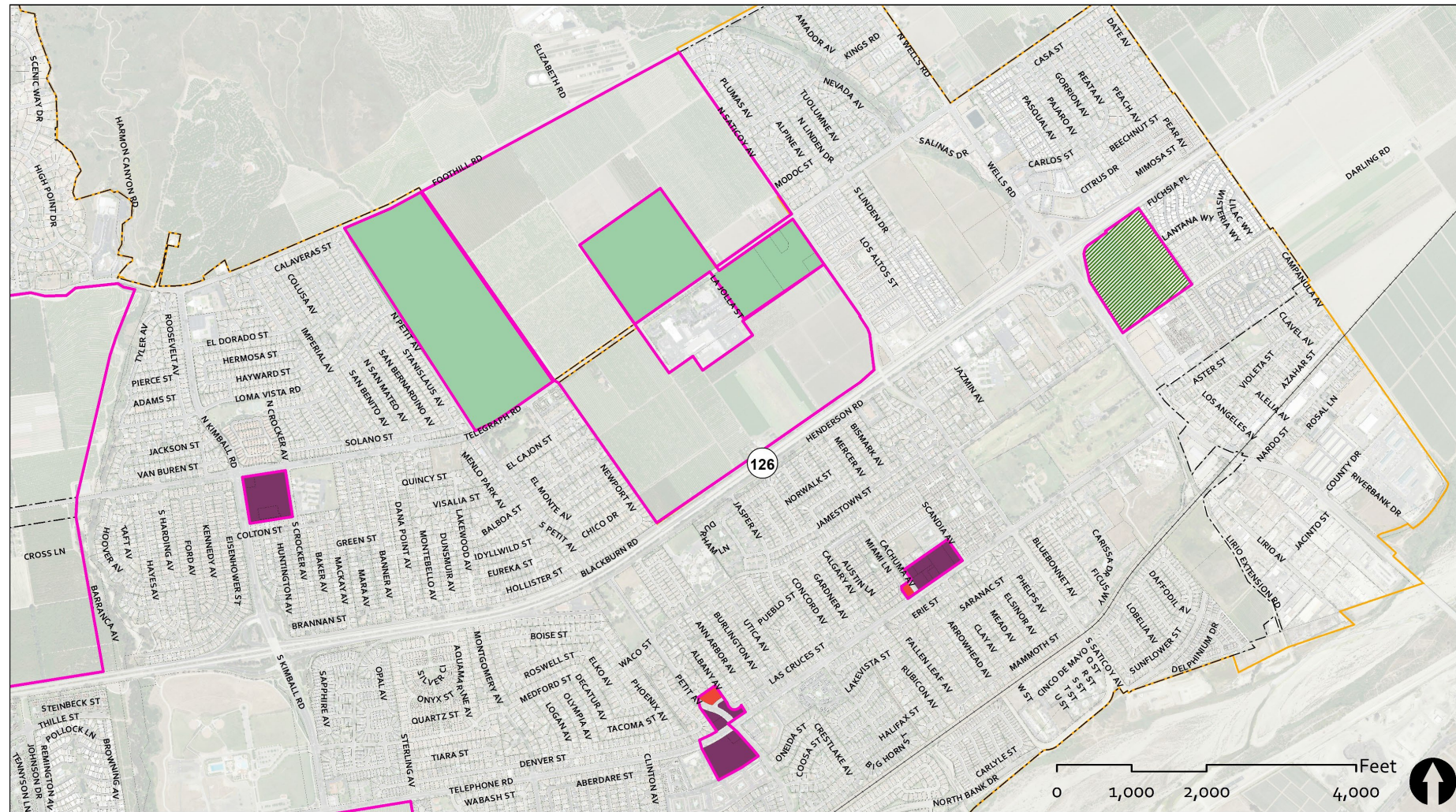


Eastside

Eastside - "Base" Designations

- Designates commercial shopping centers as Mixed Use 4 (6 stories and 75 feet) based on the C1A and C2 zoning districts.
- Areas designated as "Agriculture" but not under the jurisdiction of SOAR are reserved for agricultural uses.
- Maintains the large parcel southeast of the Wells Road/Hwy 126 interchange as Agriculture. This parcel is part of the Saticoy-Wells Community Plan, part of SOAR initiative, and within the City's SOI.



Eastside - Core

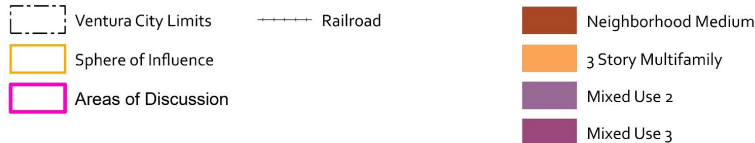
- Reduces maximum allowed height and density of the shopping centers to Neighborhood Center which allows retail and commercial uses and 4-story residential as a secondary use.
- Maintains agricultural areas since the focus of this alternative is on the western portion of the City.
- Allows 3-story mixed-use development (Mixed Use 1) in the unincorporated area. *(SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)*



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

Eastside – Expansion

- Maximizes new development in vacant and underutilized areas in the eastern portion of the City.
- Lowers maximum height in shopping centers to Mixed Use 3 (5 stories).
- Designates the agricultural lands for a range of urban uses including Neighborhood Medium, 3 Story Multifamily and Mixed Use 2 (4 stories).
- Designates the unincorporated parcel as Mixed Use 3 (5 stories) to create a new retail, services, commercial, and residential node. *(SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)*



Eastside - Distributed

- Designates the large agricultural parcel with a mix of residential building types (ranging from attached single family to 3-story multifamily).
- Allows new jobs with the addition of Light Industrial/Flex.
- Creates a mixed-use node by designating the unincorporated parcel as Mixed Use 2 (4 stories). *(SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)*
- Reduces the density and height of the shopping centers while still allowing housing (Neighborhood Center).

