

Subarea Report: Eastside/Saticoy

July 2021



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Introduction

Ventura is home to a rich mosaic of neighborhoods with their own look, feel, and sense of place. While each has its own distinctive charm, each also faces its own unique set of conditions – such as housing quality, walkability, and park access – that have implications for residents’ quality of life. To better understand these differences, this report provides an overview of the Eastside/Saticoy subarea in Ventura, delineating its predominant uses, overall character, and prevailing issues. It is one in a series of twelve (12) standalone reports on existing subareas in the City of Ventura.



*Vanoni Ranch Apartments.
Source: Westside Rentals*

Land Use	Percent
Residential	74.3%
Single-Family Attached	2.9%
Single-Family Detached	59.7%
Multifamily	11.7%
Commercial	1.5%
Office	0.3%
Commercial Centers	1.2%
Industrial/Manufacturing	0.3%
Light Industrial	0.3%
Public/Institutional	11.4%
Civic Facilities	1.7%
Religious Facilities	1.6%
School	3.7%
Hospitals	0.3%
Transportation	2.2%
Water	1.9%
Open Space	9.1%
Parks / Recreation	4.4%
Open Space	0.5%
Golf Courses	4.1%
Agriculture	2.4%
Vacant/Other	1.0%

Eastside/Saticoy Overview

Eastside/Saticoy is a large residential district in east Ventura, bounded by Highway 126 to the north, the City Limits to the east, the City Limits to the south, and Kimball Road to the west. It is the most populous and second-densest subarea in the city, hosting 19,294 full-time residents and 12.0 persons per acre. With just 1,448 jobs, Eastside/Saticoy also has one of the lowest jobs-housing ratios in the city (0.075), reinforcing its identity as a suburban “bedroom community.” Figure 1 shows an aerial view of the subarea.

Existing Land Use

Eastside/Saticoy is the most heavily residential district in the entire city, with housing covering 74.3 percent of land and amounting to 6,823 housing units. As Figure 2 indicates, single-family homes are the dominant form of housing, though several apartment communities can also be found on or near Telephone Road. Public/Institutional uses occupy the next greatest share of land (11.4 percent) and include both community-serving amenities and public facilities; the former includes several schools and a handful of churches,

while the latter includes the Ventura veterans’ center and two bus yards. Open Space (9.1 percent) is distributed across the district and is particularly abundant on the east end, including a variety of public parks, undeveloped green spaces, and the large Saticoy Regional Golf Course. Commercial uses (1.8 percent) are limited to just two retail nodes, a small business park, and a few small standalone buildings scattered along Telegraph Road.

Neighborhood Statistics



19,294 residents
(17.8% of City)



6,823 units
(15.7% of City)



7.7 units per residential acre
(Citywide: 7.8)



12.0 people per acre
(Citywide: 7.7)



median income
\$81,727
(Citywide: \$78,882)



median home value
\$470,255
(Citywide: \$570,100)



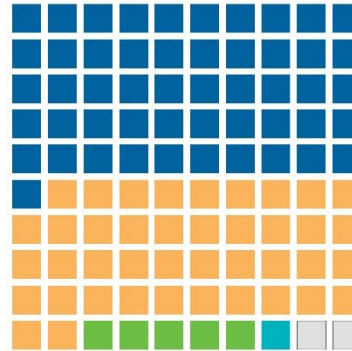
1,448 jobs
(2.8% of City)



14% residents aged 65+
(Citywide: 15.8%)



22% residents aged 18 or under
(Citywide: 21.8%)



- White (51%)
- Hispanic/Latino (41%)
- Asian (5%)
- Black (1%)
- Other/Two or More Races (2%)



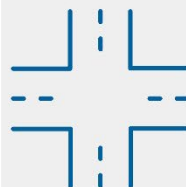
2.7 park acres per 1,000 residents
(Citywide: 7.2)



36.8% residents five minutes from park
(Citywide: 40.2%)








0% residents at very high fire risk
(Citywide: 10.7%)



105.1 intersections per mi²
(Citywide: 92.7)

Figure 1: Aerial

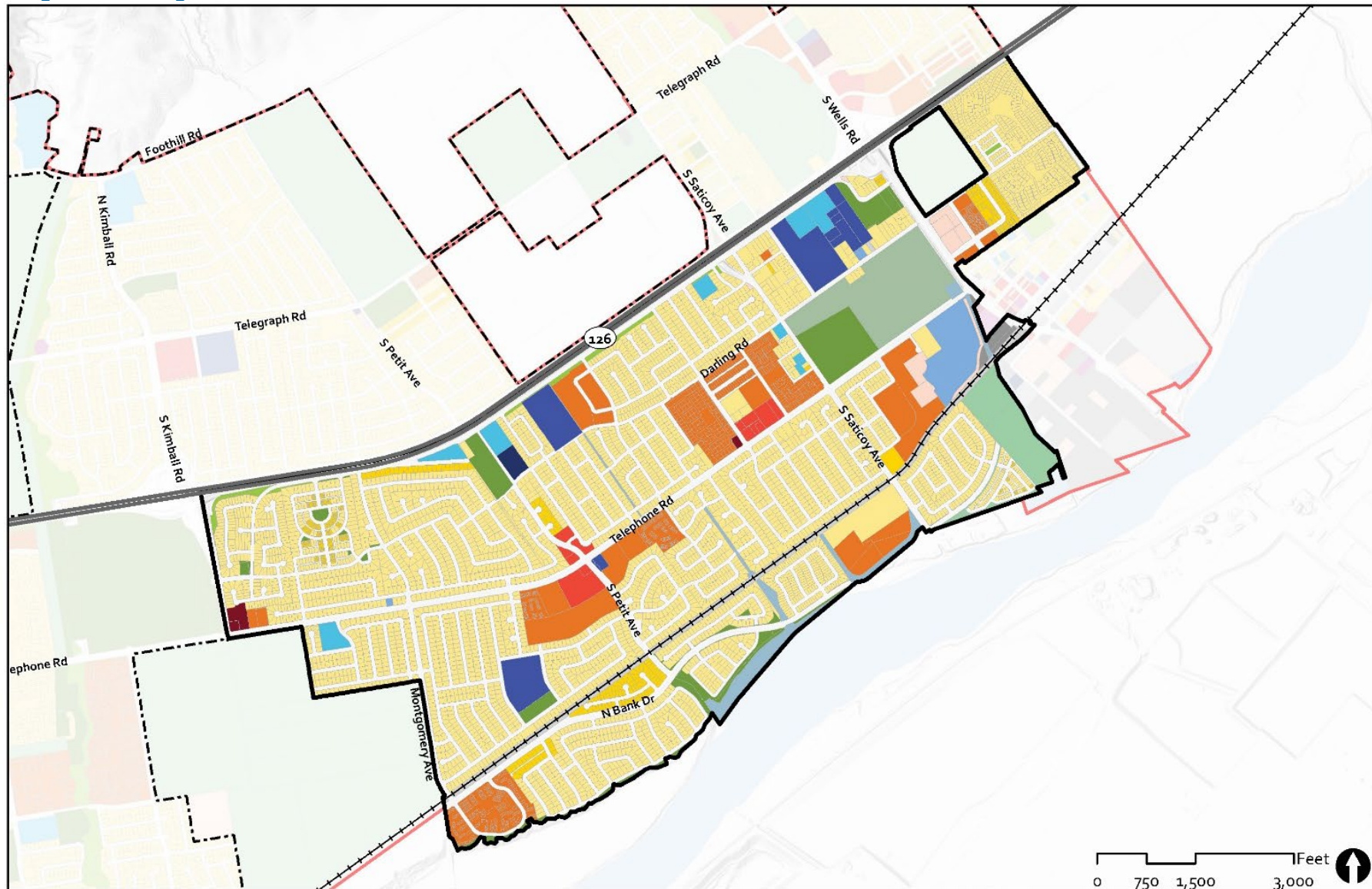


-  Eastside/Saticoy Subarea
-  Ventura City Limits
-  Sphere of Influence
-  Railroad
-  Freeway

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Figure 2: Existing Land Use



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Neighborhood Features and Challenges

- **Lack of Commercial Amenities:** Despite hosting the largest population (19,294) of any subarea, Eastside/Saticoy has very few commercial and retail amenities to support its population. As shown above on Figure 2, the district hosts just two retail nodes – both on Telephone Road – which together offer one grocery store, a cocktail bar, a few restaurants, and an assortment of other commercial operations (e.g., hair salon, tobacco stores, convenience store, thrift shop, etc.). This dearth of amenities could potentially lead to lost sales tax revenue for the City, as district residents may travel to nearby cities (e.g., Oxnard) for their shopping needs. Even if residents choose to shop elsewhere in Ventura, poor transit service and a suburban layout likely prevents residents from walking or biking to meet their daily service needs.
- **New Housing Development:** Like its neighboring district to the north (Eastside/Juanamaria), Eastside/Saticoy has experienced considerable development activity in recent decades. The Saticoy and Wells Community Plan encompasses the entire area east of Saticoy Avenue and establishes guidelines to promote revitalization through strategic infill development. These efforts have resulted in the construction of several new planned communities that include a range of housing types such as single-family homes, townhouses, and apartments. Many complexes have shared community facilities, such as pools and green spaces, for residents to enjoy.
- **Fire, Flooding, or Sea Level Rise Risk.** No part of Eastside/Saticoy is at risk of wildfire or sea level rise. However, some flooding risk exists mainly on the east side of the area along the Brown Barranca, and the confluence of the Franklin and Wason Barrancas also causes flooding in the Saticoy area.



Telephone Road. Source: Google Earth

Streetscape

Like most parts of east Ventura, Eastside/Saticoy's streetscape is characteristically suburban. Five major roadways dominate the street network: Telephone Road and North Bank Drive, which travel from east to west, and Petit Avenue, Saticoy Avenue, and Wells Road, which travel from north to south. All five boast an auto-centric streetscape with wide curb-to-curb rights of way (~70 feet), a discontinuous network of Class II bike lanes, and space for on-street parking. Segments of Bank Drive and Petit Avenue have tree-lined sidewalks and medians, forming an effective tree canopy, though all other roadways or mostly devoid of such shading.

Public frontages are also fairly inactive. On major corridors, most buildings are set-back and separated from the street via retaining walls, fences, and/or shrubs to create a sense of enclosure and detachment (see Figure 4 for building footprints). This layout creates a disjointed street environment and can make major roadways, specifically Bank Drive and Telephone Road, feel like highways that are inhospitable to pedestrians.

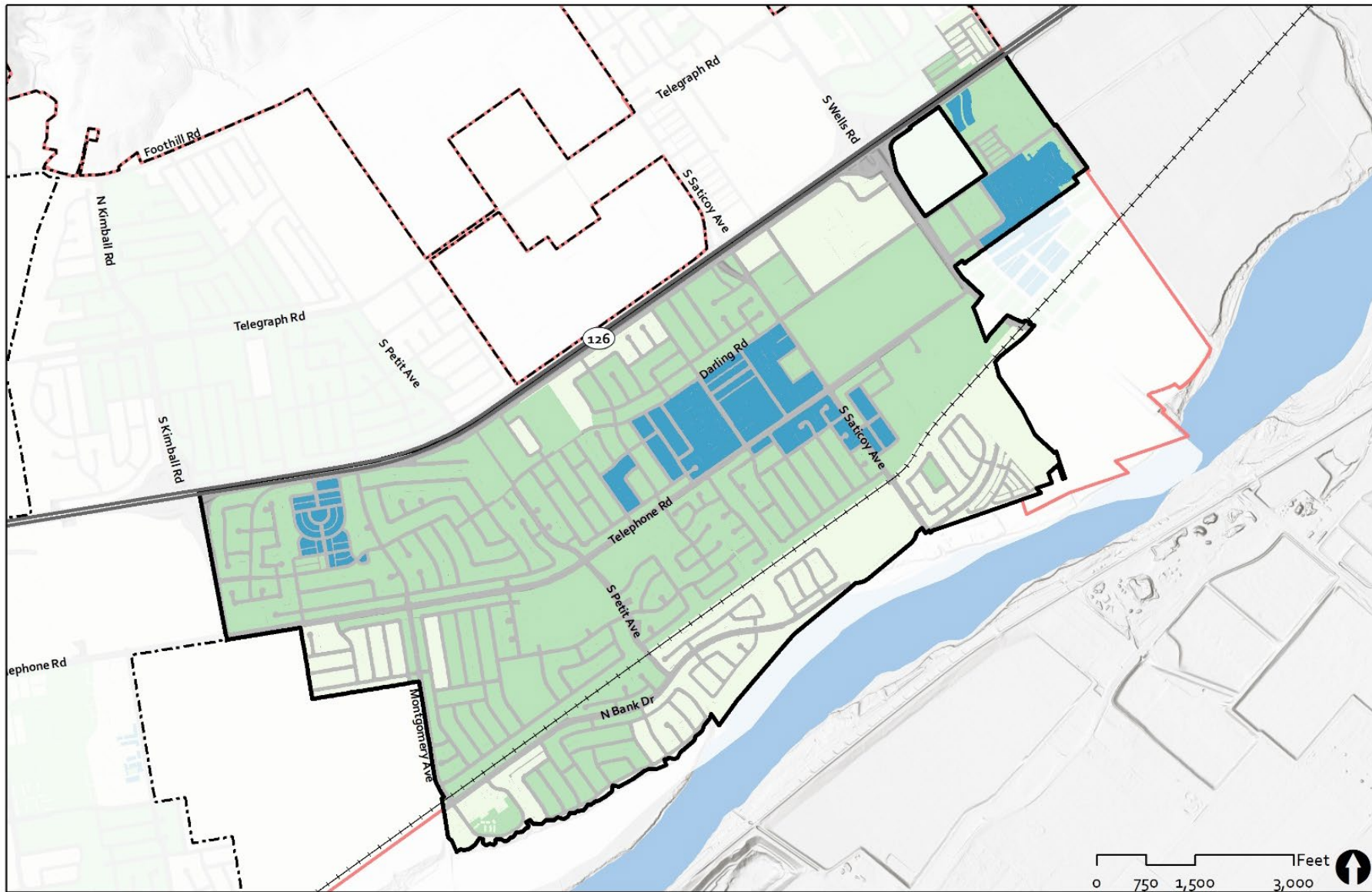
Intersection Density

Intersection Density is one metric used to evaluate an area's walkability. A high concentration (i.e., density) of intersections in a defined place is typically indicative of a gridded street pattern, which

expands travel routes and connectivity, creates frequent opportunities for controlled pedestrian crossing, and can even facilitate placemaking at key nodes. Intersection densities of 140 per square mile or more are more conducive for walkability.

As Figure 3 below indicates, Intersection Density in Eastside/Saticoy varies by location. A handful of planned residential communities north of Telephone Road have a fine-grained street network that produces small blocks and a high concentration of intersections. In the rest of the district, however, most neighborhoods host a combination of curvilinear roads, large blocks, and cul-de-sacs that dead-end the street network. These factors limit overall connectivity in the area.

Figure 3: Intersection Density

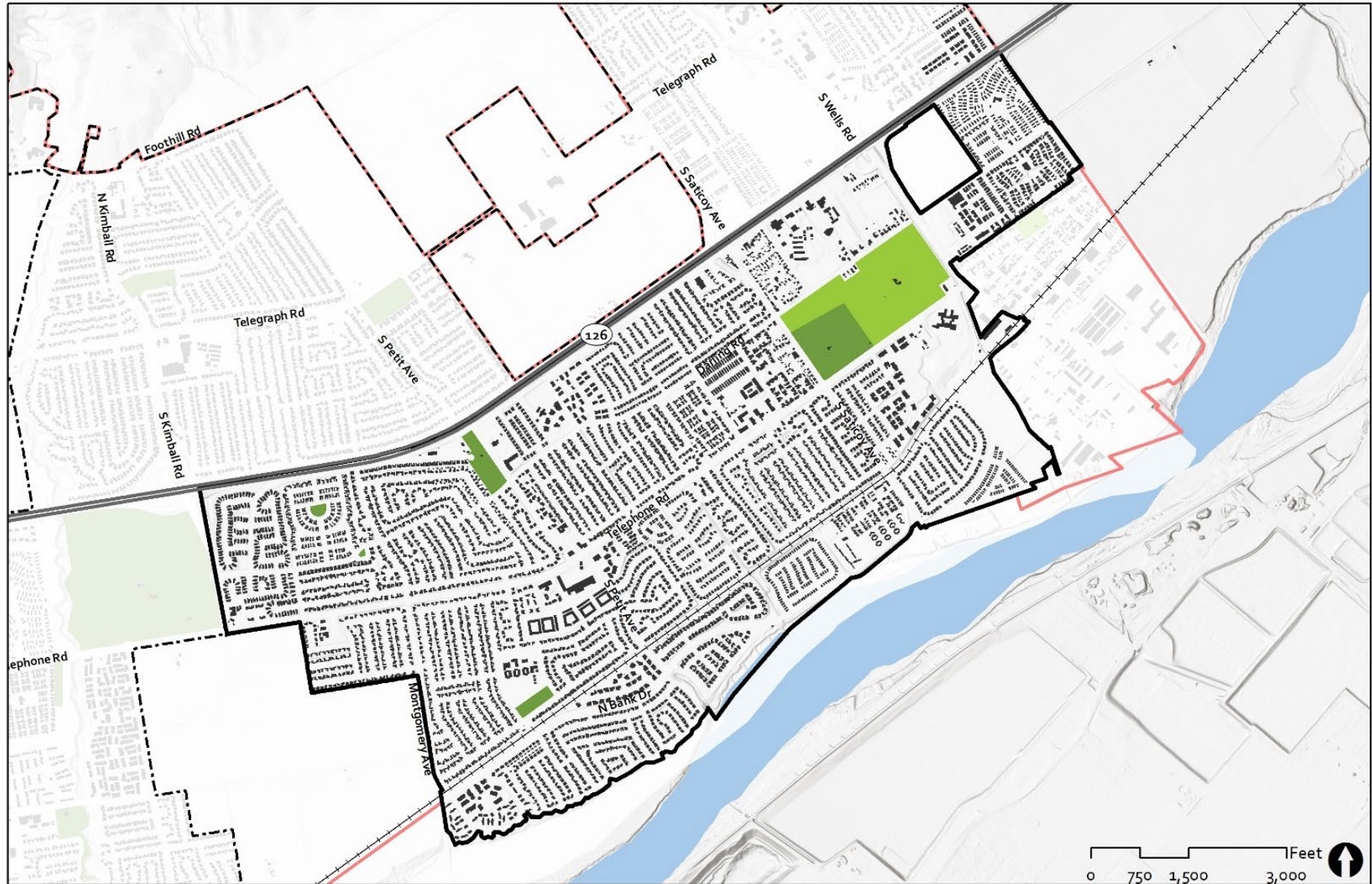


- | | | | |
|--|--------------------------|---|-----------|
| | Eastside/Saticoy Subarea | Number of Intersections (per sq. mile) | |
| | Ventura City Limits | | < 90 |
| | Sphere of Influence | | 90 - 140 |
| | Railroad | | 140 - 200 |
| | Freeway | | |

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

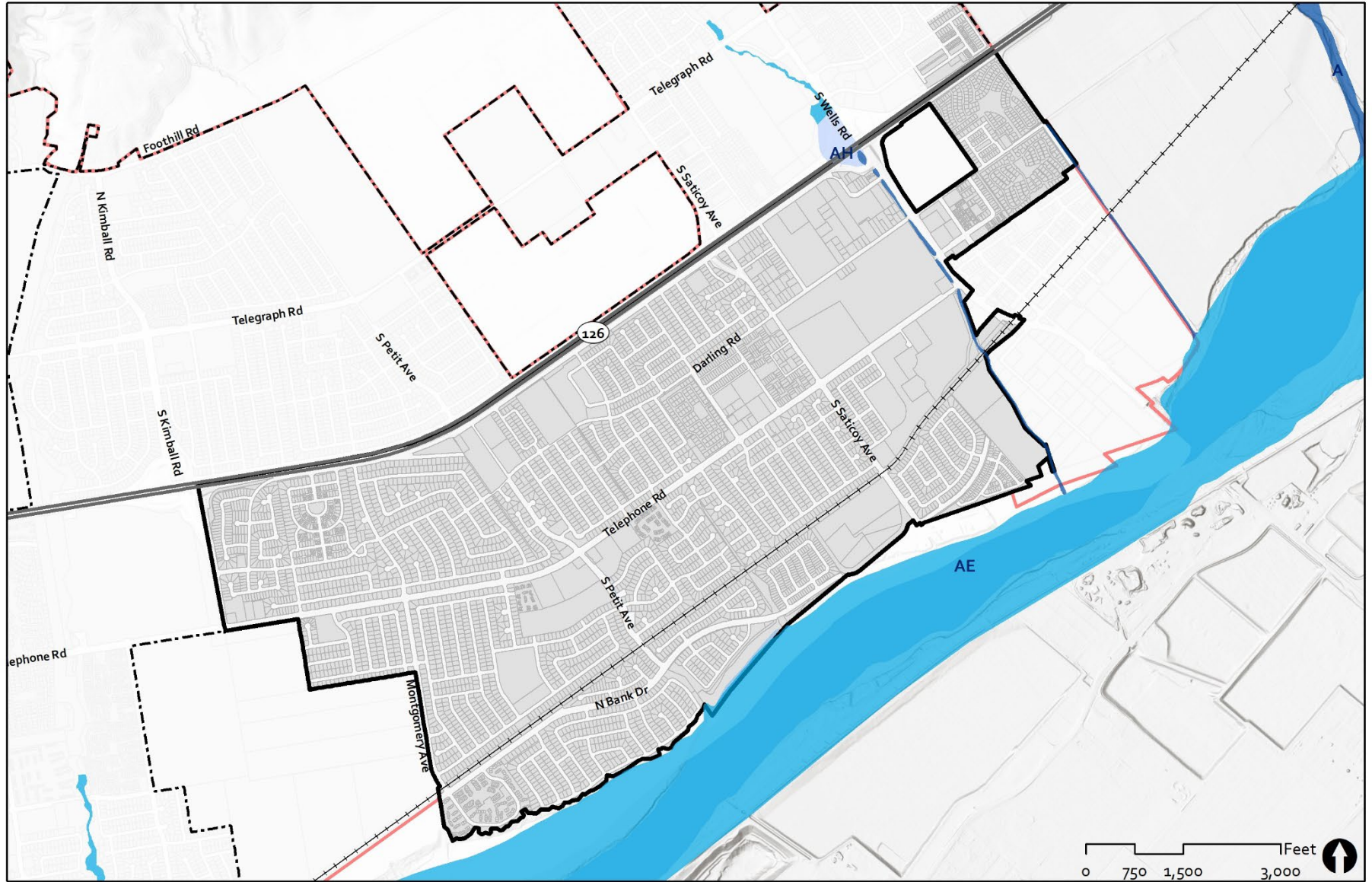


Figure 4: Building Footprints



- Eastside/Saticoy Subarea
- Ventura City Limits
- Sphere of Influence
- Railroad
- Freeway
- City Park/Open Space
- Regional Park/Open Space
- Building Footprints

Figure 5: FEMA Flood Risk



- Eastside/Saticoy Subarea
- Ventura City Limits
- Sphere of Influence
- Railroad
- Freeway
- A: Areas With A 1% Annual Chance Of Flooding
- AE: Base Floodplain Elevation
- AH: Areas With A 1% Annual Chance Of Shallow Flooding



Open Space

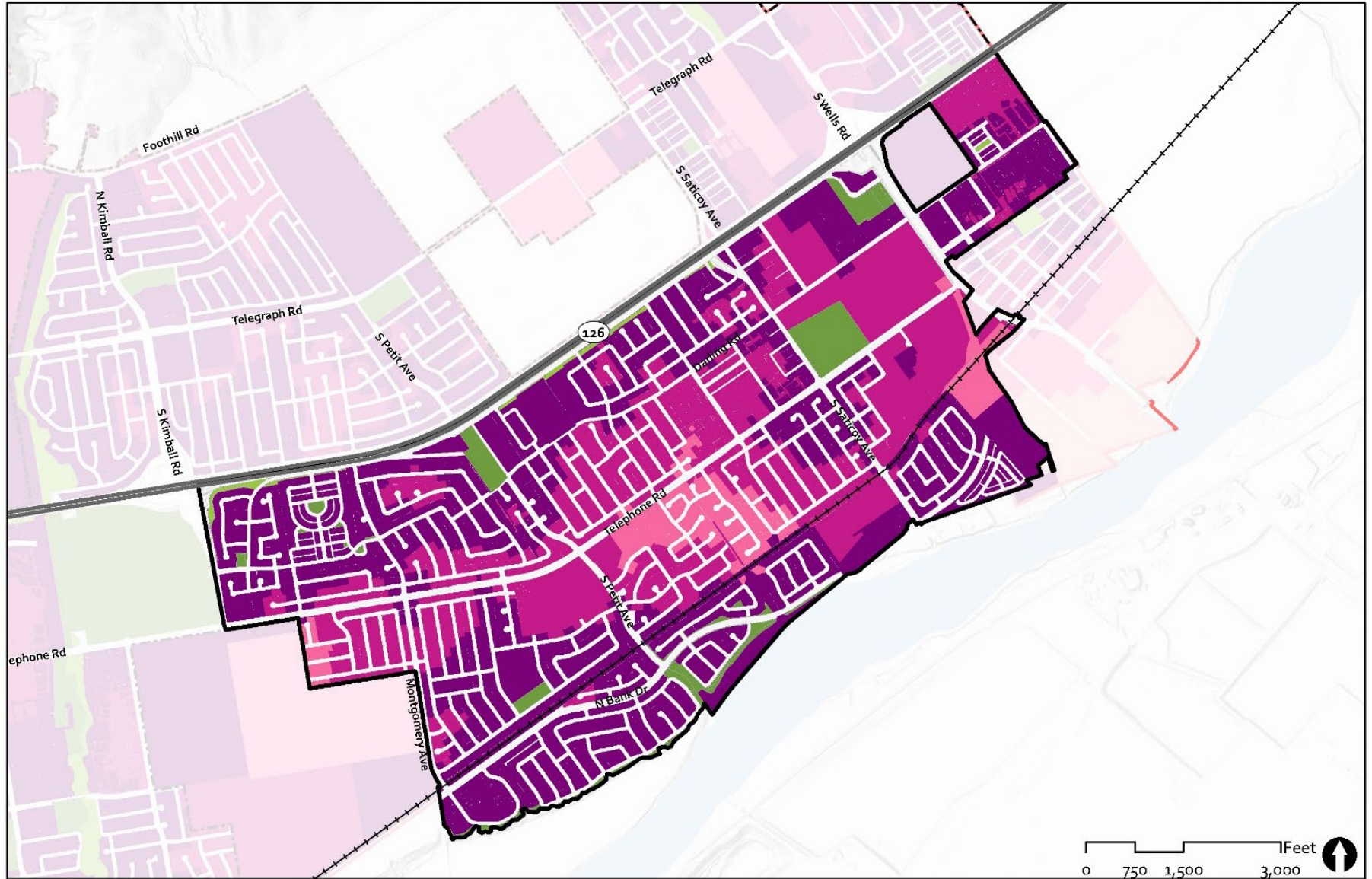
Eastside/Saticoy hosts a diverse yet small collection of parks and open spaces. The district is home to the 16-acre Fritz Huntsinger Youth Sports Complex, which contains three baseball diamonds, several soccer fields, and barbecue sites. In addition to a few smaller-scale neighborhood parks, the district also hosts an extensive linear park network on its southern border, with a multi-use trail that allows for walking, running, and cycling.

While Figure 5 suggests that these amenities are both diverse in type and well-distributed (95 percent of residents live within a 10-minute walk of a park), they may be insufficient to the needs of a large residential population. Currently, there are only 2.72 acres of parkland per 1,000 residents, which is less than half the citywide figure (7.2). This low ratio indicates an overall shortage of recreational space, which may potentially cause parks to overcrowd on busy days.



Fritz Huntsinger Youth Complex. Source: City of Ventura

Figure 6: Walk Access to Parks



- Eastside/Saticoy Subarea
- Ventura City Limits
- Sphere of Influence
- Railroad
- Freeway
- Parks / Recreation
- Open Spaces
- Walk Time to Parks**
- < 5 mins
- 5 - 10 mins
- 10 - 15 mins
- 15 - 20 mins

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



Summary of Key Findings

- **Shortage of Community Amenities:** Eastside/Saticoy needs to add more amenities to adequately service its robust population. Retail uses are limited to one grocery store and a few restaurants, and in terms of parkland, there are just 1.27 acres of recreational space per 1,000 residents – less than half the citywide figure. Addressing these deficiencies is needed to allow residents to access their daily needs without having to drive far distances. In the short-term, the City could form joint-use agreements with local schools to allow for public access on recreational spaces.
- **Unique Linear Park Network:** Despite Eastside/Saticoy's apparent shortage of parkland, district residents enjoy access to a robust linear park network on the southern edge of the City Limits. The City could extend this infrastructure eastward to form a continuous trail network that promotes active and healthy lifestyles.
- **Uninviting Pedestrian Environment.** Auto-dominated roadways, coupled with the frequent use of fences and retaining walls, contribute to an uninviting pedestrian environment on key corridors. A greater emphasis on mixed land uses and pedestrian-friendly design could help reduce the stark barriers between the public and private realms, and perhaps may help activate the neighborhood environment.

***Note:** Due to misalignments between subarea and Census-designated boundaries, demographic indicators presented in this report should be treated as approximations.*