise

School, Commercial: A public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include: art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school,

establishments providing courses by mail, language school martial arts, music school, professional school (law, medicine, etc.), and seminaries/religious ministry training facility. Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

School: General: A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

Scrap and dismantling yard: Collection and storage of used vehicles and or various scrap materials that are either selling parts or

Special Residential: A use within or comprising any of the following use types as the definitions of same may be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).

Storage: Personal storage facility (mini-storage): Establishments providing storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excludes any sales or services or business other than storage uses such as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehouses.

Studio -Art, Dance Martial Arts, Music, etc.: Small-scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. 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.

Supportive Housing: A family residential use with no limit on the length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Typical uses include housing for victims of domestic violence and the disabled.

Thrift Store: Any retail establishment primarily selling goods that are donated or acquired for less than the reasonable wholesale value of the goods.

Transit Station or Terminal: A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

Transitional Housing: A family residential use configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Typical uses include housing for persons in transition from homelessness to permanent housing.

Work/Live: A dwelling unit that contains a commercial component which a fee-simple unit on a lot within a commercial component anywhere in the unit.

Wireless Telecommunications Facility: As defined in Zoning Ordinance Section 24.4115.3460 and regulated by Chapter 24.497 of the Municipal Code.

ATTACHMENT C

DRAFT WESTSIDE HISTORIC RESOURCES SURVEY, DATED JANUARY 2011

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Westside Historic Context & Survey Report

City of Ventura

Avenue area photo courtesy Museum of Ventura County

January 2011

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GPA

Westside Historic Context & Survey Report
City of Ventura

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Introduction

Background

Ventura's Westside community exhibits some of the City's oldest, most diverse, and historically significant properties due to manner in which the area developed. The area first developed as a route to Ojai and Santa Barbara to the north, and was the home to a few of the City's early pioneering families who established small independent farms along the route. After the turn of the twentieth century oil was discovered along present day Ventura Avenue; and into the 1920s, Ventura's Westside community saw a significant change in character from a spattering of small independent agricultural farms to an industrial area supporting oil-related industries and modest worker's housing. The City has an interest in identifying the significant cultural landmarks and resources within this diverse area as a planning tool. Therefore, this survey has been conducted in accordance with the goals identified in the 2005 General Plan and to help inform the Westside Community Plan and Code.

Previous Surveys and Designations

Although the City has undergone several efforts over the years to systematically survey the city, the Westside area has never been comprehensively surveyed for historic and cultural resources. The first study to cover the City's historic resources was conducted in 1977-79. This study was conducted by an intern from the Public History program at University of California at Santa Barbara, which resulted in the City passing a Historic Preservation Policy and Plan. In 1980 Greenwood and Associates prepared a study for the City's Redevelopment Agency called the *Archival Study/Historic Overview: Downtown San Buenaventura Redevelopment Study Area,* but it only covered the City's downtown redevelopment area (bounded by Palm Street on the east, Harbor Boulevard on the south, Ventura River on the west and Poli Street/Park Row Avenue and Wall Streets on the north).

In 1983, Judy Triem of San Buenaventura Research Associates prepared a Phase I Cultural Heritage Survey of Downtown and Ventura Avenue. This study was partially funded through the State Office of Historic Preservation and consisted of a comprehensive block by block survey of all the properties in the downtown area that were not previously covered in the previous Downtown Redevelopment study; however the Ventura Avenue area was done selectively and only covered the properties prior to 1900. However, representative properties constructed prior to 1940 were photographed. Triem's study inventoried a total of eighty-five (85) properties within the Ventura Avenue area, including seventy-nine (79) residences, three (3) commercial properties, and three (3) cultural properties. Of the properties inventoried in the survey, Triem recommended twenty-five (25) properties as potential landmark properties, nine (9) of which were recommended as eligible for the National Register of Historic Places. However, due to a lack of time and funding, the area was not comprehensively surveyed and as a result, the survey recommended that this area be studied further.

In 1990, the City passed Ordinance No. 90-4, establishing the Simpson Tract Historic District Overlay Zone. This tract includes properties in the blocks bounded by Ventura Avenue, Sheridan Way and properties on either side of West Simpson and West Prospect Streets.

In 2001, The City contracted West Coast Environmental and Engineering to prepare a Historical Overview and Environmental History of Ventura's Westside and North Avenue areas. The purpose of the study was to research the area's history and identify potential brownfield sites (property with the presence or potential presence of a hazardous substance, pollutant, or contaminant). This study conducted a review of historic aerial photographs, historic Sanborn Fire Insurance Maps, historic city directories, and a drive by site reconnaissance of the study area. Although this study did not specifically focus on identifying historic properties, the historic overview provided the most detailed information on how the Westside historically developed.

From October 2006 to April 2007, the City retained Historic Resources Group (HRG) to conduct a survey update of the Downtown Specific Plan Area, which included over 1,100 properties. As part of this study, HRG prepared an updated and comprehensive historic context for the City of Ventura's downtown area and recommended two hundred twenty-one (221) properties for local landmark designation (64 of which were previously designated) and thirteen (13) Points of Interest (9 of which were previously designated).

Finally, there are a few studies of individual properties or properties within the Westside area, including the Willett Ranch (2686 N. Ventura Avenue), the Water Treatment Plant (5895 North Ventura Avenue), and the San Buenaventura Mission Aqueduct. All of the previous studies and results were reviewed and used in the preparation of this report; the current study utilized the most recent historic context prepared by HRG and supplemented the information to include more specific contextual information about the Westside Community Plan area.

City of Ventura Historic Preservation Policies

The City has an interest in identifying, preserving, and protecting its significant architectural resources. As such, the City established a Historic Preservation Committee in 1973 under Ordinance No. 1801, which comprises a seven-member board appointed by the City Council. The City's landmarks ordinance outlines procedures for identifying historic resources within the city. The Committee maintains a master list of Historic Landmarks and Districts in the City of Ventura. Currently, there are 104 properties and 4 districts.

Description of the Historic Context and Survey Report

This survey covers all properties located within the Westside and North Ventura Avenue (hereafter referred to as "Westside" only) area (Figure 1). However, not all properties, structures and objects were documented or recorded as part of this effort. First, an initial reconnaissance level survey eliminated properties that did not appear to have historic significance and high integrity. Following the reconnaissance survey, an intensive level survey was conducted on all

remaining properties that represent the oldest and potentially significant buildings located within concentrated groupings that might constitute *historic districts* or *conservation areas*. Properties that were identified as potential *landmark* properties were documented on State of California Department of Parks and Recreation 523 inventory forms (DPR 523 forms). This survey re-evaluated the properties that had been previously evaluated and updated the information, as appropriate. Properties that are historically significant at the national, state, and local level are also identified with recommendations as to the historic status of each property as assigned State of California Historic Resource Status Codes (for status code meaning see Page 27). A list of all the properties surveyed as part of this study is located in Appendix A.

Once the draft survey is finalized, the information will be used by the Community Development Department staff to help inform decisions related to the California Environmental Quality Act (CEQA), zoning, and design criteria for the Westside Community Plan Area. Once completed, the Community Development staff will work with the Historic Preservation Committee, Planning Commission, City Council, and the public to identify priorities and methods to integrate the survey findings into the overall planning process.

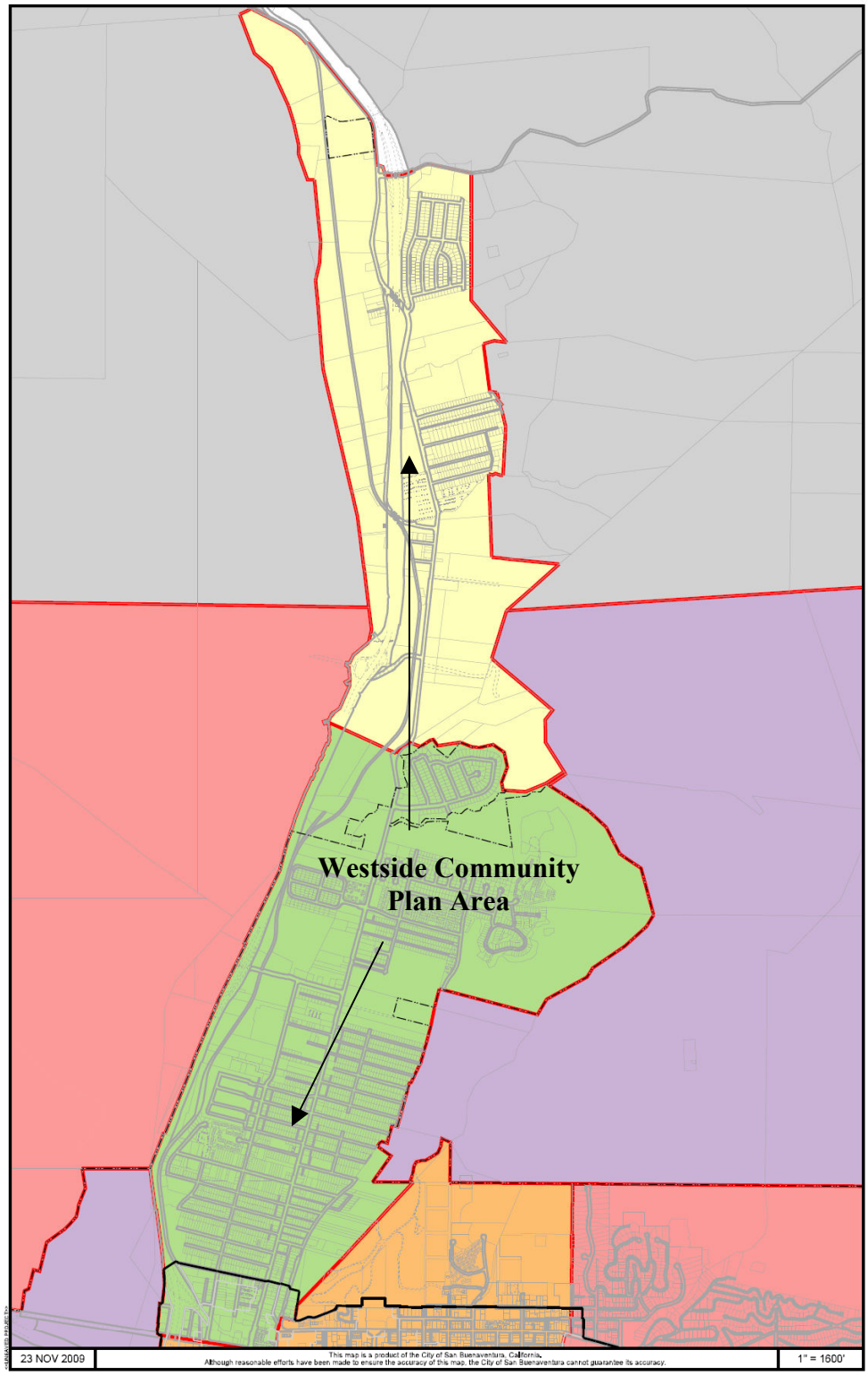

Figure 1. Map of Westside/ North Ventura Avenue Community Plan Areas & Study Area.

Survey and Historic Context Methodology

This survey report and historic context update for the Westside area was prepared by Galvin Preservation Associates Inc. (GPA) with the assistance of city planning staff, volunteers, and the Historic Preservation Committee. The GPA project team consisted of professionals that meet the *Secretary of Interior's Professional Qualifications for History and Architectural History*. The survey and development of the historic context were conducted from February to August 2010. The final report was completed in September 2010.

The historic context and the historical resource survey were developed in accordance with the *Secretary of Interior's Standards and Guidelines* for Historic Preservation and National Register Bulletin 24, *Guidelines for Local Survey: A Basis for Preservation Planning*. The Project was conducted in three phases: 1) preliminary site study and archival research, 2) field survey and draft historic context preparation, and 3) post survey data entry and preparation of final reports.

Preliminary Site Study and Archival Research

The first phase of work included gathering the necessary data for updating the historic context to include additional information on the Westside and Ventura Avenue areas and for conducting the historic resources survey. The purpose of the preliminary archival research was to identify potentially significant historical events, development patterns, properties and important individuals within the survey area. This research was used to supplement the City's existing historic context and for identifying and evaluating potentially significant properties. The steps undertaken as part of this phase included the following:

1.1. Meeting with the City staff. The project team met with the City staff to identify the specific needs of the survey and to gather information on previous studies and resources that were available to the survey team. The project manager clarified the goals of the City and reviewed the project scope and schedule. The project team identified methods to minimize cost for the survey and methods to involve the public in the survey process, including the use of volunteers.

1.2. Review of the project area. The project team collected historic maps, aerial photographs, previous reports and studies, and reference books to better understand how the Westside and Ventura Avenue areas developed over time and to understand what previous information was available. The historic maps were used to identify the development patterns and determine the approximate build dates for the individual properties and the general reference material was used to identify contexts and themes to evaluate property types. This study largely utilized the contextual information prepared in the previous studies and the research team only studied additional contexts not previously explored as a cost savings strategy for the City.

1.3. Initial site visit and orientation. The project team drove around the Westside Community Plan Area to gain an understanding of the types of resources and to identify potential research themes. The initial site visit was used to orient the project team to major streets and building stock and to compare the built environment with information gained from historic map and literature review. The project team drove the previously identified Simpson Tract Historic District area and noted the properties that appeared to be potentially significant architecturally and properties that may contribute to potential historic district(s). The team took photographs and general notes of the character defining features of the properties and the neighborhood features. This information guided the more focused research that was used in developing the draft historic context.

1.4. Assembling archival historical data. Archival research was oriented toward the identification and development of the Westside and North Ventura Avenue areas and specifically focused on contexts and themes not previously identified in previous contexts prepared for the City. Archival research was conducted at the City (building permit records, various historic documents and other reference materials), Museum of Ventura County Archives (historic aerial photographs, historic Sanborn Fire Insurance Maps, city directories, published biographies and newspaper clippings, Historical Society Journals, etc.), Ventura County Assessor's Office, Ventura Public Library, and the Los Angeles Public Library Central Branch (ProQuest Historical Los Angeles Times). This information was used as a foundation for updating the historic contexts for the project study area.

Field Survey and Development of Draft Historic Context

The second phase of the project included conducting the field survey and inventory and developing a draft historic context. Using the information prepared in the first phase of the project, the project team looked at the properties and historical data collectively and at a more detailed level. The second phase consisted of the following:

2.1. Preparation of a draft historic context. The project historian utilized the most recent historic context prepared for the City by Historic Resources Group in 2007 and updated the existing themes and context periods with information specific to the Westside area. The context included information on the chronological development of the study area as well as important events, properties, industries, and personages associated with the area's development from the Mission period until present day, focusing on the events prior to 1965. The context was used to identify potentially significant properties to be inventoried as part of the survey.

2.2. Triage of properties to be inventoried. The City provided the project team with a GIS map and list of 4,481 properties that are located within the study area (as provided by the Assessor's Records). The project team then walked the study area and photographed each parcel (including vacant parcels for reference). For each of the properties, the project

team took notes on a photo log to identify the year the building was built, whether the building had been significantly altered, whether the building was located within a potential historic district, whether it had the potential to be individually significant, or whether more information would be needed on the building.

2.3. Identification of properties to be inventoried on DPR 523A forms. From the list of 4,481 properties, the project team triaged those properties that best represented the identified contextual themes for the City and selected ninety-three (93) properties to be inventoried on State of California DPR 523A (Primary Record) forms. The selected properties included those properties that were the oldest and most intact, the best representative examples of each context and those that may be considered landmark properties. The DPR 523A form is the standard State of California Department of Parks and Recreation Primary Record for inventorying properties. The project team noted the architectural typology, year built, condition, and integrity of each building and identified the current owner information and basic property data on the DPR 523A forms.

2.4. Mapping the district areas. The project team prepared a series of maps to better understand the building typologies by date, style, and location. These maps were later incorporated into the historic context and assisted in identifying the properties that are located within concentrated areas that might constitute a historic district and properties that may have individual significance due to their age, locational pattern, or association with a significant person or trend in Ventura's Westside history.

2.5. Researching individual properties. The project team identified select properties to research further due to their age or potential individual significance. Research was conducted at the City to identify any alterations that had been made to the properties over time. The researchers also looked for names of previous owners associated with the property and the original building permits, if available, as well as historic City directories to identify persons and businesses associated with each individual property. Information gained from the additional research was included in the inventory forms for select properties.

2.6. Identifying historic district boundaries and contributing & non-contributing properties. The project team reviewed the previously identified historic district (Simpson Tract) and reviewed other potential district areas to determine which properties would contribute or not contribute to each potential district. The project team then prepared preliminary maps identifying which properties retained sufficient integrity to contribute to the significance of each district as well as those properties that were located within the district boundaries but were altered or did not contribute to the district. The project team also cross checked the preliminary building information in the field (i.e. address, parcel number, photographs, etc.) to ensure accuracy of the information and updated the previous information on the district areas.

2.7. Meeting with City Staff and Community Development Director to review the preliminary findings. Once the draft historic context had been prepared and the preliminary maps of

the survey area had been completed, the project team met with City Staff and the Historic Preservation Committee to review the preliminary determinations. The purpose of this meeting was to identify any missing information and to preliminarily inform the City of the survey findings. GPA provided recommendations on updates to the existing historic district (Simpson Tract) and identified two additional areas that might constitute conservation areas or potential historic districts.

2.8.

Post Survey Data Entry and Preparation of Reports

The last phase of the project includes assembling the survey information to peer review the DPR 523 forms, reviewing and editing the draft historic context, identifying possible future research and/or information gaps, providing a discussion of the results of the survey and providing suggestions as to how the findings could be incorporated into the local planning process. This phase also includes inserting and completing sources/notes, maps, and formatting the citations for the draft historic context. Following is the method for completing the third phase of the project:

3.1. Peer reviewing/editing the DPR 523 forms and draft historic context. The DPR forms were peer reviewed for content and accuracy. Also, the draft historic context was circulated to several individuals who identified information gaps and conducted typographical and grammatical edits. The draft historic context was reviewed by City staff as well as the Historic Preservation Committee and was made available to the public on the City's website. The City solicited public comment on the draft historic context for consideration by the Historic Preservation Committee.

3.2. Finalizing district boundaries and contributing/non-contributing properties. Based on the information gained through the final edit of the historic context and inventory forms, the project team made final determinations as to where the district boundaries were located and which properties contributed to the potential districts and conservation areas. This information was then included in the final inventory forms. Some of the properties that were previously evaluated were identified as contributing or non-contributing to the proposed historic districts even if they received a status code previously.

3.3. Assigning status codes to all properties within the districts and project study area. Based on integrity and known information on the properties, each property was given one of several State Status codes. The status code identifies the potential disposition of each properties inventoried and surveyed (e.g. eligible for the National Register, California Register or potential historic landmark) (see Appendix A for a complete description of each status code).

3. Preparation of the final report. Once all of the inventory forms were completed and the information was incorporated into the historic context, the report was reviewed by the principal architectural historian. The document was then submitted to the City of Ventura

staff for review. This phase included incorporating comments from all parties, and formatting and editing the historic context and preparing the final report.

3.4. Presenting final historic context and inventory findings to the Historic Preservation Committee. Once the final report was completed, Andrea Galvin, principal of GPA, presented the final findings to the City to discuss the recommendations of the survey and to begin a forum of implementing some of the recommendations.

Ventura's Westside Historic Context Statement

Introduction: Historic Themes

A *historic context* is a broad pattern of historical development in a community or its region, which may be represented by historic resources. Historic contexts are developed on the basis of background data on the community's history and on data from the surrounding area. However, the historic context is *not* a comprehensive overview of the history of the city, but rather a basic framework used for the identification of significant historical themes to identify potential historic properties that represent those themes.

With the basic themes and periods of development defined, GPA identified property types and styles that represented each theme and the character-defining features of those property types that convey the significance of Ventura's Westside historical development. As historic contexts are unique to each community, the following context identifies those themes and trends that are specific to the City. The following historical themes and contexts that are specific to the City's development were taken from the Historic Resources Group study of downtown and include:

1. San Buenaventura Mission Period (1782-1833)
2. Mexican Period (1834-1847)
3. City Founding and Incorporation (1848-1868)
4. First Land Boom (1869-1886)
5. Second Land Boom (1887-1905)
6. City Expansion and Civic Improvement (1906-1920)
7. Oil and Land Boom of the 1920s (1921-1929)
8. Great Depression and World War II (1930-1944)
9. Postwar Prosperity and the Freeway (1945-1962)
10. Mid-Century Changes to the Present Day

Introduction: Identified Resource Types

The Westside area is rich in its diversity of property types and styles. Specifically, this area exhibits examples of residential, commercial, and industrially related resources from all periods of Ventura's historical development. However, the majority of resources within the area include modest single family residences from the oil boom period (1920s), which individually are not necessarily historically significant, but collectively exhibit good representative examples of working class streetscapes from this period.

The resources located within the Westside community include: 1) single-family worker cottages; 2) commercial properties; 3) ranch properties associated with Ventura's early settlement; 4) social institutional properties such as churches, schools and social properties; 5) industrial properties associated with the oil industry; and 6) a few multi-family residential units including bungalow courts from the 1920s and 1930s. The majority of the properties were constructed between 1920 and 1930; a majority of the single family residences were constructed in the modest Craftsman and Mission-revival cottage styles of architecture and the commercial properties are modest in size and design. The early ranching properties at one time were surrounded by orchards, but those have since been developed into large housing tracts and in most cases only the primary residence remains. Examples of each of the property types are included in the following sections.

Historic Context

INTRODUCTION OF PROJECT STUDY AREA

The Westside and Avenue study area currently has a population of approximately 12,000 residents and comprises a variety of different land uses including areas devoted to residential, commercial, industrial and limited agricultural uses. Historically the area was largely covered with agricultural fields and farms and was inhabited by some of the town's most prominent citizens. In the early turn of the twentieth century, oil was discovered in the area resulting in a localized boom in the 1920s. As a result of the oil industry, much of the land was subdivided to make room for modest single family housing to accommodate the oil workers and associated occupations. Also, a few schools were built.

Ventura Avenue was formerly called" Cañada Street. South Ventura Avenue was originally Spruce Street and North of the oil fields it was called Nordhoff Road.[1] Ventura Avenue historically served as the area's primary commercial corridor, running through the center of the area and eventually connecting to Highway 33 and Ojai. In its early years, a few farmhouses aligned the roadway with large expanses of wheat, grains, and apricots. Later, the Avenue began to change after oil was discovered. Today, the northern section of the study area is somewhat dominated by industrial uses, such as multi-use "industrial yards" and a large petroleum tank farm, although there are still a few remnants of agricultural fields present. Due to the mix of property uses and ages, the Westside and Avenue study area exhibits a wide variety of property types and architectural styles, demonstrating how this particular area in Ventura's history has changed over time to accommodate the many changes of the area. A few early Vernacular Victorian residences are still mixed in with modest worker's housing from the 20s, 30s, and 40s. The northern section of the study area also has large residential developments from the 60s to present day.

[1] David W. Hill, (*The Streets of Ventura*, 2008)

DEVELOPMENT HISTORY AND ASSOCIATED PROPERTY TYPES

Native American Inhabitants

Archaeologists believe that the earliest people to inhabit Ventura County arrived some 10,000 to 20,000 years ago. However, the earliest identifiable culture, called the Milling Stone Horizon or Oak Grove people, dates from 7,000 years ago.[2] Remnants of their civilization have been found through archaeological investigations of areas such as Valdez Alley in 1975.

About 3,500 years ago, the area west of the Mission was occupied by people who possibly represent a transitional culture between the Milling Stone and Chumash periods both in terms of chronology and adaptation to local food resources.[3] The name *Chumash* originally applied only to those persons living on Santa Rosa Island, but is now generally applied to nearly all Native American cultures that inhabit the coastal areas from San Luis Obispo to Malibu Canyon and the western edge of the San Joaquin Valley, including the Santa Barbara Channel lslands.[4] They represent the final stages of prehistoric coastal civilization at its highest level of technology, especially in their use of bone, shell, and stone.[5]

On a discovery expedition for Spain in 1542, Portuguese navigator Juan Rodriguez Cabrillo arrived at the future site of Mission San Buenaventura. In his diaries, he described a Chumash village that he named *Pueblo de las Canoas* in honor of the skilled construction and use of the canoes by the native people.[6] The missionaries who later settled in the area called the Village Shisholop. The village was located on an ocean bluff between present-day Figueroa and Palm Streets. It is the earliest record of land use patterns established by the Native Americans in the project area. Archaeological evidence of this village has been excavated from a site located near the foot of present-day Figueroa Street.

Extant Examples from the Native American Period:

This study only covers built environment (non-archaeological) resources. There are no extant built resources in the city from this period. The Shisholop Village Site is designated Point of Interest #18.

European Exploration (1542 - 1781)

Portuguese explorer Juan Rodriguez Cabrillo, credited as the first European to explore present-day California, investigated the area now occupied by the City of Ventura in 1542. On a

[2] Triem, Judy. *Ventura County, Land of Good Fortune*. Second edition. San Luis Obispo: EZ Nature Books, 1990.
[3] Greenwood.
[4] Triem, *Ventura County*.
[5] Ibid, page 12.
[6] Engelhardt, Zephyrin, Fr. *San Buenaventura, The Mission by the Sea*. Santa Barbara: The Schauer Printing Studio Inc., 1930

subsequent mapping expedition for the Spanish government in 1602, navigator Sebastian Vizcaino further investigated the area.

In 1769, the Spanish government dispatched an expedition Led by Gaspar de Portola to establish a presidio, or garrison, against Russian expansion in Alta California. Additionally, a Mission was to be founded for the conversion to Christianity of the native people along the coast. Portola set out from San Diego in July and arrived at the mouth of the Santa Clara River on Sunday, August 13th, 1769. Portola renamed the Native village *La Asuncion de Nuestra Señora* (The Assumption of the Blessed Virgin) or *La Asumpta* "because we reached it on the eve of that festival."[7]

In February of 1774, Captain Juan Bautista Anza of Sonora led a party of colonists to the area of *La Asumpta*.[8] Over the next three decades, twenty-one Franciscan missions and various military presidios and pueblos would be established along El Camino Real ("The King's Road") from San Diego to Sonoma. By the 1770s, Spain had dominated the California's Pacific Coast for over 200 years.

Extant Examples from the European Exploration Period:

There are no extant built resources in the City of Ventura from the European Exploration period.

Mission Period (1782 - 1833)

The Mission San Buenaventura was established in 1782. The earliest plans for a mission at San Buenaventura date to 1768, when the area was selected for an "intermediate" mission between the existing Mission San Diego and Mission San Carlos. In 1771, the Fathers assigned to Mission San Buenaventura embarked on their journey to Rancheria de la Asuncion de Nuestra Senora in order to establish what was intended as the third mission. Indian uprisings and political infighting delayed the founding of Mission San Buenaventura until Easter Sunday, March 31 of 1782. Mission San Buenaventura became the ninth mission established in Alta California and the last mission founded by Father Junipero Serra.[9]

Around 1790, the San Miguel Chapel was constructed near the present-day intersection of Thompson Boulevard and Palm Street. It was built as the first outpost and center of operations while the Mission was being constructed. Although the chapel is no longer extant, its original location is designated Point of Interest #16.

The first Mission structure was located near the chapel. In 1804, the Mission was relocated to its present site on Main Street. The Spanish relied on Chumash Indian labor for construction of the mission, its adjacent buildings and lush gardens.[10] One of their most remarkable accomplishments was an elaborate seven-mile aqueduct that reached from the San Antonio Creek, along the Ventura River, through Canada Larga, culminating at the Mission. Laundry

[7] Engelhardt, page 5.
[8] Ibid, page 6.
[9] Ibid.
[10] Robinson, W.W. *The Story of Ventura County*, booklet. Ventura: Title Insurance and Trust Company, 1956.

areas and fountains were located in front of the mission and a ditch was created to guide the water to the San Miguel Chapel down what is now Figueroa Street to the foot of Palm Street. The 'ditch' that now runs from the fountain on Figueroa Plaza to Santa Clara Street commemorates this structure. Remnants of the original Lavanderia (laundry) were discovered in 1991 beneath the flooring of present-day Jonathan's at Peirano's, located at 204 E. Main Street. Also, a segment of the aqueduct is present and visible within the Westside study area along Cañada Larga Road in the northern section of the study area. The diversion for the aqueduct historically originated at San Antonio Creek near Rancho Anaz Adobe on Old Creek Road and ran approximately seven miles along the base of the hillside, passing Weldon Canyon and Cañada Larga and eventually leading to the mission complex along present day Main Street.

In 1987, Dorothy E. Brovarney prepared a historic context for the Mission San Buenaventura Aqueduct. Most of the information in the following paragraphs is taken from her context published in the Ventura County Historical Society Quarterly, Vol. 32, No. 3.

The survival of the mission relied heavily on the availability of water. Until the construction of the aqueduct, the mission relied on rainfall and seasonal crops for survival. Likely the first source of water was gained from crude ditches dug to the Ventura River. In April and May 1782, Father Cambōn probably supervised the digging of open, unlined channels from the nearby river to fields immediately surrounding the mission.[11] Although an exact construction date for the aqueduct is unknown, it is believed to have been constructed in the late 1790s or early 1800s due to the stone construction and the lack of availability of Mexican artisans and stonemasons to Alta California prior to this time.[12] Additionally, studies on construction practices within the California missions revealed that most construction activities associated with waterworks took place between 1805 and 1815. These resources included the construction of aqueducts, reservoirs, dams and mills. Reports on the mission as early as 1787 indicate that the mission had "copious supply of water that produced more than ordinary harvests of grain and fruits."[13] However, based on historic data surrounding the development of Mission San Buenaventura, it appears that the aqueduct was likely constructed between the years 1792 and 1815. In addition to the construction of the aqueduct, there is also speculation that Buenaventura had a master mason in the mid-1790s and that a mill building was erected in 1802 to power the operation[14] although the mill building is no longer extant.

The purpose of the aqueduct was to channel water to crops for irrigation and to channel water to the mission complex for other domestic uses. Typically, in this type of system, water is diverted from the headwaters upstream with either an earthen diversion dam or a mortared stone dam. Aqueducts were typically raised from the ground and made of stone and mortar (as opposed to *acequias* or *zanjas*, which were typically open dirt channels). The San Buenaventura Aqueduct was made of uncoursed raised rubblestone and was supported by six-foot wide large stone buttresses. The stone structure varies in height depending on the terrain and had a shallow trough

[11] Brovarney. Dorothy E. "Cañada Larga: History and Preservation of the Mission San Buenaventura Aqueduct." The Ventura County Historical Society Quarterly. Vol. 32, No. 3. Spring 1987. p. 7.
[12] Ibid. p.8.
[13] Ibid. p.9.
[14] Ibid. p.10.

lined with mortar at the top that allowed passage of water to the mission complex. The aqueduct had a gradual fall from the headwater to the mission to allow for enough pressure to keep the water flowing through a shallow trough measuring approximately 10 inches deep and 30 inches wide. The San Buenaventura water system was fairly sophisticated and consisted of a dam that diverted water into the aqueduct, which channeled unfiltered water to the mission's vineyard and orchards and also to basins for washing clothing (*lavanderia*). The aqueduct also channeled water through a control building and filter to provide clean water for drinking in fountains in the mission quadrangle. The fountains functioned for both decorative and utilitarian purposes such as drinking, washing and bathing. Fountains also supplied water to the *lavanderia* that was later channeled to the fields for irrigation.[15]

The aqueduct was in use for several years, until 1861 when it was washed out by floods of winter storms. It then fell into disuse. The Santa Ana Water Company purchased the Mission water rights in 1871 and used the aqueduct to transmit water with the addition of reinforced plank conduit. Eventually, however, around 1900, a hole was blasted through the aqueduct at the Cañada Larga site to accommodate a road.[16] Today, this is the largest visible segment that remains within the Westside area, although there are also smaller segments visible along the base of the hillside at the end of East Vice and East Lewis Streets.

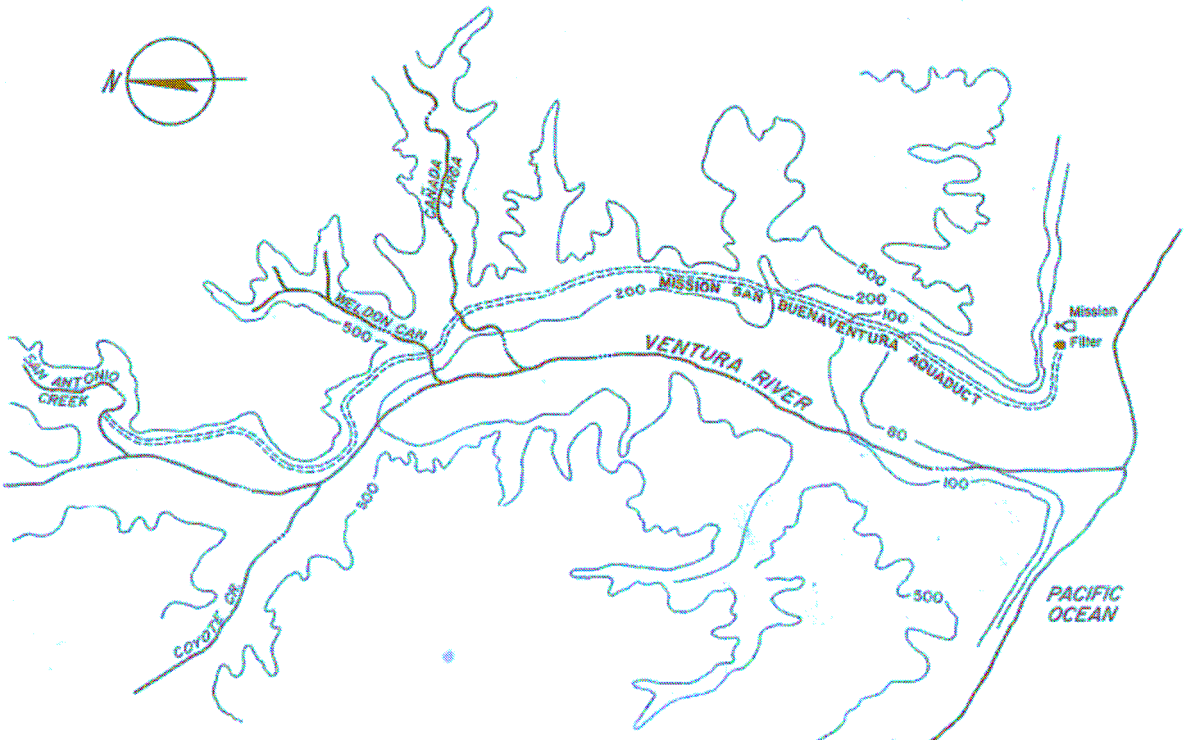

Figure 2. Map of Aqueduct in relation to the Mission. (From the Ventura County Historical Society Quarterly Vol. 32 No. 3, Spring 1987, Cover).

[15] Ibid. p. 14.
[16] Ibid. p. 26-27.

In addition to the mission aqueduct, as early as 1828, Father Francisco Uria reported that the mission had three reservoirs,…ten orchards of fruit trees, besides vegetable gardens….vineyards and olive groves.[17] The vineyard that Uria is referring to was located to the north of the mission complex within the Westside area. It consisted of approximately 19 acres and was surrounded by a hexagonal stone wall. A Plat map of the Lands belonging to the Mission of San Buenaventura dated December 1860 by the U.S. Surveyor General J.E. Terrell shows the vineyard (labeled Tract No. 3) being located 42.88 chains north of the northeast corner of the mission's historic garden and orchard. The original mission garden and orchard was located just southwest of the mission church building near present day Museum of Ventura County and associated park lands.

Extant Examples from the Mission Period:

There are several significant sites and buildings that are extant from the Mission Period. The Mission (Landmark #10), the San Miguel Chapel Site (Point of Interest #16), the Mission Plaza Archeological Site (Landmark #6) and the Mission Water Filtration Building (1782) in Eastwood Park, are all located within the Mission San Buenaventura and Mission Compound Site, listed in the National Register of Historic Places in 1975. The San Buenaventura Lavanderia (#85) is a local Landmark and is located near the Mission.[18]

In addition to the examples located in the immediate vicinity of the mission proper, there are a few additional resources located within the Westside area. These include the aqueduct located about four miles north of the mission and downtown Ventura off Cañada Larga Road (A National Register Historic Site and Ventura County Landmark #28), a portion of the Mills Aqueduct located between Vince and Lewis Streets (Historic Landmark #58) and the stone foundation walls (buried) from the mission's Tract No. 3 (Vineyard). The remaining portion of the aqueduct consists of two masonry fragments which total an approximate length of 100 feet. There is a twelve foot gap that was created between the two remaining fragments that was blasted through the stone aqueduct around the turn of the twentieth century to accommodate a road. The vineyard site is located approximately within the neighborhood comprising Bell Way, W. Barnett St., W. Warner St. W. Flint St. on the west side of Ventura Avenue. Although not visible, the stone foundation walls are likely still extant below ground.

According to a chronological timeline provided in the Ventura County Historical Society Quarterly's 1987 Spring Issue, several attempts have been made to preserve the remaining segment of the mission's aqueduct over the years. In 1934, the Daughters of American Colonists marked the aqueduct with a bronze plaque. In 1958, Mrs. Walter H. Hoffman, Ventura chapter Regent of the Daughters of American Colonists, urged the Ventura County Supervisors to preserve the aqueduct. The following year, the Ventura County Historical Society attempted to purchase the aqueduct property from the Eddy family, who owned the aqueduct since the 30s, but it proved too costly. In 1967, the Ventura County Cultural Heritage Board was formed and the group identified the aqueduct as a top priority for preservation. The Board attempted to designate the aqueduct a landmark the following year, but the County Supervisors declined the nomination. The Board again attempted a second designation in 1972 but again it was declined

[17] Ibid, p. 10.
[18] Ibid.

due to owner protest. Finally, in February of the following year, it was designated County Landmark #28 without owner consent. Due to threats from the property owner to alter or remove the aqueduct, the Heritage Board recommended that the County purchase the aqueduct. It was eventually listed on the National Register of Historic Places in March 1975. Although several discussions have taken place on incorporating the aqueduct into a park over the years for its preservation, no real projects have been implemented and the remaining segment of aqueduct remains untouched and in disrepair today.

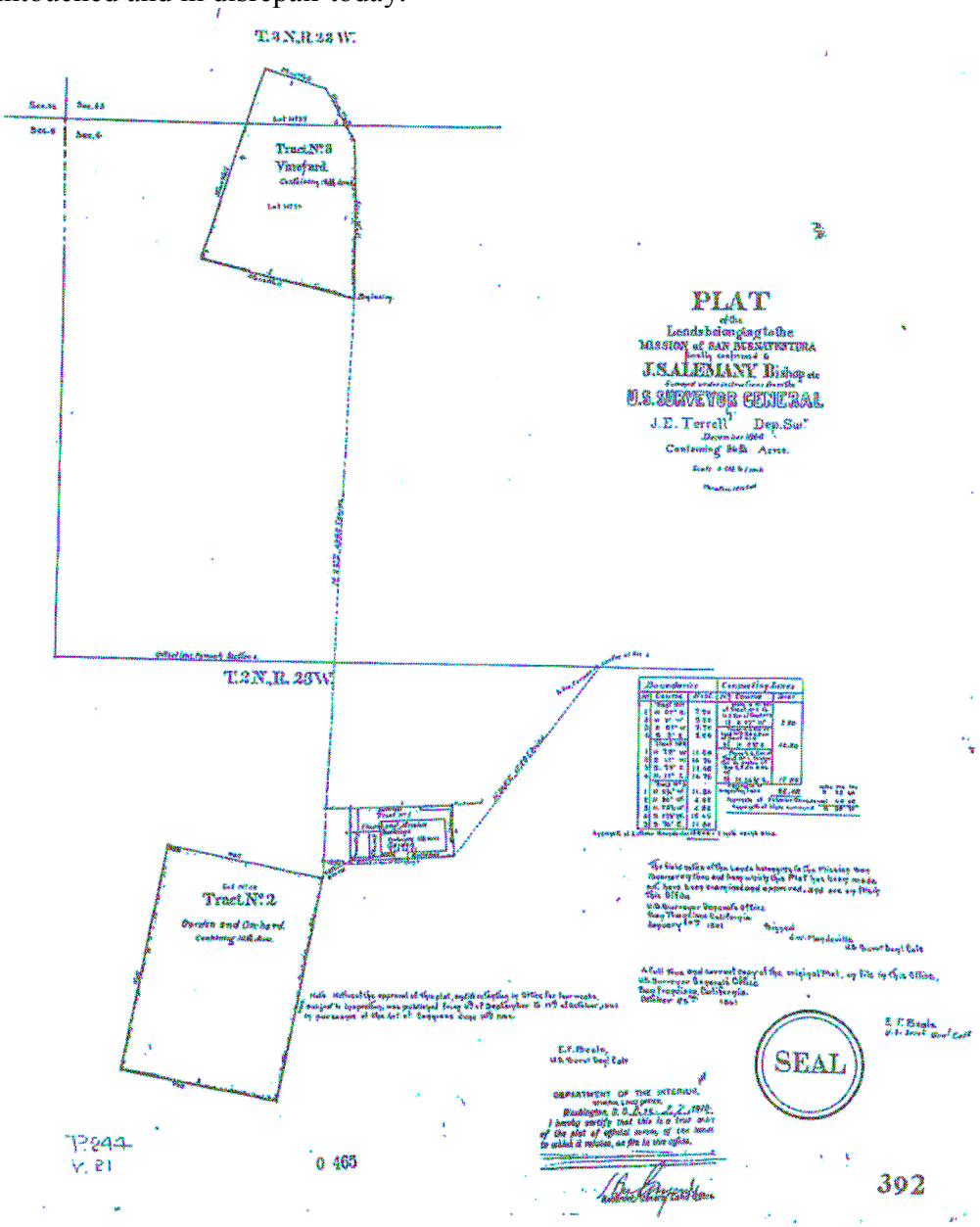

Figure 3. Plat of the Lands belonging to the Mission San Buenaventura finally confirmed to J. S. Alemany Bishop. Surveyed under the U.S. Surveyor General J.E. Terrell, December 1860. Map shows relative location of Mission Vineyards to the Mission Building. (Courtesy Museum of Ventura County Archives).

Mexican Period (1834 - 1847)

In 1834, Pio Pico, the last Mexican Governor of California, ordered all of the Missions secularized and their administration transferred to the Mexican government. Governor Pico began awarding generous land grants to prominent businessmen, officials, and military leaders. There were nineteen grants of ranchos in the Ventura County area, the majority containing thousands of acres. Native Californians of Spanish or Mexican descent, known as *Californios*, accumulated great wealth, largely through cattle ranching. They built large adobe residences both close to the Mission and on vast grazing acreage outside the Mission area. The downtown area is within a tract of land known as Rancho Ex-Mission San Buenaventura, granted to Jose Arnaz on June 8, 1846.[19]

Other Ranchos granted during this period within what would become known as the Westside area include Rancho Cañada de San Miguelito, Rancho Santa Ana, Rancho Cañada Larga o Verde and small portions of Rancho Ex Mission Tract No. 1.

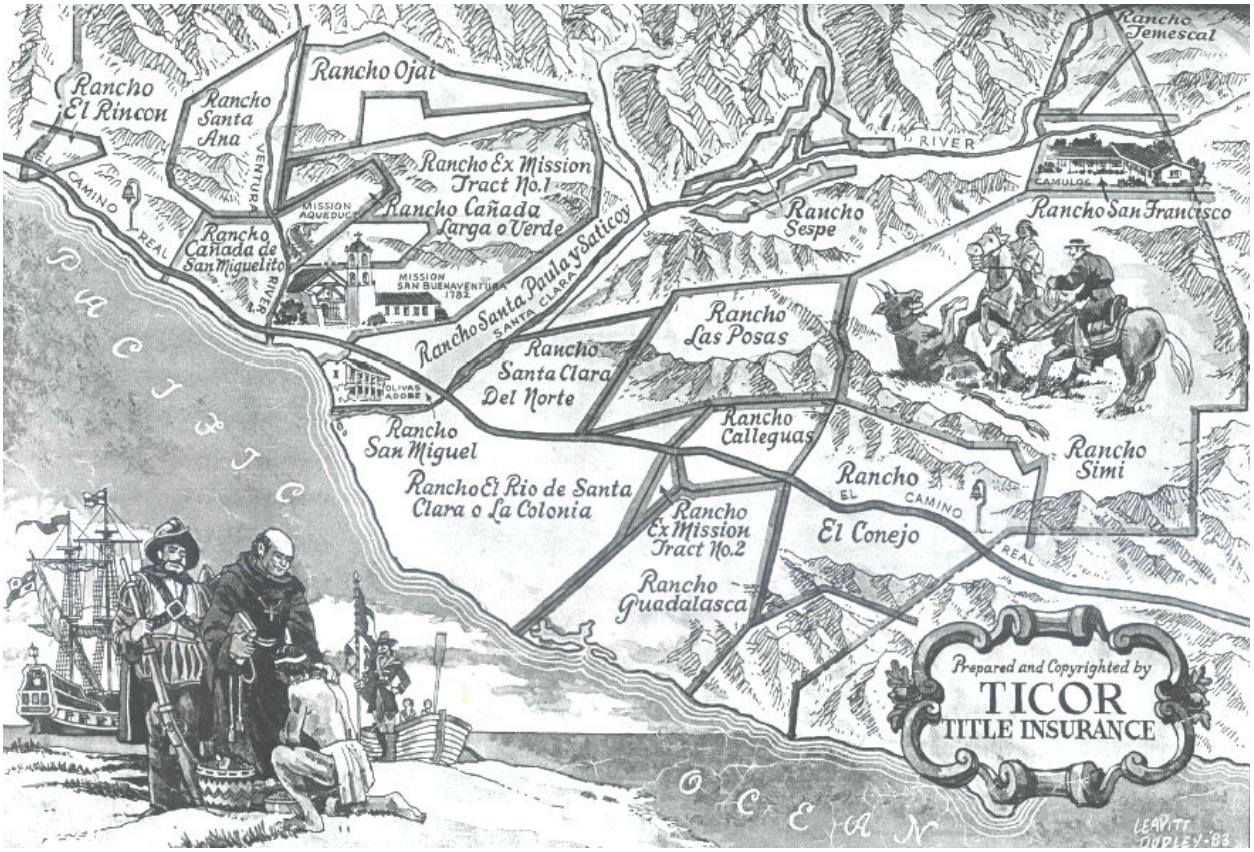

Figure 4. Section of a Map depicting the Ranchos Prepared and Copyrighted by Ticor Title Insurance Company, 1983. (Courtesy Museum of Ventura County Archives).

[19] Sheridan, Edwin, M. *History of Ventura County, State of California*. Los Angeles: Harold McLean Meier, 1940.

In the 1840s, battles between troops loyal to Mexico and opposing *Californio* rebels prompted the ouster of governors of the province of Alta California. The great land holdings of the Mission were acquired by Manuel Antonio Rodriquez de Poli and patented on August 24, 1874. Dr. Poli was a native of Spain. Poli Street is named in his honor.[20]

Extant Examples from the Mexican Period:

There are no known extant examples of built resources from the Mexican Period within the survey area. Sub-surface remnants, however, have been identified.[21] The only extant building from this period in the City is the Olivas Adobe, constructed in 1847. The Olivas Adobe (Landmark #1) is just south of the survey area at 4200 Olivas Park Drive. The Rancho Arnaz Adobe, located along Old Creek Road and Hwy 33 near the head of the former mission aqueduct is located outside the study area, but in close proximity and this building dates to the Mexican Period.

City Founding and Incorporation (1848 - 1868)

The war between the United States and Mexico ended with California becoming a territory of the United States in 1848. Gold was discovered in 1849 and spurred a mass migration westward. California achieved statehood on September 9th, 1850.

In 1848, Jose Arnaz began the first attempt to lay out a townsite at San Buenaventura.[22] A U.S. Coast Survey Map dating to 1855 shows less than two dozen buildings in town, including the mission complex, along present day Main Street. The majority of the buildings were likely made of adobe. In addition to the new buildings in town, the map shows three "Indian Ranchos" within the lush Ventura River basin. Some of the lands to the south of present day Main Street were cultivated fields and the land to the north of Main Street on the west side of present day Ventura Avenue consisted of row crops. A dotted trail is present along the approximate route of present day Poli Street running to the north of the mission complex and connecting to Ventura Avenue; it was little more than a dirt path leading to Ojai to the north and had no buildings present within the vicinity. In 1863, the first surveys of the town were conducted, along with an unsuccessful attempt at incorporation.[23] The following year, a serious drought devastated local livestock, leading to the financial ruin of many *Californios*. They began to sell their vast land holdings in smaller parcels, which marked the arrival of foreign (not Spanish or Mexican) citizens to San Buenaventura.[24]

The town officially became recognized within the United States jurisdiction when a post office was established in 1861. In 1864 Charles Allyn described Ventura as "as little Mexican town with a row of adobe houses on each side of Main Street from where Palm Street is to the river.

[20] Robinson.
[21] Greenwood.
[22] Sheridan, E.M. *History of Santa Barbara, San Luis Obispo and Ventura Counties* California. Chicago: The Lewis Publishing Company, 1917.
[23] Ibid, page 293.
[24] Ibid, page 294.

There were a few scattering houses as far east as the present California Street, and beyond that nothing but an open plain."[25]

The town of San Buenaventura, measuring approximately one square mile, was incorporated under an act of the state legislature in 1866. Residential and commercial development was primarily located west of the Mission and extended to and up what is now called the Ventura Avenue area. This area of San Buenaventura was originally called La Cañada (the canyon) and Ventura Avenue was called Cañada Street.

Edwin M. Sheridan described the area west of the Mission in the 1860s in his writings of 1926. He said "the whole town was west of the old Mission church, extending to the river, with adobes on both sides (of Main Street). The old Mission garden wall of adobe, ten feet high, took up the space on the south side of the street for a distance of two blocks. The bull ring in those days was built on this street, between the church and what is now the Ventura Avenue, with the wall of the old garden forming the south sides of the square, adobe homes opposite the north side. (There were) straggling rows of adobe houses along both sides of the street from Palm Street to the river."[26]

The town's first board of trustees included Angel G. Escandon, Walter S. Chaffee, Juan Camarillo, Victor Ustusaustegui, and Fernando Tico, Jr., most of whom had both businesses and residences within the township.[27] In 1869, the town was resurveyed by George H. Thompson, establishing many of the street names that remain today.[28]

Prior to 1868, access to San Buenaventura was chiefly by sailing vessels and steamers, which would anchor offshore from the Mission. In 1868, a stagecoach line was established, making the city more accessible to the outside world. This accessibility stimulated a development and growth period that would characterize the town for the remainder of the nineteenth century.[29]

Extant Examples from the Period:

One important example of this period of development is the Ortega Adobe at 215 West Main Street (Landmark *#2).* It is thought to have been built between 1855 and 1857 by Emigdio Miguel Ortega, on a portion of the former Rancho Ex-Mission San Buenaventura near the Ventura River.

There is one extant example of a residence from this period located at 49 Park Row Avenue that was constructed in 1855 in a vernacular folk Victorian style.

First Land Boom (1869 - 1886)

[25] Ibid, page 1.
[26] Ibid, page 1.
[27] Triem, *Ventura County*.
[28] Greenwood.
[29] Ibid, page 50.

With the establishment of the stage coach Line in 1868, and the completion of the Transcontinental Railroad in 1869, the town of San Buenaventura experienced its first land boom. Travelers and potential residents arrived by train in Sacramento and traveled south through town by stagecoach.

The Southern Pacific Railroad used newspaper ads, magazine articles, books, and lectures to promote California as a land of opportunity, and thousands of people traveled west on special excursion trains. During this period, hotels were built in Ventura to handle the influx of people, including the Ayers Hotel, the Palace Hotel, and the Santa Clara House (all no longer extant). These hotels were located directly south of the Mission on Main Street, in the area now known as Mission Park.

One of Ventura's foremost pioneers, William Hobson Dewey, arrived in the 1850s and participated in many successful business ventures, including mining, cattle ranching, real estate, and meat packing. He was a prolific builder, primarily of brick buildings.[30] By 1871, he began constructing the first significant brick buildings for commercial and public use. The City's first brick building was the Cohn Store on Main Street. It was followed by the Hill Street School on Poli Street, the Chaffee & McKeeby General Merchandise store, Gandalfo's Store, The Revere Hotel (Great Eastern Building), and Spear's Hall. Of these examples, only Gandalfo's Store (Peirano's) and the Great Eastern building remain.

During this period, a large population of immigrant European merchants came to Ventura and established flourishing businesses in the Mission area. Federico and Antonio Schiappapietra, two brothers from Genoa, Italy, were among the earliest. Antonio eventually built an elaborate ltalianate mansion on Santa Clara Street which became known as the Schiappapietra Mansion (demolished in the 1950s). The ethnic mix of merchant immigrants would eventually include people of French (Chateuneuf, Feraud), Italian (Peirano, Gandolfo, Fazio, Ferro, Righetti, Lagomarsino) and German/Austrian (Hartman, Dubbers, Franz) heritage. These merchant families established storefronts along Main Street and constructed homes in adjacent neighborhoods.[31] Today, several of their homes and places of business have become official city landmarks.

Thousands of Chinese laborers originally brought to California to help construct the railroad migrated throughout the state. A community of about 200 settled in Ventura, residing in a collection of rectangular, gable ended wooden structures facing Figueroa Street that became known as Chinese Alley. By the late 19th century, a fully established Chinatown existed on both sides of Figueroa Street between Main and Santa Clara Streets. The Chinese community worked in a variety of labor and service capacities and, though socially isolated from the majority population, provided an important foundation for the growth and development of the City.[32]

On January 1, 1873 Ventura County was officially established and the wharf (Pier) completed. This made travel easier for passengers, but it also spurred economic growth by providing better

[30] Phelps, Gary. *"Ventura County Born In A Room Above Saloon." Ventura County Star*. August, 2000.
[31] Triem, *Ventura County*.
[32] Greenwood.

shipping and storage facilities for merchants and the growing number of agricultural interests. The area's first newspaper, *The Ventura Signal,* was established by John H. Bradley in 1871. This was followed by three other newspapers, *The Daily Ventura Free* Press, *The Ventura Daily Post,* and *The Daily Democrat.*

By 1876 the City had a library association, a volunteer fire company, its first banking institution (The Bank of Ventura), a new County Courthouse, the first successful oil well in Adams Canyon, and a population of 1,000.

The first sign of oil exploration in the town of San Buenaventura (now the City of Ventura) occurred in 1861 when George S. Gilbert established an oil refinery on land near Mission San Buenaventura; its specific location was within what was then known as Rancho Ex-Mission San Buenaventura.[33] Gilbert refined oil that had been seeping from the ground, which was then converted into lamp oil and transported to San Francisco.[34]

Oil was first discovered along Ventura Avenue in 1885 while crews were drilling for water; the area at the time consisted farmland. The discovery was significant in that the site, which was located 2.5 miles north of downtown Ventura in unincorporated Ventura County, was to become one the largest oil drilling centers in the state starting in the early 20th century. The site, which later became known as Ventura Avenue oil field covered an area measuring approximately three miles long and a half mile wide.[35]

The earliest subdivisions and tracts were located west of the Mission compound. The Obiols Tract, the Dubbers Tract, the Mission Orchard Tract, the Brooks Tract, the Tico Tract, and the Park Row Tract were established from 1876 to 1887. These tracts and subdivisions were primarily used as farmland and became sparsely populated with simple adobe or wood-framed buildings.

[33] Triem, Judith P. *Ventura County: Land of Good Fortune*, Northridge, CA: Windsor Publications, Inc., 1985, pg. 50.
[34] http://venturaca.us/pier/node/4
[35] Hertel, F.W. *Ventura Avenue Oil Field, Ventura County, California*, 1928, pg. 735.

Figure 5. Section of Map of San Buenaventura showing early Tract developments along Ventura Avenue (Courtesy Museum of Ventura Archives).

Extant Examples from the Period:

Residential development from this period represents a wide range of architectural styles, including both Romantic styles (Gothic Revival, Italianate, Greek and Exotic Revivals), as well as Victorian styles (Second Empire, Stick, Eastlake, Queen Anne, Folk Victorian, and Richardsonian Romanesque).[36]

Extant examples located within the Westside area include a single family residence located at 52 West Mission Street that was constructed in 1886 and another single family residence located at 184 West Mission Street, also constructed in 1886 in the Folk Victorian style.

[36] McAlister, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A Knopf, 2004.

Second Land Boom (1887 - 1905)

In 1886, the Southern Pacific Railroad announced plans to build a spur from Newhall through the Santa Clara Valley to Ventura and Santa Barbara. By 1887, regularly scheduled trains were arriving at the newly built Ventura Depot. It was at this time that confusion over the name of the community began. Initially, the Southern Pacific had printed tickets reading "Ventura," but later changed the station name to "San Buenaventura" in deference to local merchants. The U.S. Post Office adopted the name "Ventura" in 1889, although the longer name remained in use until 1907.[37]

By the end of 1887, the second land and population growth period in Ventura County's history was underway. Eastern settlers began migrating to the state by the thousands, many arriving via the newly established train spur traveling through the town to Santa Barbara. Additionally, rate wars between the Southern Pacific and Santa Fe Railroads, along with the stagecoach lines, increased the affordability of travel.[38]

In 1887, the Ventura Development Association was formed by a group of leading citizens and prominent businessmen. It was during this time period that the Rose Hotel, the Anacapa Hotel, and Armory Hall were erected on Main Street (none extant). The population rose from 1,000 in 1875 to 3,869 in 1890. By 1904, the Southern Pacific had permeated all parts of the County and growth continued on a steady pace as San Buenaventura entered the 20th century.[39]

The railroad had an immense effect on the city's physical development. Up until 1890, Main Street west of the Mission remained populated by adobe dwellings and wooden and brick commercial buildings. By 1892, Main Street had become a far more densely developed corridor, with many brick buildings replacing wooden structures. The concentration of commercial development on Main Street was matched by the parallel development of surrounding residential structures that nearly tripled in quantity during this period.[40] Lumber mills were established in the area immediately surrounding the Wharf and a mix of industrial and residential structures developed in the blocks bordered by Front, Ash and Ann Streets.

The area's growth and prosperity fueled racial and ethnic tensions. An ordinance was established in 1888 to limit Chinatown to a four-square block area south of Main Street and west of California. In further attempts to 'clean up' the city, the Anti-Chinese League was formed. By 1905, all of the buildings on the west and east side of Figueroa Streets, known as China Alley, were removed.[41]

[37] Myrick, David, F. "Ventura County Railroads, A Centennial History, Volume I: The Railroad Comes to Ventura County." *The Ventura County Historical Society Quarterly*, Vol. 33, No. 1, Fall 1987.
[38] Triem, *Ventura County*.
[39] Ibid.
[40] Sanborn Map Company. Fire insurance maps of San Buenaventura 1886, 1890, 1892.
[41] *Ventura Democrat*, 1912.

Just north of China Alley along Ventura Avenue, the oil industry was gaining momentum. A natural gas plant was constructed in 1891 at the west end of McFarlane Street.[42] In the early 1900s, the Ventura Avenue Oil Field (VAOF) was discovered after further exploration in response to A. D. Barnard's discovery in the region fifteen years earlier. However, prospective drillers encountered numerous problems while developing the VAOF, such as severe gas blow-outs cased by the pressure of the shallow natural gas formations and the large amount of water in the wells.[43] It would take a few more years of experimentation and improved drilling methods before the area's oil industry would boom.

By the late 1890s, investors began to claim rights to the oil rich land.[44] This period also marked the first appearance of automobiles on Southern California roads.[45] The development of the assembly line process by the Ford Motor Company in the late 1900s made it possible to mass produce automobiles. Therefore, autos became inexpensive to produce and were thus obtainable by average middle class Americans; this ultimately led to an automobile boom that intensified during the 1920s boom period.

The discovery of oil along Ventura Avenue during the late 19th century did not lead to immediate success for oil investors. Much of the oil beneath the ground was surrounded by high pressure gas pockets, which made it extremely difficult to harness. Therefore drilling was limited to only a few hundred feet. By 1910, a few shallow wells were established at the oil field. Due to the shallowness of the wells, most of these wells were abandoned due to high concentrations of water.[46]

At this time, the Westside area started to show scattered development along Ventura Avenue; however, the area included a mix of land uses including scattered residential lots, vacant lots, and some cultivated fields. A few timber-framed commercial buildings are located along the southern section of Ventura Avenue. The northern section had no houses on the land north of Gosnell Bend, as this area was used for growing potatoes.[47]

The northern Ventura Avenue area (from the Gosnell Bend north toward Casitas) was known locally as "Sleepy Hollow" and was primarily rural with small family farms. The name "Sleepy Hollow" is believed to have been named by an early settler named Charles E. Hoer, who was from Concord Massachusetts and buried in the "Sleepy Holly Cemetery". Hoer first settled in the

[42] West Coast Environmental and Engineering "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. P. 23
[43] West Coast Environmental and Engineering "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. P. 13.
[44] Ibid., pg. 735.
[45] http://www.laalmanac.com/transport/tr10.htm
[46] Denison, op.cit.,pg. 52.
[47] Letter by J. H Morrison to Miss Marjorie Fraser, November 16, 1961 regarding the early families living along Ventura Avenue. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 4.

area in the 1870s and then returned in 1881with a gentleman by the name of N. B. Smith, who likely used this name for the Avenue Section adjacent to his property.[48]

In 1876 the Ventura Mill was constructed about three miles north of downtown Ventura along the Ventura River.[49] The local residents would take their wheat to grind into flour and later the mill was turned into an ice-making plant and later a dance hall.[50] The Flour Mill was owned by Thomas Clarke and was modeled after the famous Minneapolis Mills of Minnesota. The main building was fifty square feet, three and a half stories, including a basement and had wings of about the same size on the ground for storage. It was powered by a turbine wheel by the river. There was also a large warehouse connected to the milling works located near a railroad track. The mill had a capacity of producing 100 barrels per day and supplied both Ventura and Santa Barbara Counties.[51] Although no longer extant, the Ventura Mill became the later site of the Mill School, which is presently the Brooks Institute of Photography located at 5301 North Ventura Avenue.

In 1884 there was a flood that devastated the upper Ventura Avenue area. An early resident of the area, Mrs. Eva Hubbard Hanlin describes the event.

> *"When I was a bout nine years old (1884), we had a terrible flood on that part of the Avenue. There had been a huge dam built by the Indians [PRESUMABLY THE DAM ASSOCIATED WITH THE HISTORIC AQUEDUCT?] (long before we settled on that Ventura Ranch of 30 acres). It held back the water just above the Barnard place. We had been having a severe rainfall that winter, and the dam broke and Oh! Such a flood."*

Some of the families that lived on the Avenue prior to 1893 (as recalled by Mrs. Eva Hubbard Hanlin) include Frank Plank and his sister Effie; Mr. and Mrs. Barnard and sons Frank, Ed, Fred, John and daughter, Mary; Mr. and Mrs. Mee, son Austin and daughter Ethel; the Meyers, son Frank and daughter, Mary; the Sparks family; the Mays family and daughter Mattie; the Morrison Family and their two boys James and Charles; Mr. and Mrs. Bowen; the Thomas Fraser family with all their children, Allan, Silas, Dean, John, Lizzie, Grant, Ella and Dan; N.B. Smith who lived near the Old Mill Site and Mr. and Mrs. John Notten who "struggled so hard to

[48] Memo by J. H Morrison to Miss Marjorie Fraser, October 30, 1961 regarding the origin of the name "Sleepy Hollow." Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 3.
[49] Letter by J. H Morrison to Miss Marjorie Fraser, November 16, 1961 regarding the early families living along Ventura Avenue. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 4.
[50] "My Life on Ventura Avenue from Childhood until I was seventeen 1877-1893" Written by Mrs. Eva Hubbard Hanlin, February 4, 1964. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 7.
[51] Reproduction of Thompson and West's History of Santa Barbara & Ventura Counties, California, With Illustrations and Biographical Sketches of Its Prominent Men and Pioneers. Howell-North. Berkeley, California, 1961. pp. 378-379.

make a living raising strawberries and fruits" and later, the oil companies found the wonderful oil well on their place and the Nottens became wealthy."[52]

Some of the families that occupied the northern area on the west side of Ventura Avenue to the Ventura River before 1905 include: Ayers, Parker, Rodriguez, Mee, Bridges, Moraga, Puentener, Hubbard, Morrison, Sprung, Mays, and N. B. Smith (asparagus grower). Families that owned property on the east side of Ventura Avenue in the same area from the same period include Arnaz, Jennings, Griswold, Weldon, Canet, Hansen-Orr, Sparks, Myers, Allen Fraser, Daniel Fraser, Silas Fraser, IV. Smith-Biggs, Hartavan, Barnard, and Notten. Additional families that resided up the Canada O Larga Creek include Sence, Reynolds, Canet, Totten, Walker, and Duntons.[53]

In 1892 a social organization called the "Casa de Rosas Club" was established along the northern section of Ventura Avenue. The Casa de Rosas Club was the oldest continuously operating social club in Ventura County (as of 1963) and was established as a natural result of the housewives living along Ventura Avenue's northern section to meet socially and sew in the company of others. The social club convened in the residence of Mrs. Mary Griswold, who lived on the land just to the north of Cañada Larga Road on the east side of present day Hwy. 33. Several of the aforementioned women were the founding members of the club.[54]

Extant Examples from the Period:

Examples of intact residential architecture from this period, reflecting Romantic and Victorian styles, occur throughout the survey area. There are a few early farmhouses from this period that are located in the upper Ventura Avenue area.

Good residential examples from this period that are located within the Westside area include 41 Bell Way (constructed 1890); 62 Bell Way (constructed 1890); 56 East Center Street (constructed 1900); 68 East Center Street (constructed 1900); 56 East Simpson (constructed 1905); 54 East Stanley Avenue (constructed ca. 1900); 166 East Vince Street (constructed ca. 1890); 111 Franklin Lane (constructed ca. 1890); 563 North Ventura Avenue (constructed ca. 1900); 2025 North Ventura Avenue (constructed 1885); 2453 North Ventura Avenue (constructed ca. 1890); 4504 North Ventura Avenue (constructed 1890); 4692 North Ventura Avenue (constructed 1900); 330 North Ventura Avenue (constructed ca. 1905); 105 Harrison (constructed ca. 1905); 83 West Park Row Street (constructed ca. 1890); 125 West Park Row Street (constructed 1895); 183 West Park Row Street (constructed 1893); 219 West Park Row Street (constructed 1908).

[52] "My Life on Ventura Avenue from Childhood until I was seventeen 1877-1893" Written by Mrs. Eva Hubbard Hanlin, February 4, 1964. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p. 10.
[53] Hand-drawn map included in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965.
[54] "Case de Rosas Club" By a Member. Reprinted in "A Legend of Sleepy Hollow (Gosnell Bend to Casitas) 1859-1916." Compiled by Miss Marjorie Fraser Vol. I Fraser Publishing Company. 1965. p.18.

City Expansion and Civic Improvement (1906 - 1920)

The City dramatically expanded its territorial boundaries in the first years of the twentieth century. From Mission development through 1905, the ocean to the south, hills to the north, the Ventura River to the west, and the Sanjon Barranca to the east provided natural borders for the city proper. All this changed in 1906, when a large tract of Land east of the Sanjon Barranca, including portions of the Dixie Thompson ranch, was annexed by the city.[55] The *Daily Free Press* described the annexation on April 10, 1906:

> *By voting to annex this territory, the citizens of Ventura have more than doubled the area of the city. The former municipality was about a little more than one mile square containing about 750 acres. The new Ventura will contain 1900 acres and will extend from the Ventura river on the west to the junction of the Montalvo and Santa Paula roads commonly known as the FORKS an the east, and from the ocean to the summit of the hills back of the city.*[56]

By October of 1906, small tracts of land were being sold for developrnent.[57] Widespread construction east of the Sanjon Barranca, however, would not take place until the mid-1920s. Most of the land acquired through annexation continued to be used for agricultural purposes or remained open space.

One exception was the development of the Beach Tracts by A.C. Gates. The manager of the Title Guaranty Company, Gates procured an option on 100 acres of the Dixie Thompson Ranch in March of 1909. He proposed a housing subdivision to be called The Beach Tracts. Mrs. Josephine Pierpont-Ginn, a wealthy Ojai socialite, purchased Tract 25 of the Beach Tracts where she built the Pierpont Inn. By September of 1910, most of the remaining lots had been sold and soon contained a first generation of Craftsman and period revival style beach cottages.

Territorial expansion continued in 1910, when local businessman John R. Brakey deeded a road through his property at the juncture of Oak and Poli Streets to the City in return for property development rights. This action opened land in the hills above Ventura to future development.[58]

Construction within the City's downtown and its immediately surrounding areas was considerable during this period as lots subdivided in the 1870s were developed during the first decades of the 20th century. Commercial development expanded east of the Mission, solidifying Main Street as the City's primary commercial corridor. By January of 1912, the local paper reported that "the increase in building in the city was 316 percent over the previous year." This was the highest gain percentage in the state of California.[59]

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[55] "Now Greater Ventura." *Daily Free Press*, April 10, 1906.
[56] Ibid, page 1.
[57] "San Miguel Acres," advertisement. *Daily Free Press*, October 19, 1906
[58] "Certainties for 1910 Will Make New Year Most Prosperous One." *Daily Free Press*, December 31, 1909.
[59] "Hurrah! Ventura's Percentage is Greater Than any Other City in Southern California." *Daily Free Press*, January 12, 1912.

Residential development occurred primarily in the area directly east of Downtown where large numbers of single-family homes were built on previously undeveloped lots. Blocks of single-story residences, built in Craftsman and period revival styles, were interspersed among the larger residences of the Victorian era. The resulting mix of single-family homes from the late 19th and early 20th centuries characterizes much of this area today.

As Ventura entered the twentieth century, the population embraced progressive social reform and physical improvements to the city. The Anti-Saloon League and the Women's Christian Temperance Union organized to remove service of alcohol within the city's limits. This campaign had a direct physical affect on Spear's Hall, a favorite saloon and meeting place at the southwest corner of Main and Palm streets. In 1909, it was demolished and replaced by a two-story, brick garage built by Milton P. Stiles. By 1913, Ventura was a "dry" town.

The demolition of the saloon and its replacement by a garage was an early sign of the influence of the automobile on the physical development of Ventura. The M.P. Stiles Garage Building was more than just a place for auto-related services. It was a social center with dressing rooms for ladies and gentlemen, private lockers, and was elaborately furnished. In the early years of the automobile, it was customary to park one's "machine" at the garage, change clothing from traveling to pedestrian attire, and then walk to one's home, business or entertainment.[60]

Ventura's burgeoning civic pride during this period was made apparent through widespread physical improvements and city beautification efforts influenced by the principles of the City Beautiful movement. The City Beautiful movement advocated comprehensive physical planning and grand architectural beautification of cities in order to counteract the "moral decay" of crowded urban environments. The movement is largely associated with the work of Chicago architect and planner Daniel Hudson Burnham and his plan for the World Columbian Exposition of 1893. Burnham arranged the grounds of the exposition as a model city of buildings, grand boulevards, bridges, squares, and parks all designed in monumental Beaux Arts styles. This "White City", with its emphasis on symmetry, order and harmony, launched a nationwide movement to express American ideals in the built environment.

A Local City Beautiful League was formed in Ventura in 1903. Through their efforts, new trees were planted in Plaza Park in 1906 and 1908, and streets were paved. The first Ventura Landmarks Committee, a subsidiary of the Chamber of Commerce, organized in 1910 and set their sights upon saving the Ortega Adobe and the Mission Palms in the old Mission Gardens. In 1911, the County Supervisors increased the tax levy to raise funds for a new courthouse. By July of that year. A.C. Martin Architects of Los Angeles had designed a monumental building in the Neoclassical/Beaux Arts style, a fitting representation of the City Beautiful Movement in public architecture and one which compares favorably with those in other Southern California communities such as Pasadena. The new courthouse officially opened in July 1913.

Physical improvement and new or renovated buildings were dominant subjects of the local press between 1911 and 1913. In May of 1912, the *Ventura Free Press* quoted Secretary of the Chamber of Commerce Sol Sheridan stating that Ventura "had made prodigious headway in the

[60] "Valuable Addition to Ventura is Stiles New Garage Block." *Ventura Star Free Press*, August 31, 1909.

last three years in every direction with improved streets, walk(ways) and homes." In June of the same year, the paper noted that "Contractor Brakey has constructed a new Cross to be raised on the Hill on Admission Day, September 9th. A "new light system ... installed on every corner along Main Street" was reported in July, and business owners were ordered to install "concrete sidewalks in front of your property or have it done by the City at your expense" in the September issue.

Banker and civic leader Eugene Preston Foster made significant contributions to the physical infrastructure of the city and surrounding area during this period. As the first commissioner of the County's Forestry Commission, he was instrumental in establishing the area's first parks. He was also responsible for financing the first drivable causeway road between Ventura and Santa Barbara. Foster personally financed and led the construction campaign to build the Ventura City County Library Headquarters on Main Street that also housed the City Hall.[61]

In January of 1913 an article in the *Ventura Free Press* announced "New Improvements for Main Street-Stores Being Fitted with Modern Steel Fronts Improve Street's Appearance." It noted that "the Great Eastern and the Rains Shoe Store will each be fitted with modern steel fronts with prism glass and large plate glass display windows." The article also mentioned several other businesses along Main Street receiving similar treatment forming as fine a line of store fronts "as can be found in any city."[62]

Prismatic glass tile transoms would become a signature design element of Main Street commercial buildings during the first two decades of the twentieth century. First introduced in the 18905, prismatic tiles had raised patterns on their inside surface that refracted sunlight toward the rear of the building. The pressed tiles were usually joined together with zinc or lead in the manner of stained glass windows. The tiles were designed to increase natural light levels and thereby reduce reliance upon light wells and artificial light sources. As such, prismatic tile transoms were a popular and practical innovation used both in new construction and to update existing storefronts. Applied to many Main Street buildings, they became a unifying streetscape element.[63]

Within the Westside/Ventura Avenue area, more oil prospecting resulted in the discovery of deeper and larger pools of oil and gas. But it wasn't until the mid-1920s the Ventura Avenue Oil Field was mass producing oil with 113 wells producing approximately 57,000 barrels of oil and 213 cubic feet of gas per day.[64]
Due to the ever increasing demand by the public for fossil fuel, the Ventura Avenue oil field experienced intense activity during the 1910s and early 1920s. In 1913, Ventura resident Ralph B. Lloyd and Joseph B. Dabney formed a partnership to drill for oil. The drilling of a well (also known as "Lloyd No. 1") on a site leased by Lloyd commenced in January of 1914. By July of

[61] Brown, Eva Barbara. "The E.P. Foster Family: The Living and the Legacy." *Ventura County Star Free Press*, May 16, 1971.
[62] "New Improvement for Main Street." *Ventura Free Press*, January 24, 1913.
[63] Photographs, Ventura County Museum of History & Art.
[64] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 13.

1915 as drilling had reached a depth of 2,558 feet, a gush of oil destroyed the oil derrick. Although Lloyd No. 1 was unsuccessful, it was the first well that was drilled to a depth past 1,000 feet. After several failed attempts by Lloyd and Dabney at other sites, the two men transferred their leases, which retained their identifications (i.e. Lloyd No. 1), to the Shell Oil Company in June of 1916.65

This expansion in the oil industry within the Westside area in the 1920s resulted in a rapid residential and commercial boom within this neighborhood. Land owners began to subdivide their land to make room for the needed worker's housing that was located near the oil fields. There were also a few small bungalow courts and multi-family properties constructed as well. Many of these modest worker's cottages were built on small lots that were carved out of the larger farming lands around the original family farmhouse.

Extant Examples of the Period:

Some of the early farmhouses that are still extant in the survey area include68 East Center Street, the E.P. Foster House located at 2717 North Ventura Avenue (burned down in August, 2010), 563 North Ventura Avenue, 2686 North Ventura Avenue, 4504 North Ventura Avenue, 4692 North Ventura Avenue, and 4850 North Ventura Avenue.

Oil and Land Boom of the 1920s (1921 - 1929)

By 1914, the oil industry had targeted land in and around Ventura for oil drilling. Ralph B. Lloyd formed the State Consolidated Oil Company and began leasing oil-bearing lands along both sides of Ventura Avenue. World War I advanced technologies and increased the demand for gasoline, fuel, oil and lubricants. After the war, Henry Ford's mass-produced automobiles made owning a car affordable to the common man. The dramatic advance in transportation technologies and the increase in automobile ownership created a demand for oil as had never been before.

In 1921, a major oil strike by Shell Oil ushered in a new era of growth and prosperity for Ventura County. The local newspapers were filled with daily reports that detailed the number of barrels of oil being produced from the local wells with headlines like "*Shell Oil Brings In 1,000 Barrel Gusher-You May Not Know What That Means to Ventura.*"[66] By 1926, the Associated and Shell Oil Companies were pumping and processing tens of thousands of barrels of oil a day. Thousands of oil workers, geologists, engineers, and oil-related businesses descended upon the City, increasing the need for housing. Commercial activity increased, giving birth to ancillary businesses like Ventura Tool. Ventura's population would grow from 4,156 to 11,603 during the 1920s, an increase of 179 percent.

During the years from 1916 to 1922, Shell, along with other oil companies such as General Petroleum and Associated Oil made furious efforts at drilling a productive oil well. In April of 1919, the Shell Oil Company was able to successfully drill a productive oil well (Gosnell No. 1) that was 3,495 feet deep and produced 1,200 barrels a day. However, a major event occurred at

[65] Hertel, op.cit.,pg. 735.
[66] *The Star Free Press*, excerpts, 1921 to 1929.

the Ventura Avenue oil field when in January of 1925, Lloyd No. 9 and No. 16 were successfully drilled and were able to produce 8,000 to 10,000 barrels of oil per day. Thus, the oil field became one of the most productive in the state.67 The success of the wells led to an oil boom in the city of Ventura, which by February of 1925 was growing at a rate of five families per day.[68] A majority of those arriving to the city during the late 1920s worked at the oil fields and refineries. The influx of workers caused a housing shortage, which led to the construction of several housing tracts south of the oil field in the areas flanking Ventura Avenue.[69] Three public schools were also constructed along Ventura Avenue. Additionally a commercial district began to take shape on both sides of the Avenue. The once rural area dotted with farmland and farm houses was literally transformed overnight into one of the most important oil producing region in the state.[70]

In support of the booming oil industry within the Westside area in the 1920s, oil related industries and service companies (machine shops, oil tool and welding shops, chemical suppliers, etc.) began to spring up along Ventura Avenue (on the east side of Ventura Avenue near the intersection of Franklin Lane and Barry Drive and on the west side of Ventura Avenue north of McFarlane Street) to remain in relatively close proximity to the oil fields located in the northern section of Ventura Avenue near the Gosnell Bend. A small refinery and a natural gas compression plant were located near Stanley Avenue and a few smaller oil field service companies were scatted around the southern section of Ventura Avenue as well. As the Westside area became more industrially developed, other industries began to locate in the area such as auto salvage yards, scrap metal recyclers, bulk fuel distributers and a rock quarry.[71]

To accommodate the growing oil industry in the Westside area, many new people moved to Ventura. However, there was not sufficient working-class housing available in Ventura near the oil fields to support the influx of workers at the time. In response, several new residential housing and commercial/retail businesses were developed in the area to support the number of oil field workers.[72] One such residential development, the Simpson Tract, was developed by Carl Simpson in 1926. The year prior, Carl took advantage of the opportunity to sell a tract of farm land bounded by the north side of West Simpson Street on the north, the south side of West Prospect Street on the south, the west side of North Ventura Avenue on the east and the east side of Sheridan Way on the west, that he had inherited from his family. He then sold the land to the banker and businessman Joseph M. Argabrite who subdivided the land and resold it as modest residential lots.[73] Many of the houses that were constructed in the Simpson Tract were one story modest Mediterranean Revival houses with stucco siding arched entrances and flat roofs. Some

[67] Denison, op.cit.,pg. 53.
[68] "Hundreds Working on New Locations." *Ventura Free Press*, February 7, 1925, pg.1.
[69] Triem, op.cit.,pg. 119.
[70] Ibid., pg. 120.
[71] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 14.
[72] Ibid.
[73] Ordinance No. 90-4 "An Ordinance of the Council of the City of San Buenaventura Establishing the Simpson Tract Historic District Overlay Zone in Accordance with Sections 1344 and 8126B of the San Buenaventura Ordinance Code and Amending Section 8121 of the San Buenaventura Ordinance Code by Modifying the Zoning Map to Include the Simpson Tract Historic District Overlay Zone. "Exhibit C."

of the residences were also designed in a California Bungalow style. Most of the residences had single car detached garages to the rear of the residence and the houses were constructed with a consistent set-back from the street. A few of the residences were moved to the tract from other locations and exhibit earlier architectural styles.[74]

Economic prosperity also created greater demand for goods and services, leading to a proliferation of commercial buildings. Prior to the oil boom, the north side of Main Street was only partially developed and contained many one-story, wood frame structures. By 1928, whole blocks along Main Street had experienced recent construction. The north side of Main Street from the Mission to California Street was almost completely filled with brick commercial buildings. Prominent multistory structures anchored the primary intersections.[75]

The architectural character of Main Street was also affected by the automobile. Auto-related buildings -- including showrooms, service garages, and gasoline stations -- were prolific. The number of auto-related businesses in Ventura County doubled between 1920 and 1930. Ventura's Main Street, particularly west of the Mission, featured several elegant Spanish-style auto showrooms; the Phoenix Stables Livery became the City's auto garage.

The city's residential stock expanded both within and beyond the 1879 boundaries. Multi-family apartment buildings dotted the downtown residential areas, filling in previously single-family neighborhoods. The Avenue area, previously rural and home to working families and farm owners, filled with additional worker housing to support adjacent industrial development. Housing subdivision tracts, with names like Hobson Heights, Arcade Farm Homes, Magnolia Park, Buenaventura Tract, El Plano, and Mc El Rea were advertised in the newspapers along with detailed tract maps. Many of these new subdivisions were located in what is now called Midtown. Every issue of the newspaper printed intricate house plans that ran from small, one-bedroom bungalows to elaborate multi-bedroom mansions.[76]

Extant Examples of the Period:

The majority of the resources within the Westside area were constructed during this period. There are several neighborhoods of modest single family houses that were designed in styles that were popular during the day. Revival styles and Craftsman styles were the predominant architectural styles for residential buildings, whereas the commercial buildings along Ventura Avenue were designed in simple brick forms with large display windows. The northern section of the survey area exhibits industrial buildings that housed the tool trade industries; these buildings were designed in a vernacular industrial style.

Within the Westside/Ventura Avenue Community Plan area, there is one district area that dates to 1926, The Simpson Tract Historic District Overlay Zone. The district is bounded by the north side of West Simpson Street on the north, the south side of West Prospect Street on the south, the

[74] Ordinance No. 90-4. "Exhibit C."
[75] Sanborn Map Company, 1928.
[76] *The Star Free Press*, excerpts, 1921 to 1929.

west side of North Ventura Avenue on the east and the east side of Sheridan Way on the west. Additionally, the residence located at 93 West Simpson is a Registered Landmark # 76.

Good examples of the Craftsman style include 129 East Simpson, 447 North Ventura Avenue, 459 North Ventura Avenue, 573 North Ventura Avenue, 1985 North Ventura Avenue, and 3587 North Ventura Avenue.

There are a few bungalow courts located within the Westside area. These are located at 68 East Ramona, 121-137 El Medio Street and 872 North Ventura Avenue.

Revival styles, such as Tudor Revival and Mission revival were very popular as well. Some extant examples include 456 Cedar Street, 496 Cedar Street, 746 Cedar Street, 283 East Vince Street and 115 East Vince Street.

Excellent examples of commercial buildings constructed along Ventura Avenue from this period include: 404-420 North Ventura Avenue, 606 Ventura Avenue, and 698-684 North Ventura Avenue.

Examples of oil trade industrial buildings include 1019 North Olive Street, 70 West McFarlane Drive, 591 North Ventura Avenue, 1641 North Ventura Avenue and 2220 North Ventura Avenue.

Additionally, the Shell Club, located at 600 Shell Drive is a significant example of a social center for the oil industry. This building is an entirely brick building located on private land and was used for parties and social events for the oil workers.

Great Depression and World War II (1930 - 1944)

By the 1930s, the Westside/Ventura Avenue area population had doubled to over 10,000 and the neighborhood became home to industries that supported oil production. The Ventura Avenue Oil Field was densely occupied with oil wells and related facilities in the mid 1930s.[77]

However, the stock market crash of October 1929 and the subsequent Great Depression essentially halted construction in Ventura County. In 1933, Franklin D. Roosevelt became President, and his New Deal relief programs started putting Americans back to work. Ventura County received hundreds of thousands of dollars for new construction and improvement programs for public buildings, parks, roads, and bridges. An annex and jail were added to the County Courthouse building in 1931 and the Ventura Post Office at 675 Santa Clara was built in 1936. Programs like the Public Works Administration (PWA), the Works Progress Administration (WPA), and the Civilian Conservation Corps (CCC) operated in the county between 1933 and 1941.[78] Local projects completed through these and similar programs include

[77] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001 p. 13.
[78] Triem, *Ventura County*.

the murals at the Ventura Post Office; the statue of Father Serra in front of the County Court Building; and the rock wall surrounding Cemetery Park.

New development would increase slightly in the later half of the 1930s as economic conditions stabilized. Several commercial buildings were added downtown and a few existing structures were modernized between 1937 and 1941. One example was the Mayfair Theater built in 1941 (since demolished).

The bombing of Pearl Harbor by the Japanese in December 1941 brought the United States into the Second World War. Military bases were established at Port Hueneme in 1942, and later at Point Mugu, bringing more than 21,000 military personnel and 10,000 civilian workers to the region and reviving the economy. This influx of residents created a severe wartime housing shortage in Ventura County.

The Ventura Avenue oil field was able to maintain steady production levels despite the economic effects of the Great Depression, which began in October of 1929. By the early 1930s U.S. automobile production was half that of the 1929 total of 5,350,000 units and oil companies were losing money.[79] But despite their losses, the major oil companies were able to survive the depression and also the effects of World War II when civilian-use automobile production was halted and gasoline was rationed. The post World War II period, which began with the end of the war in August of 1945, was a boom period for the United States as cities and towns experienced population growths and automobile production returned to pre-1930 levels. The Ventura Avenue oil field reached its production peak in the early 1950s as it became the 12th most productive oil field in the nation.[80] Although oil production at the field decreased starting in the late 1950s, new drilling technologies maintained the oil field's viability into the new millennium. Ventura Avenue Oil field is currently owned by Aera Energy LLC, which operates 423 oil wells that have an output of 11,600 barrels per day.[81]

Extant Examples of this Period:

One of the best extant commercial buildings constructed during this period includes the art deco commercial building located at 698-684 Ventura Avenue. Other examples include 490 Ventura Avenue, and 328 Ventura Avenue.

Additionally, a few new schools were constructed during this period including the Mill School (now Brooks Institute), the Avenue School (2717 North Ventura Avenue), and the E. P. Foster School located at 20 Pleasant Place.

[79] Taylor, Frank J. and Earl W. Welty. *Black Bonanza: How an Oil Company Grew into the Union Oil Company*, New York, NY: Whittlesey House, 1950, pg. 185.
[80] http://www.vcreporter.com/cms/story/detail/tar_on_your_foot/6850/
[81] http://www.aeraenergy.com/whoweare/Ventura.htm

Postwar Prosperity and the Freeway (1945 - 1962)

As a result of the wartime housing shortage, dozens of new subdivisions were built throughout the county after the War. In Ventura, the boundaries of development were pushed further east, including several residential subdivisions from Seaward to Mills Road.[82]

With the end of World War II, wartime industries in Southern California successfully converted to civilian manufacturing and offered good jobs to thousands of returning servicemen. Fueled by the post-War prosperity, thousands of young families flocked to Ventura County, making it the fastest growing county in California by 1964.[83]

In 1945, the eastern edge of the city of Ventura was approximately bounded by Mills Road. Commercial corridors of Main Street and on Thompson Boulevard had been largely built out and surrounded by residential tracts. Most of the growth during the post-World War II period was therefore accommodated by outward expansion into surrounding ranchland and open space.

Within the downtown area and immediate surrounding neighborhoods, the postwar prosperity brought infill development and the upgrading and expansion of existing structures. Commercial buildings such as the Jack Rose Department Store built in 1948 (now demolished) reflected the optimism and confidence of the postwar period with their late-Moderne and Mid-Century Modern architecture. Storefronts from the 1920s and earlier were also refaced with new facades. The clean, sleek facades of the new Foster Library and the City Hall complex on Santa Clara Street helped bring Ventura into the modern age.

In 1945, the first proposal was made for a statewide freeway network that included a north-south thoroughfare along the coast, closely paralleling the existing State Highway 101 which ran along Thompson Boulevard through Ventura. As Californians took to the roads in record numbers, dozens of roadside motels and drive-in dining establishments were built along the Thompson Boulevard corridor. Many of these examples of roadside architecture can still be found along Thompson Boulevard.

The coming of the freeway brought both eager anticipation and concern throughout Ventura County. The Camarillo Chamber of Commerce, eager for the increased access the freeway would bring, lobbied to have the freeway built directly through the city instead of bypassing it on the south. The most vocal opposition to the freeway route was heard from the City of Ventura. Residents were concerned that the proposed elevated freeway would block both views and access to the beach. They were only somewhat successful in pressuring the state highway department to depress the freeway through part of the downtown, thereby preserving the clear view of the ocean from the County Courthouse on Poli.[84] In September of 1962 the freeway was completed.

One community that was adversely affected by the building of the freeway was Tortilla Flats, one of the oldest and poorest neighborhoods located near the southwest edge of the downtown.

[82] Ibid, page 136.
[83] Triem, *Ventura County*.
[84] Editorial. *Ventura Star Free Press*, May, 1957.

This multi-ethnic community, home to people of Native American, Spanish, Mexican, African American, Japanese, Chinese, Basque, Philipino, and Italian decent, was almost entirely razed to clear land for the Freeway.[85] The Freeway also destroyed a portion of the Beach Tracts neighborhood, and physically separated what remained from the City proper.

Ultimately, the freeway was to the twentieth century what the railroad had been to the nineteenth century -- a symbol of opportunity and progress. The freeway's arrival ushered in a new era of growth far beyond Ventura's historic center and downtown Ventura's role as a primary commercial center ended.

The construction of the Ojai Freeway (State Route 33) in the early 1960s helped accelerate the development of the northern section of the Westside/Ventura Avenue communities.[86] A few new housing development were constructed during this period, including affordable housing along West Vince, West Flint, West Warner and West Barnett Streets, west of Olive Street.

Extant Examples of the Period:

The example of World War II era construction is represented by the Quonset Hut at 43 South Olive Street, built in 1945 (circa) (just outside the survey area).

Very good examples of industrial buildings from this era include 2220 North Ventura Avenue and 4777 Crooked Palm Road.

[85] "Tortilla Flats Mural Designs To Be Showcased At ArtWalk." City of Ventura press release, August 3, 2004. City of Ventura website, www.ci.ventura.ca.us.
[86] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 19.

Mid-Century Changes to the Present Day

In 2001, the City contracted West Coast Environmental and Engineering to study the Westside area to determine if the area constituted a Brownfield site. The report provided a very good description of the survey area to present day. Following is the excerpts from this report as they relate to the built environment.

By the 1960s and 1970s, the number of oilfield service companies grew and the area they covered expanded to include the north side of Stanley Avenue. A large industrial area on the west side of Ventura Avenue between Barry Drive and Shell Road also developed. Numerous oilfield disposal sumps were also evident in this area.[87]

By the late 1970s through the 1980s, both a decline in the oil production rates of the Ventura Avenue oil fields and a general decline in the oil production industry resulted in a substantial drop in oilfield related activity in the study area. As a result, there was a significant decline in oilfield related employment and investment in the area. The refinery near Stanley Avenue was torn down and paved over. VETCO, a large oilfield equipment manufacturer and long term employer in the area constructed a large corporate office in the early 1980s and subsequently sold it to KINKO's by the late 1980s. The rest of their manufacturing facilities were eventually sold off and are now occupied by lighter manufacturing businesses, warehouses and a storage operation.[88]

What physically remains today in the study area is essentially what existed during the oilfield "boom years." Many properties have remained basically unchanged for the last 25 to 50 years when they were first developed. However, the level and intensity of industrial activity has changed. Although many oilfield related businesses remain, many others have left or gone out of business. Those that remain appear to be less active, some occupying large properties, suggesting that these properties may be underutilized.[89]

By the 1980s the production of the Ventura Avenue Oil Fields was in a general decline resulting in many wells being taken out of production. Many of the large oil companies began a general exodus from the area, selling off the remaining production in their oil and gas leases to smaller oil companies. The number of individuals employed in the oil sector also decreased as did the industries and businesses that supported the oil industry.[90]

Presently, the Northern Section consists of a mix of land use somewhat dominated by industrial uses, or at least the perception of industrial uses. Large parcels of industrial space (industrial yards) comprise a good portion of this area. These "yard" properties have limited improvements on them and are used primarily for storage related operations and are generally associated with

[87] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 19.
[88] West Coast Environmental and Engineering. "Historical Overview: The Ventura Brownfield Project." Prepared for The City of San Buenaventura. February 2001. p. 15.
[89] Ibid.
[90] Ibid. p. 20.

the oil industry. However, a review of the City of Ventura Zoning Map shows that roughly 60% of the northern section is zoned for residential with the remaining being zoned for commercial, industrial or other mixed uses.[91]

The central Westside area is dominated by residential neighborhoods, with pockets of dense industrial uses. The Ventura Avenue corridor is predominately occupied by commercial businesses, with another commercial strip found along Olive Street. With the exception of a small amount of in-fill and reuse, very little has changed in the Central Section since the early 1980s. The mine on Rocklite Road closed down in the early 1990s and the last remaining portions of the refinery south of Stanley Avenue were removed as well. A metal recycling facility on Rocklite Road started some time during the late 1980s or early 1990s.[92]

[91] Ibid.
[92] Ibid. p. 27.

SELECTED CHRONOLOGY

The following chronology is intended to highlight activities and events important to the understanding of the built environment within the City of San Buenaventura from the earliest settlement through the construction of the Freeway.

European Exploration (1542-1781)

1542 On October 9th, Portuguese navigator Juan Rodriquez Cabrillo sights the Chumash village later named *Shisholop*.

1602 The Chumash village is further explored by Spanish navigator Sebastian Vizcaino.

1768 Inspector General Don Joseph de Galvez announces his intention to establish the "intermediate mission" of San Buenaventura between San Diego and San Carlos.

1769 Explorer Gaspar de Portola arrives at a Chumash village on August 13th and renames it *Asuncion de Nuestra Senora*.

1771 Father Junipero Serra sends two friars to help found San Buenaventura.

Mission Period (1782-1833)

1782 After delays of several years, Mission San Buenaventura is officially founded on March 31st, Easter Sunday.

1790 San Miguel Chapel is constructed.

1804 The Mission is relocated to its present site on Main Street.

1812 A large earthquake causes extensive damage to the Mission and the San Miguel chapel.

Mexican Period (1834-1847)

1834 All California missions are secularized. Spain's vast land holdings are granted to Mexican and Californio rancheros.

1846 Rancho Ex-Mission is granted to Jose Arnaz.

1847 Olivas Adobe is constructed.

City Founding and Incorporation (1848-1868)

1848 Jose Arnaz attempts the first layout of a townsite at San Buenaventura.

1849 Gold is discovered at Sutter's Mill in Northern California.

1850 California achieves statehood and is divided into 27 counties, with present-day Ventura included in Santa Barbara County.

1855 The first survey of the town is conducted.

1857 Ortega Adobe is completed.

1859 The first attempt to form a separate county out from the eastern portion of Santa Barbara County is defeated.

1864 The most serious drought in local history causes financial ruin to the Californios, who begin to sell their vast land holdings to foreign settlers.

1866 The town of San Buenaventura successfully incorporates.

1868 A stagecoach line is established and the city becomes connected to the outside world.

First Land Boom (1869-1886)

1869 George H. Thompson resurveys the town, establishing many of today's street names. The township is platted from the river on the north, Pacific Ocean on the west, Sespe Avenue on the east and Ash Street on the south.

Completion of the Transcontinental Railroad begins to bring settlers from the north, including a substantial Chinese community.

1871 The *Ventura Signal*, the town's first newspaper, is published by John H. Bradley who uses the paper to fight for the formation of Ventura County.

1872 Led by William Dewey Hobson, the bill to form Ventura County is finally passed and approved by the state legislature on March 22nd. County Commissioners are appointed, construction of the wharf begins, and the cornerstone is laid for a new brick schoolhouse.

1873 January 1st officially begins the new Ventura County. County offices are rented in a space above Spear's Hall and the Wharf (Pier) is completed.

1874 The Ventura Library Association is incorporated.

1875 The first County courthouse is built on three blocks of Mission ground by W.D. Hobson. A second newspaper, *Daily Ventura Free Press*, is established and the town has a fire company, *The Monurnentals*. The first banking institution, the Bank of Ventura, is established.

1876 Oil is struck in Adams Canyon, making Ventura County a pioneer in California oil production.

Land annexation increases City boundaries east of Ash Street to the Sanjon Barranca.

1885 The Hines and Brooks, Cooper, Reppy, and Adams and Mc Elrea tracts are established in eastern downtown.

Second Land Boom (1887-1905)

1887 The branch line of the Southern Pacific from Newhall to San Buenaventura is completed. The Hotel Rose, Anancapa Hotel, and Armory Building are constructed. Confusion begins about the name of the town with the railroad shortening the name to "Ventura".

1889 The U.S. Post Office begins officially referring to the city as "Ventura."

1890 The Federal census sites Ventura's population as 3,869.

1900 The first Ventura Chamber of Commerce is organized.

1903 The City Beautiful League is formed in Ventura.

City Expansion and Civic Improvement (1906-1920)

1906 Portions of the Dixie Thompson Ranch south of the Sanjon Baranca are annexed to the City of Ventura.

1912 The County Courthouse is built at Poli and California Streets.

1913 Prismatic glass transoms begin to be installed on new and existing buildings along Main Street from the Mission to Chestnut Street.

1914 Ralph B. Lloyd forms State Consolidated Oil Company and begins leasing oil-bearing lands along both sides of the Ventura Avenue.

1915 The Panama-California Exposition in San Diego popularizes Spanish-inspired architecture in California, ushering in the era of Spanish Colonial Revival style.

1917 The United States enters the World War I.

Oil and Land Boom of the 1920s (1921-1929)

1921 Shell Oil strikes the largest oil well in the region thus far.

1929 The stock market crashes in October, ushering in the Great Depression.

Great Depression and World War II (1930-1944)

1932 Franklin Delano Roosevelt is sworn in as President of the United States.

1933 President Roosevelt creates the PWA, the WPA, and the CCC work programs to put people back to work.

1941 On December 7th, the United States is bombed at Pearl Harbor in Hawaii and America enters World War II.

1942 The establishment of a military base at Port Hueneme brings thousands to Ventura County.

1945 World War II ends in victory for the United States and the troops return home. Post war population increase spurs construction boom.

Postwar Prosperity and the Freeway (1945-1962)

1946 A freeway along the coast, closely following U.S. Highway 101, is proposed.

1962 The Freeway opens in Ventura County in September.

1966 The city celebrates its centennial of incorporation. The Ventura County Cultural Heritage Board is established.

1967 Holiday Inn built as part of beachfront redevelopment.

1993 Ventura Pier reconstructed.

SIGNIFICANT PERSONS

The following section identifies individuals known to have played important roles in the history and development of Ventura, including city pioneers, community leaders, and noted residents. A selected listing of known historical figures is provided below. Note that this section is not comprehensive listing of significant persons in Ventura, but may serve as a basis for future research efforts.

Properties associated with these or any individuals important to the City's history may have historic or cultural significance based upon this association. However, association with one of the persons listed here does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

William Dewey Hobson

William Dewey Hobson came to California in 1849 in a covered wagon. He engaged in mining in northern California and began to build his fortune through the acquisition of several mines. A brick layer by trade, he migrated to San Buenaventura in the 1850s, and worked in the cattle business. After having built the More Ranch and the Matanza building for meat packing in Fillmore, he returned to Ventura and became very successful as a builder and contractor at a crucial time in the city's early development.

In the Late 1860s, Mr. Hobson was responsible for assisting in the transition of the built environment from adobe to brick by building commercial and public buildings in this medium. He built the first brick structure in the county, the Cohn store on West Main Street opposite the Santa Clara House (demolished), the first courthouse (demolished) on the site of the May Henning School on Santa Clara Street, and the brick Hill Street School (demolished) at the west end of Poli Street above the Mission. He was responsible for the construction of the Chaffee store (demolished) at the corner of Main and Palm Street, and the second location of the Great Eastern building at Main and Oak streets. He is most well known for constructing Spear's Hall (demolished) at the corner of Main and Palm streets that served as the first County Supervisors offices.[93]

W.D. Hobson's contributions were not limited to commercial interests and construction. He was a civic leader and was greatly involved in creating the political infrastructure of the early pioneer period. His crowning achievement was the passing of a bill in the state legislature to separate Ventura County from Santa Barbara County in 1873.[94] Called the "Father of Ventura County" for this action he is one of the most significant persons of the pioneer period. Hobson passed away on August 28, 1915 having left a physical and social infrastructure upon which Ventura built its future.

[93] Sheridan, *The History of Ventura County*, 1926.
[94] Triem, *Ventura County*.

Mr. and Mrs. Eugene Preston Foster

The modern day infrastructure of San Buenaventura owes much of its organization and physical presence to the contributions of Eugene Preston Foster and his wife, Orpha Woods Foster whose contributions spanned the late 1880s to the 1920s.

The Fosters migrated to Ventura County from Illinois in the 1870s. After a series of positions with the Santa Ana Water Company, Foster bought property on North Ventura Avenue in 1879 and in 1881 built the Folk Victorian farm house that still stands today. He established one of the first apricot nurseries in Ventura County by contracting with James Day of the Mound Nurseries to transplant apricot trees to his land in exchange for one-half of the proceeds. These profits were traded for 10,000 shares of the stock in the Bank of Ventura beginning a remarkable life in commerce and philanthropy. He became the Chairman of the Board of the bank and held that position until his passing.[95] He was honored in the late 1920s as one of the nine men who founded the California Banker's Association.[96]

He continued to work through the Santa Ana Water Company to establish the first electric light and ice company and developed natural gas wells in the Ventura River. In 1888, he became the head of the Ventura High School Trustees and president of the School Board, financing the expansion of the school district. Continuing his interest in trees and recreation, he established the county's first park, Camp Comfort, by negotiating the purchase of the land and supplying the trees and facilities.[97]

This purchase was followed by the acquisition of 65 acres of land at the west end of town which was donated to the City for Seaside Park. In 1914, the state of California created the Counties Forestry Commission. Foster was appointed chairman. Under his tenure he established the Ventura County park system in existence today, supervised the planting of all trees along the Rincon highway, and oversaw the grading of roadways from the Los Angeles County line to the city of Santa Barbara.[98]

In 1921, when the W.E. Shepherd family donated the land for a city Library on Main Street, Mr. And Mrs. Foster managed the fund raising campaign to build the facility, donated substantial funds to the venture, and physically participated in the construction. Throughout the 19205, Mr. Foster was intrinsically involved in the development of the town, overseeing the financing and development of much of the built environment that exists today.[99]

Mrs. Orpha Woods Foster devoted her life to partnering with her husband's philanthropy, and was a leader in the Ventura County Federation of Women's clubs. She was appointed by Charles

[95] Brown.
[96] "Looking Backward and Forward." *Los Angeles Times*, May, 1929.
[97] Brown.
[98] Percy, Gird. *History of the Ventura County Parks Department 1914 – 1989*. Ventura: Ventura County Museum of History & Art Quarterly, 1989.
[99] "Ventura County Unites In Honor to Fosters." *Daily Free Press*, September 6, 1921.

Fletcher Lummis to be part of the Ventura County Camino Real Association in the establishment of the bells along El Camino Real (Highway 101).[100]

Additional Significant Persons

Other persons significant in the development of Ventura's physical environment include:[101]

Cephas Bard - First city physician and founder of the Bard Hospital, as well as the Pioneer Society collection which became the Ventura County Museum of History and Art.

Thomas Bard - Land and petroleum interest developer; developed the town of Hueneme; co-founder of the Bank of Ventura and Hueneme Bank; County supervisor and United States senator.

Charles Barnard - Rancher and developer; drilled the first oil well in Devil's Canyon; founded Ventura Abstract Company.

Charles Bartlett - Owned and founded the Bartlett Company, specializing in jewelry, stationary, and music; agent for the Pacific Coast Steamship Company; director of the Bank of Ventura until it became the Bank of Italy; Father of Mabel Gould, wife of Thomas Gould Jr., builders of the Henry Mather Greene Gould House.

C.F. Blackstock - Born on the site of the county courthouse (now City Hall), and planted the palm trees on that site; prominent lawyer, served as council for A. Levy, Inc., the Southern Pacific Milling Company, City Attorney for Oxnard; served as president of the Board of Education.

Watson A. Bonestel - Co-founder of the People's Lumber Company; partner in early lumber business of Chaffee & Bonestel.[102]

John R. Brakey - Specialized in the house moving business; operated a variety store; member of the Board of Trustees; City Marshall; began the development of the hillsides above San Buenaventura in 1909.

John Calvin Brewster - Descendent of the Mayflower; pioneer documentary and portrait photographer of Ventura County; friend of Mark Twain; member of the Pioneer Society.

George M. Briggs - Pioneer rancher and farmer; land developer.

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[100] "Mrs. Orpha Foster, Pioneer, Passes." *Daily Free Press*, September 18, 1938.
[101] Sheridan, Edwin, M. *History of Ventura County California, Volume II, Biographical*. Chicago: S.J. Clarke Publishing Company, 1926. The following information regarding significant persons in Ventura has been summarized from this source.
[102] Other sources identify a Charles. D. Bonestel as Chaffee's partner in the lumber business.

Adolpho and Juan Carnarillo - Sons of pioneer stock farmer Juan Camarillo; Adolpho was a successful financier, enlarged the Camarillo land and farming interests, implemented cutting edge scientific farming, served as Vice President of the First National Bank in Ventura; the Camarillo's built several houses for their workers in Ventura; the City of Camarillo is named for the family.

Harold Y. Carrico - Prominent contractor and builder, primarily of residential buildings.

Walter S. Chaffee - Among first county commissioners and founder of the first general store in Ventura; co-founder of the lumber business Chaffee & Bonestel.

Gilpin Wallace Chrisman - Early pioneer, agriculturist, rancher, and land developer; developed public utilities and established first electric lighting system in Ventura; owned the water system and ice plant and controlled the Ventura Water & Power Company; instrumental in building the El Jardin Patio court shop building; opened the Buenaventura Tract (in Midtown).

Clarence L. Chrisman - Son of Gilpin W. Chrisman, prominent "creative" agriculturist; first in county to irrigate lima beans; founder of the Saticoy Golf club; founder of the inception of the Pierpont Beach project.

Thomas S. Clark - Farmer and stage coach driver; became County Supervisor and Lobbied successfully for paved roads, aiding in their construction.

Charles B. Corcoran - Operator and owner of early Ventura movie theaters the American and the Apollo; instrumental in the construction of the Ventura and Mission Theaters.

Thomas E. Cunnane - Pioneer physician in partnership with Dr. Cephas Bard; County physician and member of the school board for 23 years.

Frank H. and Harold K. Dudley - Father and son; pioneer farmers in the eastern part of Ventura; original family home is house museum on the National Register of Historic Places.

Angel S. Escandon - First trustee, state assemblyman, and county commissioner; first person to advocate for Ventura County to separate from Santa Barbara; elected mayor in 1875.

Giovanni Ferro - Early Italian pioneer immigrant and representative of the Schiappapietra estate; influential businessman and land owner, controlling several parcels in the downtown core; owner of the Carlos House (Landmark #78).

Charles D. Fosnaugh - Pioneer oil entrepreneur; builder of the Fosnaugh Hotel.

Thomas G. Gabbert - Early real estate developer, offering first tracts of land for development on the Thompson estate; appointed County Supervisor and early member of the Chamber of Commerce.

Thomas Could Jr. - Lawyer, land developer, farmer and rancher; president of the School Board; builder of the Henry Mather Greene home, listed on the National Register of Historic Places.

Fridolan W. Hartman - Owner and builder of the Hartman Brewery, the Anacapa Hotel, and the Hartman House.

Abram Lincoln Hobson - Son of William Dewey Hobson; partner and developer with his father; developer of the Hobson Meat Packing business; early developer of Midtown with the Hobson Heights land tracts in the 1920s.

John Lagomarsino - Pioneer real estate developer; established liquor and tobacco business; developed many foundation businesses in early Ventura.

Lewis Marshal Lloyd and Ralph B. Lloyd - Father and son; Lewis was an early pioneer agriculturist and organized the Ventura Land & Water Company; Ralph developed the first leasing arrangements for oil drilling in the Ventura Avenue area; prominent local family to this day.

John McElrea - Early pioneer oil developer; bought vast land holdings and sold them to petroleum interests; developer of the McElrea tract above Midtown.

John and John P. McGonigle - Uncle and nephew; John was the creator and editor of the *Ventura Post* newspaper, established in the 1870s; John P. established an early and largest insurance business in Ventura.

Dominick McGrath - Early Irish pioneer; developer of sheep raising and land holdings in Ojai, Ventura, and Oxnard; prominent early Ventura family.

Ysidro Obiols - Early Spanish pioneer settler in Ventura; operated a hotel, saloon, and stage depot; Ventura's first Justice of the Peace; acquired vast land holdings and ran sheep through the Santa Ana Valley; son Jose Francisco Obiols developed last land holdings in the Ojai valley and was a prominent citizen of Ventura County.

John Hall Orcutt - Commercial developer of agriculture in the Santa Clara Valley; created the California Walnut Growers Association.

Honorable Orestes Orr - Early lawyer, state senator, and district attorney; established law practice in Ventura and Ventura County that remains today; early leading representative of the Republican party.

Ortega family - One of California's oldest families; Emilio C. Ortega established the Ortega Chili Company and built the Ortega Adobe on Main Street.

John E. Peirano - Early grocer in his uncle's store, Gandolfo's (later Peirano's Grocery Store). (Note that other sources identify the owner of the grocery store as Nick Peirano).

Oliver L. Reardon - Early pioneer who established the oldest funeral mortuary business in Ventura in the Washington Hotel (now the Mission Gift Shop).

Joseph V. Sanchez - Born in Ventura in 1854 to one of the oldest *Californio* families; established one of the first barber shops in Ventura on Main Street.

Selwyn Locke Shaw - Influential architect and builder; the Shaw Historic District contains extant examples of his work; father Jesse Shaw was a noted carpenter and early pioneer builder; brother Floyd Shaw founded the Acme Soda works.

W.E. Shepherd - Influential early politician and lawyer; husband of Theodsia Burr Shepherd, internationally recognized horticulturist and creator of Shepherd's gardens.

Edwin M. Sheridan - Early developer of the *Ventura Signal* and the *Daily Free Press* newspapers in Ventura; prolific writer and author of definitive chronicles of Ventura and Ventura County history; curator of the Pioneer Ventura County Museum (now the Ventura County Museum of History & Art).

Soloman N. Sheridan - Brother of Edwin M. Sheridan; newspaperman, traveler and author; both Sheridan brothers are responsible for the chronicling of early Ventura history.

Frank J. Sifford - Early pioneer of the transfer business and development of agricultural enterprises; residence is Landmark #52.

William J. Suytar - Prominent Ventura County deputy sheriff; descendent of the Raimundo Olivas family.

Tico family - one of the earliest Spanish founding families; Fernando Tico came from Spain with the mission fathers, and was the first judge of Ventura; son Jose J. Tico received his education from the mission fathers and became an early land holder and horseman.

Harry S. Valentine – Early lima bean farmer; builder of the only Oriental Craftsman residence in Ventura.

Albert George Wilson - Established one of the earliest automobile service businesses in Ventura; built auto show rooms and service repairs stations at 405 East Main Street and 115 Ventura Avenue.

ARCHITECTS AND BUILDERS

A selected listing of known Ventura architects and builders appears below. Properties associated with these or any important architects or builders may have historic or cultural significance based upon this association. However, as stated above, association with one of the identified individuals or firms does not automatically establish the historic significance of the property. A determination of any property's eligibility for historic designation would require a more comprehensive evaluation.

Architects

William W. Ache (Los Angeles)
John C. Austin & J.M. Ashley (Los Angeles)
Thomas Barber (Los Angeles)
William R. Bell & Clarence L. Jay (Pasadena)
J.H. Bradbee
Harold E. Burkett
Clyde Devel
Arthur Froehlich (Beverly HHis)
Oliver Gales
Kenneth Hess
Albert Hogsett
Sumner P. Hunt
Bernard Joseph (Los Angeles)
Krempel & Erkes (Los Angeles)
E. Keith Lockard (Santa Barbara)
J.J. Mahoney
Marston, Van Pelt, & Maybury (Pasadena)
Albert C. Martin (Los Angeles)
J.W. Mitchell
Morgan, Walls and Clements (Los Angeles)
Alfred F. Priest (Los Angeles)
Sanford Rudolph
C.H. Russell
Roland F. Sauter (Santa Barbara)
L.A. Smith (Los Angeles)
Soule, Murphy & Hastings
Robert Stacy-Judd (Los Angeles)
T.B. Steepleton
H.L. Stennett
W.H. Stephens (Los Angeles)
Webber, Staunton, & Spaulding (Los Angeles)
Roy C. Wilson (Santa Paula)
H.H. Winner (San Francisco)

Builders

William Anderson
A.W. Barnes
Bergseid & Barr
J.A. Bullis
C.H.K.; Swift & Co. (Chicago)
Gilpin W. Chrisman
J.B. Cook
Charles L. Cooper
A.B. Eels
Eugene Preston Foster
H.A. Giddings
Emil A. Gratzky
Hall & Bailey
Abram Lincoln Hobson
L.E. Mercer
W.E. Mercer
Ed Miller
J.W. Mitchell
Mitchell Brothers
John C. Morrison
Harvey A. Nichols
Pacific Steel Building (Los Angeles)
Arthur Pefley
Charles Wesley Petit
George Randall
Rodney & Putnam
Louis C. Rudolph
Rudolph & Barr

William Dewey Hobson
Hodges & Karn
Albert Hogsett
Johnson & Hansen
Pierre Larramendy
Laudermilch & Carrico
Likens & Cavnah
D.S. MacQuiddy
J.J. Mahoney
Jules Markel & Son
R.B. Mayhew
George McCLeod
W.F. Semro
Bert Shaw
Ernest Shaw
Jesse Shaw
Selwyn Locke Shaw
W.M. Shumway Company
Herbert Sly
Stanley Share Construction Co. (Los Angeles)
H.L. Stennet
Still
Union Engineering Co. (Los Angeles)
R.W. Wilkinson

Criteria for Evaluating Properties

For a property to be determined historically significant, it must meet one of the following criteria for each program and it must exhibit sufficient integrity to convey its historic significance. Following is a discussion of each of the evaluation criteria and definitions of integrity.

National Register of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, properties, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The criteria for inclusion in the National Register of Historic Places include those properties that are:

A. Associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity who components may lack individual distinction; or
D. That has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California State Historical Resources Commission has designed this program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources. The California Register is the authoritative guide to the state's significant historical and archeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

The criteria for inclusion in the California Register of Historical Resources include any object, building, structure, site, area, place, record, or manuscript which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource shall be considered "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) which includes the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

City of Ventura's Historic Designation Criteria

The City of Ventura has adopted historic preservation regulations for the purpose of establishing procedures for identifying, designating and preserving historic landmarks or points of interest that were the site of an historic event, that are connected with the life of an important person, or that contain a building, structure, or other object that is architecturally significant, representative of a type, period or particular method of construction, or is associated with a significant builder, architect, designer or artist. (City's Municipal Code, Division 24, Chapter 455, Section 110 et seq.) According to Section 24.455.120 of the City's code:

1. **Historic district** means a geographically definable area possessing a significant concentration, linkage or continuity of site, properties, structures and/or objects united by past events, or aesthetically by plan or physical development, regardless of whether such a district may include some properties, structures, sites, objects, or open spaces that do not contribute to the significance of the district.

   A historic district can generally be distinguished from surrounding areas (1) by visual change such as building density, scale, type, age, or style; or (2) by historic documentation of different associations or patterns of development. The number of non-significant properties a historic district can contain yet still convey its sense of time and place and historical development depends on how these properties impact the historic district's integrity.

2. **Landmark** means any real property such as building, structure, or archaeological excavation, or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic feeling, and is associated with:
   - **(a)** Events that have made a meaningful contribution to the nation, state or community;
   - **(b)** Lives of persons who made a meaningful contribution to national, state or local history;
   - **(c)** Reflecting or exemplifying a particular period of the national, state or local history;
   - **(d)** Embodying the distinctive characteristics of a type, period or method of construction;

(e) The work of one or more master builders, designers, artists or architects whose talents influenced their historical period, or work that otherwise possesses high artistic value;

(f) Representing a significant and distinguishable entity whose components may lack individual distinction; or

(g) Yielding, or likely to yield, information important to national, state or local history or prehistory.

3. **Point of interest** means any real property or object:

(a) That is the site of a building, structure or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character of architectural style;

(b) That has historic significance, but was altered to the extent that the integrity of the original workmanship, materials or style is substantially compromised;

(c) That is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark.

Conservation Areas

Conservation Areas are a tool that many cities use to protect the architectural character of a neighborhood (for example, the scale, neighborhood landscape features, setbacks, building types and styles) where the overall integrity does not meet the eligibility criteria as a historic district. Local governments may develop regulations for individual neighborhood conservation areas that are tailored to the needs of the particular neighborhood and are generally less strict than those in historic districts. Conservation areas are commonly administered by the local property owners that reside in the neighborhood (such as neighborhood-specific review commission that includes knowledgeable City staff) or may be governed by existing or newly formed bodies such as a Historic Preservation Committee or a Planning Department. Conservation areas may regulate change through zoning to preserve the use, character, and scale of a neighborhood by regulating substantial alterations or demolition of properties within the area boundaries.

Criteria for Evaluating Historic Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. The California Register utilizes the same aspects of integrity as the National Register. The City of Ventura does not define integrity in their designation requirements for historic significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These seven aspects include location, setting, design, materials, workmanship, feeling and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following defines the seven aspects and explain how they combine to produce integrity.

- **Location** is the place where the historic property was constructed or the place where the historic event occurred.
- **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** is the physical environment of a historic property.
- **Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

Criteria for Contributing Properties to Historic Districts, Altered Contributors, and Non-Contributing Properties

- Fully intact properties constructed during district's period of significance
- Properties exhibiting one or two minor alterations that were constructed during district's period of significance

Criteria for Altered-Contributing Properties to Historic Districts OR Contributing Properties within Conservation Areas

- Properties constructed during the district's period of significance and exhibiting one major alteration that is compatible with the overall character, design, scale, and materials of the original building; or
- Properties constructed during the district's period of significance exhibiting a few (more than two) minor alterations that are easily reversible; or
- Properties constructed during the district's period of significance and exhibiting one major alteration and less than two minor alterations that are compatible with the overall character, design, scale, and materials of the original building

Criteria for Non-Contributing Properties to Historic Districts AND Non-Contributing Properties within Conservation Areas

- Properties constructed outside district's period of significance
- Properties exhibiting two or more major alterations
- Too many alterations that they do not appear to have been constructed during the district's period of significance

Examples of Minor Alterations

- Window replacement within original frame and surround (including picture windows within original window surround) where the new window fits its opening exactly
- Door replacement (including garage doors) within original frame and surround that is similar to original design (eg. change from a wood paneled door to a wood door of a similar design; change from a glass commercial door to a new metal framed glass door, etc.)
- Addition of a new door or window that is compatible with the original building
- Addition or removal of a cantilevered porch overhang or relocation of a small porch overhang if it is compatible with the original design of the building
- Addition of fencing or landscaping that is compatible with the original building
- Replacement of roofing material that is consistent with the character and style of the original building (eg. replacing red clay tile with new red clay tile; replacing wood shingle with rolled composition shingles, etc.)
- Removal of clay tile coping
- Addition of stucco over fireplace
- Early porch enclosure if it was done in a manner that utilizes materials and design features that are compatible with the original building
- Addition of screen doors, awnings, air conditioning units and/or security gates over doors and/or windows
- Addition of rain gutters, antennas, and/or satellite dishes onto the building
- Change in paint color
- Change in siding material or repair to siding with same or similar original material (horizontal wood board with wood board clappard siding or stucco resurfacing over previous stucco as long as it doesn't significantly change the overall appearance or texture of the exterior siding material)
- Change in porch railing material, design, height, or supports
- Change or addition of concrete steps or stoops or exterior stairs
- Change from a second story window to door or vice-versa as long as the new door/window is compatible with the overall design and materials of the original building
- Addition of a small dormer(s) where the materials and the design of the dormer and new windows is compatible with the materials and design of the original building
- Addition of stone, brick, or other veneer along the lower portion of building only (below window sill line)
- Addition of small one story detached garages, out buildings, or small living units to the rear of the parcel that is not easily visible from the public right of way and that is compatible with the overall design, massing, scale and materials of the original building
- Removal and filling-in of doors and/or windows where the scarring of such removal is not visible or obvious to a passerby

Examples of Major Alterations

- Window replacement that removes the original window frame and/or surround entirely or where the new window is too small for the original opening which requires the gap to be filled in or a change in the design or size of the window surround
- Change in window size or location (eg. change from two tall and narrow windows to one large picture window or the addition of a bay window, glass projecting window boxes, fanlight or arch above window where there never was one, etc.)
- Change in door size or location or the addition of fanlights, sidelights, or French Doors where none existed historically;
- Change in door material or design that is not consistent with the original building's use, material or design (eg. change from a solid door to a glazed door or vice versa; change in a residential wood paneled door to a solid metal door, etc.)
- Change in window and door surrounds that is not compatible with the original building (eg. removal of wood surrounds with stucco surrounds, change in wood window surround size, width, or style; removal of wood surrounds entirely for vinyl or aluminum windows, etc.)
- Change in roof pitch, slope, or configuration or the addition of large dormers that are not consistent with the original building design and character (eg changing a flat roof to a gable roof or vice versa; extending the roofline over the eaves; removing overhangs or eaves; adding cross gables to accommodate new additions, changing the roof pitch higher or lower, etc.)
- Change in roofing material that is not compatible with the original building design, style and material (eg. changing from red clay tile to composition shingle; changing from wood shingle to rolled composition, metal, composite tile, or red clay tile, etc.)
- Addition of a new porch where none existed previously or the replacement of an old porch with a new porch design or configuration (including new roof, supports, materials, etc.) that is not compatible with the original design of the building
- Change in the original porch configuration (eg. adding windows where none previously existed, enlarging or changing the size, shape, or orientation of openings, windows, or niches associated with porches and/or entry enclosures, etc.)
- Addition of rooms, porte cocheres, attached garages or living space on the front or sides of the building where none previously existed
- Addition of a second story onto a traditionally single story building
- Addition of a large two story addition or freestanding two story residence, granny cottage, garage, or outbuilding to the rear of the original building that is visible from public right of way
- Change in size, scale, materials or location of a cantilevered porch overhang or relocation of a small porch overhang that is not compatible with the original design of the building
- Addition of large fencing or landscaping that obscures, detracts, is out of scale with or is not compatible with the original building design or materials
- Change in parapet or coping design (eg. change from a stepped parapet to a flat parapet; addition of a gable over an original flat parapet; change or filling in of decorative parapet;

removal of decorative relief along parapet, addition of decorative features or relief in stucco that were not historical present, etc.)

- Removal of original fireplace or change in exterior fireplace design, materials, or scale that is not compatible with the original building design and materials (eg. surfacing a fireplace with cobblestone veneer, enlarging fireplace, etc.)
- Porch enclosure that utilizes materials and design features that are not compatible with the original building (eg. enclosing porch in stucco and aluminum windows on a wood sided building; enclosing the porch with plywood or T-111 siding, enclosing a porch in a manner that changes the original orientation of the main entry, etc.)
- Change in paint color that is distracting or not compatible with contributing properties within identified historic districts (only)
- Change in siding material or repair to siding with material or texture that is not compatible with the original building (eg. change from horizontal wood to board and batten, plywood, hardyboard, asbestos shingle, stucco, T-111, brick or stone veneer, etc; change from smooth coat stucco or plaster to a highly textured stucco finish, etc.)
- Removal and filling-in of doors and/or windows where the scarring of such removal is visible or obvious to a passerby
- Modification of a single family unit to multiple units
- Conversion of a garage to living space that requires the removal of the garage door and the addition of new siding material, doors and/or windows
- Change in building's use that requires significant change or modification to the character of the original building (eg. change of a single family residence to a commercial use or an industrial building to residential use, etc.)

California Historical Resource Status Codes

As part of this current survey, once the properties were evaluated for their historic significance they were each assigned a California Historical Resource Status Code.

The California Historical Resource Status Codes are created by the Office of Historic Preservation (OHP) as a database tool to classify historical resources in the state's inventory which had been identified through a regulatory process or local government survey. The code system was initially created as National Register Status Codes in 1975 but has since been updated and changed in 2004 due to the ambiguity of the early coding system and changes in the needs of local governments' registration programs statewide to convey the significance of resources for purposes of the California Environmental Quality Act (CEQA). Implicit within the status codes is a hierarchy reflecting the level of identification, evaluation and designation to which a property had been subjected.

It is important to note, however. that the status codes are broad indicators which, in most cases, serve as a starting place for further consideration and evaluations. Because the assigned status code reflects an opinion or action taken at a specific point in time, the previously assigned status code may not accurately reflect the resource's eligibility for the National Register, California Register, or local listing or designation at some later time.[103] Therefore, due to this consideration, many of the previous status codes that were given to properties in Ventura have since been updated to reflect changes in the property's overall integrity or level of significance. In reassessing the previous evaluations, the current study took into the following considerations:

- Older surveys and evaluations were biased towards architectural values (Criteria (NR) and 3 (CR)). Resources may not have been evaluated for significance for their association with important event or people or their information potential.
- Identification and evaluation of resources in compliance with Section 106 does not involve evaluations for the California Register or any local designations.
- Because the California Register was not implemented before 1999, relatively few resources in the historic resource inventory have been evaluated for eligibility for the California Register.
- Because the National Register generally excludes resources less than fifty years old, resources that were once determined ineligible for the National Register because they were less than 50 years of age, need to be reevaluated for eligibility after they have aged.
- Our understanding of historical significance changes over time. Today, there is a greater appreciation and understanding of social and cultural history than in earlier years.

[103] Individuals and agencies attempting to identify and evaluate historical resources need to consider the basis for evaluation upon which a particular code was assigned, i.e., date of evaluation, the reason and criteria applied for evaluation, the age of the resource at the time of evaluation, and any changes that may have been made to the resource that would impact its integrity.

As part of this study, the following status codes were assigned to properties located in the City of Ventura's Westside and Ventura Avenue Community Plan Areas. A full listing of the California Historical Resource Status Codes is located on the following page and also in Appendix A of this report.

- **1S**. Individual property listed in the National Register (NR) by the Keeper. Listed in the California Register (CR).
- **2S2**. For individual properties that were previously determined eligible for the National Register (if any such properties exist).
- **3S.** Appears eligible for National Register (NR) as an individual property through survey evaluation. This status code was given to properties that appear to be individually eligible for the NR and are located outside potentially eligible historic districts as a result of the current survey.
- **3CS**. For properties that appear eligible for the California Register (CR) as a result of the current survey.
- **5D1.** For properties that are determined to continue to contribute to the existing historic district (Simpson Tract)- Note: non-contributing properties and properties that have been altered since the previous determination will receive a different (updated) status code.
- **5D3.** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation. This status code was given to properties that are located within the proposed Vince Street Historic District that appear eligible for local historic district status as a result of this current survey.
- **5S1.** For properties that are already listed or designated locally that still maintain a moderate to high level of integrity. Note: some properties that previously were listed or designated may have a change in status code as a result of this survey if the property has been demolished or significantly altered since the prior determination.
- **5S3.** Appears to be individually eligible for local listing or designation through survey evaluation. This status code was given to properties that appear to be locally significant that are located outside of potentially eligible historic districts as a result of the current survey.
- **5B.** Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. This status code was given to the properties located within the Simpson Tract or the proposed Vince Street Historic District that also appear individually eligible as a result of the current survey.
- **6L.** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local

planning. This status code was given to those properties that are located within the proposed conservation area boundaries that contribute to the neighborhood character and those properties that have been altered within the area boundaries that could be renovated or restored to improve the neighborhood area.

- **6Z.** Found ineligible for NR, CR or Local designation through survey evaluation. This status code was given to properties that were evaluated under the established historic contexts but did not meet any criteria or had poor integrity.
- **7N1.** Needs to be reevaluated- may become eligible for the National Register with restoration or when it meets other specific conditions. This status code was given to properties that may have historic significance but that have been highly altered. If renovated in the future it would meet NR status.

California Historical Resource Status Codes

1	**Properties listed in the National Register (NR) or the California Register (CR)**
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	**Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	**Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	**Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
4CM	Master List - State Owned Properties – PRC §5024.
5	**Properties Recognized as Historically Significant by Local Government**
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	**Not Eligible for Listing or Designation as specified**
6C	Determined ineligible for or removed from California Register by SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.
7	**Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation**
7J	Received by OHP for evaluation or action but not yet evaluated.
7K	Resubmitted to OHP for action but not reevaluated.
7L	State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M	Submitted to OHP but not evaluated - referred to NPS.
7N	Needs to be reevaluated (Formerly NR Status Code 4)
7N1	Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R	Identified in Reconnaissance Level Survey: Not evaluated.
7W	Submitted to OHP for action – withdrawn.

12/8/2003

Results of Survey: Significance Findings

The City of Ventura's Westside and Ventura Avenue survey included an intensive level survey of all properties within the Westside and Ventura Avenue Community Plan Areas. Over the past three decades, the city has been the subject of a few prior studies in which some properties in the city have been previously identified or evaluated. Therefore, in cases where properties were previously identified or evaluated, this study reviewed the previous evaluations and updated the information, as appropriate.

There were a total of 4,882 properties (with individual property addresses) in the survey area that were inventoried and notes were recorded on a spreadsheet. However, emphasis on recording properties on individual inventory forms was limited to only those properties with the highest potential for historical significance. Therefore the project team triaged the large number of properties and prepared DPR 523 A (Primary Record) Forms for those properties that were the best representative examples of each identified historic context and for those properties that had the potential for individual significance (i.e. properties that are more than 80 years old, properties previously determined historically significant, properties known to be associated with significant individuals, etc.). Additionally, the project team prepared DPR 523B (Building Structure Object Record) for each building that has individual significance or for properties that have had a substantial change in its historical status. At the conclusion of the survey project, the project team prepared approximately ninety-three (93) DPR 523A & B inventory forms. The complete set of inventory forms is located in Appendix B attached to this report.

Identification of Existing Historic Districts

Simpson Tract Historic District

The 1983 Cultural Heritage Survey (Triem, 1983) previously identified the Simpson Tract as a potential historic district. This Tract became a historic district by Ordinance No. 90-4 in 1991. The boundaries include properties in the blocks bounded by Ventura Avenue, Sheridan Way and the properties on either side of West Simpson and West Prospect Streets (See figure 6).

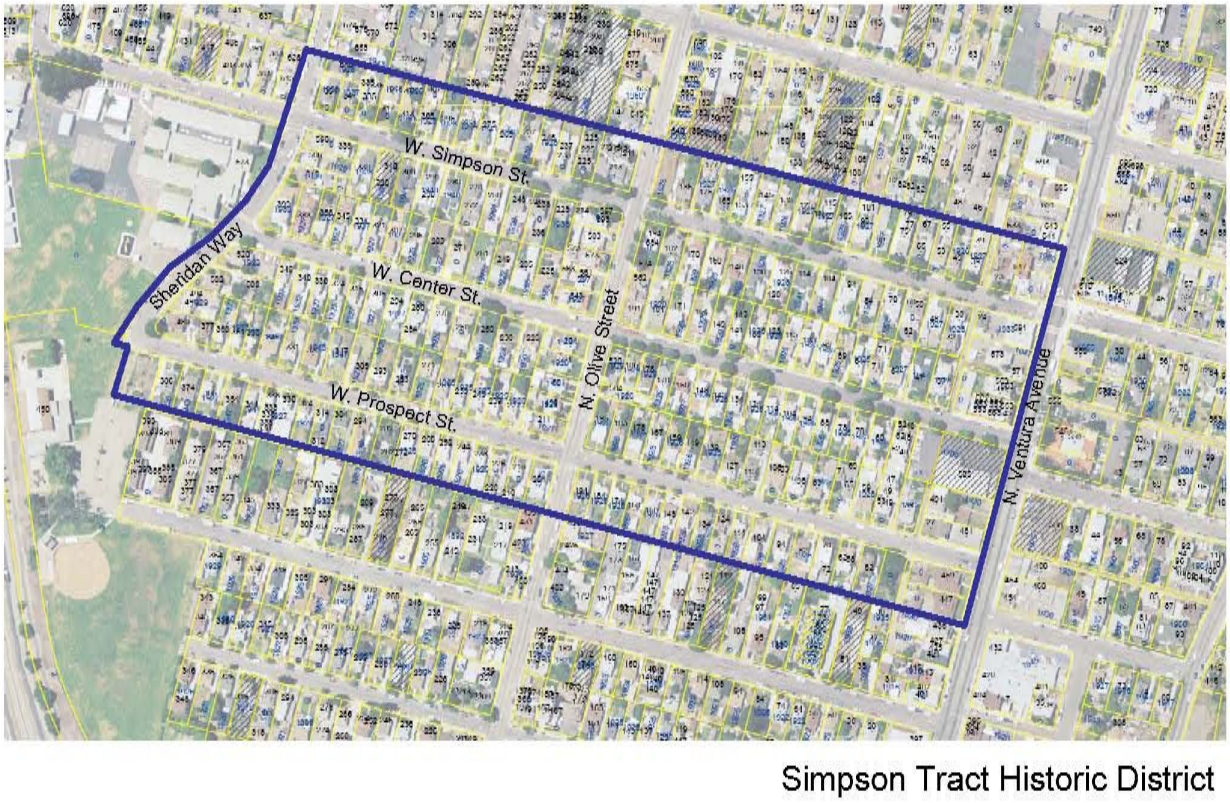

Figure 6. Map of Simpson Tract Historic District.

The Simpson Tract was established as a historic district because the area includes a group of related properties in their original setting. The Simpson tract homes were built, beginning in 1926, in the Mediterranean Revival and California Bungalow styles. They were one of the first housing tracts built in the City and were one of the first examples of large scale development housing for the working class. Their development set the pattern for other building activity in the area including roads, schools, and commercial retail along Ventura Avenue. As such, these properties have historic and cultural significance to the people of Ventura.

The Simpson Tract area is readily distinguishable from other areas of the City because of the historic and cultural attributes of the area and because almost all of the original houses of the housing tract still remain and still exemplify the original architectural style and character of the tract. The original tract homes were built in one of two architectural styles that were popular at that time. The majority of these homes were four and five room Mediterranean Revival houses which had stucco siding, arched entrances and flat roofs with decorative red tiled parapets. The other style used was the California Bungalow. Architectural features included low-pitched roofs with separate gabled roof supports, wood siding and trim around the doors and windows.

A few of the Simpson Tract's original homes were not built there, but moved into the area from locations unknown. Historical literature suggests that these houses were brought in by oil workers and came from the oil fields or were displaced by new building in the city. Most of the early moved residences are designed in the Victorian style.

Though the Simpson Tract contains several stylistics periods, the general character of the neighborhood is low density, single family residential properties. All the homes were laid out in a symmetrical fashion on linear streets with separate garages in the back and street trees planted between the sidewalk and street. The long lots allowed ample front and back yards. There is evidence that the garages were built first and often lived in before the house was completed.

The Simpson Tract is architecturally significant because as a neighborhood, it represents the working class neighborhood from the 1920s. The overall character of this tract reflects both the economy and architecture of the oil boom era. The Simpson Tract also has historical significance due to the major role it played in shaping the Avenue's history. It provided affordable housing for its works, stimulated commercial growth along its main thoroughfare, and created the need for additional schools, roads and City services in this area.

At the time that the Simpson Tract was designated a historic district in 1991, eighty-eight (88) properties were identified as contributing to the historic district. However, nearly thirty years have passed since the prior survey and many changes have occurred in this district area since. Therefore, the project team closely reviewed the Simpson Tract Historic District to confirm the validity of the previous determinations and to note any modifications to the properties or changes to the proposed district's significance or boundaries (due to demolitions, alterations, changes in district boundaries, changes in overall integrity levels or significance levels). The project team then determined the district boundaries and noted the contributing and non-contributing properties as evidenced by the current condition and integrity of the properties located within the district boundaries. Following is an updated map of the Simpson Tract Historic District.

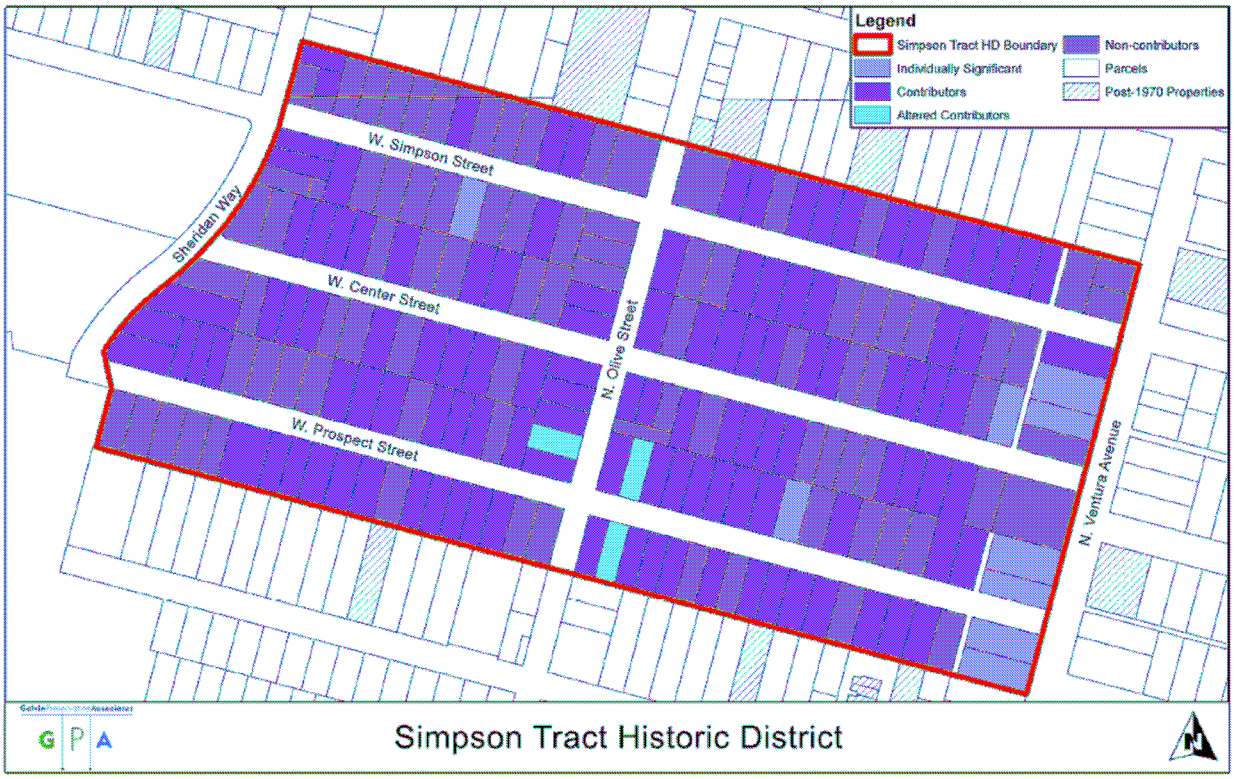

Figure 7. Updated Map of Simpson Tract Historic District (2010). Note that this map shows the parcels, which are highlighted based on their current condition. However, some parcels may have multiple buildings or addresses and therefore the numbers indicated below may not match this map exactly.

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they did not diminish the properties' ability to convey it overall historic significance and the alterations are somewhat easily reversible. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-contributing properties received a status code of 6Z because they appear ineligible for the National Register, California Register or local designation through survey evaluation. Thirteen (13) properties received a status code of 5B because they not only contribute to the historic district, but may also be individually eligible for local listing through survey evaluation (under another context) or they are already designated locally. All 5D3 and 5B rated properties are historical resources for the purposes of the California Environmental Quality Act (CEQA).

After re-evaluation, there are one hundred sixty eight (168) properties that continue to contribute to the Simpson Tract Historic District (including those properties that are individually eligible for local listing). Two (2) properties located within the Simpson Tract Historic District need to be re-evaluated within a historic context other than the historic district. These properties received a status code of 7N. Following is an updated list of the contributors to the Simpson Tract Historic District:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
37 CENTER ST W	1925		6	HDA	5B	Individually Significant & Contributing
113 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
115 PROSPECT ST W			6	HDA	5B	Individually Significant & Contributing
93 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
270 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
272 SIMPSON ST W			6	HDA	5B	Individually Significant & Contributing
447 VENTURA AV N	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
563 VENTURA AV N #C	1889 (c)	Queen Anne w/Eastlake Influences	7N	HDA	5B	Individually Significant Building within Simpson Tract;"Structure of Merit 1983"
571 VENTURA AV N	1947	Craftsman Bungalow	6	HDA	5B	Individually Significant & Contributing
573 VENTURA AV N	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant & Contributing
60 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
61 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 CENTER ST W	1923	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
71 CENTER ST W #B	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
78 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
81 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
89 CENTER ST W	1925		6	HDA	5D1	Contributing Building
115 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
123 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
134 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
141 CENTER ST W	1925 (c)	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
142 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
143 CENTER ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 CENTER ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
161 CENTER ST W	1929	Spanish Colonial Revival	7R	HDA; POT	5D1	Contributing Building
170 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
171 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
186 CENTER ST W	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
204 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 CENTER ST W	1930		6	HDA	5D1	Contributing Building
249 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
250 CENTER ST W	1930	Tudor Revival	7R	HDA	5D1	Contributing Building to the Simpson Tract Historic District; "Building of Merit 1983"
260 CENTER ST W	1921 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
261 CENTER ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
270 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
295 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
321 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
331 CENTER ST W	1937	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
340 CENTER ST W	1932	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
345 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
495 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
501 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
520 OLIVE ST N	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
521 OLIVE ST N	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
543 OLIVE ST N	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
557 OLIVE ST N		Spanish Colonial Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
561 OLIVE ST N			6	HDA	5D1	Contributing Building
562 OLIVE ST N	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
563 OLIVE ST N			6	HDA	5D1	Contributing Building
574 OLIVE ST N		Craftsman Bungalow	6	HDA	5D1	Contributing Building
584 OLIVE ST N			6	HDA	5D1	Contributing Building
27 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
39 PROSPECT ST W	1925	Craftsman Bungalow	7R	HDA	5D1	Contributing Building to Simpson Tract Historic District; George Macpherson Residence
47 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
49 PROSPECT ST W #3		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
53 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
58 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Irvin T. Orm Residence; Contributing Building to Simpson Tract Historic District
62 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
70 PROSPECT ST W			6	HDA	5D1	Contributing Building
72 PROSPECT ST W			6	HDA	5D1	Contributing Building
94 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
95 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
97 PROSPECT ST W			6	HDA	5D1	Contributing Building
104 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
114 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
124 PROSPECT ST W		Spanish Colonial Revival	6	HDA	5D1	Contributing Building
127 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
139 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
142 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
149 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
159 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
167 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
168 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
174 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
175 PROSPECT ST W	1926	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
183 PROSPECT ST W	1926	Spanish Colonial Revival	7R	HDA	5D1	Contributor to Simpson Tract Historic District; "Building of Merit 1983"
184 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
194 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
195 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
211 PROSPECT ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Charles S. Benzien Residence; Contributing Building to Simpson Tract Historic District
226 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
227 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
228 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
244 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
245 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
252 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
255 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
260 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
261 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
282 PROSPECT ST W	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
282 PROSPECT ST W #100	1925 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
283 PROSPECT ST W	1928	Spanish Colonial Revival	6Y	HDA	5D1	Contributing Building
293 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
294 PROSPECT ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
304 PROSPECT ST W	1927		6	HDA	5D1	Contributing Building
305 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
312 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
314 PROSPECT ST W	1925 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
324 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
330 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #A	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #B	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
338 PROSPECT ST W #C	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
338 PROSPECT ST W #D	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
355 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
361 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
377 PROSPECT ST W	1925 (c)		6	HDA	5D1	Contributing Building
480 SHERIDAN WY	1926 (c)		6	HDA	5D1	Contributing Building
490 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
494 SHERIDAN WY	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
502 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
508 SHERIDAN WY	1926 (c)		6	HDA	5D1	Contributing Building
586 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	5D1	Contributing Building
596 SHERIDAN WY	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
640 SHERIDAN WY	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
24 SIMPSON ST W	1933		6	HDA	5D1	Contributing Building
39 SIMPSON ST W	1927	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
39 SIMPSON ST W #84	1927	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
49 SIMPSON ST W	1926	Spanish Colonial Revial	6	HDA	5D1	Contributing Building
53 SIMPSON ST W		Spanish Colonial Revial	6	HDA	5D1	Contributing Building
55 SIMPSON ST W		Spanish Colonial Revial	6	HDA	5D1	Contributing Building
58 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
60 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
62 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
65 SIMPSON ST W	1926 (c)	Craftsman Bungalow	6	HDA	5D1	Contributing Building
67 SIMPSON ST W			6	HDA	5D1	Contributing Building
70 SIMPSON ST W	1928	Craftsman Bungalow	7R	HDA	5D1	Edward T. Bozarth Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
75 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
77 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
79 SIMPSON ST W	1926 (c)	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
105 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
125 SIMPSON ST W	1927	Spanish Colonial Revival	7R	HDA	5D1	Clarence C. Neel Residence; Contributing Building to Simpson Tract Historic District; "Building of Merit 1983"
126 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
128 SIMPSON ST W	1928	Spanish Colonial	6	HDA	5D1	Contributing Building

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
		Revival				
135 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
138 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
145 SIMPSON ST W	1927	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
148 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
160 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
165 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Contributing Building
175 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
177 SIMPSON ST W	1927	Craftsman Bungalow	6	HDA	5D1	Contributing Building
194 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
235 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
236 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
237 SIMPSON ST W	1928	Spanish Colonial Revival	6	HDA	5D1	Contributing Building
238 SIMPSON ST W		Craftsman Bungalow	6	HDA	5D1	Contributing Building
242 SIMPSON ST W			6	HDA	5D1	Contributing Building
245 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	5D1	Contributing Building
285 SIMPSON ST W	1914	Craftsman Bungalow	6	HDA	5D1	Contributing Building
330 SIMPSON ST W	1928		6	HDA	5D1	Contributing Building
338 SIMPSON ST W	1926 (c)		6	HDA	5D1	Contributing Building
347 SIMPSON ST W	1927		6	HDA	5D1	Contributing Building
591 VENTURA AV N	1933		6	HDA	5S3	Contributing Building
52 PROSPECT ST W	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building ; needs re-evaluation
563 VENTURA AV N #A	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract;"Structure of Merit 1983"; needs re-evaluation

Following is an updated list of the properties that are located within the boundaries of the Simpson Tract Historic District, but do not contribute to the significance of the district (some of the properties listed below may have been contributing to the district in 1991 but have since lost integrity and are therefore no longer contributing. The following list shows the original status code and the updated status code accordingly). These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but may warrant special consideration in local planning or zoning due to the fact that they are located within the designated historic district. The following one hundred twenty six (126) non-contributing properties received a status code of 6L:

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
47 CENTER ST W	1947		6	HDA	6L	Non-Contributing
48 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
48 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #A	1925 (c)		6	HDA	6L	Non-Contributing
52 CENTER ST W #B	1925 (c)		6	HDA	6L	Non-Contributing
88 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
94 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
95 CENTER ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
104 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
105 CENTER ST W	1925		6	HDA	6L	Non-Contributing
114 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
135 CENTER ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
160 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
178 CENTER ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
181 CENTER ST W	1928	Craftsman Bungalow	7R	HDA; POT	6L	Non-Contributing
191 CENTER ST W	1956 (c)		6	HDA	6L	Non-Contributing
225 CENTER ST W	1950		6	HDA	6L	Non-Contributing
235 CENTER ST W	1955		6	HDA	6L	Non-Contributing
238 CENTER ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
271 CENTER ST W	1950 (c)	Mid-Century Vernacular Cottage	6	HDA	6L	Non-Contributing
280 CENTER ST W	1956 (c)	Ranch	6	HDA	6L	Non-Contributing
283 CENTER ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
284 CENTER ST W	1956 (c)	Ranch	6	HDA	6L	Non-Contributing
306 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
307 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
316 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
346 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
383 CENTER ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
399 CENTER ST W	1930	Vernacular Religious Building	7R	HDA	6L	Non-Contributing
504 OLIVE ST N	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
573 OLIVE ST N #12		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
583 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
593 OLIVE ST N		Spanish Colonial Revival	6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
597 OLIVE ST N			6	HDA	6L	Non-Contributing
59 PROSPECT ST W	1928	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
65 PROSPECT ST W			6		6L	Non-Contributing
69 PROSPECT ST W			6	HDA	6L	Non-Contributing
71 PROSPECT ST W			6		6L	Non-Contributing
82 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
83 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
103 PROSPECT ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
105 PROSPECT ST W	1928		6	HDA	6L	Non-Contributing
134 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
148 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
204 PROSPECT ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
216 PROSPECT ST W		Spanish Colonial Revival	6	HDA	6L	Non-Contributing
218 PROSPECT ST W			6	HDA	6L	Non-Contributing
239 PROSPECT ST W	1925	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
270 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
271 PROSPECT ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
272 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
317 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
325 PROSPECT ST W	1940		6	HDA	6L	Non-Contributing
331 PROSPECT ST W	1951		6	HDA	6L	Non-Contributing
344 PROSPECT ST W	1944	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
345 PROSPECT ST W	1959		6	HDA	6L	Non-Contributing
354 PROSPECT ST W	1947		6	HDA	6L	Non-Contributing
366 PROSPECT ST W	1927	Craftsman Bungalow	6	HDA	6L	Non-Contributing
369 PROSPECT ST W	1927	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
374 PROSPECT ST W	1949		6	HDA	6L	Non-Contributing
386 PROSPECT ST W	1926	Craftsman Bungalow	6	HDA	6L	Non-Contributing
520 SHERIDAN WY	1922	Craftsman Bungalow	6	HDA	6L	Non-Contributing
576 SHERIDAN WY	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
23 SIMPSON ST W			6	HDA	6L	Non-Contributing
32 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
38 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
48 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
84 SIMPSON ST W	1953		6	HDA	6L	Non-Contributing
85 SIMPSON ST W	1937		6	HDA	6L	Non-Contributing
94 SIMPSON ST W			6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
104 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
114 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
115 SIMPSON ST W	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #A	1927		6	HDA	6L	Non-Contributing
115 SIMPSON ST W #B	1927		6	HDA	6L	Non-Contributing
153 SIMPSON ST W			6	HDA	6L	Non-Contributing
155 SIMPSON ST W			6	HDA	6L	Non-Contributing
170 SIMPSON ST W	1929	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
182 SIMPSON ST W	1926	Spanish Colonial Revival	6	HDA	6L	Non-Contributing
185 SIMPSON ST W	1928	Craftsman Bungalow	6	HDA	6L	Non-Contributing
211 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W			6	HDA	6L	Non-Contributing
213 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
214 SIMPSON ST W			6	HDA	6L	Non-Contributing
215 SIMPSON ST W			6	HDA	6L	Non-Contributing
217 SIMPSON ST W			6	HDA	6L	Non-Contributing
225 SIMPSON ST W	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #A	1986		6	HDA	6L	Non-Contributing
225 SIMPSON ST W #B	1986		6	HDA	6L	Non-Contributing
228 SIMPSON ST W	1936		6	HDA	6L	Non-Contributing
248 SIMPSON ST W	1926	Craftsman Bungalow	6	HDA	5D1	Non-Contributing
257 SIMPSON ST W	1929	Craftsman Bungalow	6	HDA	6L	Non-Contributing
260 SIMPSON ST W	1961		6	HDA	6L	Non-Contributing
265 SIMPSON ST W	1940		6	HDA	6L	Non-Contributing
275 SIMPSON ST W	1941		6	HDA	6L	Non-Contributing
280 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
290 SIMPSON ST W #B	1940	Craftsman Bungalow	6	HDA	6L	Non-Contributing
295 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
300 SIMPSON ST W	1941	Craftsman Bungalow	6	HDA	6L	Non-Contributing
305 SIMPSON ST W	1925	Craftsman Bungalow	6	HDA	6L	Non-Contributing
307 SIMPSON ST W			6	HDA	6L	Non-Contributing
310 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
313 SIMPSON ST W	1951		6	HDA	6L	Non-Contributing
315 SIMPSON ST W	1926		6	HDA	6L	Non-Contributing
317 SIMPSON ST W			6	HDA	6L	Non-Contributing
320 SIMPSON ST W	1988		6	HDA	6L	Non-Contributing
325 SIMPSON ST W	1948		6	HDA	6L	Non-Contributing
335 SIMPSON ST W			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #B			6	HDA	6L	Non-Contributing
335 SIMPSON ST W #C			6	HDA	6L	Non-Contributing

Address	Yr. Built	Style	Prev. Code	Local Code	Current Status Code	Description
351 SIMPSON ST W	1928		6	HDA	6L	Non-Contributing
481 VENTURA AV N		Spanish Colonial Revival	6	HDA	5B	Non-Contributing
491 VENTURA AV N	1926	Craftsman Bungalow	6	HDA	5B	Non-Contributing
505 VENTURA AV N	1937		6	HDA	5B	Non-Contributing
545 VENTURA AV N			6	HDA	6L	Non-Contributing
553 VENTURA AV N #A			6	HDA	6L	Non-Contributing
553 VENTURA AV N #C			6	HDA	6L	Non-Contributing
553 VENTURA AV N #D			6	HDA	6L	Non-Contributing
553 VENTURA AV N #E			6	HDA	6L	Non-Contributing
553 VENTURA AV N #F			6	HDA	6L	Non-Contributing
553 VENTURA AV N #G			6	HDA	6L	Non-Contributing
553 VENTURA AV N #H			6	HDA	6L	Non-Contributing
553 VENTURA AV N #I			6	HDA	6L	Non-Contributing
556 VENTURA AV N					6L	Non-Contributing
617 VENTURA AV N	1960 (c)		6	HDA	6L	Non-Contributing

Identification of Potentially New Historic Districts

East Lewis/ Vince Streets Potential Historic District

After review of the survey area and the previous survey findings, the project team identified one additional area that had a strong concentration of residential properties from the 1920s that is reflective of the working class neighborhoods that sprung up as a result of the oil boom in the immediate area. This area comprises both sides of East Lewis Street and East Vince Street (See figure 8).

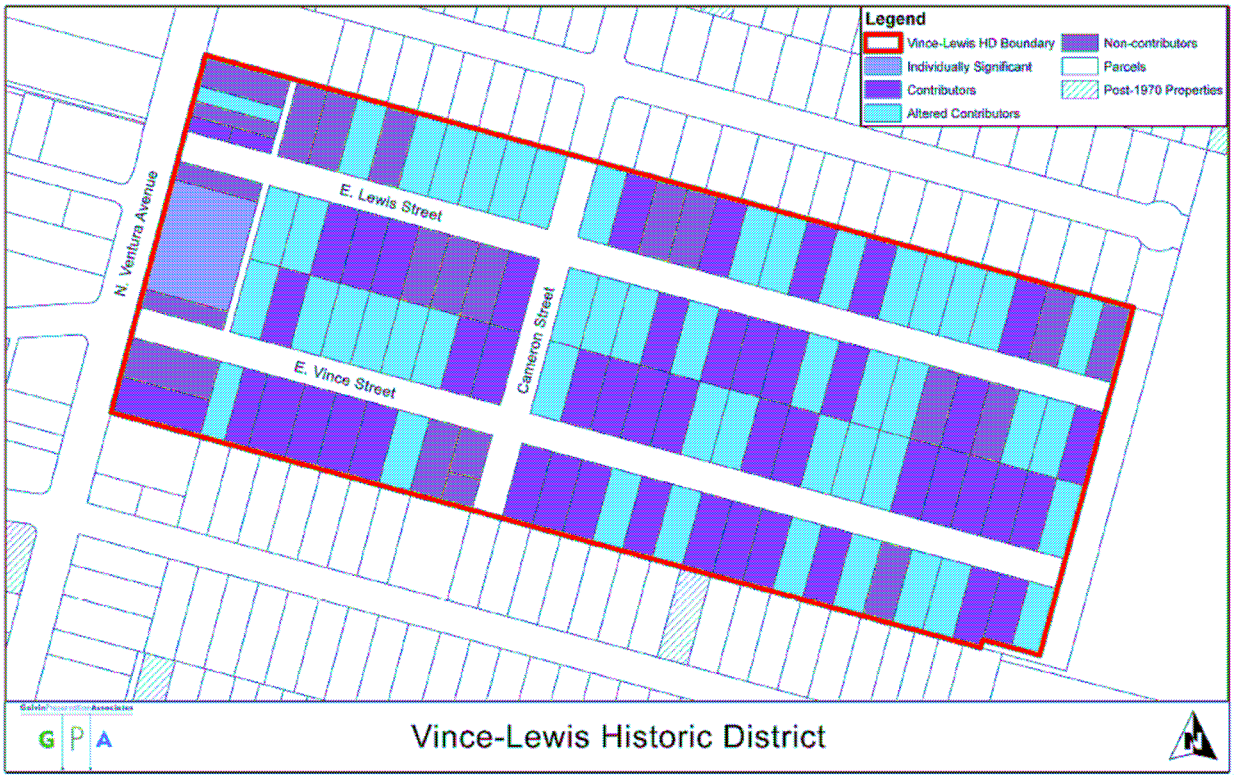

Figure 8. Map of Proposed East Lewis Street/ Vince Street Historic District Boundaries.

The boundaries of the proposed East Lewis/Vince Streets Historic District were derived based on the large concentration of fairly intact properties from the district period of significance. The boundaries reflect the 1920s working class residential neighborhood in the Westside Community of Ventura. Today, the area is bounded by North Ventura Avenue on the west, the north side of East Lewis Street on the north, the base of the hillside on the east, and the south side of East Vince Street on the south. Although there are additional working class properties on adjacent streets to the south, the percentage of intact residences were lower on these other streets. Therefore, these streets were not included in this proposed historic district, but are being recommended as a potential conservation area instead. The properties within the boundaries are

cohesive because they are primarily single family residential properties mixed with some multi-family duplexes, courtyard housing, and apartment buildings, the majority of which were constructed between 1920 and 1929, that are designed in the common styles that reflect the modest nature of the working class cottages that were designed with influences from architectural styles that were popular during the day. The proposed district is distinct from its surrounding areas due to the age, styles and use of the properties, the consistent pattern of properties constructed with consistent set backs, massing, detached garages to the rear, and the common feeling of an early 1920s residential streetscape.

The majority of the properties were designed in the Craftsman cottage style or in a period revival style, such as the Spanish Colonial Revival Style or Tudor Revival Style. Most of the properties are single story with a compact massing and have a side drive leading to a detached garage. All of the properties, even the large ones, are modest in their detailing and ornamentation. The Westside and Ventura Avenue areas initially developed as a rural area; however, after the discovery of oil along Ventura Avenue, many of the property owners subdivided their land and developed the tracts into small single family parcels to provide housing for workers in the oil industry. Its location and proximity to the oil fields made it convenient for workers to walk to work. Also in the 1920s commercial properties (small shops and grocery stores) popped up along Ventura Avenue to accommodate the needs of the surrounding residential neighborhoods.

The district is significant as a geographically definable area possessing a significant concentration of single family working class residences that were planned and developed as a result of the 1920s oil boom in Ventura. The overall integrity of the East Lewis/Vince Street Historic District is good. Ninety-five (95) of the one hundred fourteen (114) properties contribute to the significance of the district. While some of the properties have been altered, their alterations have been made in such a way that they do not diminish the properties' ability to contribute to the residential neighborhood. The district retains the small scale, density and feel of its original streetscape, despite being surrounded by very different suburban development to the north.

Therefore, this local district reflects the special elements of the City's cultural and social heritage as the core area of the town where people lived who worked in the oil trades in Ventura's early years. The area is geographically definable and represents a significant and distinguishable entity whose components lack individual distinction (Ventura Criterion f).

The contributing properties were divided into two categories based on their historic integrity: contributors and altered contributors. Contributors include those properties that were constructed within the period of significance and also demonstrated a very high level of integrity in which few, if any, alterations were visible and such alterations were reversible or in kind. Altered contributors include those properties that were constructed within the district's period of significance and demonstrated a good level of integrity in which alterations, although visible from the street, had been made in such a way that they are easily reversible and did not diminish the properties' ability to convey its overall historic significance. All contributing properties, both altered and unaltered, received a status code of 5D3 because they appear to contribute to a district that appears eligible for local listing or designation through survey evaluation. The non-

contributing properties received a status code of 6Z because they appear ineligible for the National Register, California Register or local designation through survey evaluation. Some of the properties located within the district boundaries also appear to be locally significant individually for reasons or contexts other than for their contribution to the local historic district. Therefore, these properties received a status code of 5B because they are locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

Following is the list of potential contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
106 VINCE ST E	069-0-111-085	1928		6		5D3	Contributing
115 VINCE ST E	069-0-092-120	1928		6		5D3	Contributing
1166 VENTURA AV N	069-0-111-025	1926				5D3	Contributing
125 VINCE ST E	069-0-092-110	1929		6		5D3	Contributing
1302 VENTURA AV N	069-0-091-405					5D3	Contributing
133 VINCE ST E	069-0-092-100	1928		6		5D3	Contributing
136 LEWIS ST E	069-0-092-220	1928		6		5D3	Contributing
136 LEWIS ST E #A	069-0-092-220	1928		6		5D3	Contributing
156 VINCE ST E	069-0-121-010	1929		6		5D3	Contributing
163 LEWIS ST E	069-0-102-325	1928	Craftsman Bungalow	7R		5D3	Contributing
165 VINCE ST E	069-0-103-340			6		5D3	Contributing
175 VINCE ST E	069-0-103-330	1928		6		5D3	Contributing
176 VINCE ST E	069-0-121-030	1928		6		5D3	Contributing
177 VINCE ST E	069-0-103-330	1928		6		5D3	Contributing
182 LEWIS ST E	069-0-103-040	1927	Tudor Revival	7R		5D3	Contributor; Wallace Thompson Residence
182 LEWIS ST E #2	069-0-103-040	1930 (c)	Tudor Revival	7R		5D3	Contributing
185 VINCE ST E	069-0-103-325	1929		6		5D3	Contributing
205 LEWIS ST E	069-0-102-290	1928		6		5D3	Contributing
205 VINCE ST E	069-0-103-310	1928		6		5D3	Contributing
206 VINCE ST E	069-0-121-350	1929		6		5D3	Contributing
21 LEWIS ST E	069-0-091-405			6		5D3	Contributing
214 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing
216 LEWIS ST E	069-0-103-060	1925 (c)	Spanish Colonial Revival	6		5D3	Contributing
222 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
224 LEWIS ST E	069-0-103-070	1940		6		5D3	Contributing Building; Check Year Built
228 VINCE ST E	069-0-121-060	1929		6		5D3	Contributing
230 LEWIS ST E	069-0-103-080	1929		6		5D3	Contributing
230 VINCE ST E	069-0-121-075	1928		6		5D3	Contributing
231 LEWIS ST E	069-0-102-260	1929		6		5D3	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
231 VINCE ST E	069-0-103-285	1928		6		5D3	Contributing
242 VINCE ST E	069-0-121-085	1928		6		5D3	Contributing
243 VINCE ST E	069-0-103-275	1929		6		5D3	Contributing
246 VINCE ST E	069-0-121-085	1928		6		5D3	Contributing
252 LEWIS ST E	069-0-103-100	1929	Spanish Colonial Revival	7R		5D3	Contributor; George V. Armitage Residence
253 LEWIS ST E	069-0-102-245	1928		6		5D3	Contributing
262 VINCE ST E	069-0-121-100	1929	Tudor Revival	7R	PO T	5D3	Contributor; Paul Clise Residence; Misc. Potential Site
283 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R	PO T	5D3	Contributing Building; Potential Misc. Site
285 VINCE ST E	069-0-103-230	1929	Spanish Colonial Revival	7R		5D3	Contributing
302 LEWIS ST E	069-0-103-130	1938				5D3	Contributing
303 VINCE ST E	069-0-103-220	1929		6		5D3	Contributing
315 LEWIS ST E	069-0-102-190	1928				5D3	Contributing
315 VINCE ST E	069-0-103-215	1929		6		5D3	Contributing
322 VINCE ST E	069-0-121-155	1928		6		5D3	Contributing
323 VINCE ST E	069-0-103-200	1928		6		5D3	Contributing
332 VINCE ST E	069-0-121-160	1929		6		5D3	Contributing
333 VINCE ST E	069-0-103-190	1928		6		5D3	Contributing
342 LEWIS ST E	069-0-103-175	1940				5D3	Contributing Building; Check Year Built
35 LEWIS ST E	069-0-091-390	1928	Spanish Colonial Revival	7R		5D3	Contributing
52 VINCE ST E	069-0-111-045	1928		6		5D3	Contributing
55 VINCE ST E	069-0-092-170	1996		6		5D3	Contributing
57 VINCE ST E	069-0-092-170	1996		6		5D3	Contributing
64 VINCE ST E	069-0-111-055	1928		6		5D3	Contributing
66 LEWIS ST E	069-0-092-040	1928		6		5D3	Contributing
78 LEWIS ST E	069-0-092-050	1929		6		5D3	Contributing
82 VINCE ST E	069-0-111-065	1926		6		5D3	Contributing
90 LEWIS ST E	069-0-092-065	1928		6		5D3	Contributing
92 VINCE ST E	069-0-111-075	1925	Craftsman Bungalow	7R	POT	5D3	Contributing Building; Misc. Potential Site

Following is a list of the properties that are contributing to the historic district and also may have individual significance for a context other than the historic district. These properties received a status code of 5B and are considered "historical resources" for the purposes of the California Environmental Quality Act (CEQA).

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1240 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1252 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1254 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant
1258 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant
1264 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #13	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #14	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #15	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #16	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #17	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #18	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #19	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #20	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant
1266 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant
1280 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	PO T	5B	Individually Significant

Following is a list of the altered contributors to the East Lewis/Vince Streets local Historic District. These properties are "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and received a status code of 5D3:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
103 VINCE ST E	069-0-092-130	1928		6		5D3	Altered Contributor
113 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
115 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
116 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
117 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
118 VINCE ST E	069-0-111-090	1948		6		5D3	Altered Contributor
119 LEWIS ST E	069-0-091-325	1928		6		5D3	Altered Contributor
123 LEWIS ST E	069-0-091-310	1921 (c)	Vernacular Cottage	6		5D3	Altered Contributor
125 LEWIS ST E	069-0-091-310	1946 (c)	Vernacular Cottage	6		5D3	Altered Contributor
1270 CAMERON ST	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #1	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #2	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #3	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #4	069-0-103-015	1925 (c)				5D3	Altered Contributor
1270 CAMERON ST #5	069-0-103-015	1925 (c)				5D3	Altered Contributor
1305 CAMERON ST	069-0-091-300	1928				5D3	Altered Contributor
1320 CAMERON ST	069-0-102-335	1925 (c)				5D3	Altered Contributor
135 LEWIS ST E	069-0-091-300	1928		6		5D3	Altered Contributor
152 LEWIS ST E	069-0-103-015	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
153 LEWIS ST E	069-0-102-335	1925 (c)	Spanish Colonial Revival	6		5D3	Altered Contributor
155 VINCE ST E	069-0-103-350	1937		6		5D3	Altered Contributor
162 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	7R		5D3	Altered Contributor
164 LEWIS ST E	069-0-103-025	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
166 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
168 LEWIS ST E	069-0-103-025	1927	Spanish Colonial Revival	6		5D3	Altered Contributor
172 LEWIS ST E	069-0-103-035	1928		6		5D3	Altered Contributor
186 VINCE ST E	069-0-121-040	1928		6		5D3	Altered Contributor
202 LEWIS ST E	069-0-103-050	1928		6		5D3	Altered Contributor
208 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
210 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
212 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
214 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
215 LEWIS ST E	069-0-102-285	1929	Tudor Revival	7R		5D3	Altered; Jere Snyder Residence
215 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
216 VINCE ST E	069-0-121-365	1929		6		5D3	Altered Contributor
217 VINCE ST E	069-0-103-305	1939		6		5D3	Altered Contributor
227 LEWIS ST E	069-0-102-275	1928		6		5D3	Altered Contributor
227 VINCE ST E	069-0-103-290	1929		6		5D3	Altered Contributor
242 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
244 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
245 LEWIS ST E	069-0-102-250	1927 (c)	Altered Spanish Colonial Revival	6		5D3	Altered Contributor
246 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
247 LEWIS ST E	069-0-102-250			6		5D3	Altered Contributor
248 LEWIS ST E	069-0-103-095	1925 (c)	Spanish Colonial Revival Apartment Building	6		5D3	Altered Contributor
254 VINCE ST E	069-0-121-095			6		5D3	Altered Contributor
255 VINCE ST E	069-0-103-260	1929		6		5D3	Altered Contributor
256 VINCE ST E	069-0-121-095	1928		6		5D3	Altered Contributor
262 LEWIS ST E	069-0-103-110	1949 (c)	Minimal Traditional	6		5D3	Altered Contributor
263 LEWIS ST E	069-0-102-235	1937		6		5D3	Altered Contributor
263 VINCE ST E	069-0-103-250	1940		6		5D3	Altered Contributor
264 LEWIS ST E	069-0-103-110	1949 (c)	Minimal Traditional	6		5D3	Altered Contributor
272 LEWIS ST E	069-0-103-360	1928		6		5D3	Altered Contributor
272 VINCE ST E	069-0-121-110	1929		6		5D3	Altered Contributor
273 LEWIS ST E	069-0-102-220	1938		6		5D3	Altered Contributor
273 VINCE ST E	069-0-103-240			6		5D3	Altered Contributor
285 LEWIS ST E	069-0-102-215	1938		6		5D3	Altered Contributor
302 VINCE ST E	069-0-121-130	1929		6		5D3	Altered Contributor
305 LEWIS ST E	069-0-102-205	1947				5D3	Altered Contributor
314 VINCE ST E	069-0-121-140	2007		6		5D3	Altered Contributor; Check Year Built
316 VINCE ST E	069-0-121-140	2007		6		5D3	Altered; Check Year Built
322 LEWIS ST E	069-0-103-155	1928				5D3	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
331 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
332 LEWIS ST E	069-0-103-160	1990				5D3	Altered Contributor
333 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
335 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
337 LEWIS ST E	069-0-102-345	1928				5D3	Altered Contributor
342 VINCE ST E	069-0-121-170	1938		6		5D3	Altered Contributor
343 VINCE ST E	069-0-103-180	1940		6		5D3	Altered Contributor
42 VINCE ST E	069-0-111-030	1928		6		5D3	Altered Contributor
42 VINCE ST E #1	069-0-111-030	1928		6		5D3	Altered Contributor
44 LEWIS ST E	069-0-092-020	1929		6		5D3	Altered Contributor
60 LEWIS ST E	069-0-092-035	1946		6		5D3	Altered Contributor
67 VINCE ST E	069-0-092-160	1940		6		5D3	Altered Contributor
69 LEWIS ST E	069-0-091-360	1928		6		5D3	Altered Contributor
79 VINCE ST E	069-0-092-155	1928		6		5D3	Altered Contributor
91 LEWIS ST E	069-0-091-340	1928		6		5D3	Altered Contributor
91 VINCE ST E	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #A	069-0-092-145			6		5D3	Altered Contributor
91 VINCE ST E #B	069-0-092-145			6		5D3	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed East Lewis/Vince Streets local Historic District, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties received a status code of 6L and are not considered historical resources for the purposes of CEQA, but may warrant special consideration in local planning due to the fact that they are located within a local historic district:

Address	APN	Yr. Built	Style	rev. Statu Code	Local Code	Current Status Code	Description
102 LEWIS ST E	069-0-092-075	1944		6		6L	Non-Contributing
103 LEWIS ST E	069-0-091-330	1947		6		6L	Non-Contributing
1153 CAMERON ST	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #A	069-0-111-125	1947				6L	Non-Contributing
1153 CAMERON ST #B	069-0-111-125	1947				6L	Non-Contributing
1155 CAMERON ST #A	069-0-111-115	1918 (c)				6L	Non-Contributing
1155 CAMERON ST #B	069-0-111-115	1918 (c)				6L	Non-Contributing
116 LEWIS ST E #A	069-0-092-080	1986		6		6L	Non-Contributing
116 LEWIS ST E #B	069-0-092-080	1986		6		6L	Non-Contributing
1190 VENTURA AV N	069-0-111-015	1953				6L	Non-Contributing
120 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing
120 VINCE ST E	069-0-111-105	1948		6		6L	Non-Contributing
1202 VENTURA AV N	069-0-092-190	1929	Spanish Colonial Revival	7R		6L	Non-Contributing
126 LEWIS ST E	069-0-092-210	2007		6		6L	Non-Contributing

Address	APN	Yr. Built	Style	rev. Statu Code	Local Code	Current Status Code	Description
1290 VENTURA AV N	069-0-092-010	1928				6L	Non-Contributing
1308 VENTURA AV N	069-0-091-410					6L	Non-Contributing
1310 VENTURA AV N	069-0-091-410					6L	Non-Contributing
132 VINCE ST E	069-0-111-115			6		6L	Non-Contributing
1320 VENTURA AV N	069-0-091-420					6L	Non-Contributing
175 LEWIS ST E	069-0-102-310	1928		6		6L	Non-Contributing
185 LEWIS ST E	069-0-102-305	1928		6		6L	Non-Contributing
282 LEWIS ST E	069-0-103-370	1981		6		6L	Non-Contributing
282 VINCE ST E	069-0-121-120	1929		6		6L	Non-Contributing
312 LEWIS ST E	069-0-103-140	1929				6L	Non-Contributing
323 LEWIS ST E	069-0-102-185	1939				6L	Non-Contributing
341 LEWIS ST E	069-0-102-355	1960				6L	Non-Contributing
43 LEWIS ST E	069-0-091-385	1945 (c)	No Style	6		6L	Non-Contributing
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing - Has a context separate from district
45 LEWIS ST E	069-0-091-385	1945 (c)	No Style	6		6L	Non-Contributing
59 LEWIS ST E	069-0-091-370	1940		6		6L	Non-Contributing
81 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing
85 LEWIS ST E	069-0-091-350	1956 (c)	Split Level Mid-Century	6		6L	Non-Contributing

Identification of Potential Conservation Areas (Properties May Receive Special Consideration in Local Planning)

The City of Ventura has an interest in preserving its neighborhoods. However, not all neighborhoods within the City may have historic significance or have sufficient integrity to qualify as a historic district. Therefore, GPA identified concentrations of properties within neighborhoods that still have concentrations of modest working class single family residences and modest duplexes, courtyard housing and apartment buildings from the 1920s that the City may be interested in preserving. These areas are considered 'Conservation Areas' and may receive special consideration in local planning. Examples of special consideration may include special zoning to preserve the density and building heights, setbacks, and architectural styles, as applicable and as determined by the City during the Community Plan process. All of the properties located within the conservation area boundaries received a 6L status code, meaning that they will receive special consideration in local planning. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) and they are not local landmarks; however, the properties within these areas may be subject to special zoning requirements to conserve the neighborhood character.

GPA identified three potential conservation areas. These include 1) the El Medio Conservation Area, 2) the West Mission Conservation Area, and 3) the Barry Drive Conservation Area. They are more fully described in the following pages.

The proposed conservation areas exhibit a large concentration of modest worker's cottages that were constructed in the 1920s in architectural styles that were popular at the time such as Spanish Colonial Revival, Craftsman, and Tudor revival styles. Also, more specifically, the neighborhoods exhibit a consistency of small lot sizes with consistent setbacks, sidewalks aligning the street, side driveways with single car garages to the rear of the property (some driveways still have planting strips between two strips of concrete), modest, single-story single family residences (averaging size of 1,000-1,500 square feet) with flat or moderately pitched roofs, wood and stucco siding, fenestration patterns and designs that are appropriate to 1920s architectural styles, and landscaping features such as manicured front lawns and modest plantings around the base of the residence. Some lots may have more than one single family residence on the lot and a few of the lots have multi-family units. However, overall, the individual properties do not exhibit high levels of integrity, although some may still be fairly intact. These areas do not retain sufficient integrity as a whole to be considered a "historic district".

El Medio Potential Conservation Area

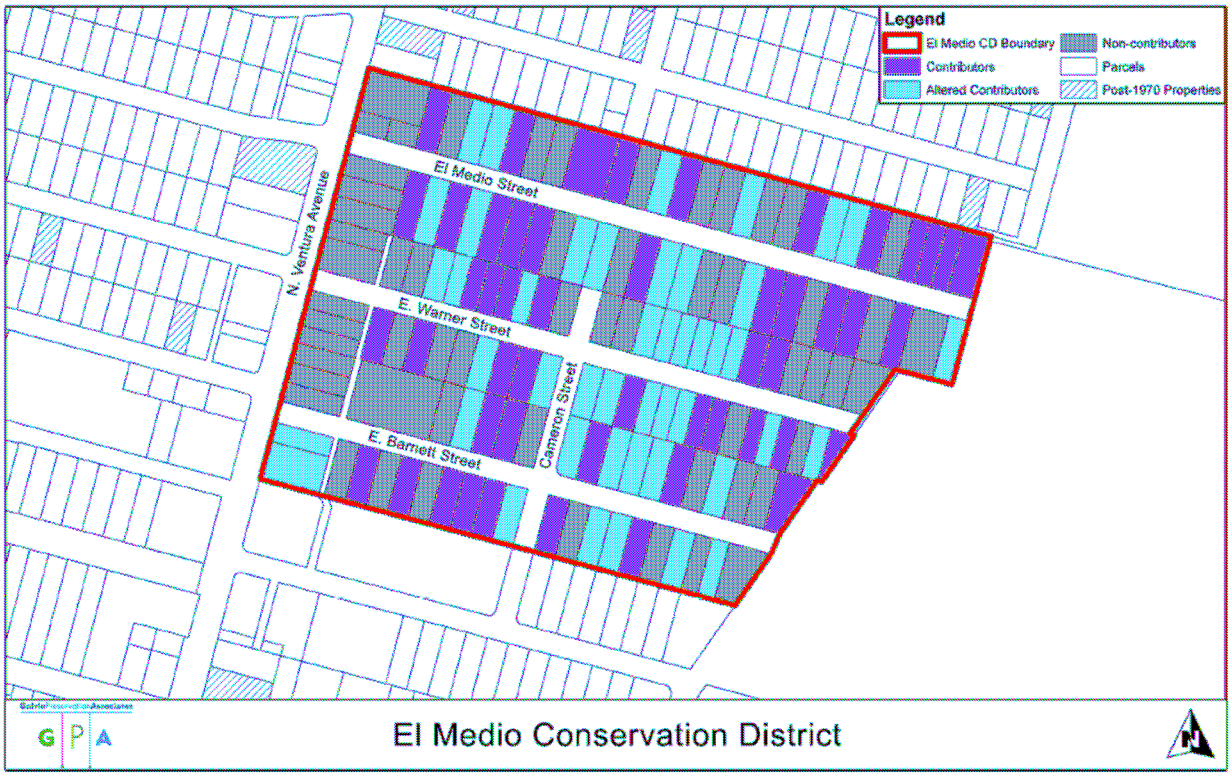

Figure 9. Map of Proposed El Medio Conservation Area.

The El Medio Conservation Area is bounded by the north side of East El Medio Street on the north, North Ventura Avenue on the west (not including commercial properties facing North Ventura Avenue), the south side of East Barnett Street on the south and the base of the hillside on the east (See figure 5). There are two hundred fifty eight (258) properties located within the conservation area boundaries; one hundred sixty two (162) of which have been identified as contributing or altered. Ninety five (95) properties do not contribute to the conservation area.

Following is the list of potential contributors to the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
101 WARNER ST E	069-0-112-170	1927		6		6L	Contributor
102 EL MEDIO ST	069-0-112-090	1920 (c)	Spanish Colonial Revival			6L	Contributor
106 BARNETT ST E	071-0-031-060			7R		6L	Contributor
106 EL MEDIO ST	069-0-112-090	1920 (c)	Craftsman Bungalow			6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
109 WARNER ST E	069-0-112-160	1927		6		6L	Contributor
112 EL MEDIO ST	069-0-112-100	1927				6L	Contributor
115 BARNETT ST E	069-0-131-150	1924		7R		6L	Contributor
115 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
116 EL MEDIO ST	069-0-112-100	1927				6L	Contributor
116 WARNER ST E	069-0-131-100	1927		6		6L	Contributor
117 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
118 BARNETT ST E	071-0-031-070	1925		7R		6L	Contributor
119 EL MEDIO ST	069-0-111-140	1978 (c)	No Particular Style			6L	Contributor
121 WARNER ST E	069-0-112-140	1927		6		6L	Contributor
122 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
124 BARNETT ST E	071-0-031-080	1927		7R		6L	Contributor
124 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
125 BARNETT ST E	069-0-131-140	1924	Spanish Colonial Revival	7R		6L	Contributor
126 WARNER ST E	069-0-131-110	1927		6		6L	Contributor
144 BARNETT ST E	071-0-033-010	1926		7R		6L	Contributor
145 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
147 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
149 EL MEDIO ST	069-0-121-340	1926				6L	Contributor
156 BARNETT ST E	071-0-033-010	1926		7R		6L	Contributor
162 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
165 BARNETT ST E	069-0-132-240			7R		6L	Contributor
166 EL MEDIO ST	069-0-122-030	1925 (c)	Spanish Colonial Revival			6L	Contributor
167 BARNETT ST E	069-0-132-240			7R		6L	Contributor
175 EL MEDIO ST	069-0-121-310	1926				6L	Contributor
176 WARNER ST E	069-0-132-030	1925		6		6L	Contributor
206 BARNETT ST E	071-0-033-050	1927		7R		6L	Contributor
213 BARNETT ST E	069-0-132-200			7R		6L	Contributor
215 BARNETT ST E	069-0-132-200			7R		6L	Contributor
218 WARNER ST E	069-0-132-070	1927		6		6L	Contributor
226 WARNER ST E	069-0-132-080	1927		6		6L	Contributor
231 WARNER ST E	069-0-122-210			6		6L	Contributor
233 WARNER ST E	069-0-122-210			6		6L	Contributor
235 WARNER ST E	069-0-122-210			6		6L	Contributor
236 EL MEDIO ST	069-0-122-090	1925				6L	Contributor
239 WARNER ST E	069-0-122-210			6		6L	Contributor
240 WARNER ST E	069-0-132-100	1928		6		6L	Contributor
242 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
243 EL MEDIO ST	069-0-121-260	1928				6L	Contributor
244 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
246 EL MEDIO ST	069-0-122-100	1925 (c)	Spanish Colonial Revival			6L	Contributor
247 EL MEDIO ST	069-0-121-260	1928				6L	Contributor
247 WARNER ST E	069-0-122-200	2005		6		6L	Contributor
258 WARNER ST E	069-0-132-120	1928		6		6L	Contributor
264 EL MEDIO ST	069-0-122-120	1946				6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
265 BARNETT ST E	069-0-132-160			7R		6L	Contributor
267 BARNETT ST E	069-0-132-160			7R		6L	Contributor
274 EL MEDIO ST	069-0-122-130	1991				6L	Contributor
275 EL MEDIO ST	069-0-121-230	1926				6L	Contributor
276 EL MEDIO ST	069-0-122-130	1991				6L	Contributor
282 WARNER ST E	069-0-132-150	1929		6		6L	Contributor
302 EL MEDIO ST	069-0-122-150	1923 (c)	Spanish Colonial Revival			6L	Contributor
305 EL MEDIO ST	069-0-121-210	1925				6L	Contributor
317 EL MEDIO ST	069-0-121-200	1925				6L	Contributor
322 EL MEDIO ST	069-0-122-150					6L	Contributor
324 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
325 EL MEDIO ST	069-0-121-190	1925				6L	Contributor
326 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
328 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
332 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
334 EL MEDIO ST	069-0-122-150	1956 (c)	Ranch Duplex and Rear Apartments			6L	Contributor
335 EL MEDIO ST	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #A	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #B	069-0-121-180	1925				6L	Contributor
335 EL MEDIO ST #C	069-0-121-180	1925				6L	Contributor
42 EL MEDIO ST	069-0-112-040	1925	Craftsman Bungalow	7R		6L	Contributor
44 WARNER ST E	069-0-131-040	1928		6		6L	Contributor
45 EL MEDIO ST	069-0-111-200	1924				6L	Contributor
60 BARNETT ST E	071-0-031-020	1926		7R		6L	Contributor
66 EL MEDIO ST	069-0-112-060	1942				6L	Contributor
68 WARNER ST E	069-0-131-060			6		6L	Contributor
70 WARNER ST E	069-0-131-060			6		6L	Contributor
72 WARNER ST E	069-0-131-060			6		6L	Contributor
76 BARNETT ST E	071-0-031-040	1926	Craftsman Bungalow	7R		6L	Contributor
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor
89 WARNER ST E	069-0-112-180	1927		6		6L	Contributor
90 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
93 EL MEDIO ST	069-0-111-280	1925				6L	Contributor
94 EL MEDIO ST	069-0-112-080	1923 (c)	Vernacular Cottage w/Craftsman Influences			6L	Contributor
95 EL MEDIO ST	069-0-111-280	1925				6L	Contributor

Following is a list of the altered contributors within the El Medio Conservation Area. These properties are not historical resources for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning or consideration in the local planning process. The properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
104 WARNER ST E	069-0-131-090	1924		6		6L	Altered Contributor
107 BARNETT ST E	069-0-131-160	1924		7R		6L	Altered Contributor
117 WARNER ST E	069-0-112-150			6		6L	Altered Contributor
132 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
132 WARNER ST E	069-0-131-120			6		6L	Altered Contributor
136 BARNETT ST E	071-0-031-090	1950		7R		6L	Altered Contributor
136 EL MEDIO ST	069-0-112-120	1925				6L	Altered Contributor
144 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
146 EL MEDIO ST	069-0-122-010	1935				6L	Altered Contributor
152 WARNER ST E	069-0-132-010	1928		6		6L	Altered Contributor
155 BARNETT ST E	069-0-132-260	1990		7R		6L	Altered Contributor
155 BARNETT ST E #102	069-0-132-260	1990		7R		6L	Altered Contributor
164 WARNER ST E	069-0-132-020	1945		6		6L	Altered Contributor
165 EL MEDIO ST	069-0-121-320	1927				6L	Altered Contributor
173 BARNETT ST E	069-0-132-230	1933		7R		6L	Altered Contributor
174 EL MEDIO ST	069-0-122-040	1927				6L	Altered Contributor
175 WARNER ST E	069-0-122-270			6		6L	Altered Contributor
176 BARNETT ST E	071-0-033-030	1926		7R		6L	Altered Contributor
177 WARNER ST E	069-0-122-270			6		6L	Altered Contributor
182 BARNETT ST E	071-0-033-040	1926		7R		6L	Altered Contributor
184 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
185 BARNETT ST E	069-0-132-220	1931		7R		6L	Altered Contributor
186 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
187 WARNER ST E	069-0-122-260	1927		6		6L	Altered Contributor
188 EL MEDIO ST	069-0-122-050	1945 (c)	Minimal Traditional			6L	Altered Contributor
188 WARNER ST E	069-0-132-040	1927	Spanish Colonial Revival	7R		6L	Altered Contributor
202 WARNER ST E	069-0-132-050	1927		6		6L	Altered Contributor
203 WARNER ST E	069-0-122-320	1927		6		6L	Altered Contributor
205 BARNETT ST E	069-0-132-210	1923		7R		6L	Altered Contributor
211 WARNER ST E	069-0-122-330	1927		6		6L	Altered Contributor
212 WARNER ST E	069-0-132-060	1927		6		6L	Altered Contributor
215 EL MEDIO ST	069-0-121-290	1921 (c)	Vernacular Cottage			6L	Altered Contributor
217 EL MEDIO ST	069-0-121-290	1921 (c)	Vernacular Cottage			6L	Altered Contributor
219 WARNER ST E	069-0-122-230	1927		6		6L	Altered Contributor
225 WARNER ST E	069-0-122-220	1927		6		6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
226 BARNETT ST E	071-0-033-070	1927		7R		6L	Altered Contributor
226 EL MEDIO ST	069-0-122-080	1925				6L	Altered Contributor
233 BARNETT ST E	069-0-132-180	1926		7R		6L	Altered Contributor
246 BARNETT ST E	071-0-033-090	1926		7R		6L	Altered Contributor
250 WARNER ST E	069-0-132-110	1928	Craftsman Bungalow	7R		6L	Altered Contributor
251 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor
255 EL MEDIO ST	069-0-121-250	1921 (c)	Vernacular Cottage			6L	Altered Contributor
265 EL MEDIO ST	069-0-121-240	1935				6L	Altered Contributor
272 WARNER ST E	069-0-132-140	1928		6		6L	Altered Contributor
336 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
338 EL MEDIO ST	069-0-122-160	1925 (c)	Spanish Colonial Revival Duplex			6L	Altered Contributor
340 EL MEDIO ST	069-0-122-160					6L	Altered Contributor
52 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
54 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
56 EL MEDIO ST	069-0-112-050	1946 (c)	Ranch			6L	Altered Contributor
67 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 EL MEDIO ST	069-0-111-180	1946 (c)	Vernacular Cottage			6L	Altered Contributor
71 WARNER ST E	069-0-112-200	1929		6		6L	Altered Contributor
80 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
81 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
82 EL MEDIO ST	069-0-112-070	1925 (c)	Vernacular Cottage w/Craftsman Influences			6L	Altered Contributor
85 EL MEDIO ST	069-0-111-170	1940				6L	Altered Contributor
85 WARNER ST E	069-0-112-190	1927		6		6L	Altered Contributor
852 VENTURA AV N	071-0-031-120					6L	Altered Contributor
854 VENTURA AV N	071-0-031-120					6L	Altered Contributor
856 VENTURA AV N	071-0-031-120					6L	Altered Contributor
858 VENTURA AV N	071-0-031-120					6L	Altered Contributor
860 VENTURA AV N	071-0-031-120					6L	Altered Contributor
862 VENTURA AV N	071-0-031-120					6L	Altered Contributor
864 VENTURA AV N	071-0-031-120					6L	Altered Contributor
866 VENTURA AV N	071-0-031-120					6L	Altered Contributor
868 VENTURA AV N	071-0-031-120					6L	Altered Contributor
870 VENTURA AV N	071-0-031-120					6L	Altered Contributor
872 VENTURA AV N	071-0-031-120					6L	Altered Contributor
936 CAMERON ST	069-0-132-260	1990				6L	Altered Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
955 CAMERON ST	069-0-131-120	1918 (c)				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area that contribute to the significance of the district but are individually significant for a context other than being within the conservation area boundaries. These properties received a status code of 5S3 because they appear eligible for the local register. These properties are "historical resources" for the purposes of CEQA but they may also be subject to special planning or zoning requirements due their location within the conservation area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	Contributor

Following is a list of the properties that are located within the boundaries of the proposed El Medio Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1000 VENTURA AV N	069-0-112-230					6L	Non-Contributor
101 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor
1020 VENTURA AV N	069-0-112-245					6L	Non-Contributor
1031 CAMERON ST	069-0-112-130	1927				6L	Non-Contributor
1034 CAMERON ST	069-0-122-295	1927	Craftsman	7N	PO T	6L	Non-Contributor
1036 CAMERON ST	069-0-122-295	1927	Craftsman	3		6L	Non-Contributor
1040 VENTURA AV N	069-0-112-245					6L	Non-Contributor
105 EL MEDIO ST	069-0-111-270	1959				6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
1052 VENTURA AV N	069-0-112-030					6L	Non-Contributor
1070 VENTURA AV N	069-0-112-020	1950				6L	Non-Contributor
1100 VENTURA AV N	069-0-111-260	1927				6L	Non-Contributor
1150 VENTURA AV N	069-0-111-225					6L	Non-Contributor
122 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
124 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
126 EL MEDIO ST	069-0-112-110	1946 (c)	No Particular Style			6L	Non-Contributor
135 BARNETT ST E	069-0-131-130	1940		7R		6L	Non-Contributor
150 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
151 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
152 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
153 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
154 EL MEDIO ST	069-0-122-020	1976 (c)	No Particular Style			6L	Non-Contributor
155 EL MEDIO ST	069-0-121-330	1927				6L	Non-Contributor
163 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
165 WARNER ST E	069-0-122-280			6		6L	Non-Contributor
166 BARNETT ST E	071-0-033-020	1945		7R		6L	Non-Contributor
183 EL MEDIO ST	069-0-121-380	1956 (c)	No Particular Style			6L	Non-Contributor
185 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
189 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
194 EL MEDIO ST	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #A	069-0-122-060	1951				6L	Non-Contributor
194 EL MEDIO ST #B	069-0-122-060	1951				6L	Non-Contributor
197 EL MEDIO ST	069-0-121-380					6L	Non-Contributor
207 EL MEDIO ST	069-0-121-370	1921 (c)	Vernacular Cottage			6L	Non-Contributor
209 EL MEDIO ST	069-0-121-370	1921 (c)	Vernacular Cottage			6L	Non-Contributor
212 BARNETT ST E	071-0-033-060	1926		7R		6L	Non-Contributor
214 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
216 EL MEDIO ST	069-0-122-070	1950 (c)	No Particular Style			6L	Non-Contributor
219 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
221 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor
225 EL MEDIO ST	069-0-121-280	1987				6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
230 WARNER ST E	069-0-132-090			6		6L	Non-Contributor
232 BARNETT ST E	071-0-033-080	1977		7R		6L	Non-Contributor
234 WARNER ST E	069-0-132-090			6		6L	Non-Contributor
235 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
237 EL MEDIO ST	069-0-121-270	1975 (c)	No Particular Style			6L	Non-Contributor
245 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
247 BARNETT ST E	069-0-132-280			7R		6L	Non-Contributor
254 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
255 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
255 WARNER ST E	069-0-122-190	1948		6		6L	Non-Contributor
256 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
256 EL MEDIO ST	069-0-122-110	2009				6L	Non-Contributor
257 BARNETT ST E	069-0-132-270	1985		7R		6L	Non-Contributor
258 BARNETT ST E	071-0-033-100	1985		7R		6L	Non-Contributor
266 WARNER ST E	069-0-132-130			6		6L	Non-Contributor
269 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
271 WARNER ST E	069-0-122-340			6		6L	Non-Contributor
273 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
275 WARNER ST E	069-0-122-350	1990		6		6L	Non-Contributor
282 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
283 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
283 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
284 EL MEDIO ST	069-0-122-140	1956 (c)	Ranch			6L	Non-Contributor
285 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow Duplex			6L	Non-Contributor
287 EL MEDIO ST	069-0-121-220	1921 (c)	Altered Craftsman Bungalow			6L	Non-Contributor
287 WARNER ST E	069-0-122-170			6		6L	Non-Contributor
33 EL MEDIO ST	069-0-111-250					6L	Non-Contributor
36 BARNETT ST E	071-0-031-010	1940 (c)		7R		6L	Non-Contributor
42 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
46 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
47 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
48 BARNETT ST E	071-0-031-010	1920 (c)		7R		6L	Non-Contributor
49 WARNER ST E	069-0-112-220	2008		6		6L	Non-Contributor
60 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
61 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
61 EL MEDIO ST #A	069-0-111-190	1935				6L	Non-Contributor
61 WARNER ST E	069-0-112-210	1931		6		6L	Non-Contributor
62 WARNER ST E	069-0-131-050	1947		6		6L	Non-Contributor
63 EL MEDIO ST	069-0-111-190	1935				6L	Non-Contributor
64 BARNETT ST E	071-0-031-030	1979		7R		6L	Non-Contributor
67 BARNETT ST E	069-0-131-250	1960 (c)		7R		6L	Non-Contributor
76 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
80 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
82 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
86 WARNER ST E	069-0-131-070			6		6L	Non-Contributor
880 VENTURA AV N	071-0-031-130	1952				6L	Non-Contributor
906 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
908 VENTURA AV N	069-0-131-210	1950				6L	Non-Contributor
910 VENTURA AV N	069-0-131-270	1959				6L	Non-Contributor
915 CAMERON ST	069-0-131-130	1940				6L	Non-Contributor
92 WARNER ST E	069-0-131-080	1926		6		6L	Non-Contributor
920 VENTURA AV N	069-0-131-260	1990				6L	Non-Contributor
93 BARNETT ST E	069-0-131-170	1925		7R		6L	Non-Contributor
930 VENTURA AV N	069-0-131-030					6L	Non-Contributor
970 VENTURA AV N	069-0-131-020					6L	Non-Contributor
990 VENTURA AV N	069-0-131-010	1946				6L	Non-Contributor

West Mission Potential Conservation Area

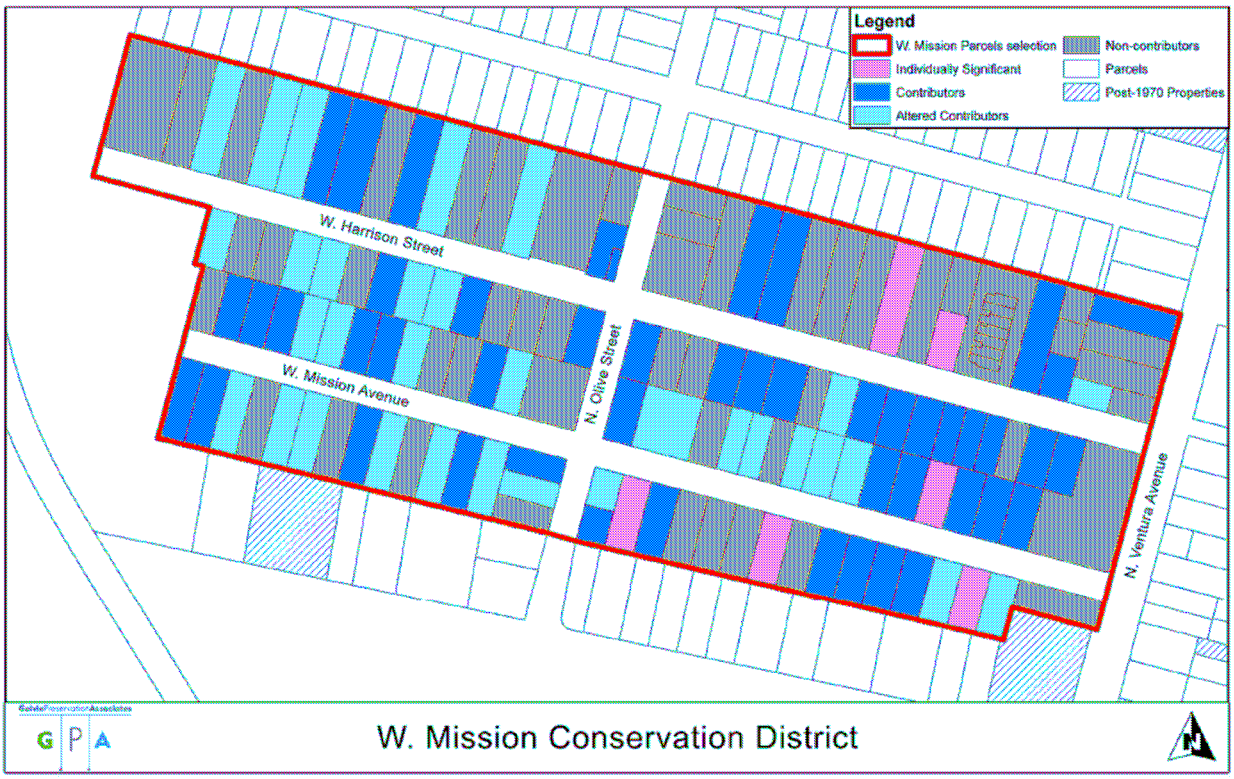

Figure 10. Map of Proposed West Mission Conservation Area.

The West Mission Conservation Area is bounded by the north side of West Harrison Street on the north, Highway 133 Easement on the west (not including the ball fields and community properties), the south side of West Mission Avenue on the south and the west side of North Ventura Avenue on the east (See figure 10). There are two hundred fifty eight (258) properties located within the conservation area boundaries; one hundred forty five (145) of which have been identified as contributing or altered. One hundred twelve (112) properties do not contribute to the conservation area. There are also six (6) individually significant properties within the conservation area.

Following is the list of potential contributors to the West Mission Conservation Area. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
140 HARRISON AV W #1	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #2	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #3	071-0-141-060	1928		7R		6L	Contributing
140 HARRISON AV W #4	071-0-141-060	1928		7R		6L	Contributing
170 MISSION AV	071-0-142-030					6L	Contributing
172 MISSION AV	071-0-142-030					6L	Contributing
191 MISSION AV	071-0-141-330	1927 (c)				6L	Contributing
197 MISSION AV	071-0-141-330	1927 (c)				6L	Contributing
213 HARRISON AV W	071-0-094-210	1926		7R		6L	Contributing
236 MISSION AV	071-0-132-110	1927				6L	Contributing
246 MISSION AV	071-0-132-100	1927				6L	Contributing
274 MISSION AV	071-0-132-070					6L	Contributing
275 MISSION AV	071-0-131-210	1927				6L	Contributing
276 MISSION AV	071-0-132-070					6L	Contributing
277 MISSION AV	071-0-131-210	1927				6L	Contributing
285 MISSION AV	071-0-131-220					6L	Contributing
287 MISSION AV	071-0-131-220					6L	Contributing
315 MISSION AV	071-0-131-250	1927				6L	Contributing
325 MISSION AV	071-0-131-260	1926				6L	Contributing
332 OLIVE ST N	071-0-142-350	1927				6L	Contributing
336 OLIVE ST N	071-0-142-350	1927				6L	Contributing
349 OLIVE ST N	071-0-132-130	1928				6L	Contributing
366 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
370 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
374 OLIVE ST N	071-0-141-330	1927 (c)				6L	Contributing
383 OLIVE ST N	071-0-131-140	1927 (c)				6L	Contributing
387 OLIVE ST N	071-0-131-140					6L	Contributing
39 MISSION AV	071-0-141-190	1935				6L	Contributing
391 OLIVE ST N	071-0-131-140					6L	Contributing
403 OLIVE ST N	071-0-094-220					6L	Contributing
47 MISSION AV	071-0-141-200	1925				6L	Contributing
49 HARRISON AV W	071-0-102-270			6		6L	Contributing
70 MISSION AV	071-0-142-120					6L	Contributing
94 MISSION AV	071-0-142-100	1927				6L	Contributing
95 MISSION AV	071-0-141-240	1926				6L	Contributing
98 MISSION AV	071-0-142-100	1927				6L	Contributing
51 HARRISON AV W	071-0-102-270	1900		7R		6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
35 HARRISON AV W	071-0-102-430	1936		6		6L	Contributing
190 HARRISON AV W	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
190 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #A	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #B	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #C	071-0-141-010	1925		7R		6L	Contributing
196 HARRISON AV W #D	071-0-141-010	1925		7R		6L	Contributing
248 HARRISON AV W	071-0-131-100	1925		7R		6L	Contributing
335 MISSION AV	071-0-131-270	1926				6L	Contributing
336 MISSION AV	071-0-132-020	1926				6L	Contributing
346 MISSION AV	071-0-132-010	1926				6L	Contributing
348 MISSION AV	071-0-132-010	1926				6L	Contributing
84 HARRISON AV W	071-0-141-110	1925		6		6L	Contributing
94 HARRISON AV W	071-0-141-100	1925		6		6L	Contributing
106 MISSION AV	071-0-142-090	1930				6L	Contributing
108 HARRISON AV W	071-0-141-090	1921		7R		6L	Contributing
134 MISSION AV	071-0-142-060	1924				6L	Contributing
147 HARRISON AV W #A	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #B	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #C	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #D	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #E	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
147 HARRISON AV W #F	071-0-102-360	1921 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
150 HARRISON AV W	071-0-141-050	1924		7R		6L	Contributing
157 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
160 HARRISON AV W	071-0-141-040	1923		7R		6L	Contributing
163 HARRISON AV W	071-0-102-370	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
165 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
167 HARRISON AV W	071-0-102-370	1890 (c)	Queen Anne	7R		6L	Contributing
204 HARRISON AV W	071-0-131-140	1925 (c)	Spanish Colonial Revival Apartments	7R		6L	Contributing
210 MISSION AV	071-0-132-130	1928				6L	Contributing
28 HARRISON AV W	071-0-141-170	1922		6		6L	Contributing
325 HARRISON AV W	071-0-094-310	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
327 HARRISON AV W	071-0-094-310	1920 (c)	Craftsman Bungalow Apartments	7R		6L	Contributing
354 HARRISON AV W	071-0-131-010	1929		7R		6L	Contributing
38 HARRISON AV W	071-0-141-160	1922		6		6L	Contributing
55 MISSION AV	071-0-141-210	1930				6L	Contributing
56 HARRISON AV W	071-0-141-140	1922		6		6L	Contributing
64 HARRISON AV W	071-0-141-130	1922		6		6L	Contributing
74 HARRISON AV W	071-0-141-120	1922		6		6L	Contributing
82 MISSION AV	071-0-142-110	1930				6L	Contributing
284 HARRISON AV W	071-0-131-070	1925		7R	POT	6L	Contributing Building; ALFRED F. ORTEGA HOUSE
435 VENTURA AV N	071-0-102-440	1890	Vernacular Cottage	7R		6L	Contributing Building; D. M. Rodibaugh Residence;
303 HARRISON AV W #B	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #C	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #D	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #E	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #F	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT
303 HARRISON AV W #H	071-0-094-300	1922	Craftsman Bungalow Court	7R	POT	6L	Contributing Building; FABIAN COURT

Following is a list of the altered contributors within the West Mission Conservation Area. These properties are not "historical resources" for the purposes of the California Environmental Quality Act (CEQA) but they may receive special zoning in the planning process. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
107 MISSION AV	071-0-141-250	1926				6L	Altered Contributing
129 MISSION AV	071-0-141-270	1925				6L	Altered Contributing
143 MISSION AV	071-0-141-290	1925				6L	Altered Contributing
151 MISSION AV	071-0-141-300	1925				6L	Altered Contributing
187 MISSION AV #A	071-0-141-320	1929-1943	Mediterranean Revival	6		6L	Altered Contributing
187 MISSION AV #B	071-0-141-320	1929-1945	Mediterranean Revival	6		6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
187 MISSION AV #C	071-0-141-320	1929-1946	Mediterranean Revival	6		6L	Altered Contributing
187 MISSION AV #D	071-0-141-320	1929-1944	Mediterranean Revival	6		6L	Altered Contributing
225 MISSION AV	071-0-131-160	1926				6L	Altered Contributing
235 MISSION AV	071-0-131-170	1925				6L	Altered Contributing
326 MISSION AV	071-0-132-030	1926				6L	Altered Contributing
275 HARRISON AV W	071-0-094-270	1985	Craftsman Bungalow	7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
277 HARRISON AV W #A	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
277 HARRISON AV W #B	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE
277 HARRISON AV W #C	071-0-094-270			7R	PO T	6L	Altered Contributing; ALFRED F. ORTEGA HOUSE; Check Year Built
245 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
247 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
249 HARRISON AV W	071-0-094-240	1892		7R		6L	Altered Contributing
265 MISSION AV	071-0-131-200	1927				6L	Altered Contributing
294 MISSION AV	071-0-132-050	1927				6L	Altered Contributing
305 MISSION AV	071-0-131-240	1927				6L	Altered Contributing
31 HARRISON AV W	071-0-102-250	1915		7R		6L	Altered Contributing
318 HARRISON AV W	071-0-131-040	1926		7R		6L	Altered Contributing
333 HARRISON AV W	071-0-094-320	1926		7R		6L	Altered Contributing
345 HARRISON AV W	071-0-094-330	1926		7R		6L	Altered Contributing
367 HARRISON AV W #A	071-0-094-410	1927		7R		6L	Altered Contributing
367 HARRISON AV W #B	071-0-094-410	1927		7R		6L	Altered Contributing
367 HARRISON AV W #C	071-0-094-410	1927		7R		6L	Altered Contributing
173 MISSION AV #A	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #B	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #C	071-0-141-320	1927 (c)				6L	Altered Contributing
173 MISSION AV #D	071-0-141-320	1927 (c)				6L	Altered Contributing
192 MISSION AV	071-0-142-010					6L	Altered Contributing
196 MISSION AV	071-0-142-010					6L	Altered Contributing
266 MISSION AV	071-0-132-080					6L	Altered Contributing
268 MISSION AV	071-0-132-080					6L	Altered Contributing
295 MISSION AV	071-0-131-230					6L	Altered Contributing
306 MISSION AV	071-0-132-250					6L	Altered Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
308 MISSION AV	071-0-132-250					6L	Altered Contributing
318 MISSION AV	071-0-132-250					6L	Altered Contributing
60 MISSION AV	071-0-142-130	1927 (c)				6L	Altered Contributing
114 HARRISON AV W	071-0-141-080	1924		7R		6L	Altered Contributing
117 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
119 MISSION AV	071-0-141-260	1930				6L	Altered Contributing
226 MISSION AV	071-0-132-120	1928				6L	Altered Contributing
260 HARRISON AV W	071-0-131-090	1925		7R		6L	Altered Contributing
272 HARRISON AV W	071-0-131-080	1925		7R		6L	Altered Contributing
306 HARRISON AV W	071-0-131-050	1928		7R		6L	Altered Contributing
341 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
343 OLIVE ST N	071-0-132-140	1928				6L	Altered Contributing
44 MISSION AV	071-0-142-310	1930				6L	Altered Contributing

Following is a list of the individually significant properties that are located within the West Mission Conservation Area. These properties are "historical resources" for the purposes of the California Environmental Quality Act and will have a status code that indicates their historic status, individually. They may also be subject to special zoning or planning requirements because they are located within the boundaries of the West Mission Conservation Area:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
184 MISSION AV	071-0-142-020	1886	Italianate	3S	PO T	5S1, 3S	Individually Significant
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant
67 MISSION AV	071-0-141-220					5S3	Individually Significant
69 MISSION AV	071-0-141-220					5S3	Individually Significant
128 MISSION AV	071-0-142-070	1900				5S3	Individually Significant
83 HARRISON AV W	071-0-102-290	1890		6		5S3	Individually Significant
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant; W.S. Linn Residence
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML ; LM A	3S	Individually Significant; Dr. C.L. Bard Residence

Following is a list of the properties that are located within the boundaries of the proposed West Mission Conservation Area, but do not contribute to the significance of the district because they were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements because they are located within the conservation area boundaries. These properties received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
137 MISSION AV	071-0-141-285	1925				6L	Non-Contributing
150 MISSION AV	071-0-142-050	1950				6L	Non-Contributing
252 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
254 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
255 MISSION AV	071-0-131-190	1927				6L	Non-Contributing
256 MISSION AV	071-0-132-090	1942				6L	Non-Contributing
286 MISSION AV	071-0-132-060	1936				6L	Non-Contributing
294 HARRISON AV W	071-0-131-060	1926		7R		6L	Non-Contributing
343 MISSION AV	071-0-131-280					6L	Non-Contributing
345 MISSION AV	071-0-131-280					6L	Non-Contributing
357 OLIVE ST N	071-0-131-150					6L	Non-Contributing
359 OLIVE ST N	071-0-131-150					6L	Non-Contributing
95 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
97 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
99 HARRISON AV W	071-0-102-310	1961		6		6L	Non-Contributing
339 VENTURA AV N	071-0-142-320	1962				6L	Non-Contributing
114 MISSION AV	071-0-142-080					6L	Non-Contributing
116 MISSION AV	071-0-142-080					6L	Non-Contributing
160 MISSION AV	071-0-142-040	1928				6L	Non-Contributing
182 HARRISON AV W	071-0-141-020	1922		7R		6L	Non-Contributing
209 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
211 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
213 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
215 MISSION AV	071-0-131-150	1928	Tudor Revival Bungalow Court	7R		6L	Non-Contributing
423 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
431 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
433 OLIVE ST N	071-0-094-200	1926				6L	Non-Contributing
137 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
139 HARRISON AV W	071-0-102-355	1913		7R		6L	Non-Contributing
117 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
119 HARRISON AV W	071-0-102-330	1977		7R		6L	Non-Contributing
121 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
123 HARRISON AV W	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #A	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #B	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #C	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
125 HARRISON AV W #D	071-0-102-340	1990 (c)	No Style	7R		6L	Non-Contributing
126 HARRISON AV W	071-0-141-070	1921 (c)	Vernacular Cottage	7R		6L	Non-Contributing
138 MISSION AV	071-0-142-060	1924				6L	Non-Contributing
161 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
163 MISSION AV	071-0-141-310	1964				6L	Non-Contributing
169 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
171 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
172 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
173 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
174 HARRISON AV W	071-0-141-030	2008		7R		6L	Non-Contributing
175 HARRISON AV W	071-0-102-380	1945 (c)	No Style	7R		6L	Non-Contributing
179 HARRISON AV W	071-0-102-390	1939		7R		6L	Non-Contributing
217 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
218 HARRISON AV W	071-0-131-130	1923		7R		6L	Non-Contributing
219 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
228 HARRISON AV W	071-0-131-120	1923		7R		6L	Non-Contributing
231 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
233 HARRISON AV W	071-0-094-400	1955 (c)	Ranch Apartments	7R		6L	Non-Contributing
238 HARRISON AV W	071-0-131-110	1924		7R		6L	Non-Contributing
245 MISSION AV	071-0-131-180	1980				6L	Non-Contributing
255 HARRISON AV W	071-0-094-250	1900		7R		6L	Non-Contributing
265 HARRISON AV W	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #A	071-0-094-260			7R		6L	Non-Contributing
265 HARRISON AV W #B	071-0-094-260			7R		6L	Non-Contributing
285 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
287 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman Influences	7R		6L	Non-Contributing
289 HARRISON AV W	071-0-094-280	1925 (c)	Vernacular Residence w/Craftsman	7R		6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
			Influences				
295 HARRISON AV W	071-0-094-290	1880		7R		6L	Non-Contributing
316 MISSION AV	071-0-132-260	1979				6L	Non-Contributing
331 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
333 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
335 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
337 OLIVE ST N	071-0-132-150	1965				6L	Non-Contributing
342 HARRISON AV W	071-0-131-020	1929		7R		6L	Non-Contributing
357 HARRISON AV W	071-0-094-340	1925 (c)	Vernacular Cottage	7R		6L	Non-Contributing
359 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
361 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
363 HARRISON AV W	071-0-094-340	1950 (c)	No Style	7R		6L	Non-Contributing
37 HARRISON AV W	071-0-102-420	1905		6		6L	Non-Contributing
402 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
404 OLIVE ST N	071-0-102-390	1939				6L	Non-Contributing
50 HARRISON AV W	071-0-141-150	1922		6		6L	Non-Contributing
53 HARRISON AV W	071-0-102-465	1992		6		6L	Non-Contributing
57 HARRISON AV W	071-0-102-475	1992		6		6L	Non-Contributing
61 HARRISON AV W	071-0-102-485	1992		6		6L	Non-Contributing
65 HARRISON AV W	071-0-102-495	1992		6		6L	Non-Contributing
69 HARRISON AV W	071-0-102-505	1992		6		6L	Non-Contributing
73 HARRISON AV W	071-0-102-515	1992		6		6L	Non-Contributing
77 HARRISON AV W	071-0-102-525	1992		6		6L	Non-Contributing
85 HARRISON AV W	071-0-102-300	1925		6		6L	Non-Contributing
85 MISSION AV	071-0-141-230	1924				6L	Non-Contributing
363 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
369 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
371 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
375 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
377 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
397 VENTURA AV N	071-0-141-180	1935				6L	Non-Contributing
421 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
425 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
427 VENTURA AV N	071-0-102-450	1929				6L	Non-Contributing
426 OLIVE ST N	071-0-102-400	1927				6L	Non-Contributing
377 HARRISON AV W #A	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #B	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
377 HARRISON AV W #C	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
379 HARRISON AV W	071-0-094-360	1965 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #7	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
385 HARRISON AV W #8	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
389 HARRISON AV W #6	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #3	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
393 HARRISON AV W #4	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #1	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
397 HARRISON AV W #2	071-0-094-370	1978 (c)	No Style	7R		6L	Non-Contributing
334 HARRISON AV W	071-0-131-030	1927		7R		6L	Non-Contributing
401 VENTURA AV N	071-0-102-240					6L	Non-Contributing
407 VENTURA AV N	071-0-102-240					6L	Non-Contributing
413 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing
415 VENTURA AV N	071-0-102-230	1910				6L	Non-Contributing

Barry Drive Potential Conservation Area

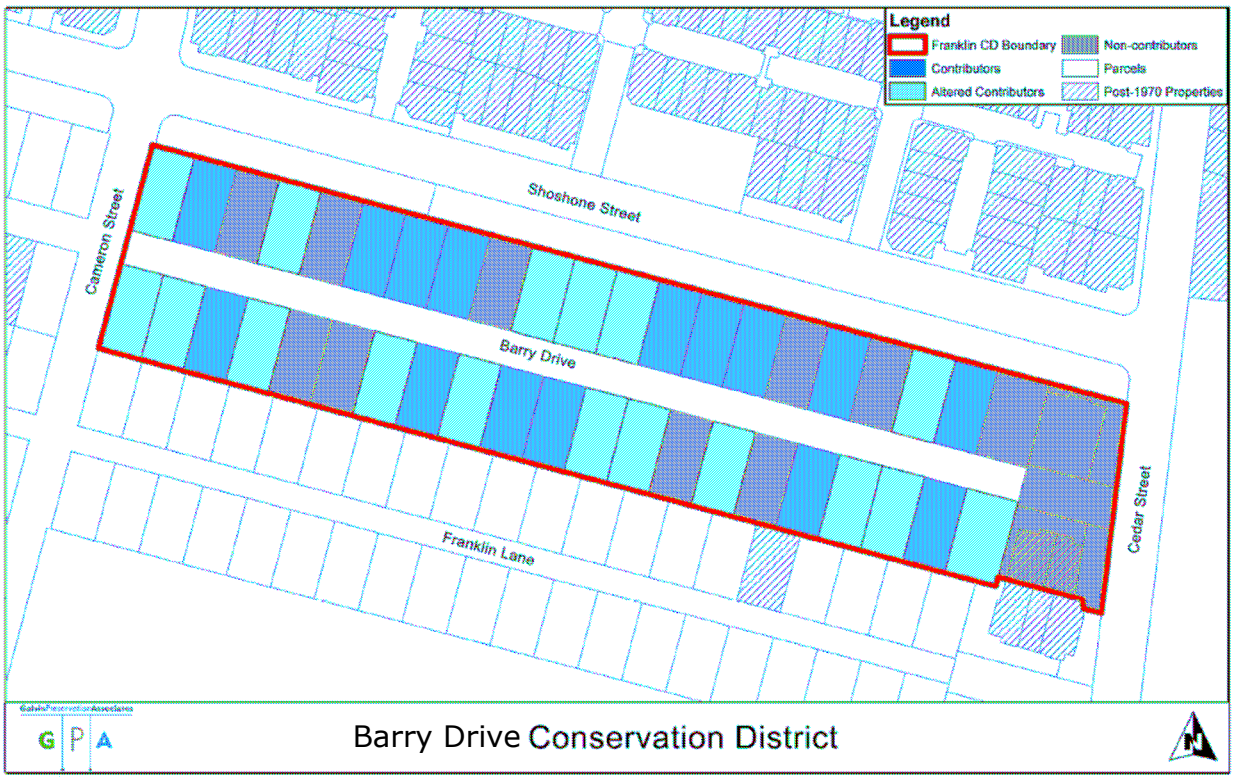

Figure 11. Map of Proposed Barry Drive Conservation Area.

The Barry Drive Conservation Area is located along the 200 and 300 blocks of Barry Drive. It is bounded by the north side of Barry Drive on the north, the west side of Cameron Street on the west, the south side of Barry Drive on the south and the west side of Cedar Street on the east (See figure 11). There are forty seven (47) properties located within the conservation area boundaries; thirty four (34) of which have been identified as contributing or altered. Twelve (12) properties do not contribute to the conservation area.

Following is the list of potential contributors to the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
163 BARRY DR	069-0-051-025	1935				6L	Contributor
172 BARRY DR	069-0-052-035	1915 (c)				6L	Contributor
174 BARRY DR	069-0-052-035	1915 (c)				6L	Contributor
176 BARRY DR	069-0-052-035					6L	Contributor
211 BARRY DR	069-0-051-065	1928				6L	Contributor
213 BARRY DR	069-0-051-065	1928				6L	Contributor

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
225 BARRY DR	069-0-051-075	1928				6L	Contributor
232 BARRY DR	069-0-052-085	1928				6L	Contributor
233 BARRY DR	069-0-051-085	1928				6L	Contributor
252 BARRY DR	069-0-052-105	1928				6L	Contributor
254 BARRY DR	069-0-052-105	1928				6L	Contributor
262 BARRY DR	069-0-052-115	1925 (c)				6L	Contributor
264 BARRY DR	069-0-052-115	1925 (c)				6L	Contributor
283 BARRY DR	069-0-051-135	1929				6L	Contributor
303 BARRY DR	069-0-051-145	1929				6L	Contributor
315 BARRY DR	069-0-051-155	1929				6L	Contributor
338 BARRY DR	069-0-052-175	1929				6L	Contributor
339 BARRY DR	069-0-051-175	1928				6L	Contributor
374 BARRY DR	069-0-052-205	1928				6L	Contributor
375 BARRY DR	069-0-051-205	1935				6L	Contributor

Following is a list of the altered contributors within the Barry Drive Conservation Area. These properties are not considered "historical resources for the purposes of the California Environmental Quality Act (CEQA) but may receive special zoning or consideration in local planning. They received a status code of 6L:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
152 BARRY DR	069-0-052-015	1980 (c)				6L	Altered Contributor
153 BARRY DR	069-0-051-015	1929				6L	Altered Contributor
162 BARRY DR	069-0-052-025	1930				6L	Altered Contributor
182 BARRY DR	069-0-052-045	1915 (c)				6L	Altered Contributor
183 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
184 BARRY DR	069-0-052-045					6L	Altered Contributor
185 BARRY DR	069-0-051-045	1939				6L	Altered Contributor
2226 CAMERON ST	069-0-052-015	1987 (c)				6L	Altered Contributor
224 BARRY DR	069-0-052-075	1935				6L	Altered Contributor
242 BARRY DR	069-0-052-095	1928				6L	Altered Contributor
253 BARRY DR	069-0-051-105	1928				6L	Altered Contributor
263 BARRY DR	069-0-051-115	1929				6L	Altered Contributor
272 BARRY DR	069-0-052-125	1945 (c)				6L	Altered Contributor
272 BARRY DR #8	069-0-052-125	1945 (c)				6L	Altered Contributor
273 BARRY DR	069-0-051-125	1928				6L	Altered Contributor
282 BARRY DR	069-0-052-135	1927				6L	Altered Contributor
314 BARRY DR	069-0-052-155	1941				6L	Altered Contributor
350 BARRY DR	069-0-052-185	1939				6L	Altered Contributor
362 BARRY DR	069-0-052-195	1928				6L	Altered Contributor
363 BARRY DR	069-0-051-195	1948				6L	Altered Contributor
386 BARRY DR	069-0-052-215	1947				6L	Altered Contributor

Following is a list of the properties that are located within the boundaries of the proposed Barry Drive Conservation Area, but do not contribute to the significance of the district because they

were constructed outside the district's period of significance or have been significantly altered that they no longer appear to date to the district's period of significance. These properties are not considered "historical resources" for the purposes of CEQA but they may be subject to special planning or zoning requirements:

Address	APN	Yr. Built	Style	Prev. Status Code	Local Code	Current Status Code	Description
175 BARRY DR	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #A	069-0-051-035	1980 (c)				6L	Non-Contributor
175 BARRY DR #B	069-0-051-035	1980 (c)				6L	Non-Contributor
202 BARRY DR	069-0-052-055	1928				6L	Non-Contributor
203 BARRY DR	069-0-051-055	1928				6L	Non-Contributor
216 BARRY DR	069-0-052-065	1945				6L	Non-Contributor
245 BARRY DR	069-0-051-095	1939				6L	Non-Contributor
302 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
304 BARRY DR	069-0-052-145	1925 (c)				6L	Non-Contributor
327 BARRY DR	069-0-051-165	1963				6L	Non-Contributor
330 BARRY DR	069-0-052-165	1929				6L	Non-Contributor
351 BARRY DR	069-0-051-185	1940				6L	Non-Contributor
387 BARRY DR	069-0-051-215	1940				6L	Non-Contributor

Identification of Individually Significant Properties/Structures

Properties Listed on the National Register of Historic Places

There is currently one property in the Westside Community Plan Area that is listed on the National Register of Historic Places (National Register). This property has been given a status code of 1S (Individual property listed in the National Register by the Keeper and are automatically listed in the California Register). These properties are historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

- The Mission Aqueduct located off of Canada Larga Road.

Properties Previously Determined Eligible for the National Register of Historic Places

There are twenty six (26) properties in the City of Ventura that are located within the Westside Community Plan Area that were previously determined individually eligible for the National Register of Historic Places. These properties were previously given a status code of 3S (appears eligible for the National Register as an individual property through survey evaluation).

However, after re-evaluation, some of these previously determined eligible properties have since been demolished or altered and no longer appear to meet the criteria for inclusion in the National Register due to a loss of integrity or are better suited for eligibility at the local level. In these cases, the previous status code is followed by a new status code reflecting the property's change in status. Only those properties with a current status code of 3S are eligible for the National Register.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
41 BELL WY		071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence
1036 CAMERON ST		069-0-122-295	1927	Craftsman	3		6L	Non-Contributor to the El Medio Conservation District
111 FRANKLIN LN		069-0-042-105	1900	Queen Anne	3S	POT	5S1	Misc. Potential Site
386 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
388 FRANKLIN LN		069-0-053-195	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
52 MISSION AV		071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
184 MISSION AV		071-0-142-020	1886	Italianate	3S	POT	5S1	Individually Significant Building
125 PARK ROW AV W		071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
20 PLEASANT PL		068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
684 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
688 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
692 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
696 VENTURA AV N		071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	6Z	Lagomarsino-Ramelli Building;
698 VENTURA AV N		071-0-071-010	1925		3S	POT	3S	
2400 VENTURA AV N	1	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	2	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	3	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	4	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	5	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	6	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	7	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	8	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	9	069-0-221-010	1910		3S		6Z	Dent Ranch
2400 VENTURA AV N	10	069-0-221-010	1910		3S		6Z	Dent Ranch
2453 VENTURA AV N		068-0-052-040	1890 (c)	Queen Anne w/Eastlake Influences	3S		3S	Albert H. Barney Residence
2647 VENTURA AV N		068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School

Properties Currently Determined Eligible for the National Register of Historic Places

The following properties represent those properties that currently appear eligible for the National Register through survey evaluation. They received a status code of 3S and are considered to be "historical resources for the purposes of the California Environmental Quality Act (CEQA). They are also eligible for local landmark status.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
5895 VENTURA AV N	063-0-040-025	1939		2S2	LMA	2S2	Avenue Water Treatment Facility;
125 PARK ROW AV W	071-0-142-230	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
20 PLEASANT PL	068-0-101-150	1929	Spanish Colonial Revival	3S	POT	3S	E.P. Foster Grammar School
684 VENTURA AV N	071-0-071-010	1925	Spanish Colonial Revival w/Art Deco Influences	3S	POT	3S	Lagomarsino-Ramelli Building;
698 VENTURA AV N	071-0-071-010	1925		3S	POT	3S	
2453 VENTURA AV N	068-0-052-040	1890 (c)	Queen Anne w/Eastlake Influences	3S		3S	Albert H. Barney Residence
2647 VENTURA AV N	068-0-040-045	1924-1928	Spanish Colonial Revival	3S	POT	3S	Avenue School

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
52 MISSION AV	071-0-142-140	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
2220 VENTURA AV N Needs Clarification of original building;	069-0-042-185	1959				3S	Associated with Fred Huntsinger and VETCO
600 SHELL RD						3S	SHELL CLUB

Previously Determined Properties Eligible for Local Historic Designation

There are nineteen (19) properties that were previously determined eligible for local designation. However, these properties formerly received a status code of 5S2 (individually property that is eligible for local listing or designation). In a few cases these properties have undergone significant alterations since the prior evaluation and therefore received an updated status code to reflect the changes. Following is a list of properties. Only properties with a current status code of 5S1, 5S2, or 5S3 are currently designated or appear eligible as local landmarks.

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
2690 VENTURA AV N		069-0-020-050	1870-1907	Vernacular Cottage	5		6Z	
121 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
123 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST		069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
47 JAMES DR		068-0-090-035	1970 (c)	No Particular Style	5S2	POT	6Z	Misc. Potential Site
183 PARK ROW AV W		071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence
54 STANLEY AV E		069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
447 VENTURA AV N		071-0-102-190	1928	Craftsman	5S2	HDA;	5B	"Building of Merit

ADDRESS	#	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	URRENT STATUS CODE	NOTES
			(c)			POT		1983"; Carl A. Simpson Residence;
610 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
2025 VENTURA AV N		068-0-070-025	1887	Italianate Cottage	5S2		7N	
2686 VENTURA AV N		069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
2717 VENTURA AV N		068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence
606 VENTURA AV N		071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building

Properties Currently Listed as Local Landmarks

The following properties within the survey area are currently listed as local landmarks; however, some of these properties have since been altered or changed. The new status code reflects their current status.

ADDRESS	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
610 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
612 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	6Z	Casa De Anza Building
606 VENTURA AV N	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
5895 VENTURA AV N	1939		2S2	LMA	2S2	Avenue Water Treatment Facility; SUCATCODE OVERRIDE
388 FRANKLIN LN	1910	Queen Anne	3S	LML	6Z	Judge Ben T. Williams Residence
11 SIMPSON ST E	1929		6	LML	6Z	
15 SIMPSON ST E #2B	1929		6	LML	6Z	
15 SIMPSON ST E #2F	1929		6	LML	6Z	
15 SIMPSON ST E #2G	1929		6	LML	6Z	
15 SIMPSON ST E #3B	1929		6	LML	6Z	
15 SIMPSON ST E #3D	1929		6	LML	6Z	
15 SIMPSON ST E #3G	1929		6	LML	6Z	
348 CARR DR	1952			LML	6Z	Mission Aqueduct
222 ROCKLITE RD	1948			LML	6Z	Mission Aqueduct
125 PARK ROW AV W	1895	Queen Anne	3S	LML; LMA	3S	D.J. Righetti House
386 FRANKLIN LN	1910	Queen Anne	3S	LML; LMA	5S1	Judge Ben T. Williams Residence
52 MISSION AV	1886	Italianate	3S	LML; LMA	3S	Individually Significant Building; Dr. C.L. Bard Residence
41 BELL WY	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1	Josiah Keene Residence

Properties Individually Eligible for Local Historic Designation

Since the prior survey, several new properties were identified in this current study that may have individual significance at the local level because they meet at least one of the City of Ventura's designation criteria. These are properties that are either 1) very good representations of their architectural style, 2)are the earliest properties that were constructed within the study area that still retain moderate to high level of historic integrity and original building materials, 3) are associated with significant local individuals or 4) are good examples of at least one historic context.

These properties were given a status code of 5S3 (appears to be individually eligible for local listing or designation through survey evaluation) if they appeared individually significant at the local level under any of the identified historic contexts and if they met at least one of the local register criteria. There were twenty five (25) properties that received a status code of 5S3. Properties that are already listed locally have a status code of 5S1. These properties are considered historical resources for the purposes of the California Environmental Quality Act (CEQA). They are as follows:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
183 PARK ROW AV W	071-0-142-270	1893	Vernacular Cottage w/Italianate Influences	5S2	POT	5S1	William Sharp Residence
54 STANLEY AV E	069-0-060-120	1915	Queen Anne w/Eastlake Influences	5S2		5S1	Lloyd Selby Residence
606 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2; 6Y	LMA	5S1	Casa De Anza Building
610 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
612 VENTURA AV N	071-0-071-260	1929	1920s Commerical Brick w/Spanish Colonial Influences	5S2	LMA	5S1	Casa De Anza Building
111 FRANKLIN LN	069-0-042-105	1900	Queen Anne	3S	POT	5S1, 3S	Misc. Potential Site
386 FRANKLIN LN	069-0-053-195	1910	Queen Anne	3S	LML; LMA	5S1, 3S	Judge Ben T. Williams Residence
184 MISSION AV	071-0-142-020	1886	Italianate	3S	POT	5S1, 3S	Individually Significant Building
41 BELL WY	071-0-021-120	1890	Second Empire w/Italianate Influences	3S	LML; LMA	5S1, 3S	Josiah Keene Residence
186 MISSION AV	071-0-142-020	1886				5S3	Individually Significant Building
121 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court	5S2		5S3	El Medio Court Apartments

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
			Apartments				
123 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
125 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
127 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
131 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
133 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
135 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
137 EL MEDIO ST	069-0-111-130	1925	Spanish Colonial Revival Court Apartments	5S2		5S3	El Medio Court Apartments
62 BELL WY	071-0-022-080	1890	Queen Anne Cottage w/Eastlake Influences	7N	POT	5S3	Misc. Potential Site
2686 VENTURA AV N	069-0-020-050	1870-1906	Colonial Revival	5S2	POT	5S3	Willett Ranch
591 VENTURA AV N	071-0-062-350	1933		6	HDA	5S3	
83 HARRISON AV W	071-0-102-290	1890		6		5S3	
4777 CROOKED PALM RD	063-0-050-245	1945 (c)	Mid-Century Modern			5S3	
404 VENTURA AV N	071-0-153-040	1945				5S3	
420 VENTURA AV N	071-0-153-040	1945				5S3	
432 VENTURA AV N	071-0-153-040	1945				5S3	
2038 VENTURA AV N	069-0-043-345	1952				5S3	
3587 VENTURA AV N	063-0-210-095	1925 (c)				5S3	
4504 VENTURA AV N	063-0-151-365	1890				5S3	
4692 VENTURA AV N	063-0-131-035	1900				5S3	
4850 VENTURA AV N	063-0-131-020	1920 (c)				5S3	
67 MISSION AV	071-0-141-220					5S3	
69 MISSION AV	071-0-141-220					5S3	
128 MISSION AV	071-0-142-070	1900				5S3	

In addition to the properties listed above, there are also fifty four (54) properties that appear to be individually significant that are located within the existing or proposed district boundaries; these properties appear to be individually significant for contexts other than their contributions the potential district's significance. These properties received a status code of 5B (locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation). These properties are "historical resources for the purposes of the California Environmental Quality Act (CEQA) and include the following:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
166 VINCE ST E	069-0-121-025	1890 (c)	Queen Anne Cottage	7R	POT	5B	Individually Significant Building within E. Vince/Lewis Historic District; Misc. Potential Site
37 CENTER ST W	071-0-062-030	1925		6	HDA	5B	Individually Significant Building within Simpson Tract
113 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
115 PROSPECT ST W	071-0-101-100			6	HDA	5B	Individually Significant Building within Simpson Tract
270 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
272 SIMPSON ST W	071-0-054-060			6	HDA	5B	Individually Significant Building within Simpson Tract
447 VENTURA AV N	071-0-102-190	1928 (c)	Craftsman	5S2	HDA; POT	5B	"Building of Merit 1983"; Carl A. Simpson Residence;
481 VENTURA AV N	071-0-101-030		Spanish Colonial Revival	6	HDA	5B	Individually Significant Building within Simpson Tract
491 VENTURA AV N	071-0-101-020	1926	Craftsman Bungalow	6	HDA	5B	Individually Significant Building within Simpson Tract
505 VENTURA AV N	071-0-101-410	1937		6	HDA	5B	Individually Significant Building within Simpson Tract
563 VENTURA AV N #C	071-0-062-370	1889 (c)	Queen Anne w/Eastlake Influences	7N	HDA	5B	Individually Significant within the Simpson Tract "Structure of Merit 1983";
571 VENTURA AV N	071-0-062-360	1947	Craftsman Bungalow	6	HDA	5B	Individually Significant Building within Simpson Tract

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
573 VENTURA AV N	071-0-062-360	1910 (c)	Craftsman Bungalow	7N	HDA	5B	Individually Significant Building within Simpson Tract
1240 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1252 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1254 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
1258 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1258 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1264 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #1	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #10	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #11	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #12	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #13	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #14	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #15	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #16	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
							Historic District
1266 VENTURA AV N #17	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #18	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #19	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #2	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #20	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #3	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #4	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #5	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District;
1266 VENTURA AV N #6	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #7	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #8	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N #9	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
1266 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E.

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT TATUS COD	NOTES
							Vince/Lewis Historic District
1280 VENTURA AV N	069-0-092-205	1929				5B	Individually Significant Building within the E. Vince/Lewis Historic District
93 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE
101 SIMPSON ST W	071-0-061-130	1927	Spanish Colonial Revial	6	HDA; LML; LMA	5B	Contributing Building to Simpson Tract Historic District; MABEL NELLIE OWEN HOUSE

Identification of Properties that Are Not Historically Significant

The majority (approx. 3,730) of the 4,481 properties that were inventoried in the survey were determined not to be historically significant as they do not appear to meet the National Register of Historic Places, the California Register of Historical Resources, or the local designation criteria, or because they have been so significantly altered that they no longer possess enough historic integrity to convey their historical associations. Therefore, these properties were given a status code of 6Z (found ineligible for National Register, California Register or Local designation through survey evaluation). There are too many of these properties to list here, but a complete listing off all properties inventoried and their associated status codes is provided in Appendix A attached to this report. These properties are not considered to be historical resources for the purposes of the California Environmental Quality Act (CEQA).

Identification of Properties that Will Require Further Evaluation

Finally, there were forty nine (49) properties identified that may require further evaluation. This is due to the fact that the properties were either not visible from the public right-of-way, or appeared to have been moved to the survey area and therefore may have significance within a individual historic context or were located along the base of the hillside and may have a segment of the mission aqueduct present. These properties received a status code of 7N and will therefore need to be evaluated on a case-by-case basis in the future. This group includes the following properties:

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	REVIOUS NR STATUS CODE	REVIOUS CITY ANDMAR CODE	CURRENT STATUS CODE	NOTES
89 EL MEDIO ST	069-0-111-280	1925	Italianate Cottage	7N		7N	Contributor to the El Medio Conservation District
323 ROCKLITE RD						7N	Check association with cynderblock production
800 SENECA ST	069-0-020-165	1920 (c)				7N	Confirm association with original girls school
132 SIMPSON ST E	071-0-072-130	1910	Vernacular Cottage	7R		7N	Edwin C. Williams Residence
49 PARK ROW AV W	071-0-142-200	1855	Vernacular Residence w/Queen Anne Influences	7N	POT	7N	Garcia-Comstock Residence
47 JAMES DR	068-0-090-035	1970 (c)	No Particular Style	5S2	POT	7N	Misc. Potential Site
348 CARR DR	069-0-102-165	1952			LML	7N	Mission Aqueduct
234 CANADA LARGA RD	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
234 CANADA LARGA RD #R1	063-0-060-245	1905 (c)		7L; 7W		7N	Mission San Buenaventura Aqueduct
700 CEDAR ST	071-0-081-020	1925		7R	POT	7N	MOULTON G. WALKER RESIDENCE
56 SIMPSON ST E	071-0-072-040	1905	Vernacular Cottage	7R		7N	Nathan R. Woodworth Residence
219 PARK ROW AV W	071-0-132-170	1908				7N	Not Visible
304 WALL ST	071-0-152-100				POT	7N	POTENTIAL AQUEDUCT SITE
334 WALL ST	071-0-152-360				POT	7N	POTENTIAL AQUEDUCT SITE
362 WALL ST	071-0-152-160				POT	7N	POTENTIAL AQUEDUCT SITE
388 WALL ST	071-0-152-170				POT	7N	POTENTIAL AQUEDUCT SITE
600 CEDAR ST #150	071-0-112-210	1967		7R	POT	7N	POTENTIAL AQUEDUCT SITE

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
652 CEDAR ST	071-0-081-070	1925		7R	POT	7N	Potential Aqueduct Site
667 CEDAR PL	071-0-081-060	1956 (c)			POT	7N	Potential Aqueduct Site
676 CEDAR ST	071-0-081-050	1925		7R	POT	7N	Potential Aqueduct Site
686 CEDAR ST	071-0-081-040	1925		7R	POT	7N	Potential Aqueduct Site
738 CEDAR ST	071-0-082-210	1922		7R	POT	7N	Potential Aqueduct Site
790 CEDAR ST #121	071-0-082-190	1980 (c)		7R	POT	7N	Potential Aqueduct Site
746 CEDAR ST	071-0-082-020	1928	Tudor Revival	7R	POT	7N	Potential Aqueduct Site; Moulton G. Walker Residence
300 VENTURA AV N	071-0-154-110	1920 (c)				7N	
1019 OLIVE ST N	068-0-121-030	1952				7N	
109 CENTER ST E	071-0-072-180	1928		7R		7N	
145 JAMES DR	068-0-090-095	1920				7N	
1980 VENTURA AV N	069-0-060-015	1920 (c)				7N	
1985 VENTURA AV N	068-0-070-045	1912 (c)	Craftsman	7R		7N	
2025 VENTURA AV N	068-0-070-025	1887	Italianate Cottage	5S2		7N	
267 PARK ROW AV W #A	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #B	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #C	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
267 PARK ROW AV W #D	071-0-132-180	1892 (c)	Vernacular Cottage w/Queen Anne Influences	7R		7N	
3052 VENTURA AV N	069-0-141-235					7N	
447 SIMPSON ST W	071-0-051-140	1915		7R		7N	
5017 CROOKED PALM RD	063-0-050-345					7N	
63 RAMONA ST W	071-0-022-180	1910				7N	
68 CENTER ST E	071-0-111-140	1900	Vernacular Cottage w/Queen Anne Influences	7R		7N	
70 MC FARLANE DR W	068-0-101-160	1928		6		7N	

ADDRESS	APN	YEAR BUILT	ARCHITECTURAL STYLE	PREVIOUS NR STATUS CODE	PREVIOUS CITY LANDMARK CODE	CURRENT STATUS CODE	NOTES
83 CENTER ST E	071-0-072-310	1908	Vernacular Cottage w/Queen Anne Influences	7R		7N	
52 PROSPECT ST W	071-0-102-160	1927	Craftsman Bungalow	7R	HDA	7N	Contributing Building to Simpson Tract Historic District
563 VENTURA AV N #A	071-0-062-370	1888 (c)	Queen Anne w/Eastlake Influences	7N	HDA	7N	Individually Significant Building within Simpson Tract;"Structure of Merit 1983";
459 VENTURA AV N	071-0-102-180	1928 (c)	Craftsman	7R	HDA	7N	Martin Uharriet Residence; "Building of Merit 1983";
105 HARRISON AV W	071-0-102-320	1890 (c)	Vernacular Cottage w/Italianate Influences	7R		7N	Individually Significant Building within West Mission Conservation District; W.S. Linn Residence
490 VENTURA AV N		1950 (c)				7N	
2717 VENTURA AV N	068-0-040-045	1881 (c)	Colonial Revival	5S2		7N1; POT	E.P. Foster Residence
43 VINCE ST E	069-0-092-180			6		POT	Non-Contributing Building within the E. Vince/Lewis Historic District - Has a context separate from district
1641 VENTURA AV N	068-0-090-245	1946				POT	

Conclusion & Recommendations

The City of Ventura retained Galvin Preservation Associates Inc. (GPA) to conduct a historic architectural survey of the Westside and North Avenue Community Plan Areas in the City of Ventura. The survey included 1) the development of an updated historic context focused on the Westside area, 2) the reconnaissance and inventory of all properties within the Westside Community Plan Area, 3) the updating of previous survey data from a 1983 survey, and 4) an intensive level survey of select properties within the survey area that may have individual historic significance. The survey was conducted between March and August 2010 and the final report was prepared in September, 2010 and January, 2011.

Conclusions:

The survey included the inventory of 4,481 properties within the survey area.

Previous Determinations:

(1,312)	Properties were previously identified or evaluated in previous studies
(1)	Property is currently listed on the National Register of Historic Places (segment of the mission aqueduct along Canada Larga Road)
(1)	Properties are currently listed on the California Register of Historical Resources
(18)	Properties are currently listed on the Local City of Ventura Historical Register individually (LMA and LML local rating)- including properties with multiple addresses
(294)	Properties are currently listed as contributing properties within the Simpson Tract Historic District (HDA local rating)

As a result of this survey:

(93) Properties were recorded on DPR 523A forms
(93) Properties were evaluated on DPR 523B forms

(1) Historic district is locally listed (Simpson Tract Historic District). Updated survey included:

- (172) properties that contribute to the district (including individually significant properties)
- (123) properties that do not contribute district

(1) Historic district appears eligible as a City of Ventura Local Historic District (East Lewis/ Vince Streets)

- (169) properties contribute to the East Lewis/Vince Streets Local Historic Districts (including individually significant properties)

- (31) properties do not contribute to the local district but may receive special consideration in planning

(3) Areas that are being recommended as Conservation Areas that may receive special consideration in local zoning or planning include:

- El Medio Conservation Area
  - (92) properties contribute (including individually significant properties)
  - (70) properties contribute to the area but have been altered
  - (94) properties do not contribute to the area but may receive special consideration in planning
- West Mission Conservation Area
  - (94) properties contribute (including individually significant properties)
  - (50) properties contribute to the area but have been altered
  - (122) properties do not contribute to the area but may receive special consideration in planning
- Barry Drive Conservation Area
  - (19) properties contribute (including individually significant properties)
  - (20) properties contribute to the area but have been altered
  - (12) properties do not contribute to the area but may receive special consideration in planning

(86) Properties appear to be individually eligible for the Local Historical Register through survey evaluation (5S3) (including those previously evaluated and those located within listed or proposed historic districts)

(approx. 3,730) Properties were evaluated within the identified historic contexts and determined not to meet the National Register, California Register or local designation criteria (these properties received a status code of 6Z)

(49) Properties will need to be reevaluated at a later date because they were not visible from the street or there was no public access (these properties received a status code of 7N)

Recommendations:

After review of the Westside Community Plan Area Historic Survey, GPA recommends that the City of Ventura consider the following:

1. Local designation of the recommended historic district and individual resources present within the survey area.

2. Define the existing and proposed district areas with special signage to promote awareness and pride within the community.

3. Notify property owners of their potential historic status and inform them of the pros and cons of this potential designation, conduct public outreach efforts and prepare fact sheets about historic preservation for property owners.

4. Consider designating the identified "Conservation Areas" with special zoning to help preserve community character in accordance with the City's General Plan. Identify specific zoning requirements in conjunction with the Westside Community Plan Update.

5. Prepare design guidelines for the two historic district areas to assist with the design of proposed alterations to contributing properties, altered properties, and compatible infill. Consider incentives for "altered contributors" to restore buildings back to the district character so that they would become a "contributor."

6. Consider special design guidelines for "non-contributing" buildings within designated historic districts so that the infill development and alterations to non-contributing buildings would be compatible with the historic character of the district. Likewise, consider special infill design and neighborhood compatibility reviews for "non-contributing" and new buildings within existing Conservation Areas.

7. Post information from this survey on the City's website or otherwise make the information readily available to the public.

8. Consider providing financial incentives to property owners for the ongoing maintenance of their properties, including the use of the Mills Act Property Tax Abatement Program and allowing use of the Historic Building Code on designated historic properties.

9. Conduct additional research on some of the property owners of the earliest residences and the properties identified with a 7N more thoroughly to identify and showcase some of the early families and significant individuals of Ventura's Westside Community history.

10. Conduct an oral history outreach project on the early residents of the Westside Community Plan Areas to document the city's history as it relates to this area. Utilize local university history programs to integrate an oral history program into school sponsored projects.

11. Explore additional focused themes on contexts identified by the Historic Preservation Committee including (but not limited to) the development of cable television within the area, the local influence of the automobile including show cars and auto show rooms, and the potential that the area's early history played a role in the mass production and shipping of fruits and nuts within the valley.

General City Recommendations Regarding Historic Preservation

12. Review current preservation policy and determine how to integrate the survey findings into the overall planning process including integrating design review with the California Environmental Quality Act (CEQA) process.

13. Apply to become a Certified Local Government (CLG) through the State Office of Historic Preservation (OHP) to further the preservation program and to become eligible for competitive grants for ongoing historic preservation activities.

14. Require training for select members of the Planning Commission and the Community Development staff on historic preservation practices and issues as they relate to planning in the City of Ventura. Specific training may include information on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Mills Act Property Tax Abatement Program, Establishing Design Guidelines, the California Environmental Quality Act (CEQA) as it relates to historic properties, etc.

List of Preparers and Acknowledgements

The City of Ventura's Westside Community Plan Survey Report was prepared by Galvin Preservation Associates Inc. (GPA) under contract to the City of Ventura. The work was completed between January and July 2009. The GPA team members who participated with the survey are Andrea Galvin, Nicole Collum, Ben Taniguchi, and Laura Vanaskie.

GPA worked under the direction of **Jeffrey Lambert**, AICP, Community Development Director with the City of Ventura's Community Development Department and **Lisa Wilkinson**, Associate Planner.

Andrea Galvin, principal architectural historian with GPA, served as the overall project manager for this project. She has a Master of Science Degree from the University of Pennsylvania in Historic Preservation, a Certificate in Preservation Planning from Istanbul Technical University, and a Bachelor of Science Degree in Environmental Design from the University of California, Davis. Ms. Galvin was the primary contact person for the City; she peer reviewed the historic context, conducted the public outreach component of the project and prepared the overall summary report.

Nicole Collum, architectural historian II with GPA, assisted with the preparation and quality control of the evaluation of properties and the preparation of the DPR 523B forms. Ms. Collum has a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts degree in Art History and Classics from the University of Southern California.

Ben Taniguchi, historian II with GPA, prepared sections of the draft historic context statement, conducted the architectural survey work, and peer reviewed inventory forms for the properties located within the survey area. Ben has a Bachelor of Arts degree in history from the University of California, Riverside and has been working in the field of history in California for a number of years.

Laura Vanaskie, architectural historian II and architectural designer with GPA, assisted with the survey efforts for this project and with the peer review of the draft historic context and development of inventory forms. Ms. Vanaskie also assisted in the evaluation of historic properties, prepared the district record forms and prepared all maps and illustrations associated with this project. Ms. Vanaskie has a Master of Architecture from the California State Polytechnic University, Pomona.

The GPA key team members meet the Secretary of Interior's Professional Qualifications for History and/or Architectural History as set forth in 36 CFR Part 61. The GPA historians and architectural historians brought their history of working in Ventura and knowledge of California Architectural History to ensure a high quality product for the City.

Thank You!

In addition to those mentioned above, the following City of Ventura staff members and volunteer community members greatly assisted in the completion of this report. A special thanks goes out to the following people who volunteered their time to meet with the project team and city staff, attend public outreach meetings and peer review the draft historic context statement for the City.

Historic Preservation Committee:

- Jack Shaffer, Chair
- Mel Willis
- Tyson Cline
- Alan McLeod
- Pamela Huckins

City Staff /Volunteers:

- Lisa Wilkinson/ Associate Planner
- Jared Rosengren/Associate Planner
- Elizabeth Richardson/Assistant Planner

- Pamela Huckins Community Volunteer
- Caroline Raftery, Community Volunteer
- Nicole Petler, Community Volunteer

A special thank you goes to Jim Monahan and Stephen Schafer, who each toured the survey area with the project manager, Andrea Galvin, and assisted with identifying potentially significant properties and providing insightful contextual information.

Mr. Monahan was born and raised within the Westside/ Ventura Avenue area and worked in the oil tool manufacturing business for many years. He is a former Mayor of Ventura and is currently serving the City as a Councilmember. He was very helpful for his wealth of knowledge in the area.

Mr. Schafer is a local photographer and the president of the Ventura Conservancy, a local advocacy group whose mission is to preserve and protect historic resources within Ventura. Mr. Schafer provided the survey team with several historic photographs and maps of the survey area and identified potentially significant properties in the field.

Additional thanks goes to Charles Johnson, Librarian at the Museum of Ventura County Archives, who was extremely helpful in providing research material and contextual information on the Westside and Ventura Avenue Areas.

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ATTACHMENT D

PROPOSED GENERAL PLAN LAND USE AMENDMENTS

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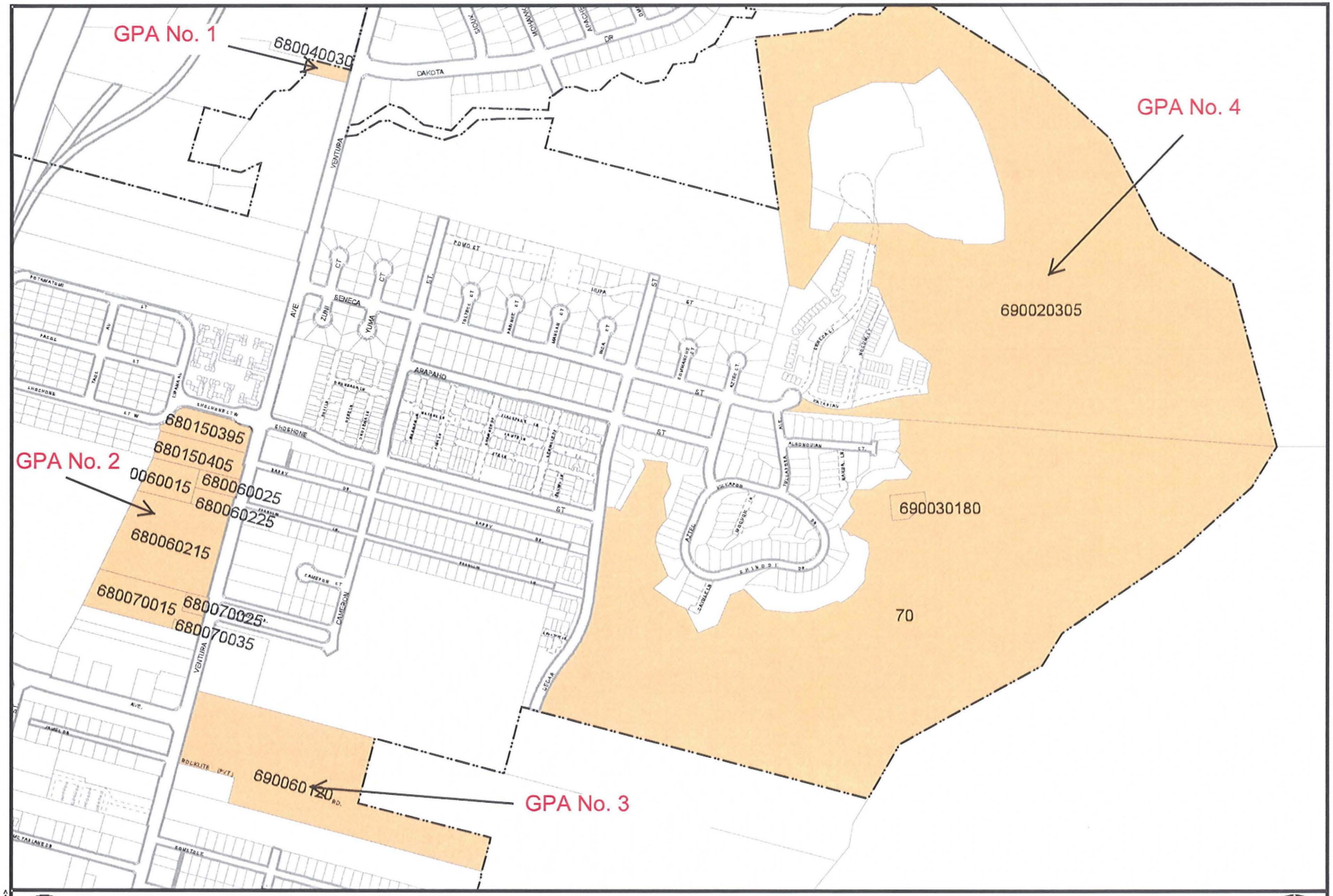

Parcels Proposed for General Plan Land Use Redesignation

Focused Detail of Partial Westside Project Area

1 APR 2011	This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.	1" = 700'

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ATTACHMENT E

PROPOSED HISTORIC DISTRICT AND CONSERVATION AREAS MAP

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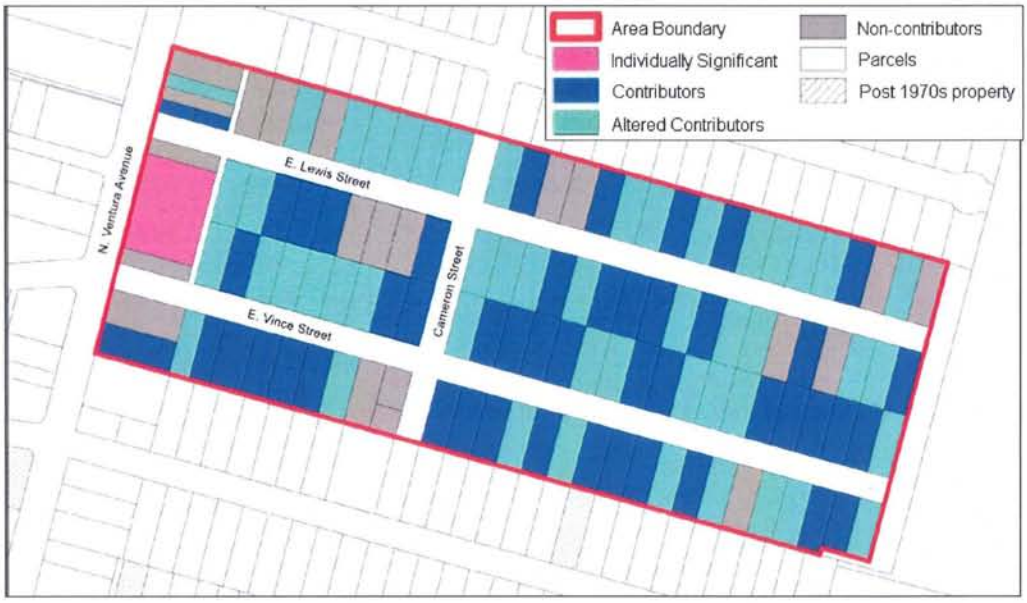
Potential Historic District

East Lewis/Vince Street - One historic district is recommended for potential designation and creation of design guidelines in the Westside Draft Community Plan – Action Item.



Conservation Area Locations

The Westside Draft Development Code creates additonal building form regulations for each neighborhood areas, consistent with Historic Survey - Recommendation No. 4.

1. Barry Drive Neighborhood Area

Exert maps from the January 2011 Draft Westside Historic Survey. Complete survey report can be found at http://www.cityofventura.net/westside.

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2. El Medio Neighborhood Area

3. West Mission Neighborhoood Area

Exert maps from the January 2011 Draft Westside Historic Survey. Complete survey report can be found at http://www.cityofventura.net/westside.

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ATTACHMENT F

SUMMARY OF MAJOR ISSUES, SPANISH AND ENGLISH TRANSLATIONS

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CITY OF
VENTURA
COMMUNITY DEVELOPMENT

CAUSE
Central Coast Alliance United for a Sustainable Economy

A través de los últimos cinco meses la Alianza Unida de la Costa Central para una Economía Sostenible (CAUSE por sus siglas en inglés) en asociación con VCCOOL y ASERT y otros asociados en la comunidad han estado involucrando activamente a la comunidad del Westside a través de una campaña de atención bilingüe de puerta en puerta, talleres para la comunidad, presentaciones escolares, difusión en las iglesias y visitas individuales a residentes. A través de ese proceso, los organizadores y los líderes de los residentes de la comunidad han tenido más de 500 conversaciones con residentes de Westside (Ventura Avenue), proveedores de servicios locales, escuelas, y otros grupos interesados que son clave. Estas conversaciones han creado oportunidades para los residentes de Westside, especialmente los hispanohablantes, para que de verdad participen significativamente en el Proceso del Plan para la Comunidad de Westside conducido por la Ciudad de Ventura y para crear impactos significativos al plan en áreas de interés clave para la comunidad.

De estas conversaciones y del proceso de difusión y en colaboración con el Departamento de Desarrollo Comunitario de la Ciudad, hemos identificado las áreas siguientes como los puntos claves de interés e inquietud por parte de la comunidad por el Plan de la Comunidad Westside para el desarrollo positivo en Westside. Cada tema incluye cómo fue revisado el Plan de la Comunidad y el Código preliminar para reflejar los comentarios de la comunidad.

1. Parques y Espacios Abiertos

La comunidad desea verdaderamente aumentar los espacios verdes y parques de recreo activos, y permitir jardines comunitarios. Las áreas urbanizadas densamente construidas afrontan obstáculos como la carencia de espacio, escasez en la financiación y conflictos en las prioridades con respecto al tamaño y tipo del espacio. Para abordar estos retos y responder a los deseos de los miembros de la comunidad, el Plan revisado menciona la creación de plazas públicas y espacios verdes a lo largo de Ventura Avenue, y el mejoramiento de las instalaciones recreativas ya existentes en el área del proyecto como Westpark, Parque Harry Lyon y acuerdos del uso con el Distrito Escolar Unificado de Ventura para el uso compartido de las facilidades del campus. Además, se han propuesto dos nuevas conexiones al río Ventura para Simpson Street y Riverside Drive. Las revisiones al Código incluyen un incentivo de permitir edificios mas altos si proveen espacios abiertos en las nuevas propuestas de desarrollo, espacios verdes adicionales o parques en los proyectos de reurbanización grandes y los jardines comunitarios ya son ahora un uso permitido.

Referencias: Capítulos del Plan 12. 3, 12.4 y 12.6; Código de Desarrollo

- *Nuestra Comunidad Bien Diseñada*
- *Nuestra Comunidad Accesible y Nuestra Comunidad Activa*
- *Sección XX del Código de Desarrollo*

2. Ventura Avenue – Cruce de Calle Seguro

Un gran número de comentarios de la comunidad se concentraron en la necesidad de maneras más seguras de cruzar Ventura Avenue tanto para peatones como para ciclistas. El Plan fue revisado para incluir la lista de intersecciones donde se propone una variedad de mejoras de seguridad que podrían ser puestas en práctica con el tiempo y provisiones para nuevas ciclopistas (senderos para bicicletas) que conecten los vecindarios a la Avenida. Se mencionó la preocupación de que las aceras a lo largo de la Avenida eran demasiado estrechas y a veces tenían obstáculos en el camino. Las reglamentaciones del Código a lo largo de la Avenida fueron revisadas para 1) aumentar la distancia de la orilla de los edificios al borde de la acera, 2) están prohibidos los letreros en la acera y 3) oportunidades de crear pequeñas plazas urbanas y más espacios verdes en nuevos proyectos.

Referencias: Capítulos de Plan 12. 3 y 12.4

- *Nuestra Comunidad Bien Diseñada*
- *Nuestra Comunidad Accesible*
- *Sección XX del Código de Desarrollo*

3. Deslizamiento de tierra; Recreo

Los miembros de la comunidad están preocupados por la posibilidad de deslizamiento de tierra por el lado del cerro de Cedar St. que podria afectar propiedades y la seguridad pública. Esta área está localizada fuera de la jurisdicción de la Ciudad y requerirá la coordinación con el Condado y con los dueños de propiedades privadas para resolver la inestabilidad del cerro. Además, los miembros de la comunidad desean tener acceso al cerro para propósitos de recreo y conexiones a lo largo de Cedar Street. El Plan revisado propone un plan de colaboración para un proyecto potencial de Cedar Street que incluye intereses por parte de la propiedad privada y agencias públicas responsables para abordar las limitaciones jurisdiccionales y de ingeniería antes de asumir una parte en la construcción de una línea de conexión entre un parque lineal y una calle al borde del este del área del proyecto.

Referencias: Capítulos del Plan 12. 4 y 12.7

- *Nuestra Comunidad Accesible*
- *Nuestra Comunidad Sana y Segura*

4. Programa Cultural de Murales y Educación para Adultos

A partir del taller para la comunidad del 17 de noviembre de 2010 y otro evento público en enero de 2011, el público desea tener más eventos culturales en el Westside, más educación para adultos y oportunidades para entrenamiento de trabajo, y como retener y promover el desarrollo de murales como una expresión artística y un catalizador económico en la comunidad. El Plan ahora resume las ideas de la comunidad sobre eventos culturales, identifica el City Art Walk (la Caminata del Arte de la Ciudad) como un evento de Westside, y se ha ampliado una estrategia a corto plazo/largo plazo para la educación de los adultos y entrenamiento de trabajo. Además, el Plan fue revisado para financiar, desarrollar y poner en práctica un Programa del Mural de Westside a través de una asociación pública - privada.

Referencias: Capítulos del Plan 12.2, 12.8 y 12.9

- *Nuestra Comunidad Próspera*
- *Nuestra Comunidad Culta*
- *Nuestra Comunidad Creativa*

5. Sitios (Propiedades) Catalizadores

Durante las juntas con el público, la comunidad del Westside se intereso en dos de las cuatro propiedades propuestos como sitios catalizadores, Kellogg y Rocklite, como oportunidades para beneficiar a la comunidad del Westside. La propiedad vacante al lado norte de Kellogg, entre Ventura Avenue y Cameron Street ha sido identificada como posiblemente un desarrollo comercial y de vivienda y trabajo orientado para artistas, con usos que dan servicio al vecindario. El Plan fue revisado para que el desarrollo de este sitio prevea una plaza urbana prominente localizada en la esquina de Ventura Avenue y un pequeño parque que pudiera localizarse a lo largo del frente de Cameron Street. El Plan revisado también identifica Rocklite Road y Ventura Avenue, la propiedad Selby, localizada al este de la intersección de Stanley y Ventura Avenue para que se convierta en un centro de la comunidad. Como un punto de enfoque de la comunidad, este sitio tiene gran potencial como un nuevo desarrollo de uso variado, aumento en el comercio y oportunidades de tener una plaza urbana o un parque ampliado, que se beneficia por estar inmediatamente adyacente al Harry Lyons Park y tener una conexión directa a la ciclopista (sendero para bicicletas) propuesta a lo largo de Cameron Street. Se preparará durante los meses de verano una ilustración de esta visión para su inclusión en el Plan Final antes de que comience el proceso de las audiencias para su adopción.

Referencias: Capítulos del Plan 12.2 y 12.3

- *Nuestra Comunidad Próspera*
- *Nuestra Comunidad Bien Diseñada*
- *Sección XX del Código de Desarrollo*

CAUSE y la Ciudad de Ventura esperan gustosamente la colaboración continua y el compromiso cívico con el Plan de la Comunidad Westside a través de las varias etapas de su proceso. Actualmente, el plan está todavía abierto a sugerencias y mejoras para un mayor impacto positivo y la accesibilidad del lenguaje. Si alguien está interesado en enviar una pregunta, comentarios o sugerencias puede hacerlo escribiendo directamente a *City of Ventura Community Development Department*, 501 Poli Street, Ventura, CA 93001, llamar al 805-654-7726, o comunicándose con Miguel Rodríguez, organizador de CAUSE para el área de Ventura Avenue al (805) 765-5157 o por correo electrónico: Miguel@coastalalliance.com

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CITY OF
VENTURA
COMMUNITY DEVELOPMENT

CAUSE
Central Coast Alliance United for a Sustainable Economy

Throughout the last five months the Central Coast Alliance United for a Sustainable Economy (CAUSE) in partnership with VCCOOL & ASERT and other community partners have been actively engaging the Westside community through a door-to-door bilingual outreach listening campaign, community workshops, school presentations, church outreach and individual resident visits. Throughout that process, organizers and community resident leaders have had over 500 conversations with Westside (Ventura Avenue) residents, local service providers, schools, and other key stakeholders. These conversations have created opportunities for Westside residents, especially Spanish speakers, to be meaningfully engaged in the Westside Community Plan Process led by the City of Ventura and to make significant impacts to the plan in areas of key community interest. From these conversations and the outreach process, in collaboration with the City Community Development Department, we have identified the following areas as the key points of community interest and concern in the Westside Community Plan for positive development in the Westside. Each topic includes how the Draft Community Plan and Code was revised to reflect community comment.

1. Parks and Open Space

The community has a strong desire to increase green spaces and active recreational parks, and to allow for community gardens. Urbanized built-out areas face obstacles such as lack of space, shortage of funding, and conflicting priorities as to size and type of space. To address these challenges, and respond to the desires of the community members, the revised Plan calls for creating public plazas and green space along Ventura Avenue, and improving existing recreational amenities in the project area such as Westpark, Harry Lyon Park and use agreements with Ventura Unified School District for shared use of campus facilities. Additionally, two new street connections to the Ventura River trail are proposed for Simpson Street and Riverside Drive. Revisions in the Code include a development incentive of height for open space provided in new development proposals, additional green or park space in large redevelopment projects and community gardens is now an allowed land use.

References: Plan Chapters 12. 3, 12.4 & 12.6; Development Code

- *Our Well Designed Community*
- *Our Accessible Community and Our Active Community*
- *Development Code Section XX*

2. Ventura Avenue – Safe Street Crossing

Numerous community comments focused on the need for safer ways to cross Ventura Avenue for both pedestrians and bicyclists. The Plan was revised to include a list of intersections where a range of safety improvements, that could be implemented over time, and provisions for new bicycle boulevards connecting to the neighborhoods to the Avenue are now proposed. Concerns were raised that the sidewalks along the Avenue were too narrow and sometimes had obstacles in the way. The Code regulations along the Avenue were revised to 1) increase building setback from sidewalk edge, 2) make sidewalk signboards prohibited, and 3) create opportunities for small urban plazas and more green spaces in new development projects.

References: Plan Chapters 12. 3 & 12.4

- *Our Well Designed Community*
- *Our Accessible Community*
- *Development Code Section XX*

3. Hillside Landslide and Recreation

Community members are concerned about the eastside hillsides and landslide impacts to their property and public safety. This area is located outside the City's jurisdiction and will require coordination with the County and private property owners to address the soil instability. Additionally, community members seek access to the hillside for recreation and as a connector along Cedar Street. The revised Plan proposes a collaborative work plan for a potential Cedar Street project that includes private ownership interests and responsible public agencies to address the hillside jurisdictional and engineering constraints prior to assuming a role in construction of a connected linear park and roadway on the eastern edge of the project area.

References: Plan Chapters 12. 4 & 12.7

- *Our Accessible Community*
- *Our Healthy and Safe Community*

4. Cultural Mural Program and Adult Education

At the November 12, 2010 community workshop and other public engagements in January 2011, the public sought more cultural events in the Westside, increased adult education, job training opportunities, how to retain and foster mural development as an artistic expression and economic catalyst in the community. The Plan now summarizes cultural event ideas from the community, identifies the City Art Walk as a Westside event, a short-term/long-term strategy for adult education and a job training program. Additionally, the Plan was revised to fund, develop and implement a Westside Mural Program through public-private partnership.

References: Plan Chapters 12. 2, 12.8 and 12.9

- *Our Prosperous Community*
- *Our Educated Community*
- *Our Creative Community*

5. Catalyst Sites

Community interest in two of the four proposed catalyst sites, the Kellogg and Rocklite, drew the most attention during public outreach for their opportunities to benefit the Westside community. The vacant property on the north side of Kellogg, between Ventura Avenue and Cameron Street, has been identified as a likely commercial and live/work development oriented to artists lofts, with neighborhood serving uses. The Plan was revised so the development of this site envisions a prominent urban plaza located at the corner of Ventura Avenue and a small pocket park that could occur along the Cameron Street frontage. The revised Plan also identifies Rocklite/Ventura Avenue, the Selby property, located east of the intersection of Stanley and Ventura Avenues to become a town center. As a community focal point, this site has great potential with new mixed-use development, increased commerce and opportunities for urban plaza or expanded park amenity, benefiting from the immediate adjacency to Harry Lyons Park and a direct connection to the proposed bike path extension along Cameron Street. An illustrative of this vision will be prepared during the summer months for inclusion in the Final Plan before the adoption hearing process begins.

References: Plan Chapters 12. 2 & 12.3

- *Our Prosperous Community*
- *Our Well Designed Community*
- *Development Code Section XX*

CAUSE and the City of Ventura look forward to continuous collaboration and civic engagement on the Westside Community Plan throughout the various stages of its process. Currently, the plan is still open to suggestions and improvements for greater positive impact and language accessibility. Anyone interested in submitting questions, comments or suggestions may do so by writing directly to the City of Ventura Community Development Department at501 Poli Street, Ventura, CA 93001, or calling 805-654-7726. You may also contact Miguel Rodriguez, CAUSE organizer for the Ventura Avenue area at (805)765-5157 or by e-mail: Miguel@coastalalliance.com.

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ATTACHMENT G

MATRIX OF ALL PUBLIC COMMENT ON THE 2010 PRELIMINARY DRAFT PLAN AND DEVELOPMENT CODE

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SUMMARY OF PUBLIC COMMENTS MATRIX

CITY OF VENTURA COMMUNITY DEVELOPMENT

HOW TO USE THIS MATRIX

1. This matrix is a summary of all public comments received on the November 2010 Preliminary Draft Community Plan and Development Code from the following sources: November 2010 community workshop, city advisory boards and commissions comments, comment letters and emails, and the online survey. Comments specific to the Notice of Preparation (NOP) conducted in December 2010 through January 2011 are not included because 1) those are not directly commenting on Plan and Code and 2) recirculation of a new NOP is proposed after Council initiates the April 2011 Draft Community Plan and Development Code.

2. All comments are organized by subject area, not by individual letter. This is done for the benefit of City Council members and the general public who can review all comments collectively by area of interest, such as parks or education, rather than having to search an interest area across numerous comments. The original comment letters are on file and available at the Community Development Department.

3. The majority of comments received related to planning issues and concerns in the North Avenue and Canada Larga subregions of the Preliminary Draft Plan and Development Code. Since these areas were removed from further consideration on January 24, 2011 when City Council directed the Community Plan and Development Code only focus on the Westside (lower Avenue area) incorporated city limits, these comments are not responded to. Rather an "NA" is indicated as staff response.

4. In revising the Community Plan, many adjustments were made in the policies and actions including rewording, combining sometimes, and also moving some from one chapter to another. Policy or Action "numbers" have therefore been significantly altered. This means tracking specific policies/actions from the November 2010 Preliminary Draft Plan to the April 2011 Draft Plan challenging if a comment letter cited a specific policy/action reference number. Therefore, review of the Draft Plan should be focused on the text, rather than any corresponding numbering.

5. Most staff responses to comments include a reference to which chapter of the Community Plan is associated with the comment. The Development Code is also listed when applicable to a specific implementing regulation.

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Claudia Armann	Policy 12 A is weak. Please consult resident Virgil Nelson (653-0212) about what homeowners desire to make their neighborhood safe from landslide hazards. I understand they want hillside mitigation within the CIP for the Westside Development Plan.	N/A	No date, letter	P17
	Claudia Armann	Policy 12.1.5: Change this to refer to the entire Westside & North Avenue, not just Brooks/Petrochem sites.	N/A	No date, letter	P17
	Claudia Armann	If Council chooses to add Canada Larga into the Plan in April, Section 12.1 must include an extensive list of policies and actions for protecting wildlife, plants, and riparian areas in Canada Larga. Many elements in large executive complexes can have significant impacts on wildlife (large windows, pet cats, pesticide use in landscaping). Particular attention must be paid to not disturb wildlife corridors. It's extremely disappointing that wildlife in Canada Larga could be placed at risk for the construction of executive housing. This undermines the City's professed environmental values.	N/A	No date, letter	P17
	Claudia Armann	Please refer to the Santa Ynez Valley Community Plan, prepared by the County of Santa Barbara. They are a very conscientious community and good policies can be found under Biological Resources, starting on page 157. Here is the link http://longrange.sbcountyplanning.org/planareas/santaynez/documents/Board%20of%20Supervisors%20Adoption/Electronic%20Docket/Master%20Final%2010-15-09.pdf	N/A	No date, letter	P17
	Claudia Armann	The biological resources in the Canada Larga Valley and Ventura River deserve a thorough description and robust policies similar to what is provided in the Santa Ynez Plan.	N/A	No date, letter	P17
	Rob Corley	pg 18 - Action 12.1.1 (facilitate discussions…) is inadequate. The hillsides are visibly sliding into back yards of existing homes in the County areas. It is necessary to find a solution rather than set up another series of meetings.	Have added measures to pursue interjurisdictional partnerships to seek solutions -- See *Our Accessible Community*	11/27/10 letter	P18
	Rob Corley	Pg. 18 - Action 12.1.8 (connect Westside residents to Grant Park…) needs to include continuous safe access all the way to the park and not just along Cedar Street.	Premature in that requires engineering solutions; see policy in *Our Accessible Community*	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Shull Bonsall	Add Action Items on Policies 12A -- Facilitate discussion w/ private property owners to implement stormwater management and other potential practices to minimize erosion of hillsides in *Canada Larga Valley and Bonsall Fwy Property* to protect Hwy33 & other downhill properties; Policies 12C -- Enhance public connections bet. Ventura River and hillsides through public access trails, where possible & where elevation grades will permit, across *Canada Larga Valley* , as part of development and conservation plan for Canada Larga properties; Policy 12D -- Improve water quality in Canada Larga Creek and quality of local surface drainage by retaining stormwater in *Canada Larga Valley* before it reaches Ventura River or adjacent properties.	*N/A*	11/27/10 letter	P18
	Shull Bonsall	Add Policy 12E -- Increase area of open space protected from development, improve protection for native plants and animals, enhance stormwater mgnt., and increase open space and recreational uses through comprehensive planning of Canada Larga properties." Add the following Action Items to support the above policy: Action 12.1.16: Assist the Ventura Hillside Conservancy or other open space stakeholders in creation of conservation easements along Canada Larga Creek & w/in 2000 acre southerly hillside areas and other development restricted portions of Canada Larga Valley property.	*N/A*		
	Shull Bonsall	Action 12.1.17: Require creation of comprehensive development plan for Canada Larga Valley, to include storm water detention and other storm water and drainage mgnt features as may be required to help eliminate existing flooding issues on other properties in the Plan Area, such as USA Petrochem and Brooks properties, and to enhance water quality within the Plan area including Canada Larga Creek & the Ventura River watershed. Action 12.1.18: Enhance public access to open space and recreational opportunities in and around Canada Larga Valley through conservation easement, open space agreement, deed restrictions or other methods negotiated with land owner as part of Dev. Agreement for *Canada Larga Valley.*	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 22 - Development Opportunity Sites: Revise terminology for *Bonsall Addition* to *Bonsall Fwy Property* . The Canada Larga Valley parcel should be shown as Potential Site in this exhibit or a similar exhibit on the following page.	*N/A*	1/27/11 letter	P21
	Ventura Audubon Society, Inc.	Have concerns about any proposed changes to the Ventura River and its bed, bank or channel. Urge a high level of caution in planning development along the river. *Action 1.16* : Comply with directives from regulatory authorities to update & enforce stormwater quality & watershed protection measures that limit impacts to aquatic ecosystems & preserve and restore the beneficial uses of natural watercourses & wetlands. *Comment* : This action is limiting to what the "regulatory authorities" require. We call upon the City of Ventura to go beyond those requirements & take action to increase protection for an area of natural watercourses and wetlands.	Comment noted; also refer to *Our Natural Community* for revised policy/action for Ventura River and watershed planning	12/20/10 Letter	P52
	Ventura Audubon Society, Inc.	*Action 1.18* : Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping. *Comment* : The native plant species must be plants that are already found in the area.	Comment noted.	12/20/10 Letter	P52
Ventura River					
	Diane Underhill	Re: Action 12.1.3 in Preliminary draft plan, are 36 acres of dedicated land in actual riverbed? Has Petrochem made dedication, or is it a condition? What is the total acreage of Petrochem site? How many acres are in natural riverbed?	*N/A*	Public comment	P6
	Diane Underhill	Can a map be added to the plan to help public visualize Ventura River Parkway Plan?	Comment noted; also refer to *Our Natural Community* for revised policy/action for Ventura River and watershed planning	Public comment	P6
	Ojai Valley Sanitary District	Section 12.1 is written as if the writer is unaware that the District's wastewater treatment plant is between the trail and the river behind the City water plant. If, as a part of the planning project for the area the City would like the plant relocated, now is the time to begin that discussion including financial aspects.	*N/A*	1/7/11 OVSD Board No date, letter	P9
	Ventura River Watershed Coalition	Supports recommended polices and actions that will increase permeability, provide buffers, reduce runoff, reduce water demand, provide habitat connectivity, minimize flood damage, protect water quality.	*Out Natural Community* contains new action to inventory hydrologic conditions and develop plan with stakeholders	1/26/11 No date, letter	P16
	Rob Corley	Pg. 18 - Action 12.1.3 (dedicate 36 acres…) is good but doesn't say to whom the land will be dedicated, who will pay for planning and building improvements, and who will maintain the property once it is built. The exact parcel is not clearly identified.	*N/A*	11/27/10 letter	P18
	Rob Corley	Action 12.1.5 (Utilize concepts of the Lower Ventura River Parkway Vision Plan…) needs to explain what concepts are proposed, where to find a copy of this plan, whether the City Council has approved or endorsed this plan, and how the plan applies to this specific property. This is a powerful action statement that is not backed by adequate information.	Clarified and added actions to *Our Natural Community*	11/27/10 letter	P18
	Rob Corley	Action 12.1.9 (Assist … in creation of the Ventura River Parkway). Like 12.1.5 this is a powerful action statement that is not backed up by adequate information or any reference of where to find information on the Parkway concept. The plan appears to have been created as a student project and may not be economically feasible or in the best interests of the city. This statement says to do in, but doesn't inform the reader as to what is being proposed.	Incorporated direct reference in *Our Natural Community*	11/27/10 letter	P18
	Rob Corley	Action 12.1.13: (Develop urban standards...Flood Insurance Study of Ventura River.) Flooding is a major issue and needs to be reflected in any decision to change land uses on the Westside and especially in North Avenue. This section needs to be expanded to state when such information will be available and a clear process to amend the land use plan to reflect the latest flood risk information.	Policies moved and addressed in *Our Health and Safe Community* chapter.	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	The Wood-Claeyssens Foundation	Supports efforts to improve the water quality of the Ventura River. Foundation made substantial efforts to remove the non-native arundo along the Ventura River and to clean up the trash and debris left in the river bottom by homeless, trespassers and others in the Ventura River bottom.	Comment noted	01/27/11 letter	P25
	#1 SM Comment	The river should be made accessible and exploited as a natural resource and quality-of-life addition to the Westside.	Comment noted	1/4/11 Survey Monkey	5C-R
	#14 SM Comment	We need to restore/protect/preserve the Ventura River Watershed.	See Water Quality policies and actions contained in *Our Natural Community*	1/13/11 Survy Mnky	5C-R
	#18 SM Comment	Connection to the Ventura River. A walking/hiking/picnic/dog park along the river would be great! More connection to the River Bike Trail from other streets. Allow a café or market on the river trail.	Updated bike/ped mobility plan adds connectors to river trail bike path in *Our Accessible Community*	1/24/11 Survey Monkey	5C-R
	Carol Lindberg	Do include the Ventura River Parkway Plan in your study and combine good ideas from it with the draft of the Westside Community Plan.	*See Our Natural Community* for revised policy/action for Ventura River and watershed planning	11/17/10 Westside Community Workshop	P51
	Ventura Audubon Society, Inc.	*Action 12.1.2* : Preserve habitat, open space & mature trees along the Ventura River that allows for a protective buffer & natural meandering of the watercourse while providing recreational amenities for the public. *Comment* : Buffer zones should extend 200' from the river bank. Any recreational amenities for the public inside (toward the river) the buffer zone should be limited to walking. No motorized vehicles, bicycles or dogs should be allowed inside the buffer zone.	N/A	12/20/10 Letter	P52
	Ventura Audubon Society, Inc.	*Action 12.1.7* : Minimize further separation of the Westside Area from access to the Ventura River due to flood control structures that block visual, recreational, habitat, and environmental amenities in the river. *Comment* : This action is unclear to us. Are you proposing removal of flood control structures?	Action deleted.	12/20/10 Letter	P52
	Kathy Bremer	- How will the Westside Plan incorporate the River Parkway Plan? What parts of the River Parkway plan will not be incorporated, i.e. what does the "extent feasible" mean? * Action 12.1.5: Utilize concepts of the Lower Ventura River Parkway Vision Plan for the Brooks/Petrochem site to the extent feasible. - When we have a flood caused by massive rains, the river will go where it chooses. Why are we planning to build the flood plain? - Do we have the updated FEMA flood plain maps?	See Policies/Action in *Our Natural Community*	11/17/10 Westside Community Workshop	P53
	Kathy Bremer	- How does development along the river support the following goals and policies? *Goal* : Support the native riparian ecology, endangered species, replenishment of local beaches, & opportunities for recreational uses in and along the Ventura River. *Policy 1 B* : Increase area of open space protected from development impacts. *Policy 1C* : Improve protection for native plants and animals. *Policy 12 B* : Increase area of open space along the Ventura River & protect this resource from development impacts. - How will **actual** water resources support the Westside development plan?	N/A	11/17/10 Westside Community Workshop	P53
	Claudia Armann	- What is the rationale for situating any development in a flood plain? Is there insufficient land within city limits that could accommodate what is being contemplated for construction in the flood plain? - The Flood Zones map on page 44 shows that the Ventura River levee does not extend into the North Avenue area, leaving the flood plain there unprotected. What are the potential consequences of development in North Avenue sites in the flood plain? - Please describe whatever natural flood control methods can be implemented that would not disturb riparian habitat for the threatened Bells vireo & other sensitive plant & animal species found near Canada Larga Creek and Ventura River.	Regulated by state and federal regulation; policies in *Our Healthy and Safe Community* speak to building code requirements.	No date, letter	P55
Canada Larga					
	Kim Prillhart	Canada Larga contains significant biological resources, landslide hazards, fire hazards. Plan provides no hint as to plans for area. Plan does not address need for executive housing but does support protecting natural environment and encourages TND. Expansion is inconsistent with many of plan policies.	N/A	12/22/10 No date, letter	P14
	Stephen Bryne	Do not support the proposed annexation of the Canada Larga tract in order to create so-called "executive housing." This tract should be preserve as parkland or open space for all to enjoy. The property contains known prehistoric archaeological site or sites that would be negatively affected by the proposed development. These resources are non-renewable and should not be destroyed for the sake of "progress".	N/A	12/10/10 email	P23
	#4 SM Comment	Don't annex Canada Larga .. That would be a BIG mistake	N/A	1/11/11 Survy Mnky	5C-R
	#10 SM Comment	In a time of severe economic challenges the City has deemed it prudent to spend how much money to investigate the addition of Canada Larga property to City lands? Who is going to pay for all public services that will be needed to support this? Certainly not the property owner, who is the only one who's going to benefit from this. No executive housing in Ventura??? Have you looked at the hillsides, our beachfront properties? Any real estate sales person will tell you there's plenty of inventory available now.	N/A	1/12/11 Survey Monkey	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#11 Lori Steinhauer -- SM Comment	Please no extension into Canada Larga area. Thanks for your work.	N/A	1/12/11 Survey Monkey	5C-R
	#22 SM Comment	We need park! Don't develop Canada Larga, please	N/A	1/25/11 Survy Mnky	5C-R
	#23 SM Comment	Resident of Canada Larga area. Bought a home here and love the rural feel. Opposed to the annexation because we want to preserve the land surrounding Canada Larga, access to the river, and the natural habitat. Development on the Westside would be beneficial to make the area safer and offer a safe park for people to go to.	N/A	1/25/11 Survey Monkey	5C-R
	City of Ojai	Against inclusion of Canada Larga by the City of Ojai Planning Commission.	N/A	2/2/11 email	P30
	Mike Barton	Canada Larga is an awesome valley. We take ride out there once a month just to spot wildlife. We've seen bobcats, deer, eagles, wild hogs, & even once in a broad daylight, a mountain lion. I know w/ any dev these things will change but we still need to keep as much open space as possible.	N/A	12/8/10 Email	P33
	Diane Underhill	If this agricultural/open space valley is annexed, environmental damage will occur in the fragile ecosystem of the Ventura River watershed. Habitats & wildlife corridors will be lost. Traffic & air pollution will increase. City water, sewer, road, capabilities as well and public safety will all be strained. Adding Canada Larga to the EIR --means additional expense of the report. Why pay the extra money for a broader EIR when we are already aware of known problem i.e., red mountain fault line that runs through Canada Larga parcels, and the Valley's frequent flooding problem that we have witnessed during the last few decades, & the troublesome expansive soils of the Canada Larga area *all of which contribute to making the area undesirable for denser developer.*	N/A	11/19/10 Email	P35
	Diane Underhill	Vta. citizens have signaled through past city votes that they want to weigh in on large scale expansion proposals. If the Council moves to annex this area to the City, a SOAR vote on the decision will not be required. 5 yrs ago our community came together to update our general plan. Much time & money was spent on the effort. It was agreed the City would concentrate on ***infill development before expansion.*** Annexing agricultural property miles beyond our current incorporated boundaries takes focus away from infill dev. Studies show that the infrastructure & maintenance cost of this kind of "sprawl" expansion outweigh the benefits. Infrastructure costs are much more affordable if we focus on good compatible infill projects ***inside*** the city.	N/A	11/19/10 Email	P35
	Diane Underhill	Cost to maintain the infrastructure needed for residential dev. Out in this rural valley will be an *ongoing drain on constrained city resources* . W/ public safety svcs being ***cut*** in high population areas inside our incorporated boundaries, how can we *justify* cost expansion to the remote Canada Larga Valley *that will benefit a relative few* ? Residential development built in long canyons such as this are *indefensible* to *east-wind driven wildfires* . Is Ventura going to make the same *poor planning mistakes* made by San Diego County? *In that same vein, are we going to approve in the N. Ave. Area a PetroChem land-use change from industrial to residential and allow homes to be built in a know flood plain w/c will place residents lives at risk?*	N/A	11/19/10 Email	P35
	Diane Underhill	We should not let few landowners' desires dictate when and where our city will expand. A private person's profit should not trump the *community's planning effort* or the *City's fiscal welfare* . We need to make planning decisions that will ***safeguard lives*** as well as decisions that honor the community's desire for ***infill-first*** planning strategies.	N/A	11/19/10 Email	P35
	Carol Lindberg	Please do not include the Canada Larga Valley in the Community Plan to study or annex in the future. (a) Our General Plan calls for in-fill development prior to expansion of City Limits; (b) City (taxpayers) would be responsible for fire and police protection. It would probably cost more than the property tax on the new homes would provide. From what part of the City budget would the City find the money to open a police and fire station the day the area is annexed -- before any houses are built?; (c) Canada Larga is a wildlife corridor. Development would significantly affect it.	N/A	11/17/10 Westside Community Workshop	P51
	Ventura Audubon Society, Inc.	We are opposed to any development within Canada Larga. We cannot envision a development that will not seriously degrade the quality of the natural habitats present in the valley. *Action 1.17* : Require development to mitigate its impacts on wildlife through the development review process. *Comment* : The Environmental Review process requires this. This should include no fences between the parcels in Canada Large and along the Ventura River that would inhibit wildlife movement.	N/A	12/20/10 Letter	P52
Annexation and Redevelopment					
	Workshop participant	I live in the Valley Vista tract and do not want to be annexed into the City. I bought property in the County because I enjoy the quiet open space.	*N/A*	11/17/10 workshop	
	Jean Ard	Valley Vista tract resident does not want to be annexed into the city. VPD would have huge learning curve; fear of diminished services.	*N/A*	1/16/11 No date, letter	P15
	Workshop participant	Buy Rocklite Property from Selby Family. Turn into Public amphitheater-make and event location. “Dine and Party” on the Avenue.	*N/A*	11/17/10 workshop	
	Workshop participant	Note to City Council: if you do not have the money to keep Fire Station 4 open, why do you think you have the money to expand the Westside Environmental Plan? Please reverse your decision and concentrate on the Westside Development Plan only.	*N/A*	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Diane Underhill	Defer annexation and redevelopment plan until Gov. Brown's rules are fleshed out.	Comment noted.	1/7/11 email	P3
	Diane Underhill	Can CA Redevelopment Association brochure be eliminated as plan appendix? If not, can Spotlight on the Westside be moved as Appendix A?	Done.	Public comment	P6
	Diane Underhill	Is the base year property tax plus 2% annual inflationary increase sufficient to pay for the area's needed public services over the next 45 years? Can such an analysis be attached as an appendix to this plan?	Refer to fiscal analysis.	Public comment	P6
	Diane Underhill	What is the legal bar that blight findings must clear in order to qualify to be placed in a Redevelopment Project Area?	Refer to CRL definition of blight.	Public comment	P6
	Diane Underhill	Can that cited analysis regarding estimated property tax increment with and without North Avenue be added as an appendix to this Westside Community Plan?	Refer to RDA plan adoption reports as they are required.	Public comment	P6
	OVSD	Section 12.1 called Our Natural Community is written as if the writer is unaware that the District's wastewater treatment plant is between the trail and the river behind the City water plant. If, as a part of the planning pro-ject for the area the city would like the plant relocated, now is the time to begin that discussion including financial aspects.	*N/A*	1/7/11 OVSD Board No date, letter	P9
	OVSD	Appendix A. is about Redevelopment. The District is concerned with a loss of property tax income from a Redevelopment Agency. That aspect of the Redevelopment Agency needs to be discussed.	*N/A*	1/7/11 OVSD Board No date, letter	P9
	Kim Prillhart	Pg 10. Should reference section of Guidelines for Orderly Development that apply within the City's sphere.."Annexation to the City is preferable to formation of new or expanded County service areas" and "land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by city."	*N/A*	12/14/10 No date, letter	P14
	Kim Prillhart	Pg 10. City's refusal to extend services to unincorporated area limits potential for revitalization. City should add policies and actions to address this issue in Our Well Planned and Our Sustainable Infrastructure.	Addressed in General Plan	12/14/10 No date, letter	P14
	Diane Underhill	In 2005 the City and citizen completed the General Plan Update that *rejected expansion areas to focus first on infill development* . In contrast, the new Westside Community Plan focuses on expansion -- *not infill* .	*N/A*	12/12/10 email	P24
	Diane Underhill	Expansion into the North Avenue and Canada Larga *should not be done in a Community Plan* . These 1600 acres has serious infrastructure deficits which is too costly to upgrade, service, and maintain. Including these areas in the Westside Community Plan will significantly increases the cost for CEQA, required EIR and effectively transfer major planning costs from private developers to city taxpayers. Expansion concept should wait for the next General Plan Update.	*N/A*	12/12/10 email	P24
	Diane Underhill	In previous Westside *citizen-aided* vision plans, it was the revitalization of the *existing Westside Community* (inside the city's incorporated boundaries) that was a paramount importance for residents. Moving forward with the Plan for the existing Westside Commumity makes sense, expanding into the North Avenue/Canada Larga Valley areas (which takes focus away from the existing community infill) *does not* .	Done	12/12/10 email	P24
	Diane Underhill	Brooks/Petrochem property - City Council seems to think that this is a viable project and expressed their interest in capturing the potential property tax increment gain by placing it in a Redevelopment Project Area. The problem is, if the project is not viable, it will not be built and there will be no tax increment gain, but because we are rushing this plan forward, the non-viability realization will come too late and the City will be stuck with costs of servicing these annexed areas.	*N/A*	12/12/10 email	P24
	Shull Bonsall	Pg. 23 - Modify the last sentence of 2nd paragraph, "Redevelopment of the USA/Petrochem site will facilitate the conversion of an obsolete and blighted industrial site that has become an eyesore and an environmental and public safety risk, into opportunities for placement of workforce...". Add 2 senteces at the end of the paragraph as follows: "Dev. of the *Bonsall Fwy Property* provides additional opportunities for workforce housing, as well as creation of neighborhood scale shopping & svcs, and jobs in close proximity to existing residential areas and proposed new dev. nodes. Creation & implementation of a comprehensive dev. and conservation plan for the *Canada Larga Valley* will facilitate the dev. of Executive Level Housing opportunities that will help the City attract high wage, high value business to the Westside Community, as well as enhancing the overall appeal of the area to residents, tourists, and arts patrons by creating unique and beautiful open space and recreational amenities."	*N/A*	1/27/2011	P21
	Shull Bonsall	Pg. 24 - Add Action Item on Policy 12E and/or 12F: "Stimulate private investment in Plan Area through the creation of executive housing opportunities in the *Canada Larga Valley* that will act as a catalyst to motivate the owners/managers of high value, high wage, new technology industries to locate in West Ventura, by providing a suitable environmental for executives of these companies."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 24/25 - Amend Policy 12.2.12 by including "Bonsall Freeway Property".	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 25 - Add Action Item on Policy 12 I: "Zone *Bonsall Fwy Property* to allow for future development of a mixed-use village to include local-serving retail and services business located just north of the Hwy 33/Canada Larga interchange, and easily accessible from existing and future North Ave. dev. notes."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Page 25/26 - Add the sentences on Action Items on Policy 12 J: Action 12.2.20: "This action shall include creation of development standards for up to 99 executive level and/or equestrian style housing units on the *Canada Larga Valley* site." Action 12.2.21: "This action shall include creation of dev. stds. to facilitate the creation of a variety of housing types, including workforce & affordable housing units on the *Bonsall Freeway Property* ."	*N/A*	1/27/11 letter	P21

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Shull Bonsall	Pg. 26 - add Action Item on Policy 12 K: "Establish development code stds to facilitate the creation of executive level housing on minimum one-acre sites, clustered on previously disturbed land areas w/in *Canada Larga Valley* , as part of an overall dev. and conservation scenario for this unique opportunity site that reflects high stds of environmental sensitivity and sustainability."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 26 - add Action Item on Policy 12 L: "Allow commercial, residential, and mixed-use dev on *Bonsall Freeway Property* w/c will minimize traffic from nearby residential, industrial and commercial dev, due to the enhanced availability and accessibility of goods and svcs at this ideally located, fwy adjacent parcel."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 27/28 - Westside & North Avenue Community exhibit: The *Canada Larga Valley* site should be included and designated/color-coded on this exhibit.	*N/A*	1/27/11 letter	P21
	#13 SM Comment	Are there any plans to purchase, improve, and develop the many blighted vacant lots on the Westside? Many multi-unit properties are blighted and not maintained. There is a large multi-unit property that directly faces the Avenue between Kellogg and Barnett that has tarps hanging off units and trash about the premises. It's beyond ugly. It and others like it depress home values across the Westside and make it extremely difficult to attract investment.	Comment noted. This is a function of the city's code enforcement for protection of public health and safety.	1/13/11 Survey Monkey	5C-R
	#13 SM Comment	The industrial nature along the Avenue and to the North is an asset that needs to be considered when redeveloping this side of town. What can be done to improve some of these properties? How can we learn from what some business owners have done to improve their locations? What is the city doing to encourage, guide, and incentivize this positive redevelopment?	*N/A*	1/13/11 Survey Monkey	5C-R
	#13 SM Comment	The Avenue has plenty of potential as the Bell Arts Factory proves. Smart development can work on this side of town and add to its unique character. Residential properties have improved. The new developments along the Avenue that blend retail and residential housing are a wonderful and needed addition. We purchased a neglected home and have restored it to its period condition within the past two years. It would be great if incentives were offered to others on this side of town to do the same. My hat is off to those in the City that have helped us along our way and appreciate what we and others are trying to do on this side of town -- put down roots, improve our homes, and make our neighborhood safe and attractive. What's good for the Westside is good for Ventura overall.	Policies and Actions of *Our Prosperous Community* point to economic development programs and smart growth for implementation.	1/13/11 Survey Monkey	5C-R
	CAUSE	Annexation of the North Avenue area & Canada Larga as proposed will contribute sprawl and further burden already problematic public service provision in the City. It directly conflict with recent State mandates (SB375 & AB32) that require more innovative planning to connect people to work & shopping opportunities w/out more car usage. The plan must prioritize the areas of the City already located w/in the City limits & increase opportunities for residents to live, play & work in the same neighborhood. Many residents of the Westside neighborhood already fit that description & the Plan must further increase that opportunity for more residents to be able to do so instead of building out further and further away from the center city w/c will force people to use their cars to work & play.	*N/A*	2/2/11 Email	P28
	CAUSE	Pg. 25 Policy 12J - prioritizes Executive Housing but the Plan must balance the cost of developing executive housing w/ the increase costs of providing svcs to these homes. Providing these svcs to these new homes will unduly burden the already overburdened svcs for existing City residents.	*N/A*	2/2/11 Email	P28
	CAUSE Resident Workshop	There is a potential to use RDA monies for flood protection in the N. Ave. area to facilitate private development. How will that take away money & resources from investments in the existing Ventura Avenue neighborhood? Who will decide how RDA money is spent? Will the Westside Redevelopment Advisory Committee (WRAC) have the power to decide how to use RDA money?	*N/A*	1/20/11 email	P32
	CAUSE Resident Workshop	In Policy 12E - the Community Plan seems to prioritize investing public monies in the N. Ave. And to the benefit of private developers. What can be done to make sure public investment benefit current residents of the City? i.e. parks, schools, educational/job training opportunities in the existing Westside community. There is currently no levee on the N. Avenue & the existing levee will be decertified in 2011. Do we want so much development in the floodplain w/out flood protection? Policy 12Y mentioned that the city will combine public & private funding to build a community pool on the Westside. Why is this policy so vague? Why does it not explicitly say that RDA monies will be used to fund the public pool?	*N/A*	1/20/11 Email	P32
	Billy Ray Ellis	Re: Plan for taking over the land west of Vta. to include Valley Vista Track -- Bard track 1) We do not want to be in the City, if we did we would have moved there years ago. I know you want the tax dollars butyou will not receive any gains because you will have to hire more city worker to cover the bigger area you would end up with. 2) The residents here do not want to lose are freedom we have now. There is no benefits for becoming part of the City none what so ever. We likeit here just like it is do not upset us anymore. 3) Do you guys realize the shape of the economy. How do you really think that you are going to get investors to putout the money to build houses, businesses and the infrastructure that's a lot of cash that nobody has now.	*N/A*	12/6/10 Email	P34
	Billy Ray Ellis	4) The old shell, USA Refinery area is already contaminated to the point it would take millions to get the area safe to build on. If you want jobs, build a new modern refinery there. The jobs would be endless, refinery workers, suppliers, truck drivers, delivery drivers, mechanics, hospital workers, uniform laundry service, and a lot more jobs. 5) Why don't you fill up the vacant lots & buildings you have now when you get the city filled and maintained well. Then, we can have a talk and incorporate more land. I seen what you guys done to the city, chased out business, took beautiful trees out on Main Street and planted Palm Trees. We are not Santa Barbara or Santa Monica if you like the way they look, move there.	*N/A*	12/6/10 Email	P34

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Carol Lindberg	Question: How will the open space in the North Avenue area be treated if it is annexed? Will it require a SOAR vote? Or does the City intend to annex it first to avoid a vote of the people? If the residents who now have septic tanks are annexed to the City, will they have to join the City sewer system? How much will that cost per house?	*N/A*	11/17/10 Westside Community Workshop	P51
	Kathy Bremer	How will the changes proposed maintain the affordability presently offered by housing on the Avenue? Redevelopment (urban renewal) tends to squeeze the least affluent out of their communities. How will Ventura avoid this outcome? What calculations are you using to argue how this project will finance itself? How does the City propose to finance this effort without dipping into the pockets of the taxpayers or impacting essential services to the rest of the City?	Citywide and state RDA proposal include mandated affordable housing criteria	11/17/10 Westside Community Workshop	P53
	Claudia Armann	-Given the flood and contamination risks inherent in the North Avenue area, what financial liabilities is the City likelihood to assume with annexation of this area? - Is there <u>currently</u> sufficient tax revenue from existing North Avenue properties to cover the cost of providing city services, including police & fire, upon annexation? Policy 12.7.3 states that new development will be required to pay their fair share to fund additional public safety facilities <u>and services</u> for police and fire. How do you propose to do this?	*N/A*	No date, letter	P55
	Claudia Armann	- The Plan should prioritize catalyst sites & renovating blighted bldgs w/in existing City limits before expending tax dollars, RDA debt, & staff time for projects outside city limits. I am concerned that projects in the North Avenue will draw attention, funds, & limited City staff away from revitalizing areas where existing city residents reside. - Regarding Policy 12F, doesn't the City have an extensive budget for Economic Development? Can these actions be accomplished without a Redevelopment Agency?	*N/A*	No date, letter	P55
	Claudia Armann	Action 12.2.12: The high hopes for the Petrochem and Brooks Institute site needs to be substantiate given the priority that this Plan gives to these two sites. Is there sufficient certainty that annexing these sites will result in a significant number of high-wage jobs-that can't be located within city limits -- to justify the sprawl and increased service costs this annexation will create?	*N/A*	No date, letter	P55
Business retention and attraction					
	Workshop participant	Support the business that are currently here. Graduates of CSUCI will create jobs- not really the City's job.	See *Our Prosperous Community* policies and actions	11/17/10 workshop	
	Workshop participant	Don't let City services continue to erode (library, fire stations, parks). Business folks will go elsewhere if city services are compromised	Plan proposes RDA as an implementation strategy to support future projects.	11/17/10 workshop	
	Claudia Armann	Pg. 6 question to consider. Add: What are the community's existing assets that can be built upon and supported through city policies and programs?	Future work of RDA/WRAC will determine best/highest use of public investment	No date, letter	P17
	Claudia Armann	The Plan should specifically acknowledge the cultural attraction of the Westside's Mexican eateries, bakeries, and small grocers and shops carrying uniquely Mexican items. This should be referred to in the plan with pride and as an asset to be strengthened. Many cities recognize & promote ethnic neighborhoods like Chinatown, Little Italy, Little Tokyo as tourist destinations. The Westside Plan should include actions to enhance and protect the Mexican cultural heritage of the Westside and promote the Mexican businesses to Venturans and tourists alike.	RDA eligible programs include small business assistance. Future work of RDA/WRAC will determine.	No date, letter	P17, P55
	Claudia Armann	Please include policies and actions to assist existing business owners, including Latino business owners. Specific outreach for Spanish-speaking proprietors to encourage participation in City's existing economic development and loan programs (e.g., WEV) is necessary.	City outreach will continue to include bilingual assistance to resident businesses.	No date, letter	P17
	Claudia Armann	Along with the idea of green and high tech jobs, consider policies and action to promote nonprofit jobs, including possibly a nonprofit incubator.	Comment noted	No date, letter	P17
	Claudia Armann	Action 12.2.20 talks about "executive housing as a means to further encourage business owners to locate in the Westside." Exclude this action unless you have the data to back up this premise.	*N/A*	No date, letter	P17, P55
	Rob Corley	Action 12.2.17 (job and skill training on the Westside). This is very important and is given insufficient attention in the plan.	*Our Educated Community* contains revised policies and actions for lifelong learning which includes skills development as well	11/27/10 letter	P18
	Aera Energy LLC	Offers revisions to 2 items in Chapter 12.2: *(1)* *<u>Policy 12 G, Action 12.2.15</u>* - "Respect and preserve oil production, high value job based and maintain existing land use, while anticipating but anticipate future for industrial relocation by keeping some industrial uses to the north of the Dakota housing tract (East Avenue/Shell Road)."; *(2)* *<u>Policy 12 G, Action 12.2.16</u>* - "Respect and preserve oil production, high value job base and maintain existing land use, while anticipating but anticipate long range future industrial mixed use development of the Avenue School site. (West Avenue/Shell Road)." To us, the proposed wording connotes continuity of the existing oil field operations. This is important nuance as industrial relocation and mixed use is contemplated concomitant with oil field operations.	*N/A*	1/31/11 email & letter	P26
	Aera Energy LLC	Existing County Conditional Use Permits (CUPs) remain in full force and effect to cover ongoing and future enhanced oil recovery operations, and that they take precedence over policies and regulations that may be developed in association with annexation. The City make this point abundantly clear going forward so there is no question that the existing CUPs will be consistently applied.	*N/A*	1/31/11 email & letter	P26

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Meeting Notes	*What we like about the Avenue* : Decentralized grocery stores and laundry close by; local markets -- not chained through corporate; small business; clinic close by and doctors. *Improvements* : Better lighting at Vons; More jobs for younger people on the Avenue; Job and Training Centers, Small businesses/manufacturing; money goes back to community; Community banks	Comment noted; *Development Code* contains land use designations to accommodate neighborhood grocery stores	11/10/10 Westside Neighborho'd Gathering	P39
	Meeting Notes	*What we like about the Avenue:* Great Restaurants, affordable, produce food, excellent Mexican Food. *Improvements:* Coffee houses; Promotion of Avenue restaurants; Taco walk promotion of the great food	Comment noted.	11/10/10 Westside Neighborho'd Gathering	P39
	Ann Matson	Own a building and business at 211/213 N. Olive Street. Concern about the number of vacant building in our area. Hopefully the improvements planned by the City will help attract businesses to the area. Thank you for resurfacing Olive Street. That is a big improvement.	Comment noted.	1/6/11 Survey Monkey	5CN
	#4 SM Comment	Restaurant other than Mexican. Think San Diego's Gas Light District - lot's of bars, cafes, boutiques and mixed use loft apartments.	Comment noted.	1/11/11 Survy Mnky	5C-R
	#8 SM Comment	City should research, "court" and recruit business owners to the Avenue (I don't mean not have the nice Hispanic bakeries and restaurants and groceries). There is a need for nice shops that are clean and have attractive store fronts that attract people locally in the neighborhood and throughout the city to shop. City should entice shop owners to come to the Avenue by first offering incentives to the people who own the bldgs. along the Avenue or better yet offer the incentives to the prospective shop person like give them a certain amount of money to fix the building or give the owner funds to fix it up. If it went to the shop person they could fix it to fit their particular business but the City needs to be involved and have guidelines that will create more attractive store fronts. If the city does not have funds perhaps the city could offer to the prospective shop person a reduced sales tax for their 1st year then once established they could pay the regular sales tax and the Avenue will thrive.	*Our Prosperous Community* includes economic development strategy to promote retail and services along Ventura Avenue.	1/12/11 Survey Monkey	5C-R
	#17 SM Comment	I would to see more diversity on the Avenue. Do you realize that there is not ONE restaurant other than Mexican Food and Pizza on the Avenue?	Comment noted.	1/24/11 Survy Mnky	5C-R
	#18 SM Comment	We need a market place for vendors like Olivera Street and Grand Central Market in LA. Smaller scale of course. http://www.grandcentralsquare.com	The *Development Code* is revised to include farmer's market subject to use permit	1/24/11 Survy Mnky	5C-R
	Kathy Bremer	Job creation is a priority. The Avenue area has historically provided jobs in the community. The overlay zoning risks creating an attraction of jobs as the areas surrounding a business are "gentrified" leading to adjacent incompatible uses. We need the Avenue area to be vital with high-quality jobs for the community, e.g. another Kinko's or Patagonia or high tech business so that new housing on the Avenue, where appropriate, does more than provide cheaper homes for Santa Barbara commuters. How does the city propose to avoid these conflicts caused by "overlay" zoning?	*Development Code* SD (MXD) overlay does not create incompatible uses, but rather emphasizes desired urban form.	11/17/10 Westside Community Workshop	P53
	Kathy Bremer	Are specific businesses interested in the main property (Petrochem) that is being considered a "job catalyst?" Is there some reasonable certainty that Brooks will continue to operate the Ventura Campus since many hopes and arguments in favor of annexation are being pinned on that assumption?	*N/A*	11/17/10 Westside Community Workshop	P53
	Kathy Bremer	As it stands today, the community is being told that it needs to develop Canada Larga Valley for wealthy people who want to open businesses on the Avenue. What statistics can you supply to support the argument that businesses will locate in the Avenue area only if high-end housing is located in the same area? What other communities have compiled statistics to support this assertion? Where else in Ventura County is high-end housing adjacent to industrial zones? If this environment exists, do the residents of those homes own and run the adjacent industries? The city recently closed a fire station to balance the budget. How will significant new emergency public services be financed if the size of the Avenue area more than doubles?	*N/A*	11/17/10 Westside Community Workshop	P53
	Kathy Bremer	How will existing cultural resources (Avenue Hardware, small businesses & Mexican restaurants, shops and groceries) on the Avenue be protected and enhanced? How will these resources be protected for the continuing enjoyment of the entire community so that these marvelous local enterprises are not squeezed out like most of the local businesses have been priced out of downtown? P.23, Section 12 indicates that somehow oil production, high tech and housing will al be compatible in the North Avenue area. How will this logically be achieved?	*Our Prosperous Community* includes economic development strategy to promote retail and services along Ventura Avenue.	11/17/10 Westside Community Workshop	P53
	Claudia Armann	What is the rationale for prioritizing the Petrochem & Brooks projects? Are there any companies/employers interested in situating at these locations? Does the Brooks expansion actually include new jobs or is its focus on housing?	*N/A*	No date, letter	P55
	PC	Plan should include economic development strategies to create green and hi-tech jobs.	Our Prosperous' chapter includes economic development and workforce education strategies for future jobs base.		
Green tech					
	Workshop participant	When the "green" businesses exist make connection with local grade schools-field trips etc.	Comment noted	11/17/10 workshop	
	Workshop participant	Work on bringing in "green" businesses.	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	City must actively seek green/high-tech businesses to relocate to Ventura and provide adequate workforce housing for those businesses. We must reduce the need to commute to other communities to work. Along Avenue, old unused properties should be targeted for clean businesses. Research money to advance these goals.	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Workshop participant	"Survey Says": The Ventura Avenue, in scientific terms is one of the three best wind-generating areas on the California Coast. Green jobs and technology can bring revitalization to this part of town thru progressive manufacturing of wind turbines.	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Workshop participant	Back in the 50s many homes had TV antennas on their roofs. Waterwells in Ojai had windmills to pump water. Put these small windmills on homes and lend homeowners funds for this "Green" Improvement to generate electricity to the grid.	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Workshop participant	North Avenue area Green Industries. e.g. Assembly of solar panels; manufacturing windmills	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Workshop participant	Duplicate the "high tech incubator" behind City Hall on the Avenue. Include office rental space along with "rooms for rent" for business meetings; include options for video conferencing.	Comment noted.	11/17/10 workshop	
	Workshop participant	Assembly of alternative energy items i.e. Solar panels, wind mills, agriculture water pumps, etc. All the stuff currently comes from China and this manufacturing is supported by government money.	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Rob Corley	Actions 12.2.6 and 12.2.7 (Westside as the City's green and high tech business corridor). I believe it is wrong to offer incentives for the Westside at the expense of other business/industrial areas in the City. As a city it is best to attract as many employers as possible and let them find the place that best meets their needs. Under these Actions it is possible that businesses not wishing to locate on the Westside simply will take a more modest incentive program in Oxnard or another city. The city should not adopt policies that send employers away.	RDA funds used to catalyze investment in the area would only be eligible to be spent on the Westside.	11/27/10 letter	P18
	WNG participants input	*Economic Revitalization Board Notes* : Love the walkability; Need services/shops close to residential; what is green technology?; Mixed use -- High Density; Fostering locals to build business not just inviting outside businesses; Less Manufacturing more retail and commercial; More shopping and boutique close by; Youth program and after school program; Type of Retail shops: Pharmacy, 99 Cents Store, Banks, Chuck E. Cheese, coffee; Type of Jobs: Textile/Tailor, florist (services); Green Jobs/apprentice shop program that focus on locals; Expand Brooks -- go beyond photography; Minimize impacts to current residents (negative impacts); Capitalize on the declining oil; Culinary/Kitchen incubator; Have incentives for people to do the right thing and go green -- reward people; Eco-industrial Park -- Build it and they will come; More industrial M-1/M-2; Housing (low) .. needs to move up to Shell Road; Energy Manufacturing/Wind Turbines; Streamline and simplify the process for start-up business; Incubators	Refer to *Our Prosperous Community* policies and actions	11/10/10 Westside Neighborho'd Gathering	P56
Revitalization/Gentrification					
	Workshop participant	"It's always about the money!" Make it economically friendly for new business. Tax breaks? "Court them" Work with owners of property to improve their facility to attract business- Code Enforcement!!!	Refer to *Our Prosperous Community policies and actions* . Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
	Workshop participant	City to give mini grants to revitalize resident gardens and homes	RDA funds would be eligible for homeowner improvement programs as determined by future RDA/WRAC	11/17/10 workshop	
	Workshop participant	I believe the Teen Challenge property would be a great solution to our homeless shelter issue for a great location.	*N/A*	11/17/10 workshop	
	Workshop participant	When new businesses start up, minimize negative impacts on existing neighbors.	Determined by permit regulations under the zoning regulations of the Municipal Code.	11/17/10 workshop	
	Workshop participant	Oil business has decreased, fading. Invite other businesses. Group businesses by type. i.e. light industrial, heavy industrial	*Our Prosperous Community* includes direction for green technology	11/17/10 workshop	
	Workshop participant	Speak with business owners directly - their ideas of how to run their business may be different than City's. Will large factories be built in residential areas?	See *Development Code* : Large factories are not permitted uses in residential T-zones.	11/17/10 workshop	
	Workshop participant	Generally don't like it at all.	Comment noted.	11/17/10 workshop	
	Workshop participant	Would like to see existing businesses be cleaned up and code compliant – more green. Don't want to see so many scattered- consolidate heavy industrial in our area. More small business= Jobs	Comment noted. Function of the city's code enforcement to protect public health and safety	11/17/10 workshop	
	Workshop participant	While we do want to improve our area, I wouldn't want to be sanitized to look like a new city.	Comment noted. *Our Well Planned Community* contains Historic preservation action and the *Development Code* contains special Building Mass overlay zones meant to protect neighborhood context	11/17/10 workshop	
	Workshop participant	What can City do to avoid gentrification? Can cause families to loose rental home because of rising rents. Can cause overly narrow economic base. Need a wide variety of businesses to patronize	Citywide and state RDA proposal include mandated affordable housing criteria and eligible assistance for small business programs	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	City to incentivize residents to go green e.g. removing lawns and planting native plants; recycling rainwater for irrigation.	*Our Natural Community* and *Our Sustainable Community* both contain measures to preserve water quality and sustainability	11/17/10 workshop	
	Rob Corley	page 22 - Please create a new overlay showing the flood hazard areas and the opportunity sites in a composite image. Having the two images at slightly different scales on different pages masks the potential flood situation in the North Avenue.	Revised maps are now same scale	11/27/10 letter	P18
	Rob Corley	page 23 - The introduction narrative suggests that "historical Westside" will remain the town center. This is an important concept that is almost completely lost in the rest of the document. Lacking a place that is the center. Kellogg at Ventura Avenue is one possibility, yet is programmed in this very plan for different uses. Where is the heart of the Westside? This community deserves a "civic center" with services; a center will help to organize the other blocks.	Community Plan clearly identifies urban nodes.	11/27/10 letter	P18
	Rob Corley	page 24 - Action 12.2.2: (Stimulate investment in catalyst sites…). The Plan needs to respond to Council's direction by first carefully evaluating whether these catalyst sites (identified in 2005-06) are still viable and deserving of targeted investment. A lot has changed since 2005, including a real estate market collapse in 2007.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
	Rob Corley	Action 12.2.5: (Market the Westside as a focus for educational services…). As above, this is a 2005 recommendation that may no longer make sense. UCSB has closed its Ventura satellite center, Brooks had a major layoff and reduction in enrollment in 2007-08, and other programs have cut back..... I would suggest that a location in mid or east Ventura would be much more likely to attract students from Oxnard, Camarillo, Santa Paula and Fillmore than a location at the far north end of the westernmost part of Ventura.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
	Rob Corley	Action 12.2.8 (cohesive strategy for former oil industrial areas…). This Action should be modified to address former oil and other industrial properties.	Strategy implemented by *Development Code;* N/A for North Avenue	11/27/10 letter	P18
	Rob Corley	Actions 12.2.9, 12.2.10, 12.2.18, 12.2.19, 12.2.27. It is not at all clear what is to occur with these actions. Please revise or delete.	Strategy implemented by *Development Code;* N/A for North Avenue	11/27/10 letter	P18
	Rob Corley	Pg 25 - Action 12.2.16: needs to be clarified. Second, residential uses should not mix with industrial uses and certainly not with oil production activities. Industrial mixed use is a bad idea. Third, this Action statement directly conflicts with Action 12.3.6 that says to convert the old Avenue school site into a community center.	Site involves greater area than just the school site which is in public ownership.	11/27/10 letter	P18
	Rob Corley	pg 26 - Action 12.2.2 It is not proven that a mixed use project lowers the cost of housing. In fact, these units often cost more than traditional small single family or attached homes. This statement is a philosophic underpinning of other actions and needs to be supported by economic analysis. Shifting housing costs to the business side of a mixed use project is a subsidy to the residential element but has a negative effect on the business tenant.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
	#17 SM Comment	The Westside has really improved over the past several years but is still depressing looking and parts of it look like a third world country. I support the revitalization of the Westside and I think that we are on the right track.	Comment noted.	1/24/11 Survey Monkey	5C-R
	CAUSE	Historically, Redevelopment projs have led to gentrification and displacement of poor working people from communities similar to Vta's Westside. Upscale residences & other redevelopment projects will undoubtedly impact property values and will drive up rental costs w/c will limit the accessibility of current residents & small business owners to continue to afford living costs in this neighborhood. *Rebuilding Ramona Street w/c is already 90% developed & turning it into luxury condos & and other upscale facilities will not only change the feel of the entire community, but it will displace dozens of families who have invested their lives in the area. Ethnically owned small business success will be adversely impact by a shift in local clientele and may also face displacement due to rising rental and upgrade costs.	Citywide and state RDA proposal include mandated affordable housing criteria and eligible assistance for small business programs	2/2/11 Email	P28
	Rob Corley	page 29 - Multi-modal transit options are again mentioned as a key ingredient of the Plan's success but are not defined anywhere in this Plan.	Defined in General Plan of which Community Plan will be a chapter; refer to City's 2011 bike/ped master plan.	11/27/10 letter	P18
	Rob Corley	Pg. 29 - The Upper North Avenue was not predominantly oilfield uses. The refinery was located in that area, but oil uses were concentrated to the south.	Comment noted.	11/27/10 letter	P18
	Aera Energy LLC	Area has some concern about the City's plan to "*weave together a cohesive area that integrates the industrial uses, nearby workforce housing and to designate neighborhood supporting mixed uses.* " -- Our concerns here is the less than fully compatible nature of oil field operations (24/7 operations, movement of heavy equipment, and truck traffic) with many other commercial and residential uses. Concerned if there were no significant buffer zone between oil operations and other uses because of the likelihood that encroachment would result in conditions (or regulations) that would adversely affect oil operations.	*N/A*	1/31/11 email & letter	P26
	Shull Bonsall	Subheading Upper N. Avenue District: The Bonsall Freeway sites is included as Catalyst Site #6 in the 2006 Westside Eco. Dev. Strategy, and should therefore be mentioned in this section as an additional opportunity to provide for the expansion of Brooks Institute activities.	*N/A*	1/27/11 letter	P21
	#21 SM Comment	We don't need more HOUSE'S. We like Ventura Avenue, fix the streets and just clean it up some. Ventura Avenue has a unique look we want to keep it that way. No more building on Ventura Avenue.	Comment noted. " Clean up" is a function of the City' Code Enforcement.	1/25/11 Survey Monkey	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#26 SM Comment	Why do we need to build build build? There are plenty of empty store fronts already. Why does all the affordable housing have to be here in the Avenue?	Comment noted	1/26/11 Survy Mnky	5C-R
	Miriam Jannol	Own some rental property along Ventura Avenue. Her tenants appreciate being able to walk to coffee shops, restaurants, and supermarkets along Ventura Avenue. She is attracted to invest in this area because of this unique mix of retail & residential uses. She hope that Ventura Avenue continues to be occupied by retail and other commercial tenants.	Comment noted.	11/8/10 Email	P38
	HPC comments	*Barry Drive* Characteristics: Materials; Defined yards; Simple massing; Garages in rear; Alcoves and porches face street; Low slope roofs or articulated parapets with tile; Single story at the street; Side yard entries for driveway; Defined front yard with delineating elements along the sidewalks (low fencing, walls and landscaping hedges); House is proportional to lot size.	See development standards addressed in *Development Code* ; architectural guidelines outside the scope of Community Plan and Code	01/24/2011 HPC Mtg. Minutes	P44
	HPC comments	*Mission Avenue/Warner Street* Characteristics: 1) Similar to Barry Drive - Materials; Defined yards; Simple massing; Garages in rear; Alcoves and porches face street; Low slope roofs or articulated parapets with tile; Single story at the street; Side yard entries for driveway; Defined front yards with delineating elements along the sidewalks (*low facing, walls and landscaping hedges*); House proportional to lot size. 2) Single story near street- what is the numerical value of the 2nd story setback?	See development standards addressed in *Development Code* ; architectural guidelines outside the scope of Community Plan and Code	02/08/2011 HPC Mtg. Minutes	P45
Aesthetics					
	Workshop participant	We need code enforcement to help the homeowners. We need to work on the slumlords that don't care because they don't live in the Ave.	Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
	Rob Corley	Action 12.3.2 (gateway signs) should be expanded to include an entry from the south on Ventura Avenue and Olive Street, entry from the north on Ventura Avenue, and from the east on Cedar.	Urban Design Plan in the Community Plan includes monumentation at major entries	11/27/10 letter	P18
	Rob Corley	Action 12.3.5 (transition from Downtown to Westside) needs to be expanded and strengthened. This is the only reference to Downtown in the entire Westside Plan, which is a major omission.	Westside *Development Code* is calibrated to suit context of neighborhood. DTSP allows for greater height.	11/27/10 letter	P18
	Rob Corley	Action 12.3.7 (preservation of the Mission Aqueduct) needs to be expanded and strengthened. This could be a major visitor-attracting opportunity for the city, yet this action statement includes no specifics or timeline or party to be responsible.	*N/A*	11/27/10 letter	P18
	Rob Corley	Action 12.3.8 (historic block structure). Please note that the industrial areas also have a defined block structure that is overridden by the Regulating Plan and Code. This statement appears to relate more to the residential areas than they total Westside. Industrial areas may require a different action statement, especially as modern trucks are larger and require different clearances. Business areas require truck access and will fail with provision for movement of goods and materials.	Comment noted.	11/27/10 letter	P18
	Shull Bonsall	Pg. 31 - Policy 12 P: Action 12.3.10 - *Bonsall Fwy* sites should be included as an additional opportunity to provide mixed-use type buildings and live/work units. Policy 12 P: Action 12.3.11 - Add language to end of 1st sentence as follows, "including live/work and executive level housing." Policy 12 P: Add additional Action Item as follows, "Provide appropriate coding to allow for *low density, environmentally sensitive* dev in the *Canada Larga Valley* as a unique opportunity to create an enclave of executive level homes clustered such that the dev preserves view of the hillsides, limits dev to previously disturbed areas, and reflects the semi-rural nature of the valley."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 32 Action 12.3.22 - The *Bonsall Fwy* sites should be included as an additional opportunity to provide mixed-use type buildings and live/work units. Policy 12 S: Additional Action Item: "Plant median trees along Hwy 33 medians and frontage to buffer noise and emissions from fwy & to enhance aesthetics in the area.	*N/A*	1/27/11 letter	P21
	#5 SM Comment	Our storefronts are horrid, very run down, uninviting to people passing by. e.g. Doc's Market corner of W. Ramonas & Sheridan Way and Avenue Liquor - junk stacked everywhere on the side of property. These stores need to get rid of all the alcohol/cigarette signs and clean up their place. Front of the store is full of stuff. There were several storefronts that had been totally redone due to fire that were very nice but we can not nor do we want every place to burn to get it fixed up! .	Property improvements regulated by the city code enforcement processes.	1/11/11 Survy Mnky	5C-R
	#9 SM Comment	Would like to see an effort to promote home beautification. Even if residents are not homeowners, they should be encouraged to keep the front of their homes nice looking. One house with lawn composed of weeds and broken mismatched patio furniture in the front yard can ruin a whole neighborhood.	Home beautification is eligible use of RDA funds; programming to be determined by RDA/WRAC in future activity.	1/12/11 Survey Monkey	5C-R
	#10 SM Comment	Battered wire cage that surrounds the underground walkway in front of the school -- this walkway is no longer used for any positive purpose. It is a huge mess of trash, discarded clothing, & things I don't want to imagine. Why is this not sealed off? It would be possible to remove the rusted wire cage and replace it with something i.e. sheet metal w/c would still allow City worker to access the area, if needed. This is something that school children see everyday as they walk into school. It only reinforces the idea that its OK to have something crappy looking in your front yard. Another example, the dilapedated house in front of De Anza Jr. High School. How long did that sit in front front of the school?	*Our Accessible Community* includes enhanced crossing at multiple potential locations to supplant outdated facility; CIP proposed to be removed.	1/12/11 Survey Monkey	5C-R
	#14 SM Comment	We need to encourage businesses and residents to beautify their businesses and homes.	Comment noted. Eligible activity for future RDA programming efforts.	1/13/11 Survy Mnky	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#27 SM Comment	I would love to have the city provide some incentives to the residents on the westside to replace lawns w/ drought tolerant gardens & improve the appearance of their yards… rather than penalize, work together to improve and clean-up. Don't want to see gentrification of the westside. I would love to keep its eclectic and cultural flavor... just keep it cleaner. Perhaps add more community murals. We could use more trash cans along the Avenue. There is no where to throw trash once you leave Main Street.	*Our Natural* and *Our Sustainable Communities* encourages sustainable and LID development techniques; Citywide and State RDA require mandated affordable housing criteria; Mural program included as new policy in *Our Creative Community*; future streetscapes eligible use of RDA funds in future programming efforts of RDA/WRAC	1/26/11 Survey Monkey	5C-R
	Meeting Notes	*Improvements on the Avenue*: More trees on the street and maintenance of existing.	Included as part of *Our Well Planned Community* policies and regulated in street sections of *Development Code*	11/10/10 WNG	P39
	Jeff - Sycamore Village Res.	1) Would like to see the City work on planting trees along the Avenue like they do in many other streets of Ventura; 2) Remove the cages for the underground crosswalk right in front of the school in the Avenue; 3) The Avenue desperately needs repavement.	Included as part of *Our Well Planned Community* policies and regulated in street sections of *Development Code*	11/16/11 phone call Line 7726	P41
Land uses - Industrial					
	Workshop participant	Zones can be changed. Put industry on EASTSIDE. Keep Avenue residential and wilderness open space and parks	Comment noted.	11/17/10 workshop	
	Workshop participant	Remove dirt from Rocklite.	Comment noted.	11/17/10 workshop	
	Workshop participant	Residential next to (proposed) park and bike path on USA Petroleum site – allow people better access to river – Westside has enough future industrial land	*N/A*	11/17/10 workshop	
	Rob Corley	Action 12.3.14 (convert former oil properties). See comment for Action 12.2.8. There are many uses on these blocks that are not related to the oil industry. This statement to way too narrowly written.	*N/A*	11/27/10 letter	P18
	Rob Corley	Action 12.3.15 (light industrial mixed use) and Action 12.3.16 . It is my opinion based on decades of observing cities that mixed use industrial should not be encouraged or allowed where it can be moved. This is a contradiction in terms and is based on very flawed assumptions in new urbanism that have no basis in fact. Light industrial is industrial and homes shouldn't be mixed in. Modern light industrial processes may involve highly toxic substances required by the particular products.	Comment noted.	11/27/10 letter	P18
	Rob Corley	An "Optional" Zone Overlay has been proposed for the industrial areas of the Westside to reconcile conflicts between existing land uses and the new Form Based Code. This should be avoided if it will mix residences into industrial areas.	In *Development Code*, applies to commercial uses; regulates urban form not use	11/27/10 letter	P18
	Rob Corley	Action 12.3.19 (Flex shed as preferred industrial building type). This is too restrictive and should be modified. Flex shed is a type but is not right for many businesses and brings higher cost, which simply drives away these businesses. Parking is a fact of life and not a sin to be hidden away – a parking lot full of workers is a sign of success.	Comment noted.	11/27/10 letter	P18
	Rob Corley	Action 12.3.20 (arts based mixed use). This Action statement needs to be revised. Art that is industrial in scale – stoneworking, metal working, etc – may be mixed, but residences are a concern when the neighbor is doing heavy industrial work. Uses may be allowed on a site by site basis to ensure safety and avoid unnecessary restraint on existing industrial businesses.	*Development Code:* Live/work units will be subject to established City use permit review.	11/27/10 letter	P18
	Rob Corley	Action 12.3.21 (allow arts uses in existing neighborhoods). This is good, thank you.	Comment noted.	11/27/10 letter	P18
	Rob Corley	Action 12.3.22 (annexation of Petrochem-Brooks). Industrial doesn't mix with residential. The Annexation is desirable; the mix of uses can be refined later.	*N/A*	11/27/10 letter	P18
	Rob Corley	Action 12.3.24 (no monolithic sound walls). This is a good action statement.	Comment noted.	11/27/10 letter	P18
	Diane Underhill	The 800 acre North Ave. area is currently predominantly industrial, this Plan allows the option for conversion of industrial land to high-density mixed-development residential uses. The City Council's direction of 1-to-1-house-to-job ratio has seemingly been forgotten. If the North Ave. stays under *County jurisdiction* it will remain industrial, retaining the potential to employ Ventura residents.	*N/A*	12/12/10 email	P24
	Workshop participant	Lumber Co/Red Barn are good neighbors	Comment noted.	11/17/10 workshop	
	Workshop participant	Banks	Comment noted.	11/17/10 workshop	
	Workshop participant	Love the street vendors	Comment noted.	11/17/10 workshop	
	Workshop participant	More walkability invite mixed use in dense areas	Comment noted.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Kellogg and Avenue- will this be business in a residential area? Get more industrial business off Avenue and get more office type businesses – relocate to appropriate areas.	*Our Prosperous Community* calls out strategy for artist live/work development	11/17/10 workshop	
	Workshop participant	Less manufacturing more retail shops, restaurants, etc. Cleaner facilities.	*Development Code* calls out urban nodes and shop front overlay designations along Ventura Avenue	11/17/10 workshop	
	Workshop participant	Build a cultural/economic center. Buildings-shops-restaurants with a centralized theme, mid ave, few blocks long "Olivera Street" style.	Comment noted	11/17/10 workshop	
	Workshop participant	Organic/healthy food/juice retail businesses and restaurants within walking distance ++	Comment noted	11/17/10 workshop	
	Tom Friedman	I suggest acquiring the unsightly body shop at the end of Stanley (at Ventura Ave) & turning it into a "Heritage Village" type development using old buildings – for dining, entertainment & shopping, & maybe residences.	*Development Code* calls for shop front overlay which will designate uses for this area.	11/17/10 workshop	
	Workshop participant	Trader Joes +	Comment noted	11/17/10 workshop	
	Workshop participant	We have enough "Mom & Pop" store front businesses & eateries	Comment noted	11/17/10 workshop	
	Workshop participant	Higher end/quality shops would add a touch of class	Comment noted	11/17/10 workshop	
	Workshop participant	RED DOT – Clean up existing businesses	Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
	Workshop participant	Destination businesses would draw more people in to "spend"	Comment noted	11/17/10 workshop	
	Workshop participant	Develop the shopping center by D'Jango's – more businesses!	Comment noted	11/17/10 workshop	
	#10 SM Comment	The Avenue has the challenge of being a residential/commercial/industrial creature. Automotive shops can have greasy, aka environmentally unfriendly, inventory parked all over their lot, flapping banners, signs on the sidewalk and street sometimes, chain link fences to showcase this eyesore, and nothing is done.	*Development Code* excludes auto related uses.	1/12/11 Survey Monkey	5C-R
	Mike Barton	Industrial areas provide a challenge -- You look at some very nice industrial areas in Ventura as well as Oxnard. Good parking, paved roads, office buildings, low visibility of trucks and equipment. Nice storage yards, high employment, businesses nearby to provide service, food establishment, etc. We are probably one nice industrial business away from setting the tone. A well constructed office building out front w/ thriving business behind. Nice parking, well organized, established company, job provider.	*Development Code* identifies urban design standards for industrial development to provide visual screening	12/8/10 Email	P33
	HPC comments & questions	Possible uses in the proposed industrial district might not be industrial. Perhaps think of a different terms for uses allowed within the area. Consider allowing the Flex/Shed Building type of properties outside the Special District with industrial buildings.	Pending the results of the industrial district research with the historic consultant, the Historic Survey will be updated and the *Development Code* will be refined prior to the adoption hearings	11/29/2010 HPC Meeting	P42
	PRC members comments	Community Plan and Code should minimize industrial land use designations adjacent to incompatible park areas.	Adjacency of industrial uses to park designation only occurs along the existing Ventura River bike trail which has designed separation.	02/16/2011 PRC Mtg. Minutes	P48
	Mike Barton	2777 N. Ventura Avenue -- concerned with how their property will be affected by future change. Their house has historical connection w/ the EP Foster Family. Orpha Foster 1st sold the property in 1955 to W. Ray Beene . Property is annexed to the city in 1979 zoned R-1, 1 AC. Considered a legal non conforming property. The 2005 Gen. Plan indicated industrial zoning starting at their property and then continuing north up the Avenue. They don't want their property to be zoned as an industrial property. Don't believe that it would be the best use of the property or be of benefit to the redevelopment of the Westside.	In *Development Code* Property proposed for redesignation to Commercial	09/14/10 letter	P50
Land uses - Residential					
	Claudia Armann	Policy 12 N: Are live/work units appropriate for such a remote area as Petrochem/Brooks Institute? It doesn't appear that the concept even worked at the more centrally-located Mayfair site downtown.	*N/A*	No date, letter	P17, P55
	Claudia Armann	Policy 12 P: Why emphasize owner-occupied housing versus rental housing? Rental housing is an important community need. There are already many non-rental housing opportunities on the Westside.	Citywide and State RDA and housing mandates call for affordable housing criteria that includes ownership opportunities.	No date, letter	P17, P55

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Claudia Armann	Policy 12 R: I have a problem with the "expedite entitlement" wording as it shows a bias in favor of approvals of projects that should be rigorously reviewed. Again, projects in existing Westside area should be a greater priority. It is not clear whether this project will actually produce any jobs as the developer is more keenly interested in building houses, which yield greater profit than commercial development. If home building is the driver on this site, it does not seem worth expediting. Housing proposals should instead be steered to sites within the City that are close to existing services – if Ventura wants to be consistent with policies in the General Plan.	*N/A*	No date, letter	P17, P55
	Claudia Armann	Consider an action to establish a grant program (using CDBG funds) to help low income seniors on the Westside make repairs to their homes. (The City of San Antonio has such a program.)	Comment noted. RDA/WRAC/CDBG budgetary programming will be establish in future separate process.	No date, letter	P17, P5
	Claudia Armann	With the potential for revitalization comes the possibility of rising rents for low income residents and the loss of housing that is affordable. Please add a policy related to preserving the affordability of housing for existing residents. Can the City explore rent control laws for the Westside? Can the City evaluate its renter protection ordinance (if any) to ensure adequate eviction protections and reimbursement of relocation costs for mass evictions? Santa Barbara has a pretty strong ordinance.	Citywide and state RDA proposal include mandated affordable housing criteria; affordable housing assistance offered through citywide programs	No date, letter	P17, P55
	Fritz@venturacommenter.org	GP Ch. 4, Goal 3, Para. 3.11 "Ensure…designation of adequate housing for executives." conflicts with "Infill first" policy.	*N/A*	1/17/11 email	P8
	Diane Undershill	Pg. 15 of Preliminary Draft - Canada Larga should be 40 acre per home minimum, not 10 acres, per County agricultral designation	*N/A*	No date, letter; 12/13/10 email; 12/18/10 email	P2, P5
	Jean Ard	Please DO NOT even consider developing Canada Larga. The citizens of Ventura do not owe Shull 'Buzz' Bonsall Jr anything. We should not have to pay one cent for his development venture.	*N/A*	1/16/11 No date, letter	P15
	Workshop participant	Do the Cañada Larga development in the valley.	*N/A*	11/17/10 workshop	
	Workshop participant	No executive ranches on Cañada Larga	*N/A*	11/17/10 workshop	
	Workshop participant	Where's the proof that executive housing lures employers?	*N/A*	11/17/10 workshop	
	Workshop participant	When creating eco-business park, also build executive housing with large lots, privacy. Coordinate to build at same time.	*N/A*	11/17/10 workshop	
	Workshop participant	Keep Avenue Residential. Put new "jobs" industry on the East end. That's only fair.	Comment noted.	11/17/10 workshop	
	Workshop participant	Move Catholic Charities to a more appropriate, less residential area. The Avenue has bore the burden for long enough.	The city is current working with homelessness organizations and other social services to address neighorhood issues with existing facilities. This effort includes coordination with Catholic Charities	11/17/10 workshop	
	Workshop participant	We need executive housing to attract business to Ventura	*N/A*	11/17/10 workshop	
	Rob Corley	Action 12.3.13 (convert lots on Ramona to row houses and condos). This Action is inappropriate for a General Plan level document. There does not appear to be any reason to convert this almost completely built-out street into another housing type. The approach could work with existing vacant lots one block to the north, however, but this action statement should be deleted. The source is given as the 2002 Revitalization Plan, which is almost 10 years old and no longer applicable to this and other topics.	This action removed from Community Plan	11/27/10 letter	P18
	VCCool	In support of alternative uses for garage space. We feel the relatively recent, misplaced, and typically unfollowed emphasis on homes for cars over home for people, is not the most efficient use of space. We see no value in requiring car-ports to protect cars in this mild climate. Instead, we are recommending that the widespread practice of parking cars in the driveway and using the backyard space for housing, gardening, and other high-value uses be supported in the code and plan.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	02/01/11 letter	P27
	#15 SM Comment	The overcrowded living conditions of the westside could be relieved by building a large quantity of low to moderate housing in other areas of the city. Did you build any low income housing on the east side of ventura near that big beautiful park and swimming pool you installed in the last 7 years? If not, why not?	Comment noted.	1/18/11 Survey Monkey	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Mike Barton	Mixture of homes & industry. What a challenge to somehow blend this altogether. It sure is a lot easier if you are developing a new area & you can put all the rules & regulations in place & then wait for the dev. Not going to happen here! I can envision Stanley Ave. w/ shopping on one or both sides, maybe a coffee shop or deli or wireless provider. The corner at Stanley, where the transmission shop is, could be a McDonalds, a nice gas station, like Union 76 w/ a car wash & convenience store. I'm not a big fastfood fan but I like my coffee & egg mcmuffin once in a while!	The intersection of Stanley and Ventura Ave. is an identified urban node w/ shop front overlay in the *Development Code*	12/8/10 Email	P33
	Pete Marriot	Property owned at 2604 & 2606 N. Ventura Avenue. The proposed Ventura Westside Land Use Plan & Land Use Tables seems to designate these parcels as potential: (1) Park, Playground; (2) School, Public, (3) Single Dwelling. Strongly urge that these 3 possible land uses be eliminated. This is confusing & disconcerting when there is an unused school & playground, owned by VUSD directly across the street. Also, the possible 3 uses would diminish community revenue streams as well as our personal income stream & asset value and will continue to adversely affect the future land value. This is not fair or equitable. Plan for the property is to continue retain ownership & provide jobs & economic vibrancy. Should our tenants move out, we are considering building quality apartments.	Properties are designated for developmental land uses in the *Development Code*	11/15/10 Letter	P40
	Mike Barton	2777 N. Ventura Avenue -- best potential to be considered as mixed residential/commercial or a a multi residential property. With over 5,000 sq.ft. of existing bldgs, a work/live situation would be very exciting for many business owners, including ourselves. This will also provide a much needed housing for the area. The property has something in common w/ the school district property -- both lots are at street level on a bluff that is above most of the surrounding industrial property.	Property proposed for redesignation to Commercial in *Development Code*	09/14/10 Letter	P50
	Kathy Bremer	At recent CAUSE mtg, every discussion grp mentioned traffic and/or unsafe bike lanes as current problem on the Avenue. If these are a concern today, how will this plan reconcile these problems w/ the propsed addition of over 1,000 more housing units? In today's economic climate (and in today's paper 11/17/10) it was pointed out that while houses are vacant, rentals are in high demand. How will this plan provide sufficient rental housing at a reasonable cost to residents? (If the cost is unreasonable to locals, this will simply attract more Sta. Barbara commuters w/ the attendant horrific increases in traffice on the Avenue, the Highway 33 and the 101.	City recently adopted 2011 bike/ped mobility plan which is included in the Westside Project.	11/17/10 Westside Community Workshop	P53
Land uses - Agriculture and Open Space					
	Workshop participant	Christmas Tree Farm on Kellogg & Ave	Comment noted.	11/17/10 workshop	
	Workshop participant	Community gardens ++++	Urban Agriculture has been added to the *Development Code* Land Use Table and to definitions	11/17/10 workshop	
	Workshop participant	Do not annex Cañada Larga. Let it remain protected by SOAR. +++++++	*N/A*	11/17/10 workshop	
	Workshop participant	NO!! Keep Cañada Larga as a county small development or not at all.	*N/A*	11/17/10 workshop	
	Workshop participant	Keep the city limits as self-contained property when there isn't any more is <u>always</u> more valuable.	*N/A*	11/17/10 workshop	
	Workshop participant	Cañada Larga annexation will devalue the city.	*N/A*	11/17/10 workshop	
	Workshop participant	Ensure open space corridor remain.	*N/A*	11/17/10 workshop	
	Workshop participant	Do not develop Cañada Larga. It's a poor idea. Cañada Larga is an important wildlife area. Please do not include it in the Westside and North Avenue Plan. This area is also somewhat remote from urban infrastructure that would be need to service new homes.	*N/A*	11/17/10 workshop	
	Diane Underhill	Cañada Larga - Williamson Act contract will need to be non-renewed.	*N/A*	12/13/10 email	P5
	Diane Underhill	City SOAR prevents redesignation of AG land to T2 and POS until 2030 without voter approval	*N/A*	12/13/10 email	P5
	Diane Underhill	The 800 acre Canada Larga Valley is currently agricultural grazing land with 40 acre/house minimum. People expect a SOAR vote before such a large area can be annexed for more intensive development. It is wrong to *slide* a city expansion proposal of *this scale* through in a Community Plan that will take only four Council votes to ratify.	*N/A*	12/12/10 email	P24
	The Wood - Claeyssens Foundation	Troubled by aspect of the Plan that might undermine the economic vitality of the farming community and/or the oil and gas industry w/c have a rich and historic connection to the Westside community. Foundation believes it is important that the Plan adequately recognize private property rights. Improve the Westside neighborhood in a manner that neither diminishes the rights of private property owners nor reduces the Westside's economic vitality.	Comment noted	1/27/11 letter	P25
	#14 SM Comment	We need more open/green/water permeable space, as opposed to pavement.	*Our Natural Community* calls for sustainable and LID development techniques for increasing permeability of future development	1/13/11 Survy Mnky	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	CAUSE	There is little land in the current Westside Neighborhood that is available for development. Thus, that little remaining land should be retained for green & open space such as pocket parks, walking pathways, & an innovative town-square style plaza that can become the center of the Westside neighborhood.	*Community Plan* encourages and *revised Development Code contains* incentive to developers for including green space in future development	2/2/11 Email	P28
	CAUSE	* Prioritize the Kellog site as public space and use as town-center that will include a 2-story library, plaza, children's playground and open space with benches, etc. This type of use will provide the Westside community w/ a gathering space for community events and activities at its center.	*Community Plan* encourages and *revised Development Code contains* incentive to developers for including green space in future development	2/2/11 Email	P28
	CAUSE	* The area designated for the Cedar Road Extension should be looked at as an opportunity to develop more green space. Instead of building a roadway, we suggest the Plan designate this area as walking and bike path for recreational use by residents.	*Our Accessible Community* calls for multi-modal connection with linear park elements for bike and ped.	2/2/11 Email	P28
	Claudia Armann	Suggestion for urban agriculture (small-scale farming in an urban environment). http://www.sunset.com/travel/outdoor-adventure/cultural-trends-sunset-magazine-0211-00418000070383/page13.html	Urban Agriculture has been added to the *Development Code* Land Use Table and to definitions	02/01/11 Email	P29
	Meeting Notes	*What we like about the Avenue* : Westside open green fields; *Improvements* : Preserve wildlife corridor; natural development	Comment noted	11/10/11 Westside Neighborhod Gathering	P39
	Claudia Armann	The introduction to this section should be frank in acknowledging that annexation of North Avenue and Canada Larga will be sprawl-inducing, result in car-dependent development, and contradict important General Plan provisions.	*N/A*	No date, letter	P17
	Claudia Armann	Policy 12 V: "Reduce dependence on the automobile in the Westside." This is an excellent policy! However, the actions are inadequate and impractical to meet the goal. If the City is sincere about reducing car use, then it would not be annexing North Avenue and Canada Larga. Please add a policy that says that the City will not approve car-dependent neighborhoods and instead will direct all housing proposals to locate near existing city services, schools, etc. Car sharing and a transportation fund will not adequately reverse the impact of policies that support and expedite sprawl.	*N/A*	No date, letter	P17, P55
	Rob Corley	page 34 - Action 12.4.1 (plan for alleys). This plan is needed before the Regulating Plan is adopted not in the future. The alley plan will be very difficult to implement due to existing conditions. Before making this a keystone of the Plan, look at the feasibility. Mass demolition and rebuilding of blocks is not feasible.	*The Development Code* establishes regulation to implement a future vision to address prior development deficiencies. Alleys are an element of the urban fabric that will provide relief from traffic pressures along the Avenue where they are able to be developed.	11/27/10 letter	P18
	Rob Corley	Action 12.4.7 (convert the state owned freeway to a parkway). Before including this as an action statement that will commit the city to spending lots of money, establish in the text of this plan why such an idea would be feasible and beneficial to both the City and the Westside.	Outside project area.	11/27/10 letter	P18
	Rob Corley	Street signs, way-finding signs, and information postings should be in both English and Spanish to serve the multi-lingual community of the Westside.	Comment noted.	11/27/10 letter	P18
	Rob Corley	page 35 - Action 12.4.21 (car sharing service). Please delete this requirement. The city should not be in this business. If it is a real need then a vendor will step in.	Comment noted.	11/27/10 letter	P18
	Stephen Bryne	Action 12.4.3: Develop connections from the regional Ventura River Trail bike trail to adjoining neighborhoods. Among other potential locations, explore connections at Simpson, Riverside, and the future Cedar street extension 2.	*Our Accessible Community* calls for additional proposed connections which is consistent with the City's 2011 Ped/Bike Master Plan.	12/10/10 email	P23
	Stephen Bryne	Action 12.4.4: Connect portions of Cedar Street for multi-modal access, including bicycles, pedestrians, and automobiles.	*Our Accessible Community* calls for this proposed connection, but not for automobile	12/10/10 email	P23
	VCCool	We recommend a contiguous Class 3/Class 1 bicycle route that would be a continuation of Cameron, starting at Kellogg and ending at De Anza Middle School.	*Our Accessible Community* calls for this proposed connection which is consistent with the City's 2011 Ped/Bike Master Plan.	02/01/11 letter	P27
	Shull Bonsall	Pg. 34 Policy 12 U: Action 12.4.7: Add "Start with north end from *Canada Larga* interchange north to Casitas Pass Road." Policy 12 U: Add Action Item: "Work with property owners to explore creation of secondary access into *Canada Larga Valley* residential area, and primary access to potential new open space & public recreational amenities in the hillside to the south of *Canada Larga Valley* , via Manual Canyon from Ventura Ave. south of Valley Vista neighborhood."	*N/A*	1/27/11 letter	P21

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#14 SM Comment	I love the: eclectic feel of my neighborhood; the mix of race/age/social class; being able to walk from my front door to the beach, to the pier, to Grant Park, and Downtown. I love the historical fee of the place, the open spaces and the access to nature. I would like to see improvements that always keep our environment in mind.	Comment noted.	1/13/11 Survey Monkey	5C-R
	CAUSE Resident Workshop	Parking is already an issue in the Westside. Will the City have to institute permit parking for residents like it has in other parts of the City? Will we have to pay for the permit?	*Future parking assessment study to be scoped for the Westside project*	1/20/11 email	P32
	Mike Barton	Ventura Avenue is probably travelled like no other area in the City. The pedestrian traffic is incredible. This goes on all day, not just at school times. The residents are very family oriented & feel very safe & comfortable. Although the Avenue itself is very busy, children are out and about 7 days a week, walking w/ friends, stopping at stores, going to school, or just walking. The only area where I see more children strolling is at the mall!! What an opportunity for safer road crossing, bike paths, seating and benches, good sidewalks, a pedestrians friendlier area.	Community Plan calls for improved crossings across Ventura Ave., and pedestrian friendly urban form via development standards	12/8/10 Email	P33
	Meeting Notes	*Improvements on the Avenue* : Better lighting in general, lighted sidewalks, bus stops not well lit -- drivers cannot see people waiting; Lit cross walks; crosswalks; uneven sidewalks; better traffic control; River Parkway Plan; Traffic on the Avenue too busy, speed bumps needed on Olive Street.	Development Code includes streetscape standards; future proposed funding sources would be eligible to use for streetscape infrastructure improvements.	11/10/10 Westside Neighborho'd Gathering	P39
	PRC members comments	Plan should maximize connections to neighborhood parks, Grant Park, Ventura River, and Ventura River trail.	Community Plan includes policies for connections.	02/16/2011 PRC Mtg. Minutes	P48
Traffic					
	Workshop participant	Do something to mitigate Route 33	Mixed-use code and mobility measures designed to reduce auto-dependence.	11/17/10 workshop	
	Workshop participant	Will need solution to more traffic on the Avenue	Mixed-use code and mobility measures designed to reduce auto-dependence.	11/17/10 workshop	
	Workshop participant	Traffic needs to slow down between EP Foster and Ave.	Plan contains policies for traffic calming	11/17/10 workshop	
	Workshop participant	Corridor adding trees along center of Ventura Avenue to beautify & slow speeders.	Plan/ Code include provision for enhanced streetscapes	11/17/10 workshop	
	Workshop participant	Regulating parking – streets are too crowded w/parked cars	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
	Rob Corley	Action 12.4.17 (truck unloading time restrictions). This Action statement should be deleted. It is far too specific for a General Plan level document. If and when problems arise this may be handled by existing administrative procedures.	Comment noted.	11/27/10 letter	P18
	#4 SM Comment	Think carefuly about how in-fill residential will affect that already clogged traffic on the Avenue.	Mixed-use provisions in the *Development Code* and mobility measures outlined in *Our Accessible Community* are designed to reduce auto-dependence.	1/11/11 Survy Mnky	5C-R
	#10 SM Comment	How long did it take for a blinking crosswalk to be added by Red Barn Market for pedestrian? Now the Housing Authority is going to revamp the existing housing projects, triple the population, put even more cars on an already crowded Avenue and not have to add stoplights? Seems mathematically unsounds.	Comment noted.	1/12/11 Survey Monkey	5C-R
	Sylvi Eide	* Traffic lights at Vince Street and Ventura Avenue -- Traffic is getting heavier on the Avenue. With new apartment building, parked cars will block more of the view to the left. * Speed bumps on East Vince St. between Cameron and Ventura Avenue. East Vince Street is one of the widest street in the area & lots of people use it as access to the Avenue. Kids are playing in the street.	*Our Accessible Community* policies and actions call for traffic calming and enhanced crossing across Ventura Ave, which could include improved signalization in the future.	1/31/11 Email	P31
	Mike Barton	Suggestion - truck route be changed from south on Ventura Ave. to Stanley Ave. to direct tructs to enter Hwy 33 via Shell Ave. There should be a separation of heavy industrial trucking from residential areas. Hundreds of trucks a day travel from industrial businesses down to Stanley to get on Hwy 33. These include dual tandem fuel trucks, moving vans, cranes, propane truck & more. The industrial yards have an entry to Shell Rd but is rarely used. This will provide much noise & traffic relief for the homes & businesses that line Ventura Ave. near Seneca & Stanley Ave.	Comment noted.	12/8/10 Email	P33
Streets and streetscapes; parking					
	Workshop participant	I would like to see the Avenue get cleaned up more often (i.e. street sweeper). They should let us know when street sweeping days area and ticket those vehicles that aren't moved for the sweeping. This money could then be used to keep the Avenue clean.	Comment noted.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Trash cans	Comment noted.	11/17/10 workshop	
	Workshop participant	Please remove the old, rusty news racks & replace w pretty ones like they did on Main St.	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function.	11/17/10 workshop	
	Workshop participant	Street lights out toooo long they promise 3 days recently @ Olive & Simpson and Center & Olive were out 3 months!	This is a City Public works maintenance function	11/17/10 workshop	
	Workshop participant	Benches are great so long as there arm rests in the middle to prevent sleeping	Comment noted.	11/17/10 workshop	
	Workshop participant	Parking areas, with good signage, for Ave. businesses & visitors	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council; *Development Code* makes provisions for shared parking arrangements among uses.	11/17/10 workshop	
	Workshop participant	Home owners on side streets often can't park in front of their own homes	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
	Workshop participant	Can anything be done about the excessive street parking – esp non residence, esp in our historic area (Simpson Tract.)	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
	Workshop participant	Bulb outs – no	Comment noted.	11/17/10 workshop	
	Workshop participant	Community clean-up on the Ave.	Comment noted.	11/17/10 workshop	
	Workshop participant	Not enough space between the bus bench and the curb at Center Street	Comment noted.	11/17/10 workshop	
	Workshop participant	Need to keep up what we have w/ maintenance	Comment noted.	11/17/10 workshop	
	Workshop participant	Street trees w adequate ground coverage so they don't die!	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function; Code calls for enhanced streetscape elements.	11/17/10 workshop	
	Workshop participant	Restore the habitat by the potential extension of Cedar. Beautiful trails w/ native plants and wildlife habitat.	Comment noted.	11/17/10 workshop	
	Workshop participant	There are street trees on streets but no one takes care of them i.e Warner Ave	Comment noted.	11/17/10 workshop	
	Workshop participant	See what's working in Camarillo and Santa Barbara – the frontage road in Camarillo & State St in S.B.	Comment noted.	11/17/10 workshop	
	Workshop participant	Seal off underpass @ Foster School	To be completed in June 2011 per CIP	11/17/10 workshop	
	Rob Corley	Action 12.4.11 (Provide for shared parking and transportation improvements.) This statement needs to be revised to be specific as to what is proposed and where.	Provisions included in *Development Code* for future development proposals of private property.	11/27/10 letter	P18
	Rob Corley	Action 12.4.14 (reconnect alleyways). This action statement needs to be clarified to address specific blocks and not a general statement that may affect multiple properties.	Specific blocks have been delineated in the *Development Code, see Regulating Plan*	11/27/10 letter	P18
	Rob Corley	Streetscapes and bus shelters are not addressed in any detail in the Plan. This should be included in the next draft.	Streetscape elements are included in the *Development Code* . Project level proposals are subject to review when submitted.	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#1 SM Comment	Trees should be planted along Ventura Avenue and whenever possible on side streets. Cameron Street should be opened. The 33 should be become a boulevard, accessible from side streets.	*Our Well Planned* and *Our Accessible Communities* contains policies to address street trees; Cameron street connection proposed for bike/ped connection; HWY 33 is outside the project area.	1/4/11 Survey Monkey	5C-R
	#4 SM Comment	Trees, Trees, Trees and more green. Flower boxes and planters alongside the sidewalks, benches. Litter abatement.	Comment noted.	1/11/11 Survy Mnky	5C-R
	#14 SM Comment	On our streets we need more native trees (sycamores/oaks/alders). Need to encourage more native and water-wise plantings in our gardens.	Comment noted.	1/13/11 Survy Mnky	5C-R
	#17 SM Comment	I think the roads are in terrible shape. Ventura Avenue should replace the palm trees that lined it years ago.	Comment noted.	1/24/11 Survy Mnky	5C-R
	PC	Parking is a problem; commercial parking spills into neighborhoods. Require parking study and analysis prior to altering parking standards	The project will be scoped to include a future parking study.		
Ped Connections					
	Workshop participant	Safe passage for kids at Shoshone. Lighted crosswalk at EP Foster School.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Flashing crosswalk near Patagonia lot/bike shop & Main Street	Outside project area.	11/17/10 workshop	
	Workshop participant	Put blinking crosswalk @ 300 block & N. Ventura Ave. & Shoshone. Yes	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Decorative crosswalks are a waste of money to maintain. Blinking crosswalks are much safer and more cost effective	*Comment noted.*	11/17/10 workshop	
	Workshop participant	I think blinking crosswalk light would make driving safer.	*Comment noted.*	11/17/10 workshop	
	Workshop participant	Lighter Cross walks	*Comment noted.*	11/17/10 workshop	
	Workshop participant	Pedestrian friendly (now)	*Comment noted.*	11/17/10 workshop	
	Workshop participant	Walkable services	*Comment noted.*	11/17/10 workshop	
	Workshop participant	Walking is a challenge - too many dogs in attack mode (even though they are contained). It's a nightmare experience if you are walking your own dog.	*Comment noted.*	11/17/10 workshop	
	Workshop participant	Crosswalks need lights flashing on the street ie. just like in front of Red Barn - Pleasant Place, Shoshone Street, De Anza Ave.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Arapaho Street not well lit on south side of street. Problem is trees – pedestrian scale lighting addressed on northside of Arapeho. Cameron (from Shoshone to DeAnza, need safe sidewalk for kids walking to school.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	For seniors, dangerous to walk on all sidewalks because of bikes & skateboards. Need bike and skateboard lanes.	Comment noted. Prohibiting bikes and/or skateboards on the sidewalk would require a city ordinance. Skateboards cannot use a public street. Different community groups would likely have different opinions about such a restriction.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Need more crosswalks for people to cross so school kids can be safe. More crosswalks on Olive Street!!!!	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Safe crosswalks for people	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Lighting for safety. Doggy bag dispensers, trash cans, more light intersections so people can cross the Avenue safely.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Claudia Armann	Action 12.4.16: Great suggestion to provide signaled crossing at De Anza. It would also be helpful to create crosswalks near entrance to parking lot so it's clear where kids should cross from the walking path to the school. A light is needed where De Anza Drive meets Ventura Avenue. If traffic increases, it will be nearly impossible for parents to make a left hand turn onto Ventura Avenue.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	No date, letter	P17
	Rob Corley	Action 12.4.16 (signalized crossing at De Anza Middle School). This is a needed improvement, thank you.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/27/10 letter	P18
	Rob Corley	Sidewalk width is an existing problem on Ventura Avenue. Remaining poles, utility boxes, curb cuts, signs, benches, and other items clutter the walking space. To create a pedestrian friendly area the sidewalks need to provide ample walking space, especially for families and small groups walking abreast. Wider sidewalks would be appreciated by the community.	*Development Code* revised to add 5' setback along Ventura Avenue.	11/27/10 letter	P18
	#6 SM Comment	Lived in Ventura since 1981 and thought the Avenue had a great culture and is very close to the Ocean. It is reasonably safe to walk down the sidestreets .	Comment noted	1/11/11 Survy Mnky	5C-R
	Meeting Notes	*What we like about the Avenue* : Proximity to Main Street -- walk to shops; Don't have to leave to get daily needs; close to river and beach. *Improvements* : Direct access to beach across 33 off ramp bikeable, walkable; Pier is not as safe as it used to be.	Comment noted.	11/10/10 Westside Neighborho'd Gathering	P39
Bicycling					
	Workshop participant	I want to access the river by bike. Increase access to existing bike trail throughout Avenue.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	More access to the bike trail (more "on – off" points)	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	I would like to bike & walk along the Ventura river. We need a bike path & access.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Would like to bike along the river. Please connect a river parkway to bike path & walking.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Make Ventura River accessible to bikes, pedestrians and picnics! It's beautiful, why hide it?	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	I would like to be able to walk and bike by the Ventura River.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Bike trail by Rite Aid ends & picks up again blocks away on other side of Main Street. Very unsafe. Can trail continue more safely & connect?	Comment noted. Outside project area.	11/17/10 workshop	
	Workshop participant	More bike paths, intercity bike paths, also bike lanes	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Need large bike lanes not in traffic. Car doors block forcing you into traffic. Pinch point at traffic cominotes Simpson, Park Row etc.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Increase bike path on key corridors (Avenue, Olive & along hillside)	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
	Workshop participant	Bike path should run along the mountainside of the Avenue along with a park at the base of the hill.	Cedar Street extension is component of *Our Accessible Community* and the City's 2011Bike/Ped Master Plan.	11/17/10 workshop	
	Workshop participant	Bike paths & trails on eastside along foot of hills between Cedar & Stanley	Cedar Street extension is component of *Our Accessible Community* and the City's 2011Bike/Ped Master Plan.	11/17/10 workshop	
	Workshop participant	More bike paths and green belts. The whole ave	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan address bike paths	11/17/10 workshop	
	Workshop participant	Biking dangerous between Olive Street & S. Main. Re-route bike path to beach. Designate bike lane on N. Ventura Ave. Need more bike lanes. Finish cement walk on N. Ventura Ave.	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan address bike lanes	11/17/10 workshop	
	Workshop participant	Need bike lane on the Ave. It's unsafe to ride bike on the Ave.	Bicycle mobility strategy in *Our Accessible Community* includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
	Workshop participant	More lighted crosswalks on the Avenue	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards	11/17/10 workshop	
	Workshop participant	Safe bike lane from the Avenue to Main St	Comment noted. Refer to newly adopted 2011 City Bike/ped Master Plan.	11/17/10 workshop	
	Workshop participant	Safer permeable solar-lit bike paths – more connections throughout the city all the way west to east Wells Road	Comment noted. Refer to newly adopted 2011 City Bike/ped Master Plan.	11/17/10 workshop	
	Workshop participant	Better access to bike path rather than Stanley, easier access via neighborhoods	*Our Accessible Community* as well as the 2011 City Bike/Ped Master Plan address bike lanes	11/17/10 workshop	
	Workshop participant	More bike parking	Comment noted.	11/17/10 workshop	
	Workshop participant	Bike lane from Westside to Downtown that is safe!	Comment noted.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Bike lane on Ventura Avenue!	Bicycle mobility strategy in *Our Accessible Community* includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
	Workshop participant	Need safe bike path to De Anza. New proposed street opening Cedar Street needs stop signs and lights, good sidewalk & bike path. Need more parks. Need more green.	Comment noted.	11/17/10 workshop	
	Workshop participant	Biking along Avenue is extremely hazardous particularly from the Red Barn annex south to Santa Clara Street (beyond Main Street) Kids ride every which way; cars pull out from driveway without having good sight of pedestrians or bikes. Anything that takes bike traffic off the Avenue would help. Being able to get on & off the bike path to patronize local business – good or extending Cameron for through route especially good idea.	Bicycle mobility strategy in *Our Accessible Community* includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
	Rob Corley	Action 12.4.22 (showers for bike riders). I like using the better bike racks but requiring "All new development and existing development" to provide showers and lockers is just not reasonable. This is an enormously expensive requirement.	Comment noted.	11/27/10 letter	P18
	Shull Bonsall	Pg. 35 Action 12.4.18: Add the words "and appropriate" after the words "where applicable."	Comment noted.	1/27/11 letter	P21
	Shull Bonsall	Pg. 37 Transit Map/Bus Routes exhibit: Revise terminology for *Bonsall Addition* to *Bonsall Freeway* sites.	*N/A*	1/27/11 letter	P21
	Sylvi Eide	* Difficult to turn left on Main St. going south on the Avenue as a bike don't trigger the green arrow. Separate traffic lights for cars and bicycles? * More traffic education/awareness to cyclist and car drivers. We see so many grown adults breaking the law on bicycles: 1) running stop signs and red lights; 2) cycling the wrong way against traffic; 3) cycling on the sidewalks; 4) parked cars opening the door on the driver's side w/out watching out for bikes; 5) cars passing bikes and then turning right just in front of them.	Bicycle mobility strategy in *Our Accessible Community* includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	1/31/11 email	P31
	Meeting Notes	*What we like about the Avenue* : Bike path is smooth and easy to ride on. *Improvements* : Safe n/s bike lane on eastside; bicyclist needs light on; more expandable bike system; safer bike path; more bike path (signs/regulations); No bicycle lane, can they use sidewalks?	Bicycle mobility strategy in *Our Accessible Community* includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/10/10 Westside Neighborho'd Gathering	P39
Transit					
	Claudia Armann	The first goal (Improve parking along Ventura Avenue for commercial business customers) has no actions. Consider adding the following: Establish a program to provide free bus passes for Westside (and Downtown) employees to discourage employees from parking at businesses, to reduce traffic, and to provide revenue to Gold Coast to sustain regular bus service. Funding could come from the Transportation Demand Management Fund.	*Parking related Actions under* Our Accessible Community *apply to parking strategies.*	No date, letter	P17
	Workshop participant	Bus stops on the Avenue closer, more frequent	Comment noted.	11/17/10 workshop	
	Workshop participant	Lighted bus stops!	Comment noted.	11/17/10 workshop	
	Workshop participant	Dedicated bus pullouts all over Ventura	Comment noted.	11/17/10 workshop	
	Workshop participant	More frequent bus service especially during day because it gets crowded.	Comment noted.	11/17/10 workshop	
	Workshop participant	Hub of transportation (intercity bus system) in downtown/Westside Ventura area	Comment noted.	11/17/10 workshop	
	Workshop participant	Metrolink continue up to stop at Ventura Fairgrounds, Yes, Yes, Yes, Yes	Comment noted. Outside project area.	11/17/10 workshop	
	Workshop participant	How about an Ojai style shuttle running from North Avenue to waterfront, Harbor, Mall, college & Main Street. Very frequently & inexpensively like 25¢ per ride.	Comment noted.	11/17/10 workshop	
	Workshop participant	Gold Coast Line 6 more frequent stops, no more increases to fare.	Comment noted.	11/17/10 workshop	
	Rob Corley	Bus pullout areas will help traffic flow and provide safety for bike riders who now often weave into traffic lanes to pass a bus.	Comment noted.	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Rob Corley	Action 12.4.25 (relocate stops in the most intense urban centers). Please revise this action statement to state what is intended. The statement is not clear. Virtually all of Ventura Avenue between Main Street and Stanley will become an intense urban center under this plan.	Plan/Code provide for more intense development at designated nodes and is coded as such on the Development Code Regulating Plan. Refined placement of stops will be determined by transit agency based on densities and usage at that service review periods.	11/27/10 letter	P18
	#4 SM Comment	Add more bus routes/frequency - maybe consider a trolley.	Comment noted.	1/11/11 Survy Mnky	5C-R
	#14 SM Comment	We need more better public transportation; Better/safer bike transportation; Walking needs to be safer and easier.	Mixed-use code and mobility measures designed to reduce auto-dependence; Plan and Code provisions call for additional and enhanced safer crossing, and additional bike/ped routes per Bike/Ped mobility plan.	1/13/11 Survy Mnky	5C-R
	CAUSE	Westside Community has been traditionally divided by the Vta. Ave. The Avenue is a large & often unsafe street w/ few pedestrian crosswalks to connect the two sides of the neighborhood. The WCP should prioritize increasing walkability of the neighborhood including: 1) Add a few more crosswalks along the Vta. Ave. w/ flashing lights that would allow for safer crossing; 2) Ensure safe routes to school for children especially those who must cross Vta. Ave. & those who ride their bikes to DeAnza Middle School; 3) Provide alternative bicycle pathways that allow cyclist to ride through the neighborhood on side streets/pathways such as the Cameron St. (*Policy 12U; Action 12.4.13*) & the current greenway located between the homes and the hills.	*Our Accessible Community* calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the *Development Code* standards		
	CAUSE	Add Policy 12U; Action 12.4.4 - The Cedar extension as currently proposed on the Community Plan would change the entire fee of the neighborhood and further encourage car usage on the Westside. This road will not only be unsafe due to hill erosion and possible landslide issues, but will also require public investment that will benefit mostly vehicle owners. The way the road is currently proposed it will not allow for public transit vehiche access or even safe pedestrian or bicycle use.	*Community Plan calls for stepped strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.*	2/2/11 Email	P28
Infrastructure/CIDS/ Exactions					
	OVSD	In Section 12.5 called Our Sustainable Infrastructure please add to it or revise section 12.5.6 to include the OVSD wastewater system in addition to the Cities' wastewater system and restate action 12.1.15. This section may be the location for discussion on how to provide service to the oilfield properties known as the East Avenue Shell Road on page 22. The sewer system must be extended into this area and the properties annexed into the District. Improvements need to be constructed to provide sewer ser-vice to these properties. That issue needs to be included in this planning process.	*N/A*	1/7/11 OVSD Board No date, letter	P9
	Diane Underhill	Will EIR take into account the recent problems that have surfaced with "banked" water credits in the Fox Canyon Aquifer?	EIR analysis will include latest adopted water master plan which will account for supplies available citywide.	Public Comment	P6
	Workshop participant	Where's the funding for PD, fire, water, etc., coming from? (referring to Canada Larga)	*N/A*	11/17/10 workshop	
	Workshop participant	We need the City to take care of the areas between the sidewalk and the curb where they planted trees. The trees need to be re-staked and fertilized and watered.	Comment noted. This is a City Public works maintenance issue.	11/17/10 workshop	
	Claudia Armann	Action 12.5.2: This policy about the City's water treatment facility seems to have no teeth. So developers conduct an analysis – then what? Reduce the project accordingly? Provide funds to offset impacts? Please strengthen this policy to protect taxpayers.	Project are required to mitigate per existing state law.	No date, letter	P17, P55
	Claudia Armann	Action 12.5.5: When you update the Water Master Plan, the water credits in the Fox Canyon Aquifer should not be included because they cannot be relied on.	EIR analysis will include latest adopted water master plan which will account for supplies available citywide.	No date, letter	P17, P55
		Action 12.5.6: Can you strengthen this action by requiring developers to prove there is sufficient water available and that their use of water does not diminish water supply for higher priority projects that alleviate blight within existing City – lower Ventura Avenue, Thompson Blvd., etc. Why would the City allocate water for sprawl-inducing projects rather than preserve water for true infill projects within the City?	Water supply analysis will occur per identified impacts/mitigation of the FEIR and required state planning law.	No date, letter	P17, P55
	Rob Corley	page 39 - Action 12.5.2 appears to say that virtually every project will have to do a water demand study. This will add unnecessary cost and delay to each of these projects and should be done on a type or sub-plan area basis.	Water supply analysis will occur per identified impacts/mitigation of the FEIR and required state planning law.	11/27/10 letter	P18
	Rob Corley	Action 12.5.4 (install wireless technology along Ventura Avenue). This should not be a city action. The city should cooperate with interested vendors to provide such services.	Comment noted.	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Shull Bonsall	Pg. 39 - Add new 2nd sentence on the 2nd paragraph of *Our Sustainable Infrastructure* , "Currently portions of the USA/Petrochem and Brooks expansion site properties, as well as approximately 40 existing single family residential parcels within the Valley Vista tract, are impacted by the Canada Larga 100 year floodplain. The dev. of stormwater retention basins and other improvements associated w/ dev of executive housing sites on the *Canada Larga Valley* property would help resolve these existing drainage issues."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 39 - Policy 12 X: ADD new Action Item: "Require the creation of detention basins and other storm water mgnt. best practices as part of any dev of the Canada Larga Valley." Policy 12 Y: Action Item 12.5.3: Add "Promote creation of detention basins and other drainage solutions through the development of the Canada Larga Valley."	*N/A*	1/27/11 letter	P21
	#13 SM Comment	Are there any thoughts as to burying the power and utility lines that follow each street off the Avenue? Many sidewalks and driveway ramps on City property are in desperate need of repair. I've seen many sidewalk improvements to the west of the Avenue along Olive and they look great. The more the better. Many side streets fail tc drain in the rain. This isn't due to debris; the streets don't slope correctly tot he storm drains. They become flooded, messy, and unsightly.	Utility under grounding is eligible use of proposed RDA/WRAC funding decisions. Programming for street repairs per CIP. *Our Natural* and *Sustainable Communities* calls for sustainable and LID development standards for new improvements	1/13/11 Survey Monkey	5C-R
	Claudia Armann	Action 6.1: I really like this policy. How can the Plan articulate specific locations for a new park given the anticipated increased density for the community? Many Westside residents have expressed a desire for a plaza and park along Ventura Avenue that families can stroll to and socialize in the evenings/weekends, similar to the plazas found in Mexican villages. Other families would like a destination park for children similar to Kids World or Chase Palm Park in Santa Barbara. The Kellogg Street site would be a good location.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plans.	No date, letter	P17, P55
	Claudia Armann	Consider adding these actions: • Create a neighborhood park east of Ventura Avenue with play structures and plaza that will be a community gathering place and that is walkable to existing Westside residents. Identify locations for such a park. • Create a 501(c)(3) park foundation for the City and hire a grant writer to pursue private and government funding for the Westside pool and other recreation needs. • Seek input from parent groups such as ELAC committees at local schools, Sheridan Way Family Center, Ventura Charter School Parent Advisory Board, etc. when determining funding recommendations for CDBG grants. Don't rely on Westside Community Council for input if they don't adequately engage Latino families.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plans.	No date, letter	P17
	Workshop participant	Acquire Rock-lite property and old lemon orchard to Cedar Street for Westside equivalent of Arroyo Verde Park with bike paths, picnic tables, parking, etc.	Rock-lite property is identified as economic development catalyst site for mixed-use projects in *Our Prosperous Community*	11/17/10 workshop	
	Workshop participant	Include Rocklite property in redevelopment area, create green zone from Cedar behind DeAnza to Cedar at Kellogg.	Proposed connection is included in *Our Accessible Community* and in the newly adopted 2011 City Bike/ped Master plan.	11/17/10 workshop	
	Workshop participant	Rocklite property could become a wonderful park!	Rock-lite property is identified as economic development catalyst site for mixed-use projects in *Our Prosperous Community*	11/17/10 workshop	
	Workshop participant	Truly in need of a safe and clean updated playground structure at an inviting outdoor space – a public park that is walking distance for the Westside "Avenue" community. Kellogg and Ventura Ave.? Rocklite?	*Community Plan* and *Development Code* include provision for an incentive to developers for including green space in development plans.	11/17/10 workshop	
	Workshop participant	Green belts along the river put the bike lane there & widen the streets & sidewalks	Existing Ventura River bike trail will maintain current alignment. *Our Accessible Community* identifies additional bicycle boulevards per Bike/Ped mobility plan	11/17/10 workshop	
	VRWC	Lower Ventura River Parkway Project is not referenced in Plan; could be mentioned in Policy 12B or 12C. Action 12.1.9 should reference Ventura Hillsides Conservency, not TPL.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	1/26/11 No date, letter	P16

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Derek Poultney, Ventura Hillsides	Please incorporate the lower river parkway plan wherever and whichever possible into this plan and the overall vision for the Westside. The Parkway Plan was developed by the Trust for Public Land, Coastal Conservancy, and the Ventura Hillsides Conservancy and really is a good vision for redevelopment and preservation of open space and recreation opportunities.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
	Workshop participant	Protect the Ventura River. Add a Ventura River Parkway Plan to this Community Plan.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
	Workshop participant	Connect the community to a restored Ventura River!	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
	Workshop participant	Path for biking & walking along the Ventura River	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
	Workshop participant	I would like a park by the Ventura River. +	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
	Workshop participant	All the Upper Avenue Corridor needs to be “rewilded.” Let it be wilderness wildlife corridor	*N/A*	11/17/10 workshop	
	Workshop participant	Plant more lemon, orange, avocado trees – “usable” green trees	Comment noted.	11/17/10 workshop	
	Workshop participant	More trees! (hopefully native!)	Comment noted.	11/17/10 workshop	
	Workshop participant	Fully incorporate the River Parkway plan – Not only parts found “feasible”	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
	Workshop participant	Small park	*Community Plan* encourages and *revised Development Code contains* incentive to developers for including green space in future development	11/17/10 workshop	
	Workshop participant	As we plan more parks can we include community gatherings, open space, and environment	*Community Plan* encourages and *revised Development Code contains* incentive to developers for including green space in future development	11/17/10 workshop	
	Workshop participant	Please include wildlife corridors by the east side hill and Ventura River.	*N/A*	11/17/10 workshop	
	Workshop participant	If we add restoration of habitat we help environmental concerns AND human concerns. Thank you!	*N/A*	11/17/10 workshop	
	Workshop participant	Increase habitat by Ventura River and Eastside hills (by proposed Cedar expansion). Make them Wildlife Corridors and pedestrian/bike friendly. Thank you.	Ventura River is outside the project area. Hillside adjacent Cedar Street would remain in unincorporated jurisdiction other than required ROW for proposed multi-modal project	11/17/10 workshop	
	Workshop participant	Current oil/industrial area between Dakota and Stanley turned into: Riparian wetlands reconnected to Ventura River and access to trails, parklike; Canada Larga: farms and ranches with access to trails and bike paths; at end: solar farms and ag farms; Repair damaged caused by oil extraction	Dakota to Stanley Area will remain industrial uses per economic development strategies to preserve jobs within the Westside project area and the City.	11/17/10 workshop	
	Workshop participant	More dedicated bike trails	*Community Plan and Bike/Ped Mobility Plan call for additional bike lanes.*	11/17/10 workshop	
	Workshop participant	Hiking trails	*Our Accessible Community* calls for connector to Grant Park	11/17/10 workshop	
	Workshop participant	Hiking trail along eastside	*Our Accessible Community* calls for connector to Grant Park	11/17/10 workshop	
	Workshop participant	Need – there are no hiking trails – would like them – now it’s homeless that there	*Our Accessible Community* calls for connector to Grant Park	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Green belt	Parks and open space plan in *Our Active Community* includes linear park/bike trial routes along Ventura River trail; Cedar Street extension and Shoshone.	11/17/10 workshop	
	Workshop participant	Think of our temperate climate	Comment noted.	11/17/10 workshop	
	Workshop participant	Tennis horseback, thoughtful development	Comment noted.	11/17/10 workshop	
	Workshop participant	Horseback trail @ lovee dude ranch	Comment noted.	11/17/10 workshop	
	Rob Corley	This entire section appears to be incomplete and needs work.	Comment noted.	11/27/11 letter	P18
	Shull Bonsall	Pg. 41 - 2nd paragraph of introduction of Our Active Community - insert a new senteces after current 2nd sentence: "The Rancho Canada Larga property, consisting of hillsides, ridgelines and valleys is currently privately owned and being used for agricultural and grazing activities. However, the inclusion of the *Canada Larga Valley and Bonsall Fwy* sites in this plan provides a unique opportunity for public access to portions of this open space area for recreational and conservation uses."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 42 - Policy 12 Z: Add new Action Item: "Work with private property owner to create public access trails, open space, equestrian and other public recreational opportunities as part of dev of *Canada Larga Valley* ."	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 44 - Flood Zones exhibit: Revise terminology for *Bonsall Addition* to *Bonsall Freeway* site.	*N/A*	1/27/11 letter	P21
	Sylvi Eide	Continous biketrail from Dubbers Lane to Ventura River Bridge. Follow the riverbanks? Hiking trail from Cedar Street up the hill to the Cross.	*Our Accessible Community* calls for connector to Grant Park	1/31/2011	P31
	PC	Enhance the River Trail and address watershed concerns; more regulation of oil industry	The Community Plan calls for coordination on a regional level with future Ventura River Trail/Watershed planning efforts.		
Parks - active					
	Claudia Armann	Questions to Consider (p.6): These questions are very helpful for the public to understand the purpose of the Plan. " Where should more parks and community services be located…" does not get adequately answered in the plan. Given that density and population will increase in Lower Westside, some sites need to be preserved for additional parkland. Can you please indicate some sites for more parks?	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan; does not so designate functioning private property beyond those parks and open space areas already in public use.	No date, letter	P17
	Workshop participant	Upgrading Westpark is not good enough!	Comment noted.	11/17/10 workshop	
	Workshop participant	More funding for Westpark	Comment noted.	11/17/10 workshop	
	Workshop participant	We need the following activities for children at an economic price: Ballet classes, gymnastics, boxing or karate center, public recreation center for children, a recreation center for children and their parents.	Comment noted.	11/17/10 workshop	
	Workshop participant	Senior Center with culturally relevant activities	Comment noted.	11/17/10 workshop	
	Rob Corley	Action 12.6.3 (green space at the senior center). This is not clear and needs to be expanded. What need is being addressed and what is proposed?	General Plan designates Park space (POS) for parcel in this area. The Community Plan action spells out a programming plan to implement the project.	11/27/11 letter	P18
	Workshop participant	Westside Swim Center be built within 5 years	Comment noted.	11/17/10 workshop	
	Workshop participant	Swimming Pool	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
	Workshop participant	I want a pool with a hot tub and membership to get in.	Future Westside Pool would be a public facility	11/17/10 workshop	
	Workshop participant	I would like to see a water park for people of all ages with a swimming pool and basketball courts.	Comment noted.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Water park	Comment noted.	11/17/10 workshop	
	Rob Corley	page 42 - Actions 12.6.1 and 12.6.2 are not supported by any text in the Plan. Please add discussion of the pool and what is proposed in the Westpark master plan and how those changes address existing recreation needs on the Westside.	Long-range design for Westpark is completed and incorporated by reference in this policy level plan (the Community Plan); Westside pool is conceptual project. Design level work would not be included in this policy level plan.	11/27/11 letter	P18
	Workshop participant	Playground + +	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Workshop participant	Big Park	Westpark and Harry Lyon parks remain the primary large parks to serve the Westside Community	11/17/10 workshop	
	Workshop participant	More Parks	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Workshop participant	Parks for kids to play / safe bike path	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds. *Our Accessible Community* and the recently adopted 2011 City Bike/ped Master plan include provisions for additional bike lanes.	11/17/10 workshop	
	Workshop participant	More parks and playgrounds needed. Green/trees	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Workshop participant	More parks and play spaces for all ages → we are lacking playgrounds for toddlers	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Workshop participant	More places for children and families to gather and play	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Workshop participant	More activities for our youth	Comment noted.	11/17/10 workshop	
	Workshop participant	Kid friendly ++	Comment noted.	11/17/10 workshop	
	Workshop participant	Pocket parks without homeless	Comment noted.	11/17/10 workshop	
	Workshop participant	Park at Bell and Ventura Avenue	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Avenue school to be adult ed yoga, tech, computer, cooking, weight watcher, girl scouts, etc.	*Our Prosperous Community* economic development strategy calls for a mixed-use development strategy at this site.	11/17/10 workshop	
	Workshop participant	Dog park – Ventura Avenue and Kellogg +	Comment noted.	11/17/10 workshop	
	Workshop participant	Cedar ends and you have to turn for Kellogg. Could that area along the hillside where Cedar ends become a park?	*Our Accessible Community* calls for Cedar Street extension to connect this area.	11/17/10 workshop	
	Workshop participant	Skate park	Comment noted	11/17/10 workshop	
	Workshop participant	We need more children and youth activities and sports programs. We also need more lights on the streets as well as in the parks. Streets need to be cleaner.	Comment noted. Community Plan and Code call for improved streetscapes; and parking strategies such as shared parking facilities.	11/17/10 workshop	
	Workshop participant	Active: Aquatic center at Lyons Park. Community has waited patiently. East end has their park. Now it is Westside's turn and we can actually walk/bike to it so less parking is necessary.	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
	Workshop participant	Avenue School between Seneca and Dakota must be used, too important to be left vacant. It is a community asset!	*Our Prosperous Community* economic development strategy calls for a mixed-use development strategy at this site.	11/17/10 workshop	
	Workshop participant	Make a park at the end of Cedar Street that runs along the base of the ridge	Community Plan calls for stepped strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
	Workshop participant	Parks trails on eastside of Avenue	Comment noted.	11/17/10 workshop	
	Workshop participant	Bike path needed to DeAnza Middle School on Cedar Street side by the mountain	*Our Accessible Community* and recently adopted 2011 City Bike/ped Master plan call for this proposed alignment	11/17/10 workshop	
	Workshop participant	A pool with hot tub Westside and next to De Anza and a slide	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
	Workshop participant	We want to walk and bike near the Ventura River. Make it pretty and green so we can have picnics and enjoy nature.	Ventura River is outside the project area. Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
	Rob Corley	The Plan does not provide any clear direction for providing recreational access to the Ventura River. This is a potential resource for the City but is not isolated by the freeway and levee. Does the City wish to provide limited access to the Ventura River as may be called for in Policy 12 Z? This Plan is not specific.	Ventura River is outside the project area. Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/27/11 letter	P18
	Workshop participant	Restore the Len Evans Garden that the City Police destroyed and closed by Avenue Liquor Store. ++	Comment noted. *Our Active Community* calls for cooperative community garden projects.	11/17/10 workshop	
	Workshop participant	Evening and weekend activities: open up the school campuses (ex: this hall and school grounds at EP is great!) must be supervised to prevent vandal and rowdiness.	Some restrictions for shared use school grounds per state education regulations	11/17/10 workshop	
	Workshop participant	Vacant lot Simpson and Olive – park on community garden	Comment noted. *Our Active Community* calls for cooperative community garden projects.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Would like to see Kellogg and Avenue lot be a community park	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
	Rob Corley	The community has spoken out many times about a major "Central Park" on the now-vacant lot at the northeast corner of Kellogg and Ventura Avenue. The regulating code calls for high density development (T4.11) on the frontage of this site this site and medium density development (T3.6) on the remainder.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/27/11 letter	P18
	Workshop participant	Restore Foster Bowl	Outside the project area.	11/17/10 workshop	
	Workshop participant	Sports complex at Westpark with park renew outside and new upgrades like pool	Westpark will be improved per an existing designed Master Plan. Long term plans call for public pool to be developed at Harry Lyon park.	11/17/10 workshop	
	Diane Underhill	How much public park space is needed if 800 acre North Avenue area is annexed?	*N/A*	Public comment	P6
	Diane Underhill	How many acres of parkland is proposed in plan?	Community Plan calls for open space based on future development proposals. *Development Code* contains open space standards	Public comment	P6
	#2 SM Comment	Soccer field.	Comment noted.	1/7/11 Survey Monkey	5C-R
	#4 SM Comment	Playground at De Anza for those of us who live nearby .. We really can't walk our 2 yr.old down to EP Foster every night .. Can we please have at least a swing or something?	Comment noted.	111/11 Survey Monkey	5C-R
	#12 SM Comment	We need at least one additional park on the westside (preferably on the hill side of the Avenue) as West Park is insufficient to meet the demand, and isn't sufficiently clean/safe.	Westpark will remain the major large park facility and community center for the Westside project area, and will be improved per an existing designed Master Plan.	1/12/11 Survey Monkey	5C-R
	#16 SM Comment	Having a real community park/open space.	Comment noted.	1/24/11 Survy Mnky	5C-R
	#18 SM Comment	This kind of park for parents and kids to play in would be awesome. http://www.lotsafunmaps.com/Monterey/Dennis_the_Menace_Park.html	Comment noted.	1/24/11 Survy Mnky	5C-R
	#19 SM Comment	We need more park & play spaces, preferably a big one, & we need another bike path connected to it. It would be great if we could have a community garden as part of that.	Community Plan includes proposals for additional bike path connectors to existing facilities. *Our Active Community* calls for cooperative community garden projects	1/24/11 Survy Mnky	5C-R
	#20 SM Comment	I feel very strongly about mtg the needs of the children in our community w/ more outdoor spaces & community gardens. A park/pook for healthy activities! Our children will grow up much happier and healthier becoming positive contributor to our society.	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds. Our Active Community calls for cooperative community garden projects.	1/25/11 Survey Monkey	5C-R
	#21 SM Comment	We need open space for our children to play, better bike path to downtown and the beach. We NEED a PARK a NICE place for our children. We don't need more HOUSE's. PARKS, HEALTH FOOD STORES and OPEN SPACE is what Ventura Avenue NEEDS.	*Community Plan and Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds.	1/25/11 Survey Monkey	5C-R
	#24 SM Comment	Love to see the City renovate West Park. The park is currently in disrepair. The city could take the existing skeleton of the park that exists today and put in an incredible play structure for a variety of age groups (i.e. one for ages 2-4 and 1 for 5-12), the parking lot can be restructured and repaved w/ grand entrance, and the softball fields could be refurbished. The entire community already uses the softball fields year round and it would make sense to make this a beautiful park for the entire community of Vta. as well as the westside residents. I feel that we should take time to beautify areas already in existence rather than abandon an eyesore. We have enough eyesores throughout the Westside.	Westpark will remain the major large park facility and community center for the Westside project area, and will be improved per an existing designed Master Plan.	1/25/11 Survey Monkey	5C-R

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	#25 SM Comment	Would love to see a large park using the old Rock-Lite location, & that connected with mini-parks and bike trails along the foot of the hills. The old chumash remains of the Mission Acquiduct at the ends of Vince and Lewis streets could be a "special stop" (w/ informational kiosks) along the trail, w/c could include benches, picnic tables and play areas, as well as the re-planting of lemon, orange, avocado, and other fruit bearing trees (to help the "public") in down times.	Rock-lite (Selby) property is identified as economic development catalyst site for mixed-use projects. *Community Plan* calls for proposed Cedar Street extension that connects to neighborhood streets and bicycle paths.	1/26/11 Survey Monkey	5C-R
	#26 SM Comment	We need open space. We need a park. We need safe access to that park. My desire would be to connect De Anza school on Cameron St. with a bike path all the way down to Kellog St. where it would end at a beautiful park at the hideous empty lot that has been vacant forever (the corner of the Avenue & Kellog).	*Community Plan* and *Development Code* include provision for an incentive to developers for including green space in development plan which could include playgrounds. Community Plan also provides encouragement for cooperative community garden projects. *Community Plan* calls for proposed Cedar Street extension that connects to neighborhood streets and bicycle paths	1/26/11 Survey Monkey	5C-R
	#28 SM Comment	We need park to play in. There are so many park options on the East side and I would like to see one that would provide a communtiy space for the Westside residents to gather and to excite residents from other areas to join us cause our parks is SO COOL.	Community Plan and *Development Code* includes provision for an incentive to developers for including green space in development plan.	1/27/11 Survey Monkey	5C-R
	CAUSE Resident Workshop	Policy 12.G - The Westside Plan explicitly mentioned that the development opportunity sites are to prioritize industrial and job-creating development. Does this mean that the opportunity sites (as per the enclosed map) are designated only for industrial development and not parks & open space? What potential sites for a park have been identified in the Westside Community? What is the process for residents to identify potential park sites in the Westside?	No, opportunity sites in the remaining lower Westside portion of the project area contain a number of other strategies including mixed-use development. The *Community Plan* encourages and *Development Code* provides an incentive to developer to provide parks in development plans.	1/20/11 Email	P32
	Gabriela Olvera	Concerned that there aren't any public parks or activities for youth. She feels that is why there is such a delinquency problem on the Avenue.	Comment noted.	11/17/10 Phone Call	P37
	Meeting Notes	*What we like about the Avenue* : Westside open green fields; Parks and programs in neighborhood -- proximity *Improvements* : Parks around Kellogg (green, wildlife); need more parks, more open/public space; Restore "Lens Park"; More green parks, community garden, Eastwood Park better maintained -- trash -- graffiti	*Community Plan* encourages and *Development Code* includes provision for an incentive to developers for including green space in development plan.	11/10/10 Westside Neighborho'd Gathering	P39
	PRC members comments	The Community Plan should allow for more neighborhood parks and plaza spaces to be created.	*Community Plan* encourages and *Development Code* includes provision for an incentive to developers for including green space in development plan.	02/16/2011 PRC Mtg. Minutes	P48
	PC	The Plan should include a plaze in addition to a park	The Development Code includes a density incentive for parks/plaza space in development proposals.		
	Workshop participant	We need more public bathrooms in all parts of the City (like in Europe) (OK to charge .25¢)	Comment noted.	11/17/10 workshop	
	Diane Underhill	Pg. 48 of Preliminary draft Fire hazards map needs legend	Revised	Public comment	P6
	Claudia Armann	- The opening paragraph of 12.7 describes some serious hazards posed by floods, fires, and contamination. Please also mention the wildfire, flood, and landslide hazards in Canada Larga. - Opening paragraph of 12.7 is sobering. Lots of hazards in the North Ave. & an increase in demand for public services that the City is not equipped to provide. The City currently cannot adequately serve existing residents, & annexing this highly risky area will further stretch police/fire. Are you sufficiently confident that development will materialize in this area to cover the new costs and high risks for the City?	*N/A*	No date, letter	P17, P55
	Claudia Armann	Please state that the Ventura River levee does not extend into the North Avenue area, leaving the flood plain there unprotected. The Plan should also acknowledge that the Ventura River levee is being decertified and that many Westside homeowners will need to purchase flood insurance. Are there any actions the City can take to notify affected homeowners or to challenge the FEMA maps, if appropriate?	Required actions regarding future changes to FEMA flood control maps will occur per stipulations by regulatory agencies.	No date, letter	P17, P55

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Claudia Armann	Please talk with fire prevention staff at City/County to determine how many houses can be safely built in Canada Larga Valley given extreme fire hazard and dead-end nature of Canada Larga Road. I understand that a secondary road would be necessary for the number of homes being discussed and have to wonder if County would allow such a road to be built out of the Valley. Please make this determination as soon as possible and articulate in this section: 1) Where houses can be safely built 2) How many can be built 3) Types of access road(s) necessary given fire hazard. This type of information would be necessary for the EIR and determining the number of homes that can be safely built should be factored into the market analysis. The number may be much lower than 100!	*N/A*	No date, letter	P17
	Claudia Armann	Policy 12 AA: The actions to minimize the community's exposure to floods, landslides, and hazardous substances seem inadequate. The wisest action for protecting residents against floods is to not build in a flood plain that has no levee protection. If Council decides to pursue Canada Larga annexation, please provide robust policies to protect residents and firefighters against wildfire risk. Please consider consulting with flood/fire prevention experts to bolster the actions in this part of the Plan. Also refer to the Santa Ynez Valley Community Plan's extensive discussion of the Santa Ynez River and flooding issues starting on page 174 of "Flooding & Drainage"	*N/A*	No date, letter	P17, P55
	Claudia Armann	How about suggesting a policy that building in the flood plain is not permitted, unless it can be shown that there is insufficient land elsewhere in the City to accomplish the development purpose proposed. You might even consider excluding the flood plains from the Westside Boundary. If the City is sincere about mitigating flooding risks to life and property, this would be reasonable.	Flood risks will be mitigated per stipulations in governing building code, which does permit development in flood plains subject to additional regulations.	No date, letter	P17
	Claudia Armann	Policy 12.7.3 states that "new development will be required to pay their fair share to fund additional public safety facilities and services for police and fire." This is an excellent policy. I understand that developers often provide land/funding for needed facilities, but please clearly articulate the strategy for recouping funding for services. Is that do-able? Only include this if it's actually do-able.	*N/A*	No date, letter	P17
	Aera Energy LLC	We are very aware of noise levels within our operational footprint and along the boundaries of that footprint and are committed to full compliance with existing regulations. However, they typical oil field operation runs 24 hours a day, every day of the year. These continuous operations have associated noise, and any additional noise mitigation requirements would naturally add to the cost of doing business.	*N/A*	1/31/11 email & letter	P26
	Shull Bonsall	Pg. 45 Add sentence to introduction section after current 4th sentence, ending with "…pose high risk of flooding." New sentence: "Development of storm water detention and other drainage best mgnt practices, as condition of dev of Canada Larga Valley site, will help resolve existing floodplain issues on other properties in Plan Area and improve water quality in Canada Large Creek and the Ventura River watershed."	*N/A*	1/27/11 letter	P21
	Claudia Armann	Action 12.7.3 - notes that new development should help pay for public safety facilities & services. What was intended with the notation of services?	*N/A*	11/17/10 Workshop	P36
Geology					
	Workshop participant	Address Vince St. area hillside slide.	*Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
	Workshop participant	323 E. Lewis St. Help us with the potential landslide that could affect 100 homes in the area.	*Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
	Workshop participant	The hillside at the end of Lewis, Vince is a big concern – must be addressed!	*Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
	Workshop participant	Do something to the hillside to protect people below.	*Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Do not extend Cedar into the slide prone area. Habitat restoration and wildlife corridor is a better use for this dangerous slide area.	*Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
	Diane Underhill	Are there special building codes or height limitation requirements in liquification areas? How much will requirements add to building costs? Can this be added in appendix?	Building codes address hazard conditions. They are available on the City website and thus will not be duplicated in the *Community Plan* .	Public comment	P6
	Diane Underhill	Since the Council added the Canada Larga Valley to the Westside Community Plan study area, will flood and liquification maps be created for the Valley and added to this Plan?	*N/A*	Public comment	P6
	Shull Bonsall	Pg. 45 - Policy 12 AA: Add new Action Item: "Require proponents of any new development of Canada Larga Valley to implement storm water detention and other drainage best mgnt practices to help protect downstream properties from flooding."	*N/A*	1/27/11 letter	P21
	#25 SM Comment	Would like to see the plan include a hillside safety contingency fund that would be available to help pay for research and specific alternatives as to ways to reduce or eliminate the threat of a slide at the ends of Vince, Lewis, Carr, and El Medio streets. (Over 100 houses are potentially directly affected.)	Hillside is not within City jurisdiction, but in unincorporated County. *Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	1/26/11 Survey Monkey	5C-R
Hazards					
	Workshop participant	Petrochem cleanup needed before any development on property.	*N/A*	11/17/10 workshop	
	Diane Underhill	Can the city acquire maps that will indicate where gas conveyance lines run beneath plan area and print them in plan?	No. Analysis conducted at project level per state requirements.	Public comment	P6
	#12 SM Comment	The hillside on near El Medio, Vince, Lewis and Carr Streets is a serious life hazard and must be addressed to prevent another La Conchita type slide (it is dangeroulsy close to sliding!)	Hillside is not within City jurisdiction, but in unincorporated County. *Community Plan* calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	1/12/11 Survey Monkey	5C-R
Hydrology					
	Workshop participant	Residences should not be built in the flood plain – not safe!	State requirements permit development in floodplains per required building code measures.	11/17/10 workshop	
	Workshop participant	Don't build in floodplain.	Comment noted.	11/17/10 workshop	
	Workshop participant	A good study area of 680A for under 100 rural residential/equestrian parcels out of the 100-year flood plain.	N/A	11/17/10 workshop	
	Workshop participant	Fix the knee high water on Barnett and opposite Pleasant	Public works maintenance function	11/17/10 workshop	
	Diane Underhill	Pg. 44 of Preliminary draft - can the contours of the natural riverbed be outlined in purple to distinguish land in natural riverbed and land adjacent to river?	N/A	Public comment	P6
	Diane Underhill	Can a copy of the city's *Flood Plain Ordinance* be attached as an appendix to this Plan?	Ordinances per regulatory requirements are available at City Hall and online and thus will not be duplicated in the *Community Plan* .	Public comment	P6
	Diane Underhill	Show City's Floodplain overlay zone on regulating maps and addressed in plan and code	Ordinances per regulatory requirements are available at City Hall and online and thus will not be duplicated in the *Community Plan* .	12/18/10 email	P7
	VRWC	Recommends new action item in 12.1 or 12.7 to encourage natural floodplain management	NA; With the planning area reduced to only the Westside (lower Avenue), the ability for natural floodplain mgmt is compromised with the buildout community	1/16/11 No date, letter	P16
	Rob Corley	page 44 - The flood zone map should be dated and a source given. Does the map belong in this section (Our Active Community)? Please add a map that overlays the flood zone and the six Development Opportunity Sites.	Revised	11/27/10 letter	P18
	Rob Corley	page 45 - Action 12.7.1 (building in the 100 year flood plain). Please change this action statement to strongly discourage any new non-recreational buildings in the 100 year flood plain.	Policy remains applicable per standing regulations	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Homeless					
	Workshop participant	Stop the pan handling on corners – its so dangerous, disingenuous	Comment noted.	11/17/10 workshop	
	Workshop participant	Help the homeless people make them "unusable" a place to go to be other than in front of Cath Charities	Function of the City's homeless services programs and Strategy to End Homelessness.	11/17/10 workshop	
	Ann Matson	Own a building and business at 211/213 N. Olive Street. Concerned about the number of homeless that live in the river bed and congregate in the vicinity of the Vons shopping center.	Function of homeless services programs and Strategy to End Homelessness.	1/6/2011 - Survey Monkey	5C-N
	#16 SM Comment	Get all of the homeless, transients, bums, hobos, societies rejects out of our COMMUNITY!!!	Comment noted.	1/13/11 Survy Mnky	5C-R
	Meeting Notes	*What we like about the Avenue* : Public Housing is taken care of; Social Senior Center and services for homeless *Improvements* : Keep housing affordable; homeless	Comment noted.	11/10/10 Westside Neighborho'd Gathering	P39
Police and Fire					
	Workshop participant	Graffiti on the railroad bridge – get them to keep after it or prevent the train from passing thru	Comment noted.	11/17/10 workshop	
	Rob Corley	page 46 - Action 12.7.4 (new police/fire facility in North Avenue). Please amend this action statement to look at public safety facility locations and needs on the entire Westside, including unincorporated areas where the City now provides some first-responder services under existing mutual aid agreements with the County.	N/A	11/27/10 letter	P18
	Rob Corley	Existing City fire station number one, located on Ramona Street just west of Ventura Avenue, is very small and should be considered for replacement. In addition, potential changes in state fire fighting services as proposed by the Governor's office may require the City to expand its equipment to be able to handle more wildland fires, which will require more parking and service areas.	Comment noted.	11/27/10 letter	P18
	Rob Corley	page 48 - Please check if the fire hazard map is current. CalFire has produced some new maps in the past couple of years.	Comment noted.	11/27/10 letter	P18
	Shull Bonsall	Pg. 47 - Seismic Hazard exhibit: Revise terminology for *Bonsall Addition* to *Bonsall Freeway* site, and show Canada Larga Valley parcel in Planning Area. Pg. 48 - Fire Hazards exhibit: Need legend for hazard zones.	N/A	1/27/11 letter	P21
	#2 SM Comment	Lack of noise enforcement - police only respond if neighbors complain - but people responsible simply solve that by physically intimidating their neighbors into silence. They figure out who calls in & find those people and shut them up with threat of retaliation. Same w/ drug dealers & drug & underage alcohol parties. It'd help to have a midnight "noise shutdown" cruise to go around and shut everything down between midnight and 2am - or even by 2am - very noisy parties often continues until 3-5 am and on weekday (school) nights like Monday, Tuesday, Wednesday. There are also serious racial tensions in the north neighborhoods. Some of this is based on turf war between meth and cocaine distribution.	Comment noted. Public safety issue is addressed by City Police department	1/7/2011 Survey Monkey	5C-R
	Meeting Notes	*What we like about the Avenue* : Safer due to police presence. *Improvements* : Young people violence; want to improve reputation "assumed" crime	Comment noted.	11/1010 WNG	P39
Schools					
	Workshop participant	What about a high school for the Westside?	VUSD facility planning does not identify need for a high school on the Westside	11/17/10 workshop	
	Workshop participant	I would like to see a park and a high school. De Anza school needs maintenance to look better and needs more trees.	Comment noted.	11/17/10 workshop	
	Claudia Armann	Include the Ventura Charter School situated at De Anza campus when listing Westside schools. This school sponsors the Trashathon and Ventura's Earth Day.	Comment noted.	No date, letter	P17, P55
	Rob Corley	page 49 - Action 12.8.1 (new elementary school in North Avenue). I'm not sure there ever will be enough pupil density for a new school in that specific area. There currently is a shortage of space on the Westside, resulting in students being bused to other schools. Amend this action statement to coordinate with the VUSD to expand existing schools or help find land. Building a new school in a non-walkable location, as was proposed at one time, would not benefit the overall plan for the Westside. There is land to expand Sheridan Way if we get creative. Replacing some of the portable classrooms with a permanent one or two story building would not only add capacity but would be a sound barrier to freeway noise.	VUSD is in ownership of existing site on which they have long-term plans to site an elementary school.	11/27/10 letter	P18
	Rob Corley	Action 12.8.2 (move library to new site West of Ventura Avenue). Please change this action statement to search for the best location for an expanded library. The "central park" at Kellogg Street would be a good choice, but is east of the Avenue and therefore would conflict with this action.	Revised	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Rob Corley	An action statement is needed in this section about adult education for citizenship, job skills, and general education. Action 12.2.17 sort of gets to the point but is more about vocation skill development. For example, the County Office of Education, Regional Occupational Program and the Oxnard Union High School District offer quality programs near the Camarillo Airport. That location can be a two hour bus ride from the Westside, making it impractical for students. A satellite facility on the Westside would offer skill training and continuing education. The VUSD headquarters has a large parcel that could be utilized for various programs and classes.	Policies of *Our Educated Community* include actions to seek funding and provide facilities for adult education.	11/27/10 letter	P18
	Rob Corley	The Regulating Plan calls for SD (industrial) adjacent to Harry Lyon Park and De Anza Middle School. This plan should provide visual, acoustic, dust and hazard buffering to these youth-oriented places. Lot layout, tree windrows and other low-cost, low-impact techniques will prevent most problems. Uses that involve hazardous materials, spray or outside work, or require heavy vehicle traffic (e.g., package delivery hub) should be avoided on this site.	Industrial performance standards apply through existing City regulation.	11/27/10 letter	P18
	Rob Corley	As with recreation, this section seems incomplete. There should be discussion of removing the unsightly pedestrian undercrossing in front of EP Foster Elementary School. There should be discussion about better connecting De Anza to the neighborhoods.	The *Community Plan* contains policies and actions per the Bike/ped mobility plan that call for additional and enhanced bike/pedestrian crossings. Undercrossing is part of summer CIP removal project	11/27/10 letter	P18
	VUSD	Pg. 10 - Bus operations limited to parking and dispatch only. Maintenance conducted in leased facility on Junipero. Goal is to build new transportation maintenance facility at Stanley Ave.	Comment noted.	1/27/11, letter	P20
	VUSD	Pg. 25 - Action 12.2.16 - District's property is known as Frasier Ranch, not Avenue School. Avenue School is located at 2647 N. Ventura Ave.	This *Our Prosperous Community* action has been clarified to distinguish school site from surrounding oil production parcels	1/27/11, letter	P20
	#17 SM Comment	It does bother me that EP Foster Elementary has nothing but spanish on the marquee at the front of the school. That's strange, isn't that public school? Have we just decided that english will now come secondary? There are major concerns about the public schools on the Westside. They have terrible ratings compared to schools in mid-town. Why is that? This is a concern for amy of the young families w/ children entering school that I know personally. A low scoring school that does not encourage english in the community is not very attractive.	Comment noted.	1/24/11 Survey Monkey	5C-R
	CAUSE Resident Workshop	What are the likely sites for a school? Have sites been identified in the already existing Westside neighborhood? What are potential sites for relocation of the Public Library?	VUSD own existing parcel in North Avenue area.	1/20/11 Email	P32
	Mike Barton	There is no doubt we missed an opportunity when CSUCI went to Camarillo instead of Ventura. I'm not sure Brooks Institute will have the staying power we need on the Westside. I hope so, only time will tell.	Comment noted.	12/8/10 Email	P33
	Meeting Notes	*What we like about the Avenue* : Charter (global, alternative).; Gorgeous Library *Improvements* : English classes; Library services (awareness of change/may be privatized); In front Library, hard to see cars and creates a blind side.	Comment noted.	11/10/10 WNG	P39
Arts					
	Workshop participant	No conflicting art venues	Comment noted.	11/17/10 workshop	
	Workshop participant	Murals +++	*Community Plan* contains program for preservation and development of murals.	11/17/10 workshop	
	Workshop participant	No Murals!	Mural identified by community members as an important cultural component. *Community Plan* contains program for preservation and development of murals.	11/17/10 workshop	
	Workshop participant	I like all the art on the Ave. Bell Arts, the murals, etc. It's wonderful.	Comment noted.	11/17/10 workshop	
	Workshop participant	Selby Rocklight plant turn it into outdoor bowl (venue). Could include a park – lije Libby Bowl & community garden.	Outside the project area.	11/17/10 workshop	
	Claudia Armann	It is well-established that the Westside has a strong Latino culture and the introduction should not be shy about specifically acknowledging this. Overall, the policies and actions in this section are too few. Please reach out to the arts community to add other actions.	Policy in *Our Creative Community* revised.	No date, letter	P17
	Claudia Armann	Here's one for Policy EE: "Increase Westside public art and cultural expression throughout the community." – add Use CDBG funds to encourage nonprofit and art groups in creating murals and other public art.	Specific mural program elements added to *Community Plan* . CDBG funding is not programmed in *Community Plan*	No date, letter	P17

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	CAUSE	Prioritize murals as form of public art and an expression and recognition of the rich cultural history & heritage of the community. (pg. 25, 12EE) Add another action item that includes new policy w/ emphasis on physical protection of existing murals and investment into development of new murals to preserve cultural and historical heritage of the Westside community. Prioritize public investment into programs for youth that will enhance and produce new public art and increase community pride.	Specific mural program elements added to *Community Plan* .		
	Meeting Notes	*What we like about the Avenue* : Missionand museum on main and churches; more art (murals); Arts; Cultural Assets *Improvements* : Art walk huge event include restaurants	Art walk is included as emphasis of *Our Creative Community*	11/10/10 WNG	P39
Events/activities					
	Workshop participant	Drive in movie place	Not permitted in development code.	11/17/10 workshop	
	Workshop participant	Redevelop Foster Bowl. It's a great place.	Outside the project area.	11/17/10 workshop	
	Workshop participant	Christmas parade	List of cultural activities included as part of *Our Creative Community*	11/17/10 workshop	
	Workshop participant	Mexican Mercado	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
	Workshop participant	Farmers Market at Plaza Park although this is not "Westside" & closed surrounding streets for foot traffic on the perimeter. Djangos – corner of Shoshone – used to have concerts outside weekends for the corner. I like this idea.	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
	Workshop participant	More Artwalks during the summer	Art walk is included as emphasis of *Our Creative Community*	11/17/10 workshop	
	Workshop participant	Local theater, music/park concerts. Keep Artwalk	Art walk is included as emphasis of *Our Creative Community*	11/17/10 workshop	
	Workshop participant	Fiesta (like SB) & parade, celebration of heritage	Dia de Los Muertos festival among others include parade.	11/17/10 workshop	
	Workshop participant	Dia de los ninos	Comment noted.	11/17/10 workshop	
	Workshop participant	Mariachi street or park concerts on a regular basis	Comment noted.	11/17/10 workshop	
	Workshop participant	Concerts – Classical, ethnic music, rock at Board of ED facility on Stanley	Comment noted.	11/17/10 workshop	
	Workshop participant	"Parties" such as the beach festival; alcohol allowed/Main Street and/or Promenade	Comment noted.	11/17/10 workshop	
	Workshop participant	Westside Farmer's Market	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
	Workshop participant	Beachfront fireworks on the 4th of July	Outside project area.	11/17/10 workshop	
	Workshop participant	Bicycle event	Comment noted.	11/17/10 workshop	
	Workshop participant	Center for family reunions "Family Day"	Comment noted.	11/17/10 workshop	
	Workshop participant	Neighborhood bike rides up to Ojai or Foster Park for the kids	Comment noted.	11/17/10 workshop	
	Workshop participant	Street performers	Comment noted.	11/17/10 workshop	
	Workshop participant	A theater possibly a black box? With a courtyard. Plays of any culture or language can be performed simultaneous translation can be provided.	Comment noted.	11/17/10 workshop	
	Workshop participant	Multi-cultural festival. Places where our youth can express their culture. Return the holiday street fair and have 2 street fairs.	Dia de los Muertos festival currently supported by City grant.	11/17/10 workshop	
	Workshop participant	Cultural events – Native American events, i.e. art shows, film festivals, native American heritage month (Nov.) recognition, annual powwow, more public awareness of Chumash culture contributions in Ventura city. Yes, Yes	Comment noted. Dia de los Muertos festival includes Native American ceremony.	11/17/10 workshop	
	Workshop participant	Our youth need a place to express themselves in a creative productive way. A coffee house, with sound/music permits, art, lots of input from youth and others.	Coffee houses are permitted per the *Development Code.*	11/17/10 workshop	
	Workshop participant	Multi-cultural street fair, 4th of July celebration with car show (similar to fillmore.)	Comment noted.	11/17/10 workshop	
	Workshop participant	Outdoor movies, concerts etc.	Comment noted.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Community performing arts-theater, more concerts i.e. Santa Barbara bowl, classical music; jazz, etc.	Comment noted.	11/17/10 workshop	
	Workshop participant	Farmer's Market @ EP Foster school during weekday, spring/summer/fall	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
	Workshop participant	Dia de Las Muertas parade like we used to have in the 90's	Dia de los Muertos festival currently supported by City grant.	11/17/10 workshop	
	Workshop participant	Chalk Festival	Comment noted.	11/17/10 workshop	
	Workshop participant	Film Production	Comment noted.	11/17/10 workshop	
	Workshop participant	Summer Artwalk	Comment noted.	11/17/10 workshop	
	Workshop participant	Drive in movie theater or a movie theater outdoor like movie night every week	Comment noted.	11/17/10 workshop	
	Workshop participant	Weekly farmers market @ Kellog & Avenue	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
	#14 SM Comment	Encourage our residents to produce more backyard produce. Need a Farmers Mkt (on a diff. Days than the downtown Farmer's Mkt) so that Westside residents can gather and buy/sell/trade that backyard produce. Something that would make it easier for Westside residents to have access to fresh local food.	Outdoor and farmer's markets as allowed per citywide regulation	1/13/11 Survey Monkey	5C-R
	#17 SM Comment	Bell Arts, WAV, and Green Art People have brought some great diversity and community events to the area.	Comment noted.	1/24/11 Survy Mnky	5C-R
	Meeting Notes	*Improvement in the Avenue* : Teen centers with dances; place to hang out; swimming pool for children; more community youth center/program B & G clubs	Westpark Community Center will remain primary large city facility for activity programming. Long rang plans for pool at Harry Lyon park	11/10/10 WSG	P39
Historic preservation					
	Workshop participant	Ensure that any Chumash sites are protected and preserved as this development project encounters them.	Per state and citywide regulations.	11/17/10 workshop	
	Workshop participant	I think my house was first built on Barry Drive (address provided).	Comment noted.	11/17/10 workshop	
	Workshop participant	Come see my house built in 1928! (address provided)	Comment noted.	11/17/10 workshop	
	Workshop participant	Ok, what's up with our alleged neighborhood watch (Simpson). Never hear, see, smell them -- more feedback. Changes to volunteer-- a newspaper, police blotter recognition, more visible!	Comment noted.	11/17/10 workshop	
	Workshop participant	Preservation & enhancement of current cultural icons – family businesses, Mexican restaurants, shops, groceries. Do not lose the flavor of the Avenue by overwhelming w/redevelopment, (ie. do not lose cultural elements similar to the Top Hat.)	Comment noted.	11/17/10 workshop	
	Rob Corley	page 53 - The Plan needs to be updated with respect to the Historic Resources Survey. Specific Action statements need to be prepared to be included in the next draft of the Plan.	*Community Plan* includes one additional proposed Historic Preservation area. *Development Code* addresses Building Mass in three additional areas of sensitive historic neighborhood context.	11/27/10 letter	P18
	Rob Corley	The Shopfront Overlay exists along Ventura Avenue adjacent to the entrance to almost every historic tract and proposed conservation area. Modern style needs to be appropriately tempered to avoid clashing with their residential neighbors on these historic streets.	This will be a function of design review during development proposals.	11/27/10 letter	P18
	#1 SM Comment	We should preserve historic buildings and neighborhoods - both residential and commercial - on Ventura Avenue and side streets - and encourage renovation and reuse of properties and the establishment and maintenance of conservation and historic district.	*Community Plan* includes one additional proposed Historic Preservation area. *Development Code* addresses Building Mass in three additional areas of sensitive historic neighborhood context.	1/4/11 Survey Monkey	5C-R
	Slyvi Eide	Preserve neighborhood with historical houses -- Many building permits granted for building 2nd home on properties that don't have any consideration for the architecture of the existing homes that's there. These new homes are just becoming ugly square two-stories boxes. These "boxes" don't fit in with the smaller original houses and the architecture should be nicer. Protect privacy for neighbors.	*Community Plan* includes one additional proposed Historic Preservation area. *Development Code* addresses Building Mass in three additional areas of sensitive neighborhood context. Architectural review will occur at the level of Design Review during project proposal phases.	1/31/11 Email	P31

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Meeting Notes	*What we like about the Avenue*: Unique & Historical (homes -- Simpson Track); bungalow houses; . *Improvements*: Restore and fix up old buildings; no sprawl/development	Comment noted.	11/10/2010 WNG	P39
	Public Comments	There are lot of conflicts between General Plan Corridor and Historic Preservation policies. Proposed development in the Stanley Avenue area includes streets and alleys. There is an accumulation of lots and historical attributes. Last 10 years worth of plans would be discarded.	*Community Plan* includes one additional proposed Historic Preservation area. *Development Code* addresses Building Mass in three additional areas of sensitive historic neighborhood context.	11/29/2010 HPC Meeting	P42
	HPC comments & questions	Out of the potential 86 historic sites, how many would be classified as industrial? What is a conservation district?	Additional Historic Resources Survey of industrial sites is being conducted.	11/29/2010 HPC Meeting	P42
General/Maps and graphics					
	Claudia Armann	Shrink the Plan area to reflect Council decision on Jan. 24.	Done	No date, letter	P17
	Workshop participant	NO We said no 15 years ago we still say no	Comment noted.	11/17/10 workshop	
	Diane Underhill	What does "Existing Community" mean on pg. 15 map of preliminary draft plan? Why is Bonsall property adjacent to Hwy 33 labeled as such?	N/A	Public comment	P6
	Diane Underhill	Prelimininary design concept map - is it possible to make river bed a darker color so that the pink overlay does not obliterate the river's natural course?	N/A	Public comment	P6
	Diane Underhill	Pg. 29 of preliminary draft - Why is industrial zoned land being converted to residential uses if job enhancement is primary goal?	2006 Economic strategy identified alternate use for some sites.	Public comment	P6
	Kim Prillhart	Pg. 12-15. Canada Larga maps on pages 12, 22, 32 are internally inconsistent and confusing. The area is labeled as proposed expansion area, development opportunity site, and sphere of influence amendmnet area. Text should provide clarity.	N/A	12/22/10, letter	P14
	Kim Prillhart	Pgs 14-15 maps show existing land uses but no maps show proposed land uses. Regulating plan in Development Code does not indicate land use changes for Bonsall properties.	N/A	12/22/10, letter	P14
	Kim Prillhart	Regulating plan is confusing. Type is too small to read. Colors are indistinguishable. Some land use areas are not labeled. 50 acre Bonsall property has no explanation of proposed regulations.	Revised colors. Bonsall excluded from project area.		
	Claudia Armann	Include a copy of Flood Plain ordinance and any relevant fire prevention ordinances in an appendix to the Plan, so residents don't have to hunt for this crucial document on the web site.	Flood Plain regulations are available at City Hall; not necessary to include in chapter of the General Plan	No date, letter	P17
	Claudia Armann	Can you please provide a more detailed map of the Flood Zones? Magnify by 100 percent and identify key catalyst sites on this map. (Mr. Bonsall has some very detailed flood zone maps that help visually differentiate the two flood plains: Ventura River & Canada Larga Creek.) It's been a real struggle to use this map and the flooding issues are significant.	*N/A*	No date, letter	P17
	Claudia Armann	Please be sure that all map information, including Regulating Plan map, is provided for the Canada Larga parcel considered for inclusion. Please identify the area where the homes are likely to be built and the land to be left as open space. Can you designate a zoning type for Canada Larga Valley so it is protected by Ventura City SOAR if annexed to City?	*N/A*	No date, letter	P17
	Claudia Armann	Having the red line for 33 Highway on every map is very helpful. Can you please do the same for the Ventura River, indicating it in bright navy in every map?	*N/A*	No date, letter	P17
	Claudia Armann	The large Urban Design Plan map only indicates one very remote "potential park" in North Avenue. Can you please show other large parcels that could be considered for parkspace in order to satisfy park acreage standards?	*N/A*	No date, letter	P17
	Claudia Armann	The proposed extension of Flora Drive goes right through an orchard. This is inappropriate, unnecessary, and sprawl-inducing. Please remove this street extension from the map. Extensions of Floral and Norway are also proposed to go right through a horse pasture to Canada Larga Road. Please remove these street extensions. This is the countryside and the gorgeous parcel of land between Canada Larga and Spring should be designated as T2 rather than T. 3.5 because it's a horse pasture.	N/A	No date, letter	P17
	Claudia Armann	The term "Westside Boundary" on the maps is confusing. Do you mean "Westside Plan Boundary?" In other places, like the Regulating Map, "Westside" refers to just land in city limits. Is Bonsall Addition part of North Avenue or 800-acre Canada Larga parcel – can this be clarified somewhere? Is it not part of the "Westside Boundary" because it's outside SOI?	N/A	No date, letter	P17
	Claudia Armann	Given that the Council's Jan. 24 decision was to focus on existing Westside in city boundaries, it would be best to identify and distinguish what is meant by "Westside,""North Avenue" and "Canada Larga." You do use such distinctions on the Regulating Plan map, but there should be consistency throughout.	N/A	No date, letter	P17
	Claudia Armann	For the Bus Route map, also include Route 6.	Revised	No date, letter	P17, P55
	Claudia Armann	On the Regulating Plan map for North Avenue, did you mean for the shopfront overlay to cover Parks/Open Space area along river? The T5.5 designation at the entrance to Canada Larga Road is inappropriate and not mindful of the Transect model given that this site is at the gateway to rural (T2) and natural zones (T1). Please reduce the intensity here.	N/A	No date, letter	P17

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Rob Corley	pg 5 - Footnote 5. refers to the Westside Economic Development Strategy, October 2005. The cover of this document says it was adopted October 25, 2006. Is the 2005 Strategy the same as the adopted 2006 strategy?	Revised	11/27/10, letter	P18
	Rob Corley	Pg. 5 - Please clarify what is meant by the statement "Additionally, this document contains previously adopted action items...This language has been included for reference purposes and will be omitted in the final adopted document." Most of these Actions come from the 2005 Economic study and 2002 Westside Revitalization Plan. Both documents are now out of date and should be ratified by the City Council before directing actions in this Plan.	Prior document contained General Plan policies for reference which have been removed.	11/27/10, letter	P18
	Rob Corley	Pg. 9 "Westside Community Plan" is no longer appropriate for this Plan if North Avenue, Upper North Avenue, and Canada Larga are to be included. The Plan name should accurately describe the physical area to be discussed.	*N/A*	11/27/10, letter	P18
	Rob Corley	Pg. 9 - Please identify the document or City Council action that formally adopted or established the community vision presented in this section . A review of the record finds multiple documents with often conflicting visions. This is a serious problem with the plan and needs to be clarified as there does not appear to be a single unifying vision for the Plan.	The *Community Plan* includes several prior planning efforts over time which have been subject to current community review since November 2010.	11/27/10, letter	P18
	Rob Corley	Pg. 9 The history statement needs to be expanded to include events of the past 40 years including the shift in population to a center of the City's Mexican/Latino community with its large Spanish-speaking population. Opening of Brooks and the emergence of the arts community is not mentioned.	Those characteristics define its current condition; section is meant to address it's development history and context of the built environment.	11/27/10, letter	P18
	Rob Corley	Pg. 10 - The section "Context and Character" should be labeled as "Built Environment Context and Character".	Revised	11/27/10 letter	P18
	Rob Corley	Pg. 10 - Please identify the "several mixed-use development proposals" or modify this statement. A small percentage of buildings in the Westside are mixed use.	As stated, it pertains to proposes development applications; some which have since been approved.	11/27/10 letter	P18
	Rob Corley	Pg. 10 - Description of the North Avenue should more completely describe the businesses and buildings that exist. There is no mention of active (i.e., producing) oil well fields in the North Avenue area.	N/A	11/27/10 letter	P18
	Rob Corley	Pg. 10 - Please clarify if the "northernmost portion of the North Avenue area" is the same as the Upper North Avenue that was considered for inclusion in the 2005 General Plan.	N/A	11/27/10 letter	P18
	Rob Corley	Pg. 10 - The last sentence on page 10 does not make sense due to an editing error or typo. If it is the intent of the end of that sentence to say that annexation of North Avenue is necessary for the Westside to be prosperous and well designed, then that statement needs to be revised or backed by an economic study more recent than 2005.	N/A	11/27/10 letter	P18
	Rob Corley	Pg. 11 - Simpson Tract GP designation of high density conflicts with historic designation. Plan should reconcile policy differences.	Simpson tract designation was considered during adoption of the General Plan. However, Code proposes lower height than would ultimately be allowed to meet maximum density requirements of the General Plan.	11/27/10 letter	P18
	Rob Corley	Pg. 13 - The Canada Larga map is very inadequate to inform the public of what and where changes may occur. This map needs to be replaced with a better map that includes identifiable physical features that will allow citizens and decision makers to orient themselves to the area proposed for development and/or preservation.	*N/A*	11/27/10 letter	P18
	Rob Corley	page 27 - The Plan should describe when and how the Urban Design Plan was created.	Addressed in Plan Preparation Process section and updated per current public outreach effort.	11/27/10 letter	P18
	Rob Corley	Pg. 27 The "Pedestrian Core" symbol appears to be at the intersection of Ventura Avenue and Barry Drive rather than Shoshone Street.	Urban Design Plan is revised	11/27/10 letter	P18
	Rob Corley	Pg. 27 - The diagram shows "Pedestrian Core" areas from Park Row Avenue to Ramona and Warner to Lewis. On page 30 Action 12.3.1 refers to "Major Activity Areas" and 12.3.3 refers to "1/4 mile Pedestrian Development Areas". Please align the terminology and define in text what is meant by each. The markings on the Urban Design Plan should be adjusted if needed.	Urban design nodes correlate to Shop front Overlay in the *Development Code.*	11/27/10 letter	P18
	Rob Corley	Pg. 27 - The "Major Activity Area" includes mostly T4.11/Shopfront Overlay designation in the regulating plan. The Plan should explain and support differentiation of pedestrian zones from the rest of the Avenue, yet there seems to be a mix of similar T4.11, T5.5 and SD (MXD) along the entire segment from Park Row to Stanley.	Shop front is mechanism used to drive retail activity centers along the Avenue. It is not contiguous from Park Row to Stanley. Parcels without Shop front Overlay are permitted residential uses on the ground floor.	11/27/10 letter	P18
	Rob Corley	Comparing page 27 to page 30 shows T5.5 (Urban Center Zone) surrounding the intersection of Ramona and Ventura Avenue, yet this is not listed as part of the "pedestrian core". This should be reconciled.	Revised	11/27/10 letter	P18
	Rob Corley	Please note that the designated Simpson Tract, the Lewis-Vince area, and the proposed West Mission, El Medio and Barry Drive Conservation Areas all abut these pedestrian core areas that call for higher buildings, new alleys and more density that may conflict with the identified historic neighborhoods that are immediately adjacent. Action 12.3.4 supports this approach yet the Regulating Plan and Urban Design Plan do not.	Building Mass context overlay added to address neighborhood context areas.	11/27/10 letter	P18

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Rob Corley	Parking, improvements and other improvements to enable a pedestrian zone are needed yet are not shown. Higher density alone will not create a pedestrian Core area.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10 letter	P18
	Shull Bonsall	Pg. 9 - Subheading Setting: WCP area should be modified from 2000 acres to "approx. 2800 acres" to include applicable portion of the Bonsall Fwy and Canada Larga Valley. 1st Paragraph under Setting should be modified to include: "Hwy 33 and/or Ventura River to the west ..., and Canet Road and the Canada Large Valley on the North.	N/A	1/27/11 letter	P21
	Shull Bonsall	Pg. 10 - Modify end of 1st sentence as follows, "…and also includes the Brooks Institute of Photography, the abandoned and blighted USA Petrochem Plant, two suburban style residential neighborhoods, the Bonsall Freeway Property, and Canada Larga Valley." Also there is no mention of existing municipal/public services uses (water treatment plant, OVSD)	N/A	1/27/11 letter	P21
	Shull Bonsall	Pg. 11 Subheading *Plan Preparation Process* - appears that Westside ED strategy was prepared in 2006, not 2005.	Revised	1/27/11 letter	P21
	Shull Bonsall	Pg. 12, 14 Westside Planning Area/Westside Boundary Map Exhibit - Clarify exhibit title (for internal consistency) and revise terminology for Bonsall Addition to Bonsall Freeway Property. This 120 acre property, located on both sides of Hwy 33, was approved by City Council for inclusion in the City's SOI in 2007.	Comment noted. Standard planning terminology to delineate the boundary of a 'project area'.	1/27/11 letter	P21
	Shull Bonsall	Pg. 13 Canada Larga Boundary Map Exhibit - Clarify exhibit title and revise terminology for Proposed Canada Larga Addition to Canada Larga Valley. Amend note as follows: "…Incld the eastern 680 acre portion of Canada Larga within the Westside & North Avenue Community Plan for Annexation. Consider fewer than 100 housing sites w/in the 680 acres with a significant % dedicated to riparian and open space preservation, and stormwater management. Consider permanent wildlife and open space preservation w/in the adjoining 2000 acres to the south, w/ public access components such as equestrian, biking and hiking trail uses, to remain w/in the City of Ventura's planning boundary, not for annexation.	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 14 - Westside Gen. Plan Land Use map - Existing City Designation exhibit: Clarify exhibit title and revise terminology for Bonsall Addition to Bonsall Freeway Property. Adjust boundary shading for Bonsall property west of Hwy 33 to ensure accurate reflection of delineation between Industry and Parks and Open Spaces areas, to reflect corrections previously adopted.	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 15 - Canada Larga Land Use Map Existing County Designations: Clarify exhibit title and revise terminology for *Proposed Canada Larga Addition to Canada Larga Valley*. Amend note on map per comments for page 13.	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 57 - Note #5: revise 2005 to 2006.	Revised	1/27/11 letter	P21
	Survey Monkey	Grew up in Ventura, currently live in Mid-town. Strongly desire to see more positive changes specifically through redevelopment, public transportation system, increased bicycle systems and pedestrian corridors. The Avenue is the section of our community most ripe for these changes. For public transportation; for revitalized living spaces and places of commerce; and for people to become more relationally healthy with their families, neighbors and broader community/civic responsibility.	Comment noted.	1/4/2011	5C-N
	Survey Monkey	I work and shop there and my input counts as a resident in this city.	Comment noted.	1/12/2011	5C-N
	CAUSE	*Public Investment* - prioritze investment of public funds to develop a community pool, more parks, and open space, and schools in the existing neighborhood. Maintain public funds such as those derived from redevelopment w/in the existing city limit. Provide incentives for property and business owners to upgrade signage and facade improvements. Find alternative startegies to fund community pool such as prioritizing redevelopment funds, creating a community giving campaign, and applying for foundation grants to fund construction.	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function; *Development Code* calls for enhanced streetscape elements.	2/2/11 Email	P28
	CAUSE	*Public Participation* - there have been very few real opportunities for the Spanish speaking community members to have a meaningful participation in the process. Community workshops have been held primarily in english w/ spanish language ppt w/ little information and no translation of the verbal presentation -- discouraging many spanish speakers from actively participating in making comments, providing suggestions, & adding their vision to this important plan. We know that the public input will be considered but Spanish speakers have been unable to, first of all, understand the plan & its process thus have no real opportunity to impact their comm. plan. Much effort has been made by staff to engage this particular comm. in this process as they are a large portion of the residents inthe Westside neighborhood; however, we encourage the City of Vta to alter its strategy to engage Spanish speakers. We invite the City to work in collaboration w/ CAUSE in developing new strategies to meaningfully engage this demographic of the comm. in the	Ongoing special sessions scheduled with CAUSE at their request and planned by them in collaboration with VCCOOL to provide special focus to community members to whom they provided outreach and translation. Further translation efforts underway in partnership with CAUSE.	2/2/11 Email	P28
	Mike Barton	Westside is a very unique place. We have the river area splitting the valley w/ mountains on both sides. We are bordered w/ ocean on one end & gateway to the Ojai Valley on the other. I gues the 1st settlers in the area liked the valley as well. Water & flatland must have looked inviting! What an opportunity to provide some recreation opportunities and open space.	Comment noted.	12/8/10 Email	P33
	Meeting Notes	*What we like about the Avenue*: Welcoming community; People are diverse; Close-nit community; Non pretentious; Unique character/people, nice and friendly; See people improve (Kemper home) themselves through rehab; Poor and working people can live here (working class); Taylor ranch, playing with friends, small neighbors close by. *Improvements*: Neighborhood Volunteer Program	Comment noted.	11/101/10 Westside Neighborho'd Gathering	P39
	Public Comments	Concept of conservation district is very new. There is a big difference between designated district & identified districts Context statement in the historic survey should be far more Avenue Specific, it contains too much about downtown. Could consider a thematic approach to Industrial District. Proceed w/ any analysis relating to industrial or conservation areas.	Comment noted. Further historic resources survey regarding industrial district is underway	11/29/2010 HPC Mtg. Minutes	P42

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	HPC comments & questions	Will the Community Plan include design recommendations? Ideally we would like to be able to see design guidelines. What is the role in the plan for the mobile home special district?	Design and architectural guidelines are outside the current scope of the project.	11/29/2010 HPC Mtg. Minutes	P42
	HPC comments & questions	The simpler it is made, the easier it is for everyone. Address the Shop front overlay designation for adjacent issues and provide previous industrial district memo from consultant. There are concerns that character and distinctiveness will be lost if the Preliminary Draft Plan/Code is adopted as is.	Building Mass overlay added to address neighborhood context areas. Further historic resources survey regarding industrial district is underway.	01/19/2011 HPC Mtg. Minutes	P43
	Jim Hines, City of Ojai Hillside Preservation	talked about the detrimental consequences of the City of Ventura's Westside Community Plan if approved & asked for the City Council to take a strong opposition against the proposal.	Comment noted. Standard planning terminology to delineate the boundary of a 'project area'.	01/25/2011 City of Ojai Council Mtg. Minutes	P45
	Council member Blatz	Asked the Council to consider preparing a resolution taking an extremely strong stand in opposition to any westside development.	Comment noted.	01/25/2011 City of Ojai Council Mtg. Minutes	P45
	DRC comments	Possible option of storefront or park space on Industrial zoned properpties along the Avenue; Limit the density; Parking Issue -- less parking is okay but be realistic; Parking in the corridor should be taking care of without spilling into the neighbor; Make sure it is real and it stays the Westside. Format needs to be the same; Create easement or private alleys to facilitate some flexibility developing narrow lots; Test the design by going through the local AIA.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	01/26/2011 DRC Mtg. Minutes	P46
	Parks & Recreation Commission comments	Commission comments are focused only on the draft Plan & Code for the lower Avenue "Westside" Plng area & not N. Avenue area or Canda Larga canyon area based upon Council's 1/24/11 direction to reduce the Plan & Code w/in the existing city incorporated area. If Council were to direct these areas be pulled back into the Plan & Code, or part of a separate plng process, the Commission seeks opportunity to comment on draft plng documents. Community Plan "vision statement" lacks mention of parks as an important and desirable objective for the Westside community and physical aspects parks provide in quality of life.	*Community Plan* Vision Statement is revised	02/16/2011 PRC Mtg. Minutes	P48
	OVSD Board Member Correa	Noted that the draft documents do not acknowledge the existence of the District's wastewater treatment plant in the area. He also raised the question of how the formation of a redevelopment district in the Ventura Avenue area would affect the portion of the 1% property tax the District receives. He reviewed 4 concerns he drafted about the draft Plan & Code *(see ID #P9).*	N/A	01/10/2011 OVSD Special Mtg. Minutes	P49
	Kathy Bremer	Ventura prides itself on being "different" from the other communities in the county & rightfully so. Without continued discipline to maintain our differences, Vta risks becoming another homogenized town like the rest in Southern CA w/ local businesses chased out in exchange for national chains. Vta's survival depends to some extend on tourism. If we allow our community to devolve intot he same cookie-cutter make-up of every other community in Southern CA, there will be no unique attraction to visit & tourism will dry up.	Comment noted.	11/17/10 Westside Community Workshop	P53
	Kathy Bremer	Urge to focus on enhancement & preservation of the wonderful features & unique character of the Avenue & recognize it as the asset of the community. Areas need preservation: Vta. River, Canada Larga Valley, charming cultural ambiance of the Ave. Resist the temptation to grab what apper to be easy tax dollars today in exchange for loss of cultural resources & the inevitable crash down the road.	Historic preservation and context included as policies of Plan and Code.	11/17/10 Westside Community Workshop	P53
	Steve Perlman	New Urban Ventura hereby formally request the City in the Westside Regulating Plan and Code include as appropriate not only the alley portion of the De Anza Courts project approved Tentative Tract Map, but also the streets of the Approved Tentative Tract Map, especially including De Anza Street extended from Ventura Avenue on the east to the VUSD site to the west as the Draft Regulating Plan designated Free Flow Street (Section 24W.206.024C, page 110). We believe that granting this request would show the Westside Community a true conviction to compliance with City Council directives in the 2005 General Plan and both approval of HAP-16 and the approved De Anza Courts project.	Final Map recording is required before public improvements such as street network would be illustrated on the Regulating Plan. This request is premature.	12/08/10 Email	P54
Zoning					
	Workshop participant	Streamlines and simplify the process for starting a small business. Allow for “in-home” business.	Live/work would have some provisions for 'in home' work.	11/17/10 workshop	
	Workshop participant	Change zoning-no heavy industrial-that can go in other places in city. Relocate existing ones on the Avenue. Add an art mecca-outdoor cultural spaces, more restaurants.	Plan provides for retention of existing industrial along Olive, below Stanley and above Shoshone.	11/17/10 workshop	
	Workshop participant	USA Petroleum, Medium density, residential next to river – enhance across to river, T5.5 too urban, also property has been zoned industrial for 30 years - no demand	*N/A*	11/17/10 workshop	
	Workshop participant	Livestock Animals needs to still allow 4H Program to permit them with a Director’s Permit. Also received comment to allow chickens by right.	Urban agricultural subject to citywide standard.	11/17/10 workshop	

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Workshop participant	Auto repair shops should be allowed along the Ventura, also received comments that auto shops should move to industrial areas.	Auto related uses removed from proposed *Development Code*	11/17/10 workshop	
	Workshop participant	Parking is a problem in neighborhoods; too many cars per household, converted garages, parking in the front yard. Do not decrease parking standards and consider increasing them.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
	Workshop participant	Beware of incompatible uses in MXD zones across from Dakota	T5.5 zone allows for mix of uses that can provide a step-down buffer between residential development from industrial uses.	11/17/10 workshop	
	Workshop participant	We do not want to encourage adjacent incompatible uses	Comment noted.	11/17/10 workshop	
	Diane Underhill	Agricultural designations cannot be changed to POS on Regulating Plan because of SOAR restrictions.	N/A	Comment No date, letter	P2
	Diane Underhill	Regulating Plan POS and T2 colors are indistinguishable from each other	N/A	Comment No date, letter	P17
	Claudia Armann	Page 2, #D, add “river, meadows, creeks”	N/A	Comment No date, letter	P17
	Claudia Armann	Page 3, don’t prohibit backyard chickens.	Subject to citywide regulation	Comment No date, letter	P17
	Claudia Armann	On page 7, can you provide any information about the percentage of buildings that are nonconforming so we understand how significant of a problem these codes might be for building owners? Might reaching compliance with the new code discourage building improvements?	Individual lot by lot building conformity analysis is not available information and outside the scope of this project study.	Comment No date, letter	P17
	Claudia Armann	Page 29: One of the goals referenced speaks about providing higher densities to reduce expansion into farmland and open space. Please acknowledge that growth into Canada Larga would violate this goal.	*N/A*	Comment No date, letter	P17
	Claudia Armann	Page 57, produce sales are only allowed in T2. Please allow produce sales everywhere. Produce is healthy and should be readily accessible. In many of the Latino neighborhoods of San Diego, produce and flower stands are found on street corners, parking lots, etc. This should be encouraged.	Subject to citywide regulation	Comment No date, letter	P17
	Claudia Armann	I’m not sure if the Land Use Tables address food trucks, but these should be permitted as they are much beloved by residents.	Subject to citywide regulation regarding parking in public rights-of-way.	Comment No date, letter	P17
	Claudia Armann	Are cob houses allowed under this code? Can they be?	As required under the Building Code regulations	Comment No date, letter	P17
	Diane Underhill	800-acre Canada Larga area needs to be pre-designated on Regulating Plan for public to weigh effects	*N/A*	Comment No date, letter	P2
	Vince Daly	Revised zone area map	*N/A*	Zoning map	P10
	Vince Daly	Revised zone limits	*N/A*	Zoning map	P11
	Vince Daly	Propose to reserve 6 acres for campus use	*N/A*	No date, letter	P12
	Vince Daly	Request southern boundary of SID to be moved further south to include T5.5 designation to compensate for additional UD acreage; still provides 13 acres for eco-park	*N/A*	No date, letter	P12
	Vince Daly	Retain a portion of bike path along river for development	*N/A*	No date, letter	P12
	Kim Prillhart	SD in floodway is contradiction to "our natural" and "our healthy and safe" policies. Property is part of wastewater treatement plant and should be as restrictive as private property.	*N/A*	12/22/10 No date, letter	P14
	Kim Prillhart	56 acres btwn Bounds Rd and Los Cabos is designated T2. Consider infill rather than expand to Canada Larga.	*N/A*	12/22/10 No date, letter	P14
	Rob Corley	P19 The draft code is too restrictive in its allowed styles for commercial and industrial buildings, imposes requirements that are difficult to meet, and incorrectly assumes the Westside has underutilized parking and open spaces that simply do not exist.	Comment noted.	11/27/10, letter	P19
	Rob Corley	The real Westside (below Stanley Avenue) is 90%+ built out yet the Code mandates specific building characteristics that are not representative of the existing buildings.	Comment noted.	11/27/10, letter	P19
	Rob Corley	The Shopfront Overlay is virtually identical to the shopfront style required in Midtown, Downtown, and other areas. Similar commercial areas will end up competing for the same customer base. Let the Westside show its history and difference rather than mirror this one style.	Shop front Overlay has been reduced north of Stanley and Avenue intersection; plaza space is encouraged in the overlay by incentive building height increase	11/27/10, letter	P19
	Rob Corley	There is no valid reason to require each store on more than 25 blocks of Ventura Avenue to have a single style. There is no reason to mandate a minimum ceiling height of 12 feet. These two mandates are found at page 53 of the Code: "The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24W.204.080 (Shopfront & Awning), and with ceiling heights no less than 12'."	Shop front and Awning is the frontage type that typifies a retail area such as Ventura Avenue and preserves it for retail/commercial uses.	11/27/10, letter	P19

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Rob Corley	Why must every store have a similar amount of glass on its frontage? Page 68 of the Code requires that "The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the first floor wall area, …"	High degree of visibility ensures safer environment for pedestrians rather than dead wall space; and visibility for retailers.	11/27/10, letter	P19
	Rob Corley	Flex-Shed is the only explicitly allowed industrial building type in the Special Industrial District #1 (SD1) areas. (Live-Work and Commercial Blocks also are allowed but are not Industrial buildings.) These must use the Stoop, Forecourt, Light Court, Shopfront & Awning, and Gallery frontages. (Code page 42). What is the justification for limiting new and renovated industrial buildings to these non-typical frontages?	Objective is to provide a specific building form along street frontage to help activate the street while screening the industrial use	11/27/10, letter	P19
	Rob Corley	Buildings in the MXD Overlay area must use the shopfront or gallery building type (Code page 54). Again, why this limitation on industrial uses if the goal of the Plan is to promote job growth? MXD "Identifies frontage areas along Ventura Ave with an Industry General Plan designation and underlying Special District Industrial zone that intended to promote a more urban building frontage and mix of uses, while allowing industrial uses."	This regulates form rather than use abutting the public realm and provides a more friendly urban form to the street.	11/27/10, letter	P19
	Rob Corley	The Code requires that a <u>single household</u> to occupy both the residential and business portions of the Live-Work building (Code, page 90). There is no need for this requirement and it will severely limit interest in this building type. Page 7 of the code says the only time an existing building may be remodeled without a complete upgrade to meet the new Code and Shopfront Overlay is when changes are required for public health or safety. This means nonconforming buildings will be forced to rebuild to meet the detailed new code, which adds cost and discourages upgrades.	Comment noted.	11/27/10, letter	P19
	Rob Corley	I understand that Warrants and Exceptions are allowed for certain items. These should be rarely used if a code is properly balanced to the need of the area it is regulating.	Comment noted.	11/27/10, letter	P19
	Rob Corley	Plan for alleys will affect existing buildings and neighborhoods. Are alleys really needed if they can't be continuous?	Alleys are meant to weave together the grid and provide access and service alternatives to Ventura Ave. where they are included in parcel redevelopment proposals.	11/27/10, letter	P19
	Rob Corley	Page 7 of the Code bans backyard chickens except in the rural areas. Historic Overlay areas appear to include building frontages on Ventura Avenue, but the styles demanded for the frontages are inconsistent with the adjacent historic streets, for example at the Lewis-Vince and El Medio historic/conservation areas (page 53).	Citywide regulations on chickens is currently under consideration	11/27/10, letter	P19
	Rob Corley	The Plan and Code encourage higher density projects, including mixed use commercial/residential projects along Ventura Avenue. However, adjacent residential areas largely are short on parking now and have no "surplus" to share with the commercial properties.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10, letter	P19
	Rob Corley	T4.11 and T5.5 both require one space per 500 square feet of gross floor area (page 39 and 41). SD1 requires one space per 300 square feet of gross floor area (page 43). This seems to mean that a 1,500 square foot restaurant would have to provide three parking spaces. To promote a successful commercial and art area requires more parking that does not exist. This is a complex issue but goes to the economic viability of this entire plan and ability of the Code to create a desired outcome.	Future parking study and refined *Development Code* in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10, letter	P19
	Rob Corley	Reconsider the requirement that medical/dental offices be located at the rear or upstairs in T5.5 zones (see page 58, note 1). This is unnecessary and is inconvenient to the patients and their families.	*Development Code* Land Use Table is revised to delete this requirement	11/27/10, letter	P19
	Rob Corley	Please review the allowable heights and setbacks in the T3.5 and T3.6 zones to ensure that tall buildings at the rear of lots on blocks <u>adjacent</u> to historic districts and conservation areas do not shadow or visually encroach upon the historic streets. Shadows tend to fall from south to north, making this issue particularly sensitive on streets to the south of the historic districts and conservation areas: Franklin Lane, Kellogg Street, and Park Row Avenue.	Building Mass overlay and Design Review at time of project proposal.	11/27/10, letter	P19
	Gordon P. Miller	T4 designation would be more appropate than T3.6. Emphasized when comparing the site plan example drawings for t3 and t4 (shown in WCP on page 27) with the attached arial photo for Kellogg Street and the surrounding neighborhood.	Comment noted.	1/26/11, letter	P31
	Gordon P. Miller	P31 General plan land use designaitons for property, along with all other properties fronting the south side of Kellogg street and property directly across the street fronting the north side of kellogg street is neighbrohood high (21 acre). The remaining properties that front the north side of kellogg street (ie east of Cameron street) have designation of neighborhood medium. t4 cirtainly seems to be more compatible with these general land use designations. at the very least in order to achive the residential densities specified in the GP, the kellogg street properties must be assinged a zoning designations that allows attached multi-fam housing and building heights of up to 3 stories	Partial redesignation to T4.11	1/26/11, letter	P31

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Gordon P. Miller	P34-37 difficult to comment further on the specifics of the proposed westside development code, because the devel standards listed on p34-37 are both confusing and inconsistent. for example pages 34 and 35 appear to provide standards for the neighborhood general zone t3.5 but sections b.2 d and e on those pages refer to the t.3.3 zone which does not appear to be part of wdc at all. pages 36 and 37 may in fact represent standards for the t3.6 zone which is stated about is currently assigned to the kellog street properties but that section heading also refers to neighborhood general 5 instead of 6 and sections b.2, d, and e on those pages refer to the t3.5 zone instead of t3.6.	Revised	1/26/11, letter	P31
	Gordon P. Miller	P57-58 land use table on wdc provides the allowed land uses and permit requirements for each zone includes column for t3.4 which is not included in the wdc, but none for t3.6 which is. because of the above it is impossible to understand or substantively comment on the proposed development standards, allowable land uses, and permit requirements that will effect our kellog street property, and those of our kellogg street neighbors.	Revised	1/26/11, letter	P31
	Gordon P. Miller	the above notwithstanding, i would like to note that the building placement diagrams and parking placement diagrams in the wdc are limited to examples that have alleys at the rear. it woud be helpful to show diagrams showing non-alley conditions. additionally it would be helpful if the allowable building type tables provided for lot widths of up to 200 feet. these tables currently show allowable building types for 150ft.	*Development Code* - Building Placement remains the same, the only adjustment with or without alleys is the rear yard setback	1/26/11, letter	P31
	Gordon P. Miller	critical importance that attached multi unit dwellings be allowed as permitted uses for the kellog street properties and that new development is allowed to be up to 3 stories in height. both of these standards are in conformance with our HAP-14 approval.	*Development Code* revised to T4.11	1/26/11, letter	P31
	Gordon P. Miller	finally it would be both fair and appropriate for the wdc to provide that for a reasonable time period after its formal adoption residential projects with a valid hap approval would be allowed to proceed through the entitlement review and approval process with the hap approved design and without the need for a formal warrant or exception as defined in the wdc even if such design is not in full conformance with the newly adopted standards and requirements of the wdc. similarly, the wdc should provide that any development project which is currently in the formal planning review and approval process as avidence by a “deemed complete” application in the formal planning review and approval process (as evidenced by a deemed complete application) at the time of wdc adoptions should be allowed to proceed through that process without being subject to the new wdc standartds.	The *Development Code* is revised for this site to T4.11 designation	1/26/11, letter	P31
	Shull Bonsall	Mapping error - Request SD designation to be applied to both west-of-Trail County M-2 zoned properties and adjoining two OVSD parcels to south. Only 15+- acre OS portion to the west that covers the riparian floodplain and Ventura River streambed should remain (Public Open Space) POS.	*N/A*	1/27/2011, letter	P21
	Shull Bonsall	80 +/- acre portion of the Bonsall Freeway parcel on the east side of Hwy 33, accessed by Canet Rd. and Vta. Ave. to the north and Canada Larga Rd to the south has been designated SOI Amendment Area on the Regulating Plan but has not been assigned any specific land use designation.-- Request a combination of SD & T3.6 zoning on this parcel (refer to the Westside Eco. Dev. Strategy - p. 46 for reference).	*N/A*	11/27/10, letter	P21
	Shull Bonsall	Proposal for the developable portion of Canada Larga Valley site(as shown on the attached RCL Master Plan Concept) -- be zoned T3.1 Semi Rural (1 Acre Minimum) that would support a very low density semi-rural residential development w/ max. of 99 executive and/or equestrian style homes. Specific Dev. Stds. for the proposed T3.1 -- building types be limited to Large Lot, Front & Side Yard houses w/ max. height of 2-1/2 stories. Setback should provide for ample minimum (& no max.) front, side, and rear yard setbacks. Detached single family development be classified as a Permitted Use (P).	*N/A*	11/27/10, letter	P21
	Shull Bonsall	Suggestion - Protect environmentally sensitive areas of Canada Larga be protected through conservation easement, deed restriction, etc. Allow public access for recreational purposes.	*N/A*	11/27/10, letter	P21
	VUSD	Pg. 57-58 - Land Use Table - Add "Civic" use to Table B in conformance with definition for Civic, Civic Building, and Civic Space on pg. 152. Have it be a permited use on all District owned or controlled property	Revised the *Development Code* Land Use Table to include Civic Use type and updated land use definition	1/27/11, letter	P20
	VUSD	Concern re: T4.11 designation on District's Stanley Ave. property. Will address concerns after full review of plan and code.	Designation is consistent with General Plan land use designation of Commerce	1/27/11, letter	P20
	Diane Underhill	CEQA requires at the very least, clear project parameters -- the Canada Larga parcels have not been pre-zoned and the Special District Industrial (SD) zones have a Mixed Use Development (MXD) overlay where Single and Multi-Unit Residential uses are allowed as part of mixed-use development proposals. Therefore to accurately analyze EIR, it must look at the max. level of dev. possible under the Plan w/c means: 1) SD zones must analyzed at the highest MXD level allowed., 2) The Bonsall parcels (including the Canada Larga Valley) must have definitive zoning or the EIR cannot properly identify impacts.	*N/A*	12/12/10 email	P24
	Diane Underhill	The Brooks/PetroChem sites has zoned as University Special District (UD) and Urban Center (T5.5) which "consist of higher density mixed-use building types that accommodate retail, office, rowhouse and apartment uses." Issues that go unaddressed are: 1) Both sites sit in the Ventura River floodplain; 2) Both are subject to natural river migration; and 3) The PetroChem property has industrial pollutants that have not been quantified, identified, or removed. *Placing student/faculty housing on potentially toxic land in a floodplain is simply not good planning for the public's health and welfare.*	*N/A*	12/12/10 email	P24
	Diane Underhill	Cost of Community Services (COCS) studies compare the fiscal contribution (+ or -) of existing local land uses. Regardless of w/c university conducts the research, the result have been consistent. 20 years of COCS studies shows that Ag land is similar to other Commercial and industrial lands *w/c all generate more public revenues than they receive back in public services* . On the other hand, average residential land-uses *do not cover their costs thus they must be subsidized by other communty land uses* . Converting Ag or Industrial land to residential land-uses should <u>not</u> be seen as a way to balance a local budget.	Review Preliminary Fiscal impact study as part of the April 18th Council agenda	12/12/10 email	P24

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	Aera Energy LLC	Section 24W.100.045.D.4 addresses the restriction on re-establishing a nonconforming use that has been discontinued for six months. Section 24W.100.045.E discusses terminating non-conforming uses after 5 years. Routinely, in oil field operations, wells and facilities are idled for periods of time (sometimes many years) and then restarted as oil reservoir development continues or change over time. In other cases, there may be no wells on a land parcel today, but there may be many wells on that parcel years from today as new development projects are approved and started. These proposed code sections would not be compatible with our ongoing operations and typical oil field practices. We believe it is critical for oil field operations to be explicitly described as a conforming use within the SD1 Zone District so that Aera may continue to conduct its business with all rights granted through our County CUPs.	*N/A*	1/31/11 email & letter	P26
	Aera Energy LLC	Section 24W.203 (Allowable Land Uses) The oil drilling land use listed in Table B has an additional regulation listed referring to Section 24.375 of the existing City Oil Drilling Overlay Zone. We have identified several requirements within this overlay that are of significant concern as they would be incompatible with current oil field operations, including: 1) *One drilling site per 40 acres* ; 2) *No more than 1 well drilled per 5 acres* ; 3) *All drilling must be electric* ; 4) *Only one rig operational at a time in overlay zone* ; 5) *All incidental equipment must be in buildings* ; 6) *No more than two tanks per site limited to 1000 bbl capacity* .	*N/A*	1/31/11 email & letter	P26
	Shull Bonsall	Pg. 13 - Section F.1: Add *T3.1 Semi-Rural (1 Acre Minimum)* to the list of included zones, and add *Large Lot House* to the list of excluded Building Types. (Note: See related discussion above.) Pg. 28 Section D/E: Add a new section between D and E for description of the *T3.1 Semi-Rural (1 Acre Minimum)* zone. (Note: See additional related discussion above.)	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 32 - North Avenue Community Regulating Plan: Assign land use designation for Bonsall, *Bonsall Freeway* site and *Canada Larga Valley* (per submitted exhibit) including *T3.1 Semi-Rural (1 Acre Minimum*) for the *Canada Larga Valley* site.	*N/A*	1/27/11 letter	P21
	Shull Bonsall	Pg. 33/34 - Add new section 24W.200.010 for the *T3.1 Semi-Rura (1 Acre Minimum)* zone urban standards. (Note: See related discussion above.) Pg. 42 - Section A.3: The proper building code reference should be CBC (California Building Code), not UBC (Uniform Building Code). Pg. 57/58 - Table B: Add a column for the *T3.1 Semi-rural (1 Acre Minimum)* zone allowable land use and permit requireme. (Note: See related discussion above). Pg. 167 - Definitions: Definition for Work/Live (as opposed to Live/work) is confusing.	*N/A*	1/27/11 letter	P21
	#1 SM Comment	Lanlords and property owners (and tenants?) should be required by code enforcement to keep yards and properties neat and junk-free and houses well-maintained. Multiple vehicles (autos, motorcycles, boats, etc.) should be limited per household. Code enforcement should monitor the number of people living in any one structure. Future construction should be innovative architecture and avoid mass produced and poorly constructed buildings with no character.	This subject to the City's code enforcement efforts.	1/4/11 Survey Monkey	5C-R
	#13 SM Comment	Consideration as to particular lot shape along the Avenue (narrow and deep) when updating the residential code? Many property improvements are cost-prohibitive due to the special permitting because our lot sizes & shapes here do not adapt easily to the existing codes (i.e. Director's Permit for a garage that can fit on our lots; code variance request amounting to thousand of dollars because we are subject to rear-yard setback requirements that don't account for a narrow lot & abundant side-yard).	Comment noted.	1/13/11 Survey Monkey	5C-R
	CAUSE Resident Workshop	*Renter Issues* - Restriction on structures will impact a large number of buildings in the Westside community because they do not conform to requirements in the Plan & Code. This will greatly impact the rental stock in the community and lower the number of rental units available. Redevelopment will also drive-up property values which will in turn increase rents. What can the City do to make sure that renters are not displaced from the Westside neighborhoods due to the implementation of the Westside Plan & Westside redevelopment Project Area? *Other* - Backyard Chickens	State RDA and citywide regulations mandate affordable housing criteria.	1/20/11 Email	P32
	HPC comments & questions	The development code doesn't have design guidelines. What is the role of Regulating Code special district (SD) designated properties?	Design and architectural guidelines are outside the current scope of the project.	11/29/2010 HPC Mtg. Minutes	P42
	HPC comments & questions	Take one Conservation Area neighborhood at a time and see if the Development Code applies and focus on the characteristicts of the area.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	01/19/2011 HPC Mtg. Minutes	P43
	HPC comments	*Barry Drive* Standards to consider: Height of building relative to setback (2nd story near street is inappropriate); 2nd story near rear of property should jog inward; Accessory building at 0' (not 3') from rear.	Comment noted.	01/24/2011 HPC Mtg. Minutes	P44
	HPC comments	*Mission Avenue/Warner St* . Standard to consider: Consider a 12-inch offset for 2nd story additions; No 2nd story in front 1/3 of lot; Rear 2/3rd of lot for 2nd story.	Comment noted.	02/8/2011 HPC Mtg. Minutes	P47
	HPC member Huckins	Direct staff to look at the 2nd story height and side setback in the three conservation areas and the placement of the 2nd stories on the back 2/3rd of a lot.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
	HPC member Cline	Adopt the character defining features identified previously (for Barry Drive) and to see how the Avenue properties will interface with other streets.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47

SUBJECT	COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
	HPC member Huckins	El Medio Street to have no commercial block building types allowed and that it be regulated the same as the other conservation areas, i.e., 2nd story offset; 3rd story same as 2nd story but with a greater % of offset applied uniformly to both 2nd & 3rd stories.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
	HPC member Cline	Re-adjust the conservation area boundary to remove the parcels that front the Avenue including the property on the north side of El Medio (within 150-feet from the Avenue.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
	HPC member Huckins	West Mission conservation area to exclude properties fronting Ventura Avenue except for the one conservation area contributor next to the Simpson Tract.	Building Mass Overlay added to *Development Code* to facilitate neighborhood preservation.	02/08/2011 HPC Mtg. Minutes	P47
	PRC member comments	Revise Code to allow more flexible standards for pocket parks and urban amenities.	Revised	02/8/2011 PRC Mtg. Minutes	P48
Height					
	Workshop participant	NO more the 2 stories	Comment noted.	11/17/10 workshop	
	Workshop participant	4 stories appropriate in some areas. 4 stories would garner more support if the building depicted were attractive; Ventura does not need larger, generic unattractive tan buildings.	*Development Code* allows for percentage of fourth story coverage in T4.11 and T5.5 zones	11/17/10 workshop	
	Workshop participant	Ave should be limited to 2 &3 story to preserve our mountain views N, E, & W.	Comment noted.	11/17/10 workshop	
	Workshop participant	Appropriately placed 3 &4 stories – Views are not owned, need more housing options.	Comment noted.	11/17/10 workshop	
	#1 SM Commentor	Building heights should be limited to two stories to preserve the view of three sides of the Westside "valley".	Comment noted.	1/4/11 Survey Monkey	5C-R
	CAUSE	What are characteristics of a non-conforming house/building? Describe what would trigger action from the City of a non-conforming structure.	Please refer to *Development Code* for development standards	1/31/11 Email	P32
	PC	Get feedback from community as to heights.	Comment noted.		
	PC	Include setback for new development to place it further from the street.	Development Code include required 5' setback along Ventura Avenue to widen setback to ROW.		
Hillside Management Plan Overlay					
	Diane Underhill	North Ave and Canada Larga should be included in overlay. Applicable areas should include all areas as defined by HMP, not just east of Cedar St and within 2010 city limits.	N/A	12/12/10 email	P4
	Diane Underhill	Can Hillside Management Plan be attached as an appendix?	Hillside Management Plan is included in the General Plan of which the Community Plan is an additional chapter.	Public comment	P6

ATTACHMENT H

ACTION MINUTES FOR ALL CITY ADVISORY COMMISSIONS /COMMITTEES

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CITY OF VENTURA

PARKS & RECREATION COMMISSION MINUTES

Suz Montgomery, Chair
Ed Wehan, Vice Chair
Martin Armstrong, Commissioner
Brooke Ashworth, Commissioner
Christopher L. Lopez, Commissioner
Sharon Troll, Commissioner
James White, Commissioner

Judy Devine, Community Services Manager
Ralph Deex, Acting Parks Manager

REGULAR MEETING
WEDNESDAY, February 16, 2011
501 POLI STREET, SANTA CRUZ CONFERENCE ROOM, 6:00 P.M.

ROLL CALL

Present: Chair Armstrong, Vice Chair Montgomery, Commissioners Ashworth, Lopez, White, and Wehan

Absent: Commissioner Troll

Staff Present: Ralph Deex, Acting Parks Manager; Judy Devine, Community Services Manager; Dave Ward, Community Development and Planning Manager; Thomas Mericle, Transportation & Traffic Engineer.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

None

PUBLIC COMMUNICATIONS

None

CONSENT ITEMS

1. Approval of Minutes

RECOMMENDATION: It is recommended that the Commission approve the minutes from the January 19, 2011, regular meeting.

Motion made by Commissioner Ashworth to approve the January 19, 2011, minutes as presented. Chair Armstrong seconded the motion.

The vote was as follows:

Ayes: Chair Armstrong, Vice-Chair Montgomery, Commissioners Ashworth, Lopez, White, and Wehan.

Noes: None

Absent: Troll

Abstained: None

FORMAL ITEMS

2. Westside Draft Community Plan and Development Code

RECOMMENDATION: It is recommended that the Parks and Recreation Commission initiate a discussion on the Westside Draft Community Plan and Development.

The Commission made the following comments below:

1. Commission comments are focused only on the Draft Plan and Code for the lower Avenue "Westside" Planning area and not North Avenue area or Canada Larga canyon area based upon Council's January 24th direction to reduce the Plan and Code to within the existing city incorporated area. If Council were to direct these areas be pulled back into the Plan and Code, or part of a separate planning process, the Commission seeks opportunity to comment on draft planning documents.

2. Community Plan "vision statement" lacks mention of parks as an important and desirable objective for the Westside community and physical aspects parks provide in quality of life.

3. The Community Plan should allow for more neighborhood parks and plaza spaces to be created.

4. Revise Code to allow more flexible standards for pocket parks and urban amenities.

5. Plan should maximize connections to neighborhood parks, Grant Park, Ventura River, and Ventura River trail.

6. Community Plan and Code to minimize industrial land use designations adjacent to incompatible park areas.

The following persons spoke:
Rob Corley and Carol Lindberg from VCHP

HPC
2-8-11

Chair Shaffer declared the motion passed by a voice vote of 3-0, with Member Willis and Vice Chair McLeod absent. Member Huckins abstained from the December 20, 2010 meeting minutes.

CONTINUED ITEM

2. Westside Historic Survey's Conservation Areas and Historic Context Discussion

RECOMMENDED ACTION

1. Provide Development Code recommendations to staff for the remaining conservation areas, including Warner Street and Mission Avenue.
2. Identify and list any remaining needs in the final draft Westside Historic Context & Survey Report.

Staff: Lisa Wilkinson, Associate Planner

SPEAKERS:
Staff: Jeff Lambert, Community Development Director; Dave Ward, Planning Manager; Iain Holt, Senior Planner; Lisa Wilkinson, Associate Planner
Members of Public: None

HPC members provided the following comments:

- **Mission Avenue/Warner St. Characteristics**
  - Similar to Barry Dr.
    - Materials
    - Defined yards
    - Simple massing
    - Garages in rear
    - Alcoves and porches face street
    - Low slope roofs or articulated parapets with tile
    - Single story at the street
    - Side yard entries for driveway
    - Defined front yards with delineating elements along the sidewalks (low facing, walls and landscaping hedges)
    - House proportional to lot size
  - Single story near street-what is the numerical value of the 2nd story setback?
- **Mission Avenue/ Warner St. Standards to Consider**
  - Consider a 12-inch offset for 2nd story additions
  - No 2nd story in front 1/3 of lot;
  - Rear 2/3rd of lot for 2nd story.

Member Huckins made a motion to direct staff to look at the 2nd story height and side setbacks in the three conservation areas and the placement of the 2nd stories on the back 2/3rd of a lot.

Member Cline seconded.

Chair Shaffer declared the motion carried by voice vote 3-0 with Member Willis and Vice Chair McLeod absent.

Member Cline made a minute motion to adopt the character defining features identified previously [for Barry Drive] and to see how the Avenue properties will interface with the other streets.

Member Huckins seconded.

Chair Shaffer declared the motion carried by voice vote 3-0 with Member Willis and Vice Chair McLeod absent.

El Medio Standards and Characteristics

Member Huckins made a minute motion for El Medio to have no commercial block building types allowed and that it be regulated the same as the other conservation areas. i.e. 2nd story offset; 3rd story same as 2nd story but with a greater % of offset applied uniformly to both 2nd and 3rd stories.

Member Cline seconded.

Chair Shaffer declared motion carried by voice vote 3-0 with Member Willis and Vice Chair McLeod absent.

Member Cline made the motion to re-adjust the conservation area boundary to remove the parcels that front the Avenue including the property on the north side of El Medio [within 150-feet from the Avenue].

Chair Shaffer seconded.

Chair Shaffer declared the motion carried by a voice vote of 2-1 with Member Huckins voting "No" and Member Willis and Vice Chair McLeod absent.

Member Huckins made the motion for the west Mission conservation area to exclude properties fronting Ventura Ave except for the one conservation area contributor next to the Simpson Tract.

Member Cline seconded.

Chair Shaffer declared the motion carried with a voice vote of 3-0 with Member Willis and Vice Chair McLeod absent.

Draft Westside Historic Context and Survey Report remaining needs

HPC members provided the following comments:

- Identify contributing structures and sites of oil boom, tool shops, machine shops and agriculture;
- Identify industrial contributors and possible points of interest;
- What additional information is needed to make a more definitive determination on the industrial sites?
- Determine scope of work.

Member Huckins made the motion to direct staff to have the consultant re-evaluate and update study for additional contributing sites and buildings as it relates to the personages identified with the oil boom, railroad, agriculture and mills.

Member Cline seconded.

Chair Shaffer declares the motion carried with a voice vote of 3-0 with Member Willis and Vice Chair McLeod.

STAFF & COMMITTEE COMMUNICATIONS

3. 2011 City Boards/Commissions/Committees Appointment process

ADJOURNMENT

There being no further items to discuss, the meeting adjourned at 5:59 P.M. The next regular meeting of the Historic Preservation Committee will occur on February 28, 2011 at 4:00 P.M. in the Community Meeting Room.

- The Victorian finial attaching the stone may not be right consider a more traditional form- more detail into the stone to finial, how the finial attaches with the banding like setting a stone in a piece of jewelry. The wording should be transparent and use the font like the Way Finding program the City has established.

4. Westside Community Plan – Preliminary Draft Plan and Development Code.

RECOMMENDED ACTION

Receive staff presentation and provide comments

Case Planner –Iain Holt, Senior Planner

SPEAKERS:
Staff: Iain Holt, Senior Planner
Members of the Public: Rob Corley, Ventura
Documents: PowerPoint by Staff and letter submitted by Rob Corley

The following comments were provided:

- Possible option of storefront or park space on Industrial zoned properties along the Avenue
- Limit the density
- Parking issue – less parking is okay but be realistic
- Parking in the corridor should be taking care of without spilling into the neighbor
- Make sure it is real and it stays the Westside. Format needs to be the same.
- Create easements or private alleys to facilitate some flexibility developing narrow lots
- Test the design by going through the local AIA

STAFF & COMMITTEE COMMUNICATIONS

5. 2011 City Boards/Commissions/Committees Appointments process

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 7:29 PM. The next Design Review Committee will occur on February 9, 2011 at 6:00 PM in the Community Meeting Room and/or Council Chambers.

- The Victorian finial attaching the stone may not be right consider a more traditional form- more detail into the stone to finial, how the finial attaches with the banding like setting a stone in a piece of jewelry. The wording should be transparent and use the font like the Way Finding program the City has established.

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Case Planner –Iain Holt, Senior Planner

SPEAKERS:
Staff: Iain Holt, Senior Planner
Members of the Public: Rob Corley, Ventura
Documents: PowerPoint by Staff and letter submitted by Rob Corley

The following comments were provided:

- Possible option of storefront or park space on Industrial zoned properties along the Avenue
- Limit the density
- Parking issue – less parking is okay but be realistic
- Parking in the corridor should be taking care of without spilling into the neighbor
- Make sure it is real and it stays the Westside. Format needs to be the same.
- Create easements or private alleys to facilitate some flexibility developing narrow lots
- Test the design by going through the local AIA

STAFF & COMMITTEE COMMUNICATIONS

5. 2011 City Boards/Commissions/Committees Appointments process

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 7:29 PM. The next Design Review Committee will occur on February 9, 2011 at 6:00 PM in the Community Meeting Room and/or Council Chambers.

HPC
1-24-11

Chair Shaffer opened the floor for the nomination of the 2011 Vice Chair of the Historic Preservation Committee.

Member Willis nominated Vice Chair McLeod to serve as Vice Chair of the Historic Preservation Committee for the 2011 calendar year. Member Cline seconded the motion. There being no further nominations, Chair Shaffer closed the nominations.

Chair Schaffer declared the motion carried by a voice vote of 5-0.

CONTINUED ITEM

2. **Review neighborhood characteristics in the Westside Historic Survey's recommended Conservation Areas and provide comments on 1) the urban standards to consider in the draft Westside Community Development Code and 2) the Shop front Overlay interface.**

Staff: Lisa Wilkinson, Associate Planner

SPEAKERS:

Staff: Dave Ward, Planning Manager
Lisa Wilkinson, Associate Planner

Members of the Public: Brian Lee Rencher, Ventura
Stephen Schafer, Ventura

HPC members provided the following comments:

- Barry Drive Characteristics
  - Materials
  - Defined yards
  - Simple massing
  - Garages in rear
  - Alcoves and porches face street
  - Low slope roofs or articulated parapets with tile
  - Single story at the street
  - Side yard entries for driveway
  - Defined front yards with delineating elements along the sidewalks (low fencing, walls and landscaping hedges)
  - House is proportional to lot size
- Barry Drive Standards to Consider
  - Height of building relative to setback (2nd story near street is inappropriate)
  - 2nd story near rear of property should jog inward
  - Accessory building at 0' (not 3') from rear

Continued to a special meeting on February 8, 2011 at 3:30 in the Community Meeting room to address the proposed Conservation Areas for Mission Avenue and Warner Street.

STAFF & COMMITTEE COMMUNICATIONS

3. Westside Community Historic Survey - Industrial district analysis

SPEAKER:
Staff: Lisa Wilkinson, Associate Planner

Member of the Public: Steve Schleder, Ventura

Motion made by Member Willis for staff to request consultant to clarify what additional information is needed to definitively determine historic significance in the oil, agricultural, and industrial periods and what the cost for this additional research would be.

Vice Chair McLeod seconded the motion.

4. 2011 City Boards/Commissions/Committees Appointment process

This staff communication item was continued to February 8th meeting.

ADJOURNMENT – The meeting was adjourned at 6:13 p.m. The next regular meeting of the Historic Preservation Committee will occur on February 28, 2011 at 4:00 P.M. in the Community Meeting Room.

CITY OF VENTURA

HISTORIC PRESERVATION COMMITTEE MINUTES

Jack Shaffer, Chair
Alan McLeod, Vice Chair
Tyson Cline, Member
Mel Willis, Member
Pamela Huckins, Member

Jeffrey Lambert, Community Development Director
Dave Ward, Planning Manager
Barbara Cavalli, Recording Secretary

SPECIAL MEETING
WEDNESDAY, JANUARY 19, 2011 – 3:30 P.M.
CITY HALL, COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Shaffer called the meeting to order at 3:34 p.m.

ROLL CALL

Present: Members Huckins, Cline and Willis, Vice Chair McLeod (arrived at 3:37 p.m.) & Chair Shaffer

Absent: None

Staff Present: Dave Ward, Planning Manager
Lisa Wilkinson, Associate Planner
Barbara Cavalli, Recording Secretary

PUBLIC COMMUNICATION

SPEAKER: None

CONTINUED ITEM

1. **Review proposed Conservation Areas and potential standards for the Preliminary Draft Westside Community Plan and Code, dated November 2010.**

SPEAKERS:

Staff: Dave Ward, Planning Manager
Lisa Wilkinson, Associate Planner

Members of the Public: Rob Corley, Ventura
Brian Lee Rencher, Ventura
Steven Schafer, Ventura

Steve Schleder, Ventura

HPC members provided the following comments:

- The simpler it is made, the easier it is for everyone.
- At the next meeting, take one Conservation Area neighborhood at a time and see if the Development Code applies and focus on the characteristics of the area.
- At the next meeting, address the Shop front Overlay designation for adjacency issues and provide previous industrial district memo from consultant.
- There are concerns that character and distinctiveness will be lost if the Preliminary Draft Plan/Code is adopted as is.

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 5:12 pm. The next regular meeting of the Historic Preservation Committee will occur on January 24, 2011 in the Community Meeting Room.

PRC
1-19-11

Noes: None

Absent: None

Abstained: Vice-Chair Montgomery, Commissioner Ashworth

FORMAL ITEMS

2. Elections

RECOMMENDATION: It is recommended that the Commission elect a Chairperson and Vice-Chairperson for a one-year term.

Motion made by Commissioner White and seconded by Chair Armstrong to appoint Suz Montgomery Chair and Ed Wehan as Vice-Chair for the calendar year 2011.

3. Volunteer Ventura

INFORMATION: Cary Glenn, Community Partnerships Supervisor, outlined the Volunteer Ventura program.

4. Appoint Representative to the Tree Advisory Committee

RECOMMENDATION: Review, discuss, and appoint a member of the Parks and Recreation Commission to become a common member of both the Commission and the Tree Advisory Committee.

Chair Armstrong was selected to serve as a member of the Tree Advisory Committee.

5. Donations Policy Consideration for Council Review

RECOMMENDATION: It is recommended that the Commission initiate a discussion on the potential priorities and parameters for a new policy to guide the acceptance of donated improvements and amenities for parks.

This item will be considered at the February 16, 2011 meeting.

6. Westside Redevelopment Plan

INFORMATION: Planning Staff presented the Westside Redevelopment Plan. Commission requested that the Westside Redevelopment Plan be brought back to the February 16, 2011 meeting as an action item.

Claudia Armann spoke concerning Agenda Item No. 6.

3. Westside Community Plan – Staff Presentation.

RECOMMENDED ACTION

Receive staff presentation and provide individual Commissioner comments

Case Planner – Maggie Ide, Project Manager, Iain Holt, Senior Planner

SPEAKERS:
Staff: Maggie Ide, Associate Planner; Iain Holt, Senior Planner
Member of the Public: Leslie Purcell, Ventura
Documents: PowerPoint by staff

Staff provided a brief overview of the Preliminary Draft Plan and Development Code.

COMMISSION COMMUNICATION ITEMS

4. Historic Preservation Committee (HPC) –

Staff reported on items discussed at the November 29, 2010. The next HPC meeting will be December 20, 2010.

5. Design Review Committee (DRC)

The next Design Review Meeting will occur on December 15, 2010.

6. Other Commission Communications

NEW BUSINESS – Matters appearing under this section are particular to the Planning Commission's duties under the Municipal Code as it relates to determining organization and meeting times.

7. Approval of 2010 Planning Commission meeting calendar.

RECOMMENDED ACTION

Approve as presented.

Commissioner Johnson made a motion to approve the 2011 Planning Commissioner meeting calendar. Commissioner Hecht seconded the motion.

Chair Allen declared the motion carried by a voice vote of 7 – 0.

STAFF COMMUNICATION ITEMS

HPC
11-29-10

Chair Shaffer declared the motion passed with by a voice vote of 3-0 with Members Cline and Willis abstaining.

FORMAL ITEM

2. **PROJ –1786- Request for a Mills Act for Gabbert Farmhouse residence located at 280 Parson Avenue; Nancy and Robert Lopez, applicant.**

Case No. **MILL-10-10-4169**

RECOMMENDED ACTION

Forward an Approval Recommendation to City Council.

Case Planner: Elizabeth Richardson, Assistant Planner

SPEAKERS:
Staff: Elizabeth Richardson, Assistant Planner
Applicant: None
Members of Public: Cynthia Thompson, Ventura

Member Huckins made a motion forward the Mills Act to City Council. Vice Chair McLeod seconded the motion.

Upon call of roll the vote was as followed:

AYES:	Members Huckins, Cline, and Willis, Vice Chair McLeod and Chair Shaffer
NOES:	None
ABSTAIN:	None
ABSENT:	None

Chair Shaffer declared the motion carried.

3. **Discuss Draft Westside Community Plan and Code, General Plan objectives, and Westside Historic Survey.**

RECOMMENDED ACTION

Receive staff presentation, conduct discussion with staff and public, and provide comments.

Case Planner: Lisa Wilkinson, Associate Planner
Iain Holt, Senior Planner
Dave Ward, Planning Manager

SPEAKERS:
Staff: Lisa Wilkinson, Associate Planner
Iain Holt, Senior Planner
Dave Ward, Planning Manager

Members of Public: Cynthia Thompson, Ventura; Steve Perlman, Ventura

Public comments included:

- Concept of conservation district is very new.
- There's a big difference between designated districts and identified districts. Context statement in the historic survey should be far more Avenue specific, it contains too much about downtown. Could consider a thematic approach to Industrial District. Proceed with any analysis relating to industrial or conservation areas.
- There are a lot of conflicts between General Plan Corridor and Historic Preservation policies. Proposed development in the Stanley Ave area includes streets and alleys. There is an accumulation of lots and historical attributes. Last 10 years worth of plans would be discarded.

The following HPC comments and questions were provided:

- Possible uses in the proposed industrial district might not be industrial. Perhaps think of a different terms for uses allowed within the area.
- Consider allowing the Flex/Shed Building type for properties outside the Special District with industrial buildings.
- Will the Community Plan include design recommendations? Ideally we would like to be able to see design guidelines.
- The development code doesn't have design guidelines.
- Out of the potential 86 historic sites, how many would be classified as industrial?
- What is the role of Regulating Code special district (SD) designated properties?

- What is the role in the plan for the mobile home special district?
- What is a conservation district?

Staff responded to the comments regarding how the design guidelines for either conservation areas or historic districts would not be a part of the development code, but the Community Plan should have clarifying principles for the future development of the guidelines. Clarification was provided that the intent of the Special District is for the properties with an Industry General Plan designation.

Staff encouraged the HPC to consider 1) looking at key components and the survey work and 2) conduct their own effort during December and January, including a possible special meeting. CD staff seeks comments from all stakeholder groups and advisory bodies by February 1st in order to prepare the Revised Draft Plan and Code during February.

STAFF COMMUNICATION

2011 Training funding hasn't been confirmed, but let planning staff know what the interests are, including the upcoming state conference.

Please submit remaining resumes for the CLG application.

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 5:02 pm. The next regular meeting of the Historic Preservation Committee will occur on December 20, 2010 at 4:00 P.M. in the Community Meeting Room.

HPC
8-23-10

2. **PROJ - 1423- Preliminary Historic Review for a new second story addition to an existing single family residential structure over 40 years old, for property located at 3279 Breaker Drive; Angela and John Hecht, applicants.**

RECOMMENDED ACTION

Confirm the proposed addition will not affect potentially historic resources.

Case Planner: Lisa Wilkinson, Associate Planner

SPEAKER:
Staff: Lisa Wilkinson, Associate Planner
Applicant: None
Members of the Public: Stephen Schaffer, Ventura

Member Willis made the motion that the preliminary historical review application contains sufficient information to make a determination that the property is not historically significant.

Member Huckins seconded

Chair Shaffer declared the motion passed with by a voice vote 3-0.
Member Cline and Vice Chair McLeod absent

3. **Update on the Westside Community Plan Historic Survey.**

RECOMMENDED ACTION

Review and Comment.

Case Planner: Lisa Wilkinson, Associate Planner; Andrea Galvin, Consultant

SPEAKER:
Staff: Lisa Wilkinson, Associate Planner, Andrea Galvin, Consultant

Members of the Public: None

The following comments were provided:

- Simpson Tract – has low historic integrity. Should this continue as a historic district or become a conservation area? The boundary area has low to moderate integrity – Consultant would like to see more moderate to high integrity.
- How are these districts being preserved by code enforcement, zoning etc.?
- Potential smaller district on Vince Street and El Medio or recommend as a conservation area. Conversation Area

- Franklin Ave. – many alterations but a potential conservation area.
- West Mission - same with Franklin a lot of alterations not significant
- 6Z code will be used for properties not eligible for any designation

Committee comments:

- Energy and industrial history: the buildings present a challenge with alterations made. They do not have integrity.
- Points of Interest- will they be identified in the survey? For example, Energy Oil, Petro-chem. Provide for a sign or plaque. Point of interest of landscapes. Look into "CA Division of Oil and Gas."
- There's a PHD on the history/social history of the North Avenue oil fields, and specific names could be added to the list.
- Recommend documenting potential cultural landscapes, possibly shown on a map. Agricultural products and the production of food (including canning) in the area may have historic significance to Ventura.
- Survey is to identify properties and should work with the Community Plan.
- Look into cultural aspects of post war automobile era such as the Hot Rods culture.
- New codes should make new or re-development more cohesive in the future with the surrounding area or infill, through planning code incentives
- Avenue Cable history

Public comment:

- Along Stanley, the metal building may qualify as a district. Only a couple blocks but the metal buildings appear to have integrity. Should expansion area include Cañada Larga then it should be included in the historic survey.

4. Clarify Historic Resources Protection procedures for remodels and demolitions that require a Historic Resource Assessment/Phase 1.

RECOMMENDED ACTION

Provide Direction.

Case Planner: Lisa Wilkinson, Associate Planner

SPEAKER:
Staff: Lisa Wilkinson, Associate Planner
Members of Public: None

Following comments were provided:

- Clarification on full demolitions —test as a preliminary review first.
- Major alterations/additions that affect character
- Add more information on the subdivisions in the preliminary process and have the

CITY OF VENTURA

HISTORIC PRESERVATION COMMITTEE MINUTES

Jack Shaffer, Chair
Alan McLeod, Vice Chair
Tyson Cline, Member
Mel Willis, Member
Pamela Huckins, Member

Jeffrey Lambert, Community Development Director
Brian Randall, Principal Planner
Kathy Payne, Recording Secretary

REGULAR MEETING
MONDAY, JULY 26, 2010 – 4:00 P.M.
CITY HALL, COMMUNITY MEETING ROOM, 501 POLI STREET

Chair Shaffer called the meeting to order at 4:00 p.m.

ROLL CALL

Present: Members Willis, Huckins, Vice Chair McLeod (arrived at 4:25 pm) and Chair Shaffer

Absent: Member Cline

Staff Present: Jeffrey Lambert, Community Development Director
Lisa Wilkinson, Associate Planner
Kathy Payne, Recording Secretary

PUBLIC COMMUNICATION

SPEAKER: None

CONSENT ITEM

1. Approval of May 24, 2010, Regular Meeting Minutes

RECOMMENDED ACTION

Approve, as presented.

Member Willis moved to approve the May 24, 2010 meeting minutes with the change of the start time from 2:00 pm to 4:00 pm. Member Huckins seconded the motion.

Chair Shaffer declared the motion passed with by a voice vote of 3-0. Member Cline and Vice Chair McLeod absent.

Vice Chair McLeod seconded the motion.

Chair Shaffer declared the motion passed by a voice vote of 4-0, Member Cline absent

STAFF & COMMITTEE COMMUNICATIONS

1. Policy status update and over the counter permits
2. Draft Context statement for the Westside
3. "None" definition in the DTSP- Jeff will talk to Christy.
4. August 12, Workshop for Adaptable Use

ADJOURNMENT

There being no further items to discuss, the meeting was adjourned at 5:02 pm. The next regular meeting of the Historic Preservation Committee will occur on August 23, 2010 at 4:00 P.M. in the Community Meeting Room