

Saticoy Village Specific Plan

SP-5



Typical view of Market and Shops from parking Plaza looking to the Southeast.

The Rosewood Park Partnership

CITY COUNCIL RESOLUTION NO. 96-47

**A RESOLUTION OF THE CITY COUNCIL
ADOPTING THE SATICOY VILLAGE SPECIFIC PLAN**

CASE NO. SP-5

BE IT RESOLVED by the City Council of the City of San Buenaventura as follows:

SECTION 1: An application has been filed for a Specific Plan to permit a mixed use development of residential, commercial, office, and institutional uses, pursuant to the Comprehensive Plan and San Buenaventura Ordinance Code, for property located in the Mixed Use Development (MXD) Zone, and more particularly described as being located at the southeast corner of Darling Road and Wells Road, to be known as the Saticoy Village Specific Plan for the area illustrated in the text titled Saticoy Village - Illustrative Master Plan, The Rosewood Park Partnership.

SECTION 2: All proceedings have been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the City Council finds that following:

1. The adoption of the proposed Saticoy Village Specific Plan will provide strategies, policies, and programs to create long and short term development objectives.
2. The adoption of the proposed Saticoy Village Specific Plan will create an identifiable area that meets the intent of the Comprehensive Plan for a neo-traditional neighborhood.
3. The proposed Saticoy Village Specific Plan provide policies, regulatory requirements, including development standards and design guidelines which will provide clear direction and a program for the orderly development of the Saticoy Community .
4. The proposed Saticoy Village Specific Plan refines the Comprehensive Plan policies and applies a greater level of detail in terms of those policies.
5. The proposed Saticoy Village Specific Plan is consistent with the Comprehensive Plan's Land Use designation for this area and is otherwise consistent with the policies of the Comprehensive Plan which provide for the adoption of a Master Plan for the project area.
6. The proposed Saticoy Village Specific Plan is consistent with good planning practices.
7. A Mitigated Negative Declaration has been adopted for the proposed project, and the City Council has considered the information contained therein, together with any comments received during the review period, during the deliberations on this project.

SECTION 3: Based on the foregoing, the City Council hereby adopts the Saticoy Village Specific Plan as described and set forth in Exhibit "A," Case No. SP-5, attached hereto and incorporated by

reference herein and including the mitigation measures adopted by EIR-2024, and the mitigation monitoring program for future site specific projects within the area, as follows:

EIR-2024

**MITIGATION MEASURES AND REPORTING/MONITORING PROGRAM
MIXED USE DEVELOPMENT AT WELLS AND DARLING ROADS
SATICOY VILLAGE SPECIFIC PLAN**

MITIGATION MEASURE A:

In order to mitigate any potential adverse impacts of soils and geology, prior to recordation of the Final Map, a geotechnical investigation report shall be prepared by a California Certified Geologist and Geotech Engineer. The investigation shall specifically address any hazards of liquefaction.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of Final Map.

Monitoring Division

City of Ventura Inspection Services Division

Funding

Applicant

Standards for Success:

Prior to recordation of the Final Map, the applicant shall have the required investigation completed and submitted to the City. The report shall be reviewed for acceptance by the Division of Inspection Services, and any measures recommended in the report shall be incorporated into final building designs.

MITIGATION MEASURE B:

In order to mitigate any potential adverse impact from Air Emissions, projects developed as a part of the Saticoy Village Specific Plan shall be required to pay a share of the required "buy-down" contribution based on the APCD Guidelines in effect at that time and pursuant to the City's Air Quality Program, unless the applicant undertakes other project design or off-site improvements as

provided in the City's Air Quality Reduction Program.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to or in conjunction with issuance of building permits.

Monitoring Division

City of Ventura Planning Division and Inspection Services
Division.

Funding

Applicant

Standard for Success

Applicant and/or developer shall incorporate EIR Committee approved air emission reductions items into the project design and/or pay "buy-down" contributions at the time of issuance of building permits.

MITIGATION MEASURE C:

In order to mitigate any potential adverse impact from solid waste, provisions shall be made for separate collection facilities for aluminum, glass, card board, and newspaper in the refuse disposal areas.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to issuance of building permits and permission for occupancy.

Monitoring Division

City of Ventura Planning Division and Inspection Services Division

Funding

Applicant

Standard for Success

Plans submitted for plan check shall depict separate collection facilities for aluminum, glass, card board, and paper and these shall be installed prior to occupancy clearance.

MITIGATION MEASURE D:

In order to mitigate any potential adverse impact on cultural resources, a qualified archeologist and a Natives American representative, chosen from the list of Native American Heritage Commission which is on file with the City, shall be present during all grading and excavation to watch the work and provide for identification of any significant materials or items.

REPORTING/MONITORING PROGRAM

Implementation Responsibility

Applicant

Timing

During all phases of grading and excavation

Monitoring Division

City of Ventura Engineering Division and Inspection Services Division

Funding

Applicant

Standard for Success

The applicant shall have an approved archeologist and Native American representative on site during grading and excavation. In the event that prehistoric or historic features, artifacts or other remains are encountered, all work in the area of the find shall be halted until the nature and significance of the find can be determined and the City's Planning Division staff shall be notified. Work shall not be recommenced until the archeologist and Native American representative and Planning Division staff approve of the recommencement. If the finds are potentially significant, disposition of the finds shall be approved by the Director of Community Services prior to said disposition.

MITIGATION MEASURE E:

In order to mitigate any potential impacts on fire services, park facilities, water systems, storm drainage systems, sewer systems, and road widening, the applicant/developer shall pay this property contributions identified in the March, 1990, Wells and Saticoy Communities Capital Improvement Deficiency Study, and the latest revision thereto as it may be amended from time-to-time.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Final Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success:

Prior to recordation of the Final Map, the applicant shall pay, to the satisfaction of the City Engineer, this property's share of contributions identified in the C.I.D.S, and the latest revision thereto, including, but not limited to, contributions towards: Construction of Fire Station No. 6; Widening of State Highway 118; Improvements to Water Systems; Improvements to Storm Drainage Systems; Improvements to Sewer Systems; and costs of neighborhood and service area parks.

MITIGATION MEASURE F:

In order to mitigate any potential impacts on the sewer system, no building permits shall be issued for the site unless or until it is demonstrated that there is adequate sewer capacity available to fully serve the proposed project.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to issuance of building permits.

Monitoring Division

City of Ventura Engineering Division and Inspection Services

Funding

Applicant

Standard for Success

Building permits shall not be issued for any construction until the Engineering Division has determined that adequate sewer capacity is available to adequately and appropriately accommodate the occupancy of any buildings.

MITIGATION MEASURE G:

In order to mitigate any potential impacts from traffic generation, at Wells Road and Darling Road intersection, the applicant shall widen and restripe the northbound approach to provide for a right-turn lane, a bike lane, three through lanes and a left-turn lane. North of the intersection shall be restriped to accommodate the third northbound lane. Signal phasing shall be modified to provide north/south left-turn phasing.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Final Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success:

Prior to recordation of the Final Map all required traffic improvements shall be completed per the conditions approved as a part of the Tentative Tract Map and Specific Plan.

MITIGATION MEASURE H:

In order to mitigate project generated traffic at Saticoy Avenue and Telegraph Road intersection, the applicant shall contribute their fair share (estimated to be 30%) to the cost of signal installation.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Tentative Tract Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success:

Prior to recordation of the Final Map the applicant shall comply with the approved conditions and pay its fair share of the above listed improvement.

MITIGATION MEASURE I:

In order to mitigate cumulative project-generated impacts at Wells Road/Darling Road, the applicant shall contribute its fair share for the following:

- a. Connect Los Angeles Avenue across the drainage basin into the Saticoy Townsite as required by the County Saticoy Area Plan.
- b. Widen the southbound approach to provide for dual left-turn lanes. Widen the east leg of Darling Road frontage to accommodate the southbound dual left-turn lanes.
- c. Widen the westbound approach to provide a left-turn lane, a through lane, and a right-turn lane. This widening requires encroachment into the adjacent property to the north
- d. Widen the eastbound approach to provide a left-turn lane and a through-plus-right-turn lane. The existing bridge structure would requiring widening.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Timing conditions shall be developed as a part of the Tentative Tract Map review.

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success

The timing of these improvements shall be consistent with the data contained in the traffic study that was prepared by ATE for the subject project and shall be set forth in the Tentative Tract Map and Specific Plan conditions subject to the review and approval of the City Council.

MITIGATION MEASURE J:

In order to mitigate potential impacts on school facilities, the applicant shall negotiate and reach an agreement with the Ventura Unified School District for any additional mitigation required of the project in excess of the State school impact fees referenced in and calculated pursuant to Government Code Section 65995.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:

Applicant

Timing

Prior to issuance of building permits for any residential portion of the project.

Monitoring Division

City of Ventura Planning Division and Inspection Services Division

Funding

Applicant

Standards for Success:

Prior to any building permits being issued for any residential portion of this project, the applicant shall submit to the City Planning Division a fully executed copy of an agreement between the applicant and the Ventura Unified School District for any mitigation required in excess of the currently adopted school impact fee.

SECTION 4: Following the effective date of the adoption of the Saticoy Village Specific Plan, Case No. SP-5, as provided herein:

- (A) All uses of land and all other development within the area of the Saticoy Village Specific Plan must comply with all applicable provisions of the Saticoy Village Specific Plan, in addition to the zoning district regulations for the underlying zone, all other provisions of the Zoning Ordinance, and other provisions of law. Where there is any disparity between the applicable provisions of the Saticoy Village Specific Plan and the zoning district regulations for the underlying zone, or any other provision of the Zoning Ordinance, the applicable provisions of the Saticoy Village Specific Plan shall prevail regardless of whether the particular provisions of the Saticoy Village Specific Plan are more liberal or more restrictive than the disparate zoning provisions; and
- (B) All zoning actions, subdivisions, public improvements, and any other discretionary land use permits and other approval within the Plan's effective area shall be consistent with the Saticoy Village Specific Plan; and
- (C) Further environmental evaluation relating to any use of land or other development including, without limitation, any of the actions sets forth in subsection (B) above, within the area of the Specific Plan may be carried out with reference to the provisions of Government Code Section 65457 and the provisions of the California Environmental Quality Act (CEQA) and State CEQA Guidelines regarding exemptions from requirements of further environmental review.

PASSED AND ADOPTED this 6th day of May, 1996.

Maki Covarrubias Plisky
Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF SAN BUENAVENTURA)

I, MABI COVARRUBIAS PLISKY, Deputy City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Resolution was passed and adopted by the San Buenaventura City Council at a regular meeting held on the 6th day of May 1996, by the following vote:

AYES: Councilmembers Friedman, Di Giulio,
 Monahan, Measures, and Tingstrom.

NOES: Councilmembers Tuttle and Bennett.

ABSENT: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Buenaventura this 7th day of May 1996.

Mabi Covarrubias Plisky
Deputy City Clerk

Saticoy Village Specific Plan

Case No. SP-5

Project Developer:

The Rosewood Park Partnership

3700 Dean Drive, No. 2605
Ventura, California 93003

Specific Plan Preparer:

CIVITAS

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Ventura, CA 93003
Tel. (805) 644-1892
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Adopted This 6th Day of May, 1996

City Council Resolution No. 96-47

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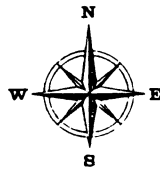
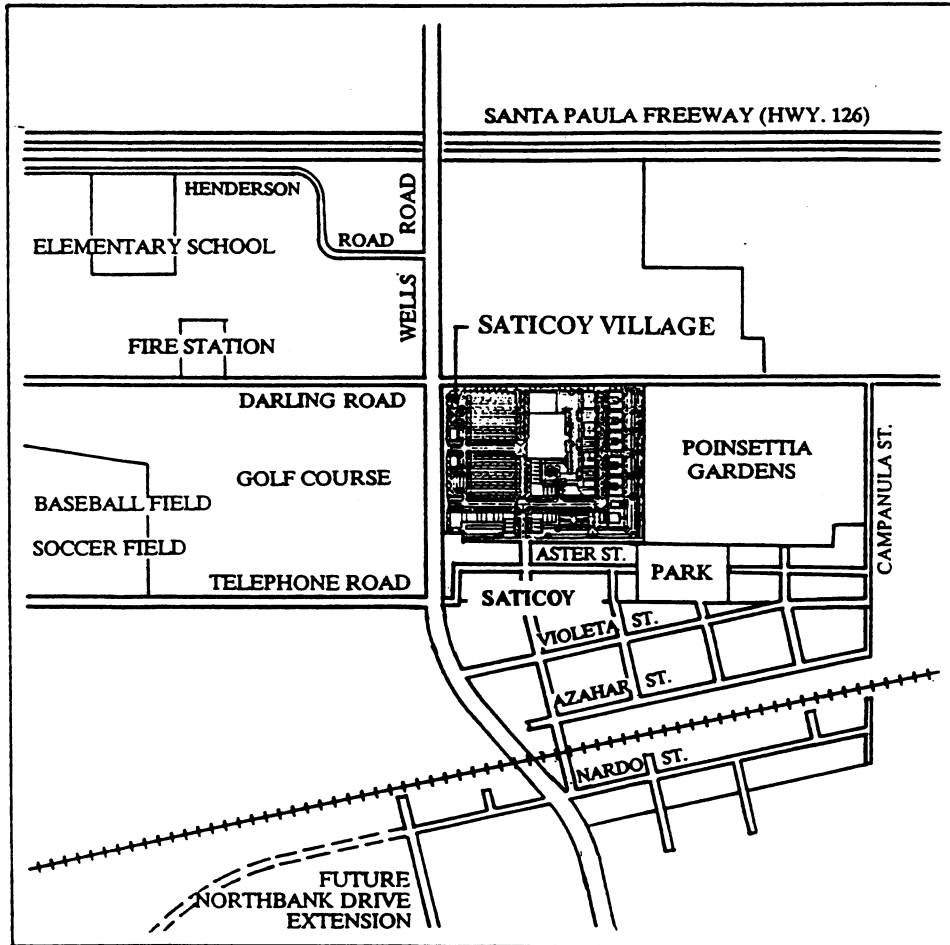
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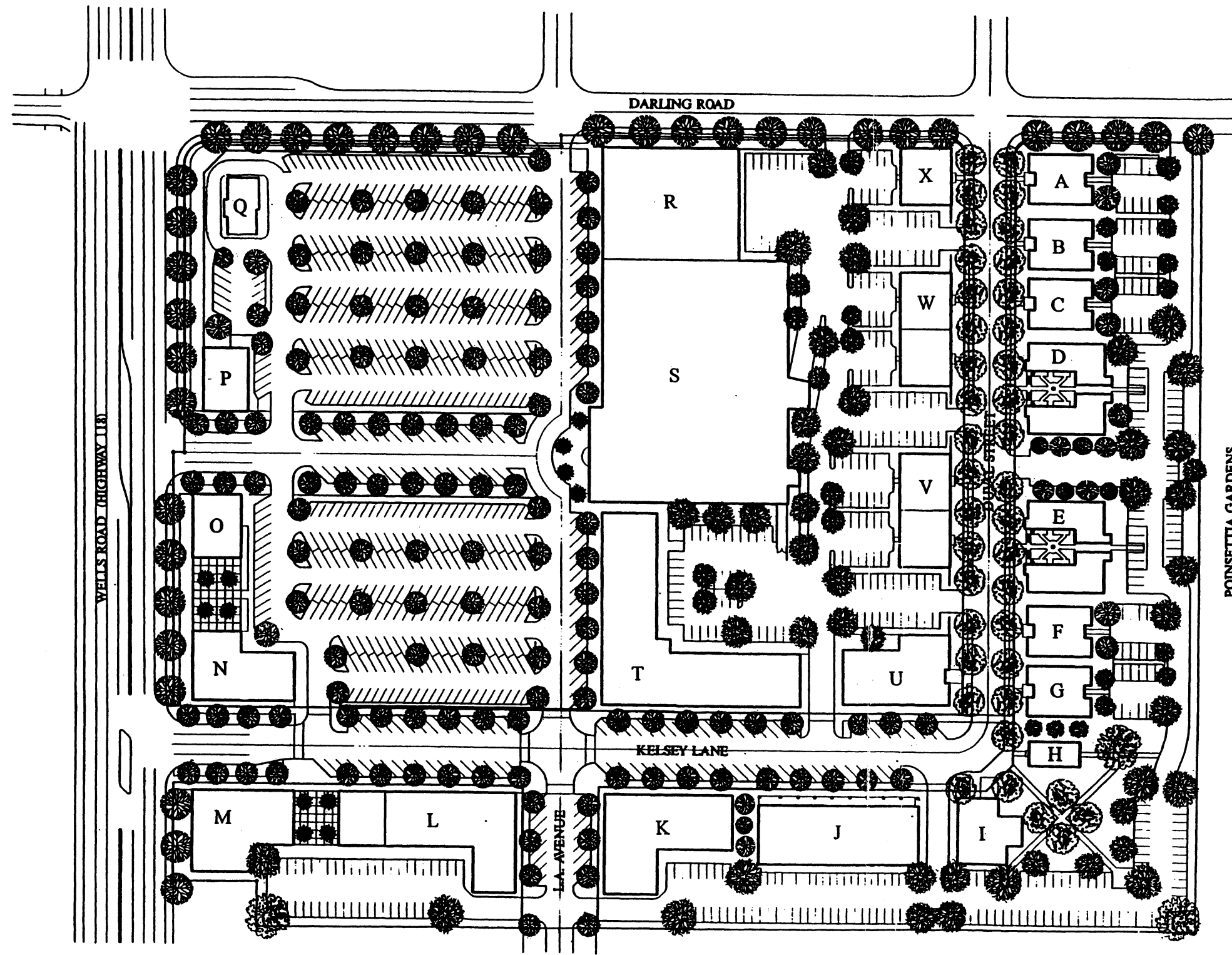


Typical view looking south down residential street, with Daycare Center at terminus of vista.

Vicinity Map



SATICOY VILLAGE - ILLUSTRATIVE MASTER PLAN
THE ROSEWOOD PARK PARTNERSHIP



LEGEND

- A Apartments
- B Apartments
- C Apartments
- D Apartments
- E Apartments
- F Apartments
- G Bed and Breakfast Inn
- H Wedding Chapel
- I Daycare Center
- J Hotel
- K Retail/Office
- L Retail/Office
- M Restaurant/Retail
- N Restaurant/Retail
- O Restaurant
- P Restaurant
- Q Restaurant
- R Drug Store
- S Market
- T Retail/Office/Apartments
- U Office/Apartments
- V Medical Office/Apartments
- W Medical Office/Apartments
- X Medical Office/Apartments

The locations and configurations of buildings, parking and other site elements are consistent with the intent and regulations of this Specific Plan. This illustrative plan, however, has no regulatory effect, and shall not be construed as having such over the layout and design of particular lots.



I. Introduction

A. Intent and Purpose

The intent and purpose of the Saticoy Village Specific Plan (the Plan) is to encourage and direct development within Tract No. 4962, also known as Saticoy Village, so that the goals, objectives and policies of the City of San Buenaventura Comprehensive Plan are furthered. The standards and guidelines set forth herein will direct the development of streets, buildings and related appurtenances in a unified town pattern, forming coherent, high quality public spaces oriented particularly to the pedestrian.

The pattern and detailing of streets are similar to that of the original Saticoy Townsite, accommodating both the pedestrian and the automobile. Buildings enfront and define the streets with dignified facades, clearly defining the public space and offering convenient entrance from the street. The scale, proportions, materials and construction techniques of the buildings and appurtenances are regulated to ensure harmonious relationships between the buildings and the public spaces they define.

It is intended that development within the Plan area meet the needs of modern retailers, professionals, residents, and other permitted uses, while also possessing certain positive attributes of traditional California towns. The regulations herein mediate between these two intentions. It is not intended that development within the Plan area reproduce in every detail an old town. Architectural style is not prescribed, historically correct designs are not required, and monotony of architecture is not encouraged.

B. Site Description

The Specific Plan boundary encompasses approximately 23.13 acres of land located in the City of San Buenaventura. The site is currently a vacant field, except for a chapel building located to the south of Darling Road. The property is bounded by Wells Road (State Highway 118) on the west and Darling Road on the north. Saticoy Regional Golf Course is located across Wells Road from the project site and the property north of Darling Road is a vacant field, except for a single house. Poinsettia Mobile Home Park abuts the property on the east and the Railroad Extension Subdivision of the original Saticoy Townsite lies to the south.

C. Specific Plan Organization

The Specific Plan has four chapters:

- I. Introduction -- An overview of the Plan's purpose, intent, site, and organization.
- II. Implementation Element -- A review of the Plan's relationship to the Comprehensive Plan and Zoning Ordinance and a summary of discretionary permitting procedures for development within the Specific Plan area.
- III. Land Use and Urban Design Element - Text and diagrams setting forth permitted land Use Types, along with standards for the placement, size, configuration, design, and use of buildings, parking, yards, and related appurtenances.
- IV. Circulation and Utilities Element -- Text and diagrams setting forth standards for the construction of public and private streets within the Plan area, and for water, sewer, and storm drainage facilities.

II. Implementation Element

A. Policy and Regulatory Framework

The City of San Buenaventura Comprehensive Plan Land Use Element designates the project site to be Planned Mixed Use Development (PMXD). The Land Use Intent and Rationale Statement indicates that the project site should be a mix of residential, commercial, office and/or institutional Use Types. Preparation and approval of a master plan is required prior to, or in conjunction with, any development project approval. This Specific Plan fulfills that requirement. The Intent and Rationale Statement also includes policy direction regarding neighborhood street design, limitation of access onto Wells Road, the division of large parking areas by drive aisles detailed as streets, and use of street patterns, and building placement consistent with the original Saticoy Townsite pattern. These have been incorporated into this Plan.

The Zoning of the property is Mixed-Use (MXD), implementing the PMXD Comprehensive Plan Designation by allowing a mix of residential, commercial, office, and institutional Use Types. The majority of these Use Types are permitted by right; others require a Use Permit, as listed in Section III.D of this Plan. The Standards and Urban, Architectural, and Landscape Regulations herein shall, when in conflict, supersede the development standards of the MXD zone.

B. Discretionary Permitting Process

All development within the Saticoy Village Specific Plan area is subject to the provisions of this Specific Plan and to the Design Review process of the City of San Buenaventura. Review shall include a determination of substantial conformance with the Urban, Architectural, and Landscape Regulations of this Specific Plan. Through the Design Review process, approval may be given for minor departures from the Architectural and Landscape Regulations, based upon the finding by the decision making authority that the project conforms to the purpose and intent of this Specific Plan.

An Administrative Variance from the Standards and Urban Regulations of this Specific Plan may be approved by the Planning Commission. Such an Administrative Variance would, in addition to any findings required by the Zoning Ordinance, be subject

to the finding that the proposed development conforms to the overall purpose and intent of the Specific Plan and is warranted because its benefits outweigh any benefit obtained by strict conformance to the Specific Plan.

Any proposal to substantially revise, alter, or otherwise change the intent of any provision of the Specific Plan shall require an amendment to the Specific Plan, subject to the procedures set forth in the Zoning Ordinance.

Certain Use Types are permitted by right, while other Use Types are permitted subject to obtaining a Use Permit, as required by the Zoning Ordinance. The Use Type Matrix on page 6 lists the permitted and conditionally permitted uses. The Use Type Classifications are as defined in the Zoning Ordinance.

The provisions of this Specific Plan, when in conflict with the Zoning Ordinance, shall supersede the Zoning Ordinance. For items not covered by this Specific Plan, the provisions of the Zoning Ordinance shall apply. When provisions of this Specific Plan conflict with the Uniform Building Code, including any adopted City regulations appended thereto, those provisions shall take precedence over this Specific Plan.

C. Improvements

Public improvements within and adjacent to the Tract will be privately financed, except as provided for under the Wells and Saticoy Communities Capital Deficiency Study (C.I.D.S., as it may be amended from time to time) and related agreements or conditions of development permits, without limitation, including the conditions of Tentative Tract Map No. 4962.

Improvement of all private streets and other development on private lands will be privately financed.

The phasing of construction of public improvements shall be in accordance with the conditions of Tentative Tract Map No. 4962 and related agreements between the owner of the Tract and the City and County of Ventura.

D. Mitigation of Potential Environmental Impacts

Please refer to Appendix A.

III. Land Use and Urban Design Element

A. General

The underlying zoning of all lots in the Tract is MXD, Mixed Use Zone. The Comprehensive Plan designation is PMXD, Planned Mixed Use Development. The permitted placement and design of buildings and related appurtenances within the Plan area, and the permitted uses of the buildings, are prescribed in this Element.

The Definitions below define certain terms which have a particular meaning within this Specific Plan. The Use Types permitted within the buildings in the Specific Plan area are defined on pp. 5-7. Standards related to density, permitting and outdoor uses are listed on pages 7-9. The Urban Regulations, pp. 9-14, define the three permitted Building Types within the Specific Plan area, including such characteristics as placement on the lot, configuration and height. Three plan diagrams of the Specific Plan area are provided on pp. 12-14; these regulate the placement and type of improvements which may be constructed on the lots. The Architectural Regulations, pp. 15-18, define permitted materials, forms and methods of construction for the buildings and related appurtenances. The Landscape Regulations, pp. 18-21, define permitted landscape materials and methods. *The forms, materials and methods defined herein are standard, all others are discouraged.*

B. Definitions

Terms used throughout these regulations shall take their commonly accepted meaning, unless herein defined. When there are conflicts between the definitions herein and the definitions provided in the Zoning Ordinance, the definitions set forth below shall take precedence.

City: The City of San Buenaventura.

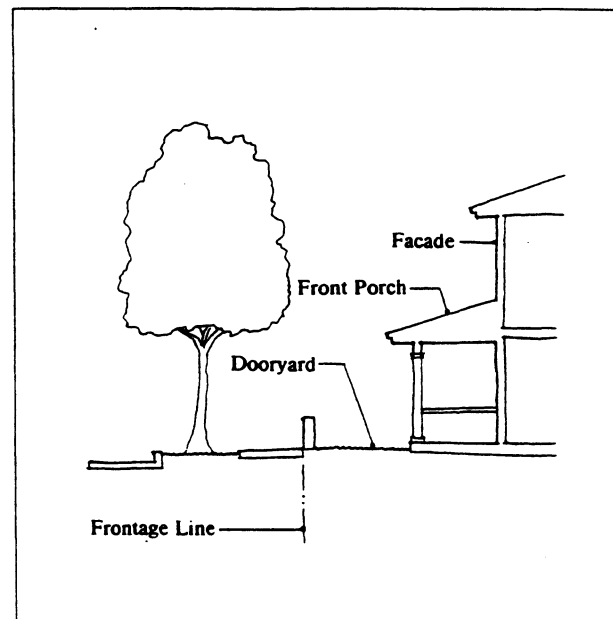
Design Review Committee (D.R.C.): The Design Review Committee of the City of San Buenaventura, or its successor entity or designee, as defined in the Zoning Ordinance.

Designated Frontage: A Frontage so designated on the Regulating Plan, at which public on-street parking is provided to augment the off-street parking required. The off-street parking required for buildings on these Designated Frontages is defined in the Parking Standards, p. 8.

Developer: The Rosewood Park Partnership or its designee, successor or assign.

Director: The Director of Community Services of the City of San Buenaventura, or his designee, as defined in the Zoning Ordinance.

Dooryard: A yard between the street and a building bounded by a garden wall between 18 inches and 24 inches in height or by a picket fence between 30 inches and 42 inches in height, built on the frontage line(s).



Type II or III building with Dooryard and Front Porch.

Facade: The vertical surface of a building which is set parallel to a Frontage Line.

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

Frontage Line: The property line(s) of a lot fronting a street or the boundary of an open space, such as a park, as designated on the Regulating Plan.

Frontage Setback Line: The setback line at a Frontage, upon which Facades must be constructed. The setback area between this Line and the Frontage Line must be left free of structures that are higher than 42 inches,

excluding Streetwalls, except as noted in the Urban Regulations.

Height: A limit to the vertical extent of a building or appurtenance. Building height is measured in number of stories or in feet, relative to the public sidewalk at the Frontage. The height of walls, fences and other appurtenances is measured in feet and inches relative to adjacent pedestrian ways. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved through the Design Review process.

Independent Building: A building having no interior passage to an adjacent building. Independent buildings by the same developer or owner on separate adjacent lots must be architecturally distinct.

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

Outbuilding: A separate building in addition to, and in the rear yard of, the principal building, which is a maximum of 2 stories and has a maximum net floor area of 500 square feet per story, except carports which shall be one story only and 200 square feet per parking space.

Regulating Line: A line on the Regulating Plan which regulates the placement and design of buildings in the same manner as a Frontage Line.

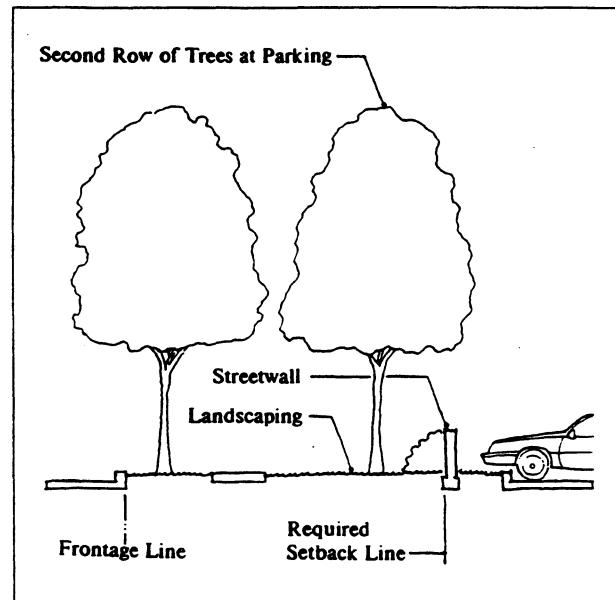
Shared Parking: Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Storefront: The portion of a building at the first story of a Type I Frontage that is made available for retail use. Storefronts shall be directly accessible from sidewalks. Each storefront must have transparent glazed areas, equal to at least 70 percent of its first story facade, between 2 and 8 feet from the ground.

Story: A habitable floor level within a building, no more than 12 feet high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height.

Streetwall: An opaque freestanding wall built on the Required Setback line with the purpose of masking parking from the street. Streetwalls shall be between 36 inches and 54 inches in height as measured from the parking pavement, except as specifically noted

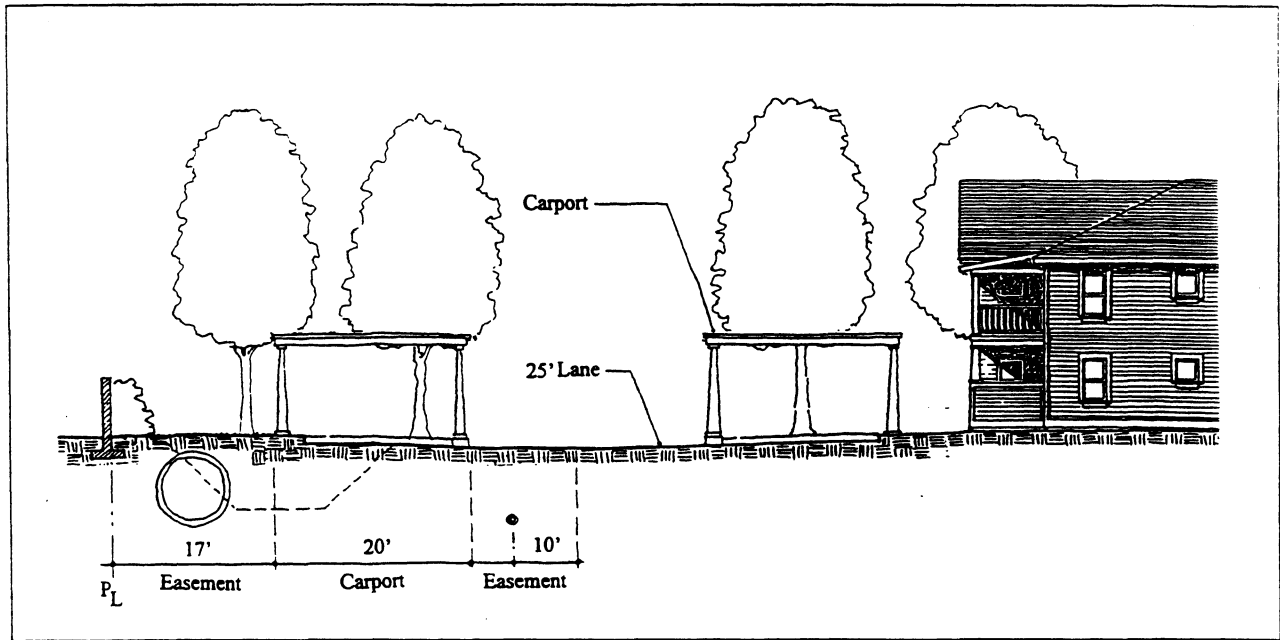
otherwise in the Landscape Regulations. Streetwalls shall conform to the Architectural Regulations for garden walls, matching or compatible with the adjacent building, or shall be a continuous maintained hedge of the stated height. Streetwalls may have openings to allow automobile access, and shall have openings, which may be gated, to allow pedestrian access.



Streetwall at Type I lot fronting on Wells or Darling Road

Terminated Vistas: A building or portion thereof designated to terminate a view through or along a street centerline.

Zoning Ordinance: The Zoning Ordinance of the City of San Buenaventura.



Outbuildings (carports) at the rear of Type III buildings

D. Uses: Permitted

Uses permitted within the Plan area are identified in the Use Type Matrix on the following page. The letter "P" denotes a use permitted by right. The letter "U" denotes a Use Type which is permitted subject to issuance of a Use Permit by the City. The procedure for obtaining a Use Permit is defined in the Zoning Ordinance. The letter "N" denotes that the Use Type is not permitted. Use Type Classifications in the matrix are defined in the Zoning Ordinance. Building types in the matrix are defined in the Urban Regulations section of this Plan, pp. 9-14.

Use Types which are permitted on one floor of a building may not be permitted, or may require a Use Permit, on other floors within the building. While many Use Types are permitted in the Plan area, only three Building Types are permitted, as defined in this Element. These Building Types will accommodate the listed Use Type Classifications, while ensuring that the buildings and the manner in which they are used reasonably conform to the intent of maintaining a town setting.

The following notations relate to the Use Type Matrix on the following page:

- * The Family Residential - Single Family use classification is permitted where indicated on the Use Type Matrix; the Building Types in which this use is permitted are as defined in the Urban Regulations, and do not include the free-standing "single family house" type. The Type II - Urban House includes the urban town house; an attached, single family dwelling on a single lot. Such a town house may be one to three stories in height and may be above or below other Use Types, as set forth in this Element.
- * The Residential Condominiums use classification is permitted in Type II and III Buildings as indicated on the Use Type Matrix. This use classification should not be confused with Building Types, which are as defined in the Urban Regulations.
- ** These Use Types are permitted only out-of-doors, except parking which is additionally permitted on the first floor of Outbuildings. The permitted placement of Outbuildings is shown on the Building Elements Plan, p. 13.

Use Type Matrix

	Type I - Storefront			Type II - Urban House			Type III - Crtyd.	
	First Floor	Second Floor	Third Floor	First Floor	Second Floor	Third Floor	First Floor	Second Floor
Residential Uses								
Family Residential: Large Multi-Family	N	P	P	P	P	P	P	P
Family Residential: Single Family*	N	P	P	P	P	P	N	N
Family Residential: Small Multi-Family	N	P	P	P	P	P	P	P
Group Residential	U	U	U	U	U	U	U	U
Residential Care	U	U	U	U	U	U	U	U
Residential Condominiums*	N	P	P	P	P	P	P	P
General Uses								
Administrative, Business, and Professional Services	P	P	N	P	P	N	N	N
Animal Sales and Services: Grooming and Pet Stores	P	N	N	N	N	N	N	N
Auction Sales	U	N	N	N	N	N	N	N
Automotive and Accessories: Automotive Rentals	P	N	N	N	N	N	N	N
Automotive and Accessories: Gasoline Sales	U	N	N	N	N	N	N	N
Automotive and Accessories: Parking**	P	N	N	P	N	N	P	N
Business and Professional Support	P	P	N	P	P	N	N	N
Community Meeting	U	U	N	U	N	N	N	N
Cultural and Library Services	U	U	N	U	U	N	N	N
Day Care Centers	U	U	N	U	U	N	N	N
Dining Establishments: Ancillary Service	P	P	N	P	P	N	N	N
Dining Establishments: Fast Service, Drive-Up	U	U	N	N	N	N	N	N
Dining Establishments: Full Service	P	P	N	P	P	N	N	N
Dining Establishments: Take-Out	P	P	N	P	P	N	N	N
Drinking Establishments	P	U	N	U	U	N	N	N
Educational Services: Commercial	P	P	N	P	P	N	N	N
Educational Services: General	U	U	N	U	U	N	N	N
Farmers' Market: Certified**	U	N	N	N	N	N	N	N
Food and Beverage Retail Sales	P	P	N	P	N	N	N	N
Funeral and Interment Services	U	U	N	U	U	N	N	N
Government Services	U	U	N	U	U	N	N	N
Group Care	U	U	U	U	U	U	U	U
Laundry Services	P	P	N	N	N	N	N	N
Light Industrial	U	N	N	N	N	N	N	N
Lodging Services: Bed and Breakfast Inns	P	P	P	P	P	P	P	P
Lodging Services: Hotels and Motels	P	P	P	P	P	P	U	U
Medical Services: Consulting	P	P	N	P	P	N	N	N
Medical Services: Medical Care	U	U	U	U	U	U	U	U
Nursery Sales	U	U	N	N	N	N	N	N
Personal Services	P	P	N	P	N	N	N	N
Property Maintenance Services	U	U	N	N	N	N	N	N
Recreational Services: Amusement Center	U	U	N	N	N	N	N	N
Recreational Services: Indoor Entertainment	P	P	N	N	N	N	N	N
Recreational Services: Indoor Sports and Recreation	U	U	N	N	N	N	N	N
Recreational Services: Public Parks and Playgrounds**	U	N	N	U	N	N	N	N
Recycling Services: Consumer Recycling Collection Points**	P	N	N	P	N	N	N	N
Repair Services	P	P	N	U	U	N	N	N
Research or Laboratory Services	P	P	N	P	P	N	N	N
Retail Sales	P	P	N	P	N	N	N	N
Safety Services	U	U	N	U	U	N	N	N
Shopping Center: Large	P	P	N	N	N	N	N	N
Shopping Center: Small	P	P	N	N	N	N	N	N
Swap Meets**	U	N	N	N	N	N	N	N
Transportation Services	P	P	N	N	N	N	N	N
Utility or Equipment Substations	U	N	N	N	N	N	N	N

P - Permitted Use, U - Use Permit Required, N - Not a Permitted Use
* and ** - See page 8.

E. Uses: Special Provisions

Permitted Use Types must also comply with the following special provisions:

Incidental Uses: Incidental uses as defined in Chapter 15.110 of the Zoning Ordinance may be permitted.

Outdoor Storage: No outdoor open storage of any kind shall be permitted.

Temporary Uses: Temporary uses may be conducted only to the extent permitted by Chapter 15.120 of the Zoning Ordinance.

Home Occupations. Home Occupations may be conducted only to the extent permitted by Chapter 15.130 of the Zoning Ordinance.

Special Residential. All Group Care and Group Residential uses must comply with the provision of Chapter 15.635 of the Zoning Ordinance.

Dining Establishments. Fast Service, Drive-up. shall comply with the provisions of Chapter 15.675 of the Zoning Ordinance.

Domestic Animals. For uses that are classified in the Family Residential: Single Family, Two Family, and Residential Condominiums use types, up to six (6) adult animals over the age of four (4) months are permitted, provided that, no more than three (3) adult dogs shall be permitted per dwelling unit.

Livestock Animals. Livestock animals are not permitted.

Wild Animals. Wild animals are not permitted except in conjunction with the Animal Sales and Services: Grooming and Pet Store use type.

Recycling Services: Consumer Recycling Collection Points. Uses classified in the Recycling Services: Consumer Recycling Collection Points use types must comply with the provisions of Chapter 15.685 of the Zoning Ordinance.

F. Standards

Density. For buildings and lots subject to the Specific Plan there shall be no general lot area, lot width, or lot coverage standards. Lots shall provide sufficient land area to adequately support the intended use. The residential density on any lot shall not be greater than 36 dwelling units per net acre (D.U.A.).

Prior to issuance of a building permit, floor plans of residential buildings shall be reviewed by the Director to determine that the number of units having received the required building permits is not exceeded. No more than one kitchen per dwelling shall be provided. The Director may require changes to the access, circulation, or utility connections of dwellings prior to issuance of building permits when he determines that the proposed design could result in the subsequent division of one dwelling into two or more dwellings.

Permits Required. An appropriate permit issued by the Division of Inspection Services must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure.

All building construction shall be designed in accordance with the City's currently adopted Uniform Building Code, National Electric Code, Uniform Plumbing and Mechanical Codes, and appropriate sections of the San Buenaventura Ordinance Code. The structure shall be maintained in accordance with the Uniform Fire Code and California Title 19. Complete architectural plans and appropriate engineering calculations shall be prepared by a State Licensed Architect or Engineer and be submitted to the Division of Inspection Services for plan check and plan approval.

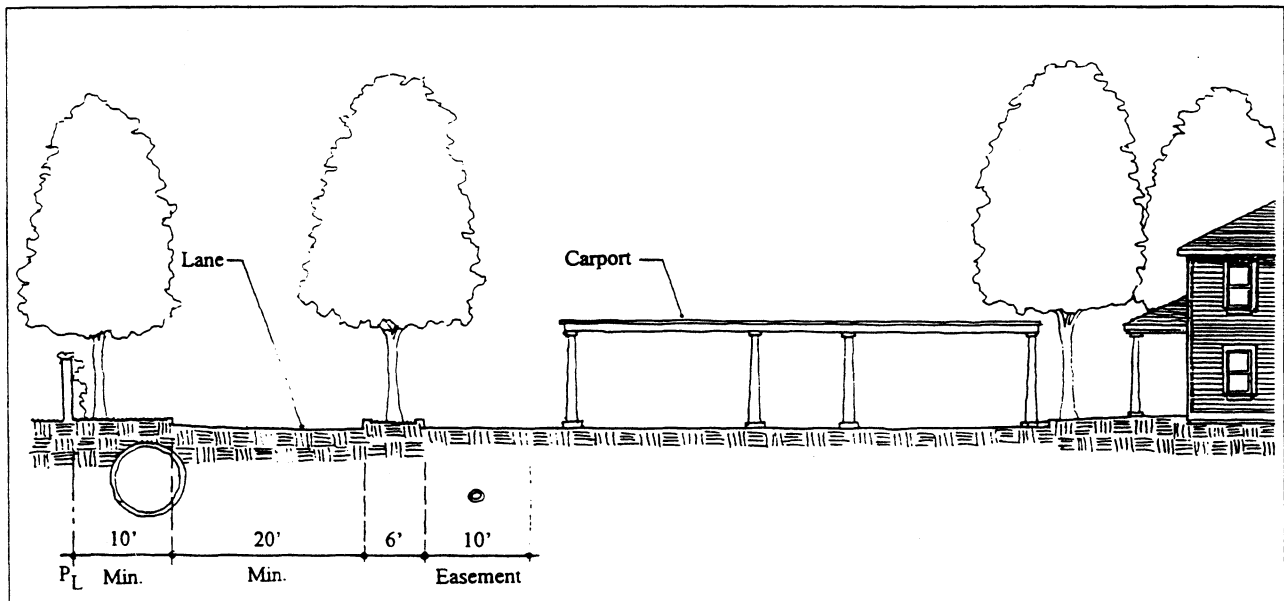
All materials and colors used in construction, and all landscape materials, shall be as represented or specified through the Design Review process. Any deviation will require express Design Review approval. Once constructed or installed, all improvements shall be maintained in accordance with the approved plans.

During any phase of grading or construction, if cultural material suggestive of prehistoric or historic origin is encountered, work in the vicinity of the find shall be stopped and the City shall be notified. Grading or construction shall not be resumed until the find is evaluated and the City determines whether mitigation is necessary.

No final inspection or occupancy permit for any building will be granted until all construction is completed and all improvements and landscaping are installed in accordance with the approved plans and conditions.

Parking Standards.

1. Off-street parking spaces shall be placed only within areas shown on the Parking Plan, p. 14.
2. On-street parking spaces within public rights-of-way along Designated Frontages are intended to augment the parking provision for general Use Types, and to provide the guest parking required for residential Use Types.
3. Sections 15.615.030 and 15.615.040 of the Zoning Ordinance are replaced by the standards set forth in provisions 4, 5, 6, and 7 below. All other provisions of Chapter 15.615 of the Zoning Ordinance shall be met. Exceptions to the Standards may be requested via the Administrative Variance process set forth in the Zoning Ordinance.
4. For residential Use Types, 1-1/2 spaces shall be provided for each 1 or 2 bedroom dwelling, and 2 spaces shall be provided for each dwelling with 3 or more bedrooms. Of the total number of parking spaces required, a minimum of one space per dwelling shall be covered.
5. For Permitted General Use Types located in buildings on Designated Frontages (See Regulating Plan, p. 12), the number of required off-street parking spaces shall be 1 space for each 400 gross square feet of floor area.
6. For Permitted General Use Types located in buildings *not* on Designated Frontages (see Regulating Plan, p. 12), the number of required parking spaces shall be 1 space for each 300 gross square feet of floor area.
7. For General Use Types which require a Use Permit, the minimum required number of parking spaces shall be as set forth in the Zoning Ordinance or as otherwise determined necessary by the decision-making authority.
8. Bicycle parking shall be provided for all uses as required by the Zoning Ordinance.
9. Landscaping of parking areas shall comply with the provisions of the Zoning Ordinance and as set forth in the Landscape Regulations of this Specific Plan. The provisions of this Plan, when in conflict, shall take precedence over those of the Zoning Ordinance.



Typical parking area at rear of Type II lots along east edge of Plan Area, with carport outbuildings.

Vehicles. No vehicle may be repaired on sites occupied by residential Use Types unless all the following conditions are met:

1. The vehicle under repair must be owned by the current resident of the property upon which the repairs are being made.
2. Registration or proof of current ownership of the vehicle being repaired shall be available for inspection on the premises at all times while the vehicle is under repair.
3. Vehicle repairs may be conducted only between the hours of 7:00 a.m. and 10:00 p.m.
4. Repair of a particular vehicle shall be conducted and completed in no more than thirty (30) days.
5. Storage of any vehicle under repair, or storage of parts of a vehicle, upon a public street or alley or upon an unpaved yard area, other than a driveway, is prohibited.
6. Body work on or painting of a vehicle or any portion of a vehicle is prohibited.

Trash Facilities. Adequate provision shall be made for trash storage and collection for all uses. Any trash storage area shall be located within parking areas as designated on the Parking Plan and so as not to conflict with other facilities. Trash storage areas shall be of adequate size and shall be completely screened by walls meeting the Architectural Regulations for garden walls. Provision shall be made for the collection of recyclable materials per any established City recycling program. The location and design of trash storage facilities shall be shown on plans submitted for Design Review approval.

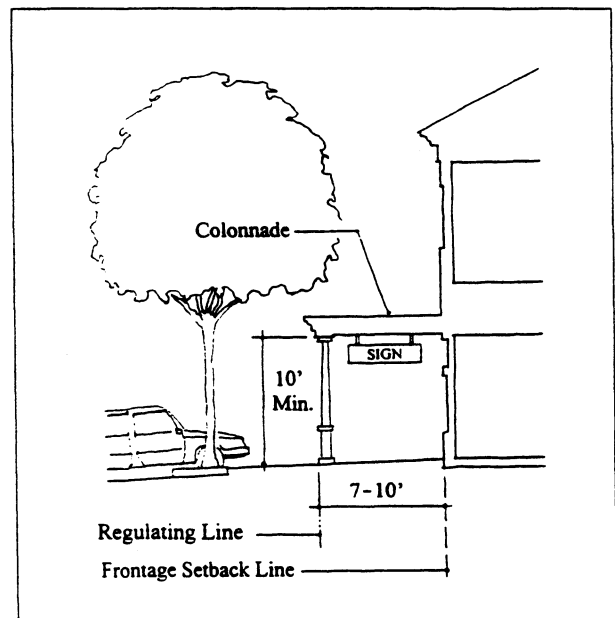
G. Urban Regulations

General

1. Buildings and appurtenances shall be set on lots relative to the Frontage Lines, Regulating Lines and side and rear property lines as shown on the Regulating Plan, p. 12.
2. Building Types shall be located as shown on the Regulating Plan and shall be configured as defined in these Urban Regulations. The design of the buildings and related appurtenances shall conform to these Urban Regulations and to the Architectural and Landscape Regulations. Terms capitalized herein take on specific meanings which are defined in the Definitions on pp. 3-4.

Type I - Storefront

1. Facades conforming to the requirements for Storefronts shall be constructed on the Frontage Setback Line. Type I lots fronting onto Wells or Darling Roads may have up to two Facades which do not conform to the requirements for Storefronts if so approved through the Design Review process.
2. Open colonnades may encroach up to 7 feet into the Required Setback area at Type I Frontages (except at Street Type A), in which case the Facade may be set back an additional 3 feet.

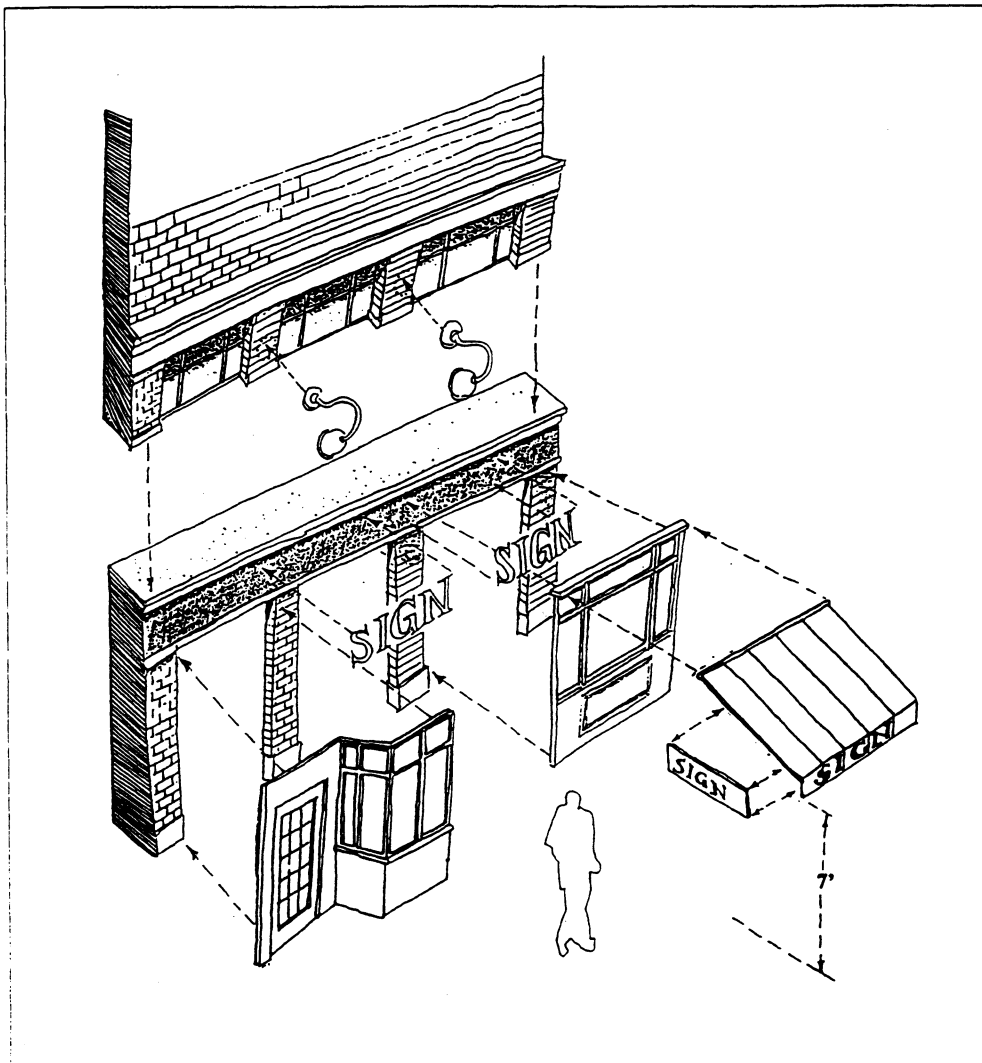


Open colonnade. Permitted at Type I Frontages, except at Street Type A.

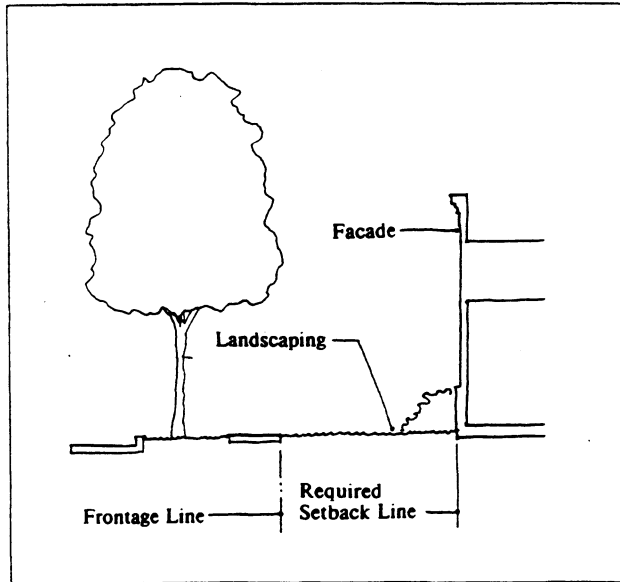
3. At corner lots, the Facade may be set back up to 20 feet from the Frontage or Regulating Lines for a distance of 20 feet from the corner on each Frontage.
4. All Frontages without Facades shall have Streetwalls or a continuous maintained hedge constructed on the Frontage Setback Line.
5. No setback is required at side property lines. Side yard setbacks, when provided, shall be no less than 5 feet.
6. Individual Facades shall not exceed 120 feet of

Frontage. Buildings may exceed this width if designed with architecturally distinct Facades of no more than 120 feet each.

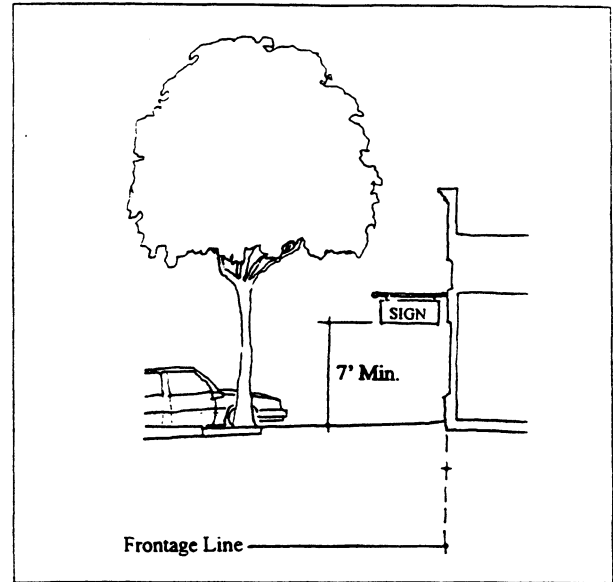
7. The first floor shall be no less than 10 feet clear, floor to ceiling.
8. Facades shall be no less than 20 feet in height. Buildings shall be no more than 3 stories or 45 feet in height.
9. Use Types permitted within the buildings shall be as shown on the Use Type Matrix, p.6.



Elements of a typical Storefront



Type I building at Frontage of Wells or Darling Road



Type I building at Frontage of Street Types A and B

Type II - Urban House

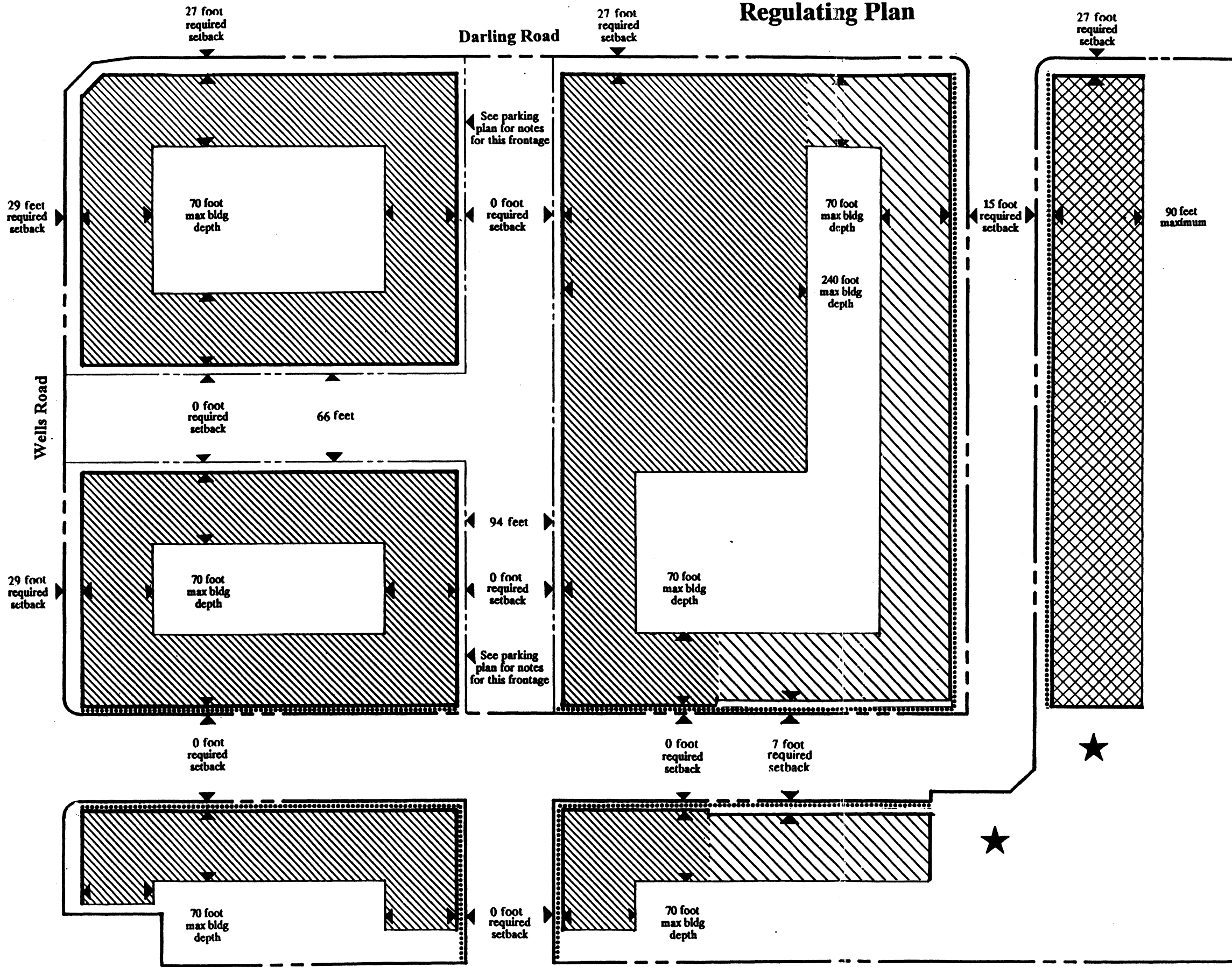
1. Facades shall be constructed on the Frontage Setback Line(s) and shall extend for at least 50% of the lot Frontage.
2. No setback is required at side property lines. Side yard setbacks, when provided, shall be no less than 5 feet and no more than 40 feet.
3. Individual Facades shall not exceed 120 feet of Frontage.
4. The first floor shall be no less than 10 feet clear, floor to ceiling, except at Type II/ III lots, where no minimum clear height shall apply.
5. Buildings shall be no less than 2 stories nor more than 3 stories or 45 feet in height, except at Type II/III lots, where buildings shall be no more than 2 stories or 35 feet.
6. Use Types permitted within the buildings shall be as shown on the Use Matrix, p. 6.

Type III - Courtyard Apartment House








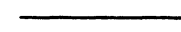

1. Facades shall be constructed on the Frontage Setback Line(s) and shall extend for at least 50% of the lot Frontage.

2. A Courtyard, no less than 25 feet by 40 feet and free of encroachments except for open stairs, shall be constructed on the Frontage Setback Line.
3. Courtyards shall be open to the Frontage, except for open stairs, walls no more than 42 inches in height, and wrought iron fencing no more than 6 feet in height.
4. At least three sides of each courtyard shall be built with elevations conforming to the requirements for Facades.
5. The principal entry of each dwelling shall face the Frontage or a courtyard.
6. Buildings shall be no more than 35 feet in depth, measured perpendicular to the courtyard.
7. A setback of 10 feet is required at side property lines.
8. Buildings shall be 2 stories and shall not exceed 35 feet in height.
9. Use Types permitted within the buildings shall be as shown on the Use Matrix, p. 6.

Regulating Plan



LEGEND

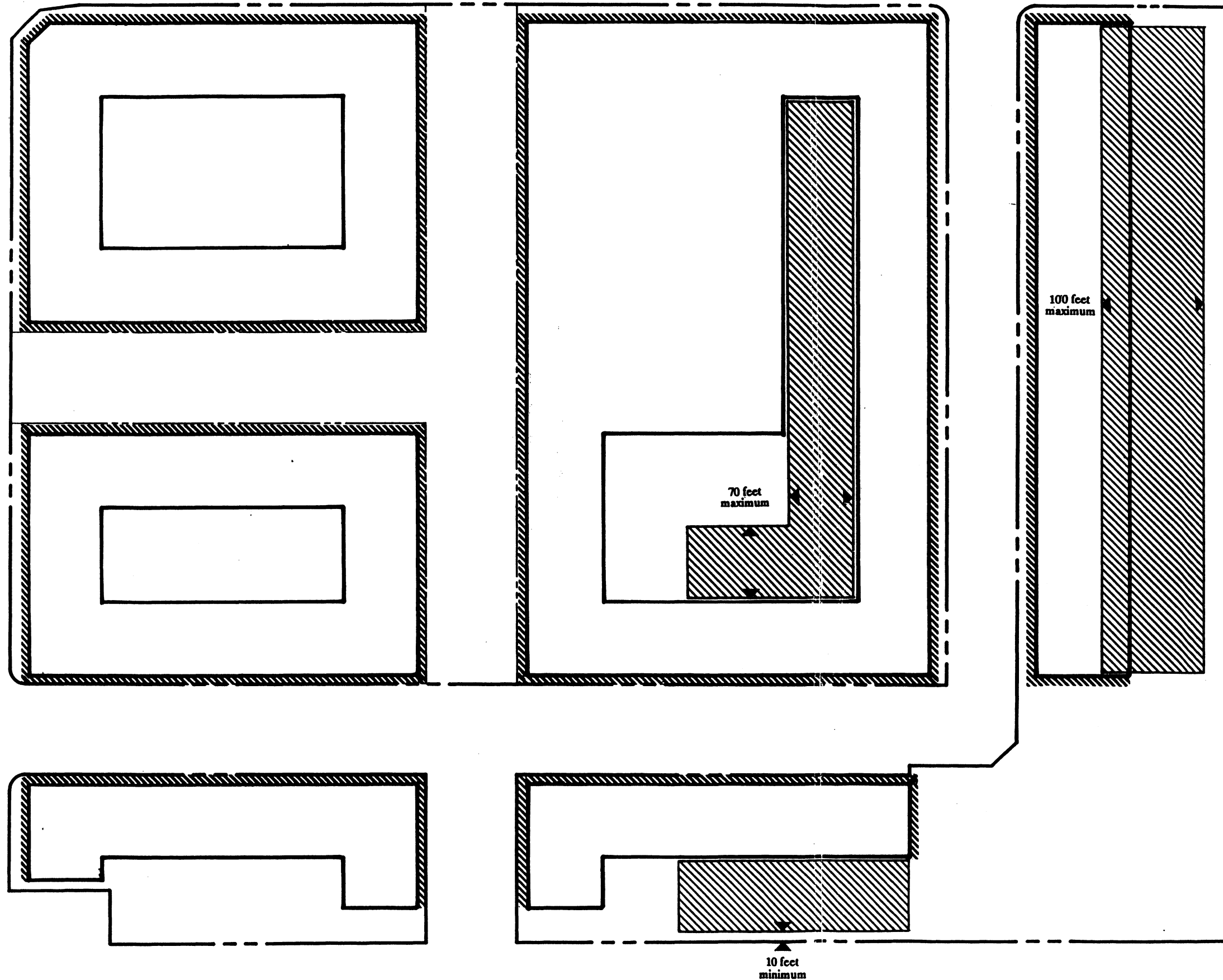
-  Type I
Storefront Type Permitted
-  Type II
Urban House Type Permitted
-  Types II & III
Urban House and Courtyard
Apartment Types Permitted
-  Terminated Vista
Special Building Type Required ⁴
-  Property Line
-  Regulating Line
-  Frontage Setback Line
-  Side or Rear Setback Line
-  Designated Frontage (see note 5)

1. Buildings shall be set on lots relative to the property lines and Regulating Lines as shown on the Regulating Plan.
2. Building Facades shall be built on Frontage Setback Lines and shall extend along Frontages as noted on the Regulating Plan and in the Urban Regulations, pp. 9-14.
3. Building Types are as defined in the Urban Regulations, pp. 9-14. Design requirements are further defined by the Architectural Regulations, pp. 15-18.
4. Special buildings at Terminated Vistas shall be designed to complement the architecture of the existing on-site chapel building.
5. Buildings on Designated Frontages are subject to special parking standards as defined in Parking Standards, p. 8, No. 5.

Building Elements Plan

Darling Road

Wells Road



LEGEND



Outbuildings Permitted
(at Types II & III)



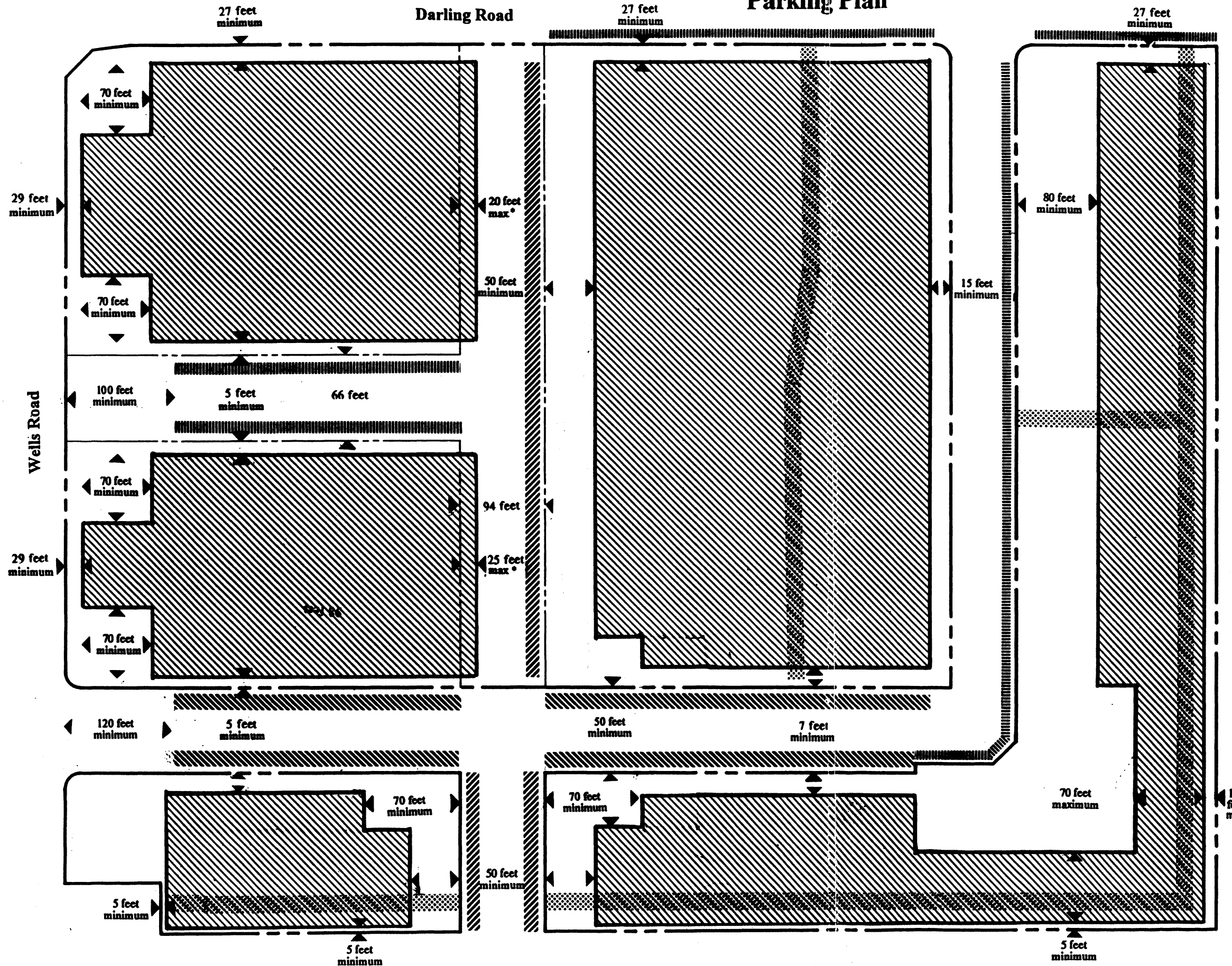
Building Element
Encroachments Permitted




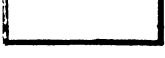



Setback Line of Principal Building,
see Regulating Plan, p. 12.

1. Building elements - balconies, stoops, porches, colonnades, awnings and signs - may encroach up to 7 feet from the Facade into the Frontage Setback area where shown at Types II and III Frontages, and at Type I Frontages at Street Types B, C, Wells Road and Darling Road. Only balconies, awnings and signs may, upon issuance of an encroachment permit by the City, encroach at Type I Frontages at Street Type A.
2. In the absence of building walls, Streetwalls shall be built on the Frontage Setback Lines at Type I lots, and at Type II lots where parking is provided in sideyards.
3. Dooryards shall be constructed in Frontage Setbacks at Type II and at Type III lots, see Definitions for Dooryard.
4. Balconies and colonnades shall be no less than 10 feet clear of the Frontage sidewalk.
5. Awnings and projecting signs shall be no less than 7 feet clear above the Frontage sidewalk.
6. Balconies, stoops, porches, and bay windows may encroach up to 6 feet into sideyard setback areas at Type III buildings.

Parking Plan



PARKING REGULATIONS

-  Parking Permitted
-  Parking Not Permitted
-  Parallel Parking Permitted
-  Angle Parking (45°) Permitted
-  20 Foot Alley Easement

Off-street parking spaces shall be placed only within areas shown here. The number of required off-street parking spaces for each use within the Specific Plan area is as outlined below and as more precisely defined in the Parking Standards section of this Plan, p. 8. For locations of Designated Frontages see the Regulating Plan, p. 12. The size of parking spaces shall be as defined in the Zoning Ordinance. The exact alignment of alleys may be modified with the approval of the City Engineer, providing that convenient through access is maintained.

Permitted General Use Types

On Designated Frontages	1/400 g.s.f.
On all other Frontages	1/300 g.s.f.

General Use Types Requiring a Use Permit

Same as Permitted General Use Types or as required by the Zoning Ordinance or the conditions of the Use Permit.

Residential Use Types

1-2 Bedroom Dwellings	1-1/2 per unit
3+ Bedroom Dwellings	2 per unit

* In the absence of buildings on this Frontage, a Streetwall shall be constructed on the line shown. Angled parking spaces may be provided along this Frontage when buildings are constructed.

H. Architectural Regulations

These Regulations provide direction for the design of buildings, appurtenances and site elements within the Specific Plan area. The methods, materials, and forms herein are strongly recommended. All others are discouraged. The word "may" indicates a strong recommendation and the word "shall" indicates a requirement. These Regulations recommend or require the use of many materials and methods typical of indigenous regional architecture; they do not, however, require any particular architectural style and no such requirement is to be inferred.

Walls

Materials

1. Building walls shall be clad in wood clapboard, wood shingle, wood dropsiding, wood board and batten, stucco, brick or stone. Additionally, walls may be clad in hardboard siding simulating permitted wood materials if approved through the Design Review process.
2. Building walls shall be trimmed in wood, stone, or cast stone.
3. Garden walls shall be made of or clad in brick, stone, or stucco matching the principal building.
4. Fences and trellises shall be made of finished wood.

Configurations

1. Two or more wall materials may be combined on one facade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry.)
2. Cantilevers shall be supported by visible brackets.
3. Exterior chimneys shall be finished in brick, stone, or stucco.
4. Walls clad in wood shall be stained or painted with colors approved through the Design Review process.

5. Garden walls shall be no less than 8 inches wide and capped by a top, overlapping the wall below by no less than 1/2 inch.
6. Fences and gates on Frontages shall be made of vertical pickets or lattice with no more than 3-inch gaps in between.
7. Fences and garden walls at Frontages and side property lines shall be between 30 inches and 42 inches in height.
8. Fences and garden walls at side property lines may be up to 6 feet in height and at rear property lines may be up to 7 feet.
9. The undercroft of decks and porches shall be enclosed with lattice or vertical pickets.
10. Trash enclosures shall be provided. The enclosures shall have completely solid walls and gates of sufficient height to totally screen the trash bin(s). Enclosures shall be located in areas as shown on the Parking Plan, p. 14.

Methods

1. Clapboard shall not exceed 6 inches to the weather. Shingles shall not exceed 8 inches to the weather. Dropsiding shall not exceed 10 inches to the weather. Board and batten shall not exceed 12 inches and 4 inches, alternately.
2. Board trim at corners and around openings shall not exceed 6 inches, except at the front door surround, which may be of any size or configuration. Board trim may be applied directly to the sheathing.
3. Brick and cut stone shall be laid in true bonding pattern.
4. River and rubble stone shall be laid in the natural manner.
5. Brick and cut stone mortar joints shall be struck.
6. River and rubble stone mortar joints shall be smooth or beaded.
7. Stucco shall be smooth and sand finish only.
8. Exposed wood shall be painted or stained.

Building Elements

Materials

1. Posts, balconies, porches, and bay windows shall be made of wood. Bay windows may additionally be vinyl-clad.
2. Columns, piers, and arches shall be made of or clad in wood, brick, cast concrete, or stucco.
3. Foundation piers shall be made of brick, stone, or stucco.
4. Stoops shall be made of brick, stone, concrete, or wood.
5. Railings shall be made of wood or wrought iron.

Configurations

1. Spindles and balusters on balconies, porches, and decks shall not exceed 6 inches on center. Standard pipe rails, horizontal and vertical, are not permitted.
2. Bay windows shall be habitable spaces carried to the ground or supported by visible brackets.
3. All mechanical and electrical equipment - including, but not limited to, air-conditioning units, solar panels, antennas, and satellite dishes - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view. Such equipment and related screening shall be shown on drawings submitted for Design Review.

Methods

1. Foundation piers shall be no less than 12 inches x 12 inches.
2. Masonry and stucco arches (square or round) shall be no less than 12 inches in depth. Piers shall be no less than 12 inches x 12 inches. Wood posts shall be no less than 5-1/2 inches x 5-1/2 inches and shall be articulated at their base and top.

Roofs

Materials

1. Roofs of primarily wood buildings shall be clad with wood shingles or dimensional composition shingles.
2. Roofs of primarily stucco buildings shall be clay tile or slate, or with concrete tile simulating clay tile or slate if approved through the Design Review Approval process.
3. Roofs of primarily brick or stone buildings shall be clad with clay tile, wood shingles or dimensional composition shingles.
4. Gutters and downspouts shall be made of galvanized steel, wood, copper, or painted aluminum.

Configuration

1. Building roofs, when pitched, shall be gabled or hipped and sloped between 4:12 and 8:12. Shingled gable roofs not exceeding 35 ft. eave to eave may be sloped-up to 12:12. Flat roofs shall be enclosed by a parapet wall which is no less than 42" high on all sides.
2. Parapets shall have a profiled cornice.
3. Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12.
4. Skylights shall be flat (non-bubble) only.
5. Dormers shall be placed no closer than 36 inches to building sidewalls.
6. Gutters shall be half-round or ogee.

Methods

1. Overhanging eaves shall have exposed rafter tails at the tip, with a minimum nominal dimension of 3 inches x 4 inches. Roofs without overhang shall be finished with a profiled cornice.
2. Mechanical equipment shall not be visible from the street and, when roof-mounted, shall not be visible

from first- or second-story windows of buildings on opposing frontages.

Windows and Doors

Materials

1. Windows and doors shall be made of wood, vinyl-clad wood, or factory-painted aluminum if approved through the Design Review process.
2. Glazing shall be clear glass with no more than 10% daylight reduction (tinting). Glazing shall not be reflective (mirrored).
3. Windows may have the following accessories: shutters sized to match their openings, opaque canvas awnings (except quarter sphere and quarter cylinder configuration), and planter boxes supported by visible brackets.

Configurations

1. Window openings shall have vertical proportions, or may be square.
2. Windows may additionally be circular or hexagonal - maximum one per Facade.
3. Total fenestration for Type I Frontages shall be no less than 70% of the Facade area between 2 and 8 feet from the ground for the ground floor, and no more than 30% for the upper stories. Up to two Facades of Type I buildings on lots fronting Wells or Darling Roads may have less fenestration if so approved through the Design Review process.
4. Total fenestration for non-retail Frontages shall be no more than 33% of the Facade area.
5. Windows shall be recessed not less than 2 inches from the building Facade.
6. Garage doors shall have a maximum width of 10 feet.
7. Awnings shall not project more than 7 feet from the facade and shall not be less than 7 feet above the public way.

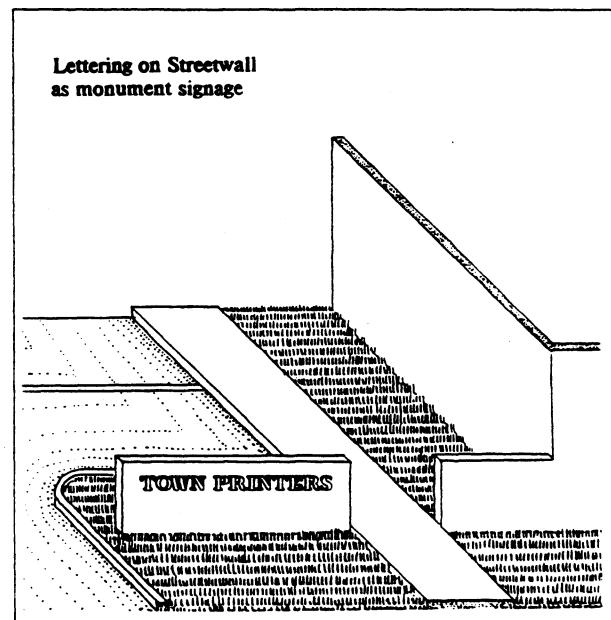
Methods

1. Windows on Facades shall be double hung, single hung, or hinged casement.

2. Circular or hexagonal windows may additionally be pivoted or hopper configuration.
3. Dormer windows shall be hinged casement or hopper configuration.
4. Doors shall only be side hinged - except garage doors facing an alley which may be overhead, and sliding glass doors which may face backyards.

Signage

1. External signs shall be made of painted wood or metal. Projecting signs at Type I ground floor uses, when not suspended from a porch or colonnade, may additionally include lettering outlined in exposed neon tubes.



Streetwall as monument sign

2. For each non-residential use in Type I buildings, signage may include letters not to exceed 24 inches in height, applied to or painted on the Facade (see illustration on p. 10.) Such signage for ground floor uses may additionally include a projecting sign panel of vertical proportions, not more than 3 feet wide nor 4 feet in height, excluding supporting brackets (see illustration on p. 11); or, when suspended from a porch or colonnade, shall be of horizontal proportions, not more than 4 feet in width nor 18 inches in height (see illustration on p. 9.) The total area of all such signage shall conform to the Zoning Ordinance.

3. For each non-residential use in Type II buildings, signage may include letters not to exceed 14 inches in height, applied to or painted on the Facade (see illustration on p. 10.) Such signage for ground floor uses may additionally include a projecting sign panel not to exceed 4 square feet in area (see illustration on p. 11.)
4. Signage, in the form of individually mounted metal letters, may be applied to the Streetwalls (see illustration on p. 17.) The area of such signage shall conform to the Zoning Ordinance requirements for monument signs.
5. External signs shall be non-flashing, frontlit only, except projecting signs not suspended from porches or colonnades, which may be lit by exposed neon tubes. Signs on the inside of glazed openings at Type I and II ground floor uses may be made of neon tubes.

J. Landscape Regulations

Intent

Landscape shall protect, preserve and promote the aesthetic appeal, character and value of Saticoy Village in the following ways:

1. **Landscape shall define and unify the public space.**
2. **Landscape shall embellish and enhance private yards and gardens.**
3. **Landscape shall screen views of automobile parking and service yards.**

General

This section will describe the minimum landscape requirements that shall be met on the public and private land of all lots, streets alleys, and greens. The plant materials identified herein are recommended. The use of materials not explicitly listed herein may be approved through the Design Review process, provided that the character and habit of the material are found to be similar to those of listed materials and consistent with the climatic zone of the Plan area.

Streetscapes

All streetscapes shall be planted with 24-inch box-sized trees. Consistency in tree species, and spacing shall be used to establish a strong street identity.

1. Wells Road (Street type F) shall be planted with *Platanus Acerifolia (London Plane Tree)* in 4-foot square tree wells at the back of curb, and at a spacing of approximately 40 feet on center.
2. Darling Road (Street type E) shall be planted with *Platanus acerifolia (London Plane Tree)* in a 5-foot wide planted parkway, and at a spacing of approximately 30 feet on center. Parkway strips shall be planted with drought-tolerant, turf grasses.
3. Interior Residential Streets (Street type D) shall be planted with *Liquidambar styraciflua (American Sweetgum)* in a 5-foot wide planted parkway, and at a spacing of approximately 30 feet on center. Parkway strips shall be planted with drought-tolerant turf grasses.

4. Street types (A B & C) shall be planted with *Gleditsia triacanthos* "Morraine" or "Sunburst" (Thornless Honey Locust) in 4-foot square tree wells at the back of curb, and at a spacing of approximately 30 feet on center.
5. Alleys (lanes) shall be planted with *Lagerstroemia indica* "Tuscarora" (Mildew resistant Crepe Myrtle) or *Prunus blireiana* (Purple Leaf Flowering Plum) in planted setbacks, and at a spacing of approximately 25 feet on center. Setbacks shall be planted with drought-tolerant ground covers and shrubs.

Parking Lots

Landscaping of parking lots shall consist of 24-inch box-sized trees, which shall be provided at the rate of one tree per eight parking spaces.

Parking lot trees are to provide shade and shelter in large paved areas while creating pedestrian-oriented views into the parking lots from peripheral streets and public ways.

Parking lot trees shall consist of the following species:

<i>Arecastrum romanzoffianum</i>	<i>Queen Palm</i>
<i>Archontophoenix cunninghamiana</i>	<i>King Palm</i>
<i>Pistacia chinensis</i>	<i>Chinese Pistache</i>
<i>Jacaranda mimosifolia</i>	<i>Jacaranda</i>
<i>Pyrus "Aristocrat"</i>	<i>Aristocrat Pear</i>
<i>Tipuana tipu</i>	<i>Tipu Tree</i>

Parking lot shrubs and groundcovers shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought.

List of acceptable shrubs and groundcovers:

<i>Artemisia "Powis Castle"</i>	<i>Silver Artemisia</i>
<i>Bougainvillea rosenka</i>	<i>Prostrate Bougainvillea</i>
<i>Carissa macrocarpa "Green Carpet"</i>	<i>Prostrate Natal Plum</i>
<i>Cistus salvifolius</i>	<i>Prostrate Rockrose</i>
<i>Cotoneaster dammeri "Lowfast"</i>	<i>Prostrate Cotoneaster</i>
<i>Euonymus fortunei "Colorata"</i>	<i>Purpleleaf Euonymous</i>

<i>Lantana montevidensis</i>	<i>Trailing Lantana</i>
<i>Myoporum pacificum</i>	<i>Prostrate Myoporum</i>
<i>Myoporum parvifolium "Put Creek"</i>	<i>Prostrate Myoporum</i>

Parking lot hedge planting when used in lieu of 3-foot high screen wall is intended as a buffer element used to screen automobile lights from shining outward onto the public streets. These plantings shall be pruned and sheared into a 3-foot high solid hedgerow, without breaks or openings between individual shrubs.

Acceptable shrubs for hedgerows:

<i>Escallonia fradesii</i>	<i>Pink Escallonia</i>
<i>Ligustum texanum</i>	<i>Wax Leaf Privet</i>
<i>Raphiolepis indica "Springtime"</i>	<i>India Hawthorn</i>

Building Types:

The three building types shall receive landscape treatments that are in character with architectural Facades and appropriate to the individual buildings and Use Types. Appropriate landscape treatment shall include plantings in perimeter setback areas and interior "yard" areas.

Type I - Storefront

1. Frontages shall be planted with plant materials as denoted under *Streetscapes*.
2. Interior Sideyards and Rearyards shall be planted with plants that create visual and sound buffers between adjacent lots. Trees shall be small, and capable of creating a visual barrier between 6 feet and 20 feet in height. Shrubs shall be no higher than 3 feet. Vines shall be planted at all property line fences and walls at no less than ten 10 feet on center and shall be attached to the fence or wall.

Acceptable Buffer Trees shall be broadleaf evergreens and shall be a minimum size of 15-gallon and a maximum spacing of 15 feet on center.

<i>Eucalyptus nicholii</i>	<i>Peppermint Gum</i>
<i>Erythrina humeana</i>	<i>Dwarf Coral Tree</i>
<i>Magnolia grandiflora "St. Mary"</i>	<i>Compact Magnolia</i>

Civic Greens

Shall be traditional public greens or squares, with expansive lawn area bisected by public walkways, framed with rows of perimeter trees, and accented with trees showing strong color. Visually open fences may bound the perimeter, but solid walls or hedges shall not.

Acceptable Perimeter Trees

<i>Alnus rhombifolia</i>	<i>White Alder</i>
<i>Magnolia grandiflora</i>	<i>Southern Magnolia</i>
<i>Platanus acerifolia</i>	<i>London Plane Tree</i>
<i>Liquidambar styraciflua</i>	<i>American Sweetgum</i>

Acceptable Color Accented Trees

<i>Albizia julibrissin</i>	<i>Silk Tree</i>
<i>Jacaranda mimosifolia</i>	<i>Jacaranda</i>
<i>Tipuana tipu</i>	<i>Tipu Tree</i>
<i>Pistache chinensis</i>	<i>Chinese Pistache</i>

Definitions

Drought-tolerant plant materials shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension. University of California Publications can be obtained from:

ANR Publications
University of California
6701 San Pablo Ave.
Oakland, California 94608-1239
(415) 642-2431

IV. Circulation and Utilities Element

A. Circulation

1. Vehicular, pedestrian, and bicycle circulation within the Specific Plan area is accommodated by public streets, private streets, and service lanes. The location and alignment of these streets and lanes are shown on the Street Type and Utilities Plan, p. 24. The City of Ventura Comprehensive Plan and the Ventura County Saticoy Area Plan require that vehicular circulation be provided through the Plan area permitting the connection of Los Angeles Avenue, in the Saticoy Township to the south, to Darling Road. In conformance with this requirement, a dedicated public street (Type A) is provided to the southerly edge of the Plan area abutting the City/County boundary and aligning with the Los Angeles Avenue right-of-way. Access through to Darling Road is provided from that point of connection via both public streets (Types A and D) and a private street (Type B).
2. Streets internal to the Plan area are traditional town types that accommodate the automobile, the pedestrian, and the bicycle in a relatively low velocity environment. These are consistent with the types found in the Saticoy Township to the south, as required by the Land Use Intent and Rationale Statement in the Comprehensive Plan. Three basic street types, with several sub-types, are defined herein.
3. Street types A, B, and C, pp. 25-26, are variations on a traditional downtown, or retail district, street type. Diagonal parking is provided on the street for the convenient use of retail and general business customers. This configuration provides a reasonable number of parking spaces directly in front of each store, without the need to park cars in front yard setback areas; and it permits the customer to exit the vehicle at the shopfront and walk along the sidewalks. The generous sidewalks and the mix of Use Types provided along these streets, both vertically and horizontally, will encourage residents and customers to walk from store to store and from home to work. Because each customer does not arrive at each store by automobile, it is not necessary to provide the same number of parking spaces in such a mixed-use district as are needed in a typical suburban shopping center. Accordingly, the off-street parking requirement for lots on such frontages is reduced, see Parking Regulations, pp. 8 and 14.
4. Street type D, p. 26, is a traditional neighborhood street type, with wide planted parkways and strong rows of canopy trees separating the pedestrian from vehicular traffic. A high level of amenity is thus provided to the pedestrian, children at play, neighbors walking to shop or work, and visitors. Because of this, and because the principal entrance of each building faces the street, the on-street parking spaces augment off-street parking for non-residential Use Types, and provide the guest parking spaces required for residential Use Types.
5. Wells Road and Darling Road are modified collector and arterial streets, respectively. Planted parkways with street trees are located between the sidewalk and the traveled way to improve the safety and amenity afforded the pedestrian. Curb-side parking is not permitted on Wells which is a CalTrans highway.
6. All on-street and off-street parking areas shall be surfaced with asphaltic concrete and shall be suitably marked, outlining individual parking spaces and traffic flow. Surfacing and marking of private streets and parking lots shall be completed prior to final inspection of the structure or structures by the Inspection Services Division of the Fire Department or prior to the issuance of any occupancy clearance. The surface of all parking areas shall be maintained in an adequate state of repair at all times, subject to the satisfaction of the City Building Official. All off-street parking spaces shall be a minimum of 9 feet wide by 20 feet deep, unless spaces for compact cars are used, in which case these spaces shall be a minimum of 8 feet wide by 16 feet deep. Compact parking spaces must be adequately signed and shall be noted on the site plan. Parallel parking spaces shall be a minimum of 8 feet wide and 24 feet long.
7. In accordance with the Zoning Ordinance, parking facilities for bicycles shall be provided. The configuration and location shall be shown on the plans submitted to the City for plan check. They shall be located outside pedestrian ways, loading areas, and travel lanes.

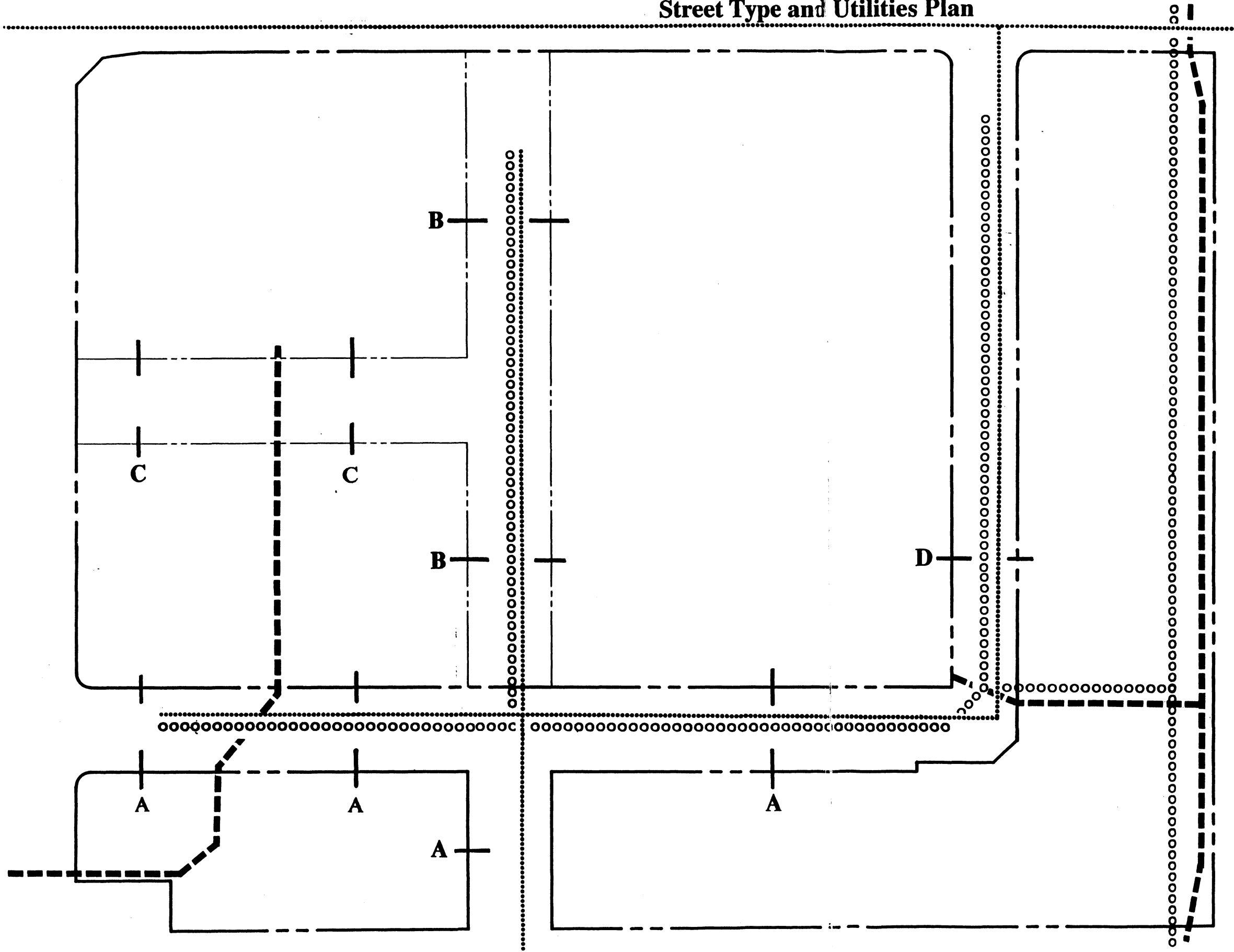
B. Utilities

1. Water, sewer, and storm drainage systems for the Tract are diagrammed on the Street Type and Utilities Plan on the following page. These facilities are to be designed, constructed, and financed as set forth in the 1990 Wells and Saticoy Communities Capital Improvement Deficiency Study, as amended from time to time, as set forth in related agreements between property owners within the Specific Plan area and government agencies, and as set forth in the conditions of development permits from government agencies.
 2. All utility facilities shall be placed underground in accordance with City Ordinance Code. Compliance with all City and State laws and ordinances regarding the conservation of resources is required. Such requirements may include, but are not limited to, the conservation of electrical, natural gas and water resources through the design of proposed improvements.
 3. Separate collection facilities shall be provided in refuse disposal areas for the collection of various materials, such as metal, glass, cardboard and paper, in compliance with City solid waste collection policies. Completely opaque walls and gates conforming to the Architectural Regulations, pp. 15-18, shall surround such refuse disposal areas. Disposal areas shall be located only within areas where off-street parking is permitted, as shown on the Parking Plan, p. 14.
- for all storm drain and channel improvements for that phase to be constructed within any easement or right-of-way over which the VCFCO has jurisdiction.
4. Prior to the recordation of the Final Tract Map for any phase of Tract 4962, a streambed alteration permit shall be obtained from the California Department of Fish and Game for any improvements within any channel or waterway in which such a permit is required.

C. Construction Permits from Other Agencies

1. Prior to any grading activity within the Plan area, a permit conforming to the requirements of the National Pollution Discharge Elimination System (NPDES) shall be obtained from the California State Regional Water Quality Board (RWQCB).
2. Prior to construction of any improvements within the Highway 118 (Wells Road) right-of-way, and prior to the recordation of the Final Tract Map for Phase I of Tract 4962, an encroachment permit shall be obtained from the California Department of Transportation (CalTrans).
3. Prior to the recordation of the Final Tract Map for Tract 4962, a permit shall be obtained from the Ventura County Flood Control District (VCFCO)

Street Type and Utilities Plan



STREET TYPES

A — — — Street Type Reference

Design standards for referenced street types are shown in plan and cross-section on the following page. Construction details are to be per City standard or as approved by the City Engineer.

UTILITIES

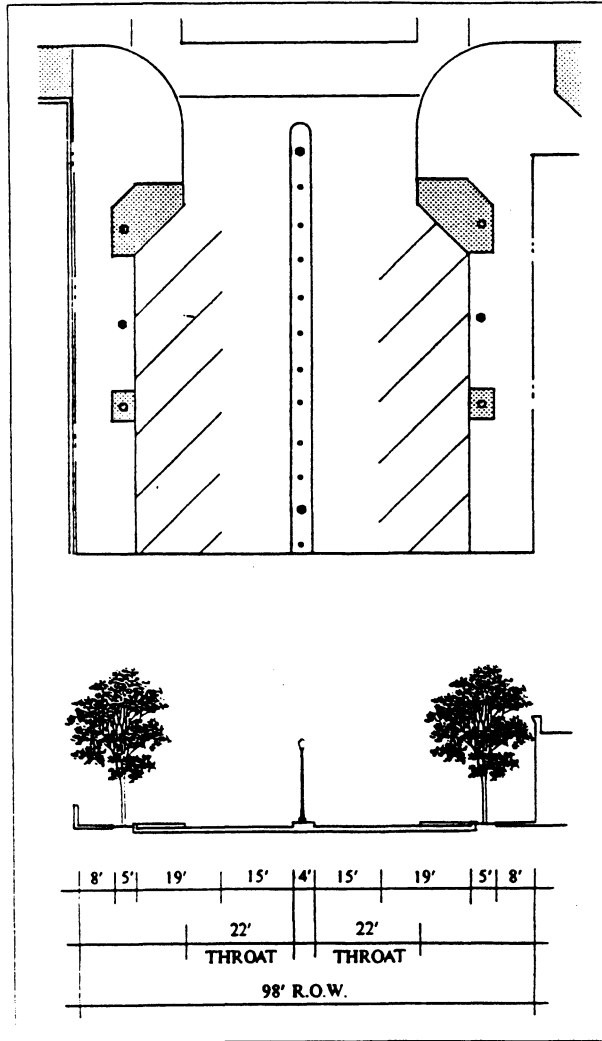
— — — — — Storm Drain

○○○○○○○ Sanitary Sewer

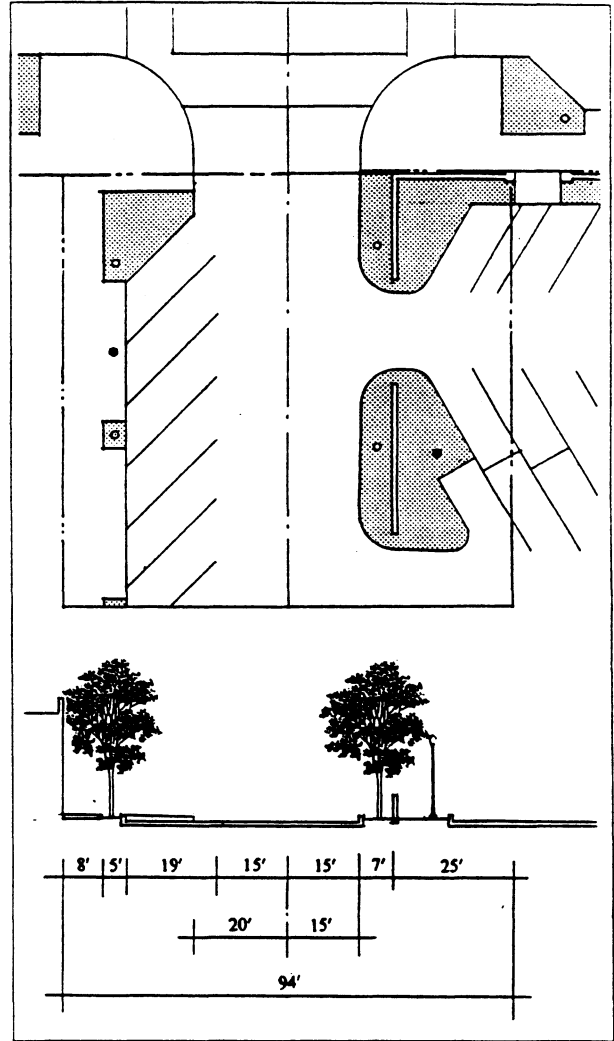
..... Water







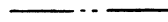
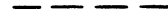
Note: For information regarding size and type of each utility, refer to Tract Map No. 4962, City of San Buenaventura.

Street Type A



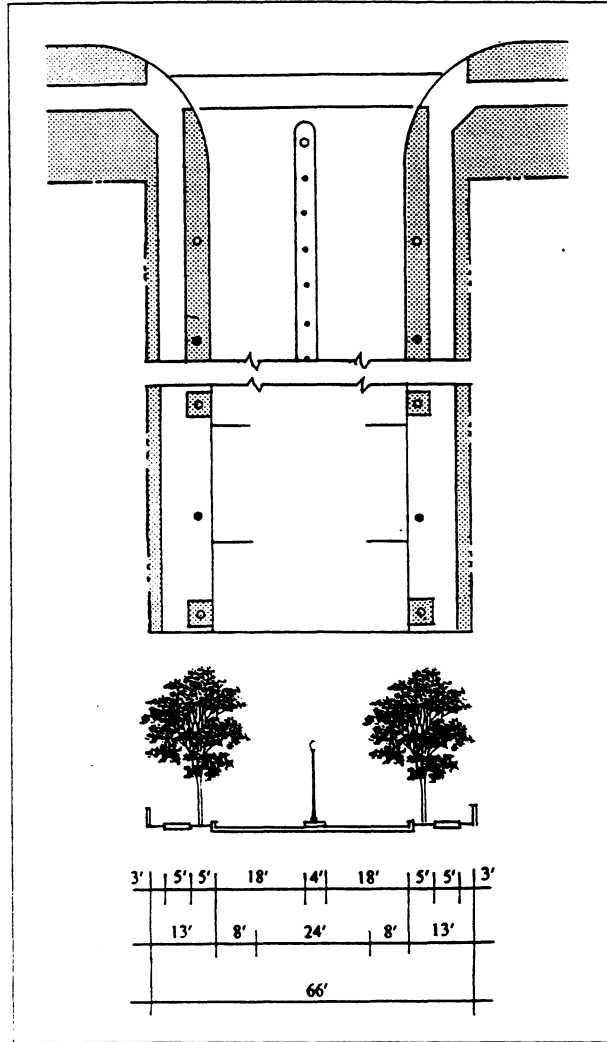
Street Type B



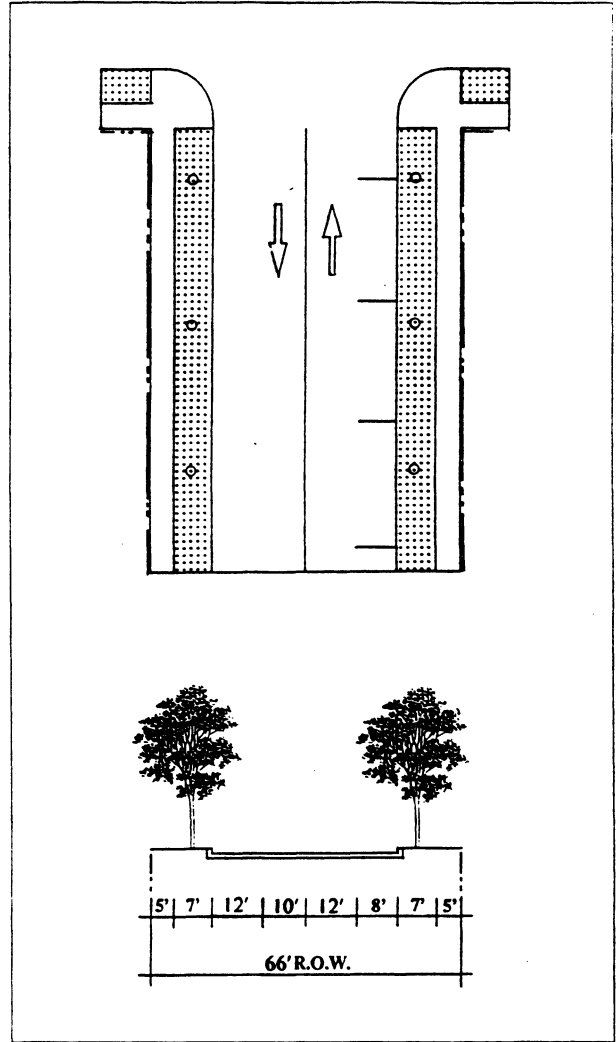
-  Planting
-  Street Tree
-  Street Light
-  Bollard
-  Streetwall
-  Frontage Line
-  Regulating Line
-  Frontage Setback Line at Type I

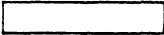



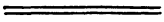


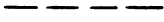
1. See the Street Type and Utilities Plan for location of Street Types and related notes.
2. See the Parking Plan for special notes related to Street Type B.
3. See the Landscape Regulations for street tree types, spacing and other planting requirements.

Street Type C



Street Type D



-  Planting
-  Street Tree
-  Street Light
-  Bollard
-  Streetwall
-  Frontage Line
-  Regulating Line
-  Frontage Setback Line at Type I

1. See the Street Type and Utilities Plan for location of Street Types and related notes.
2. See the Parking Plan for special notes related to Street Type B.
3. See the Landscape Regulations for street tree types, spacing and other planting requirements.

Appendix A

List of Mitigation Measures of Potential Environmental Impacts

Case No. EIR-2024

Mitigation measures and reporting/monitoring program mixed use development at Wells and Darling Roads.

Saticoy Village Specific Plan

MITIGATION MEASURE A:

In order to mitigate any potential adverse impacts of soils and geology, prior to recordation of the Final Map, a geotechnical investigation report shall be prepared by a California Certified Geologist and Geotech Engineer. The investigation shall specifically address any hazards of liquefaction.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of Final Map.

Monitoring Division

City of Ventura Inspection Services Division

Funding

Applicant

Standard for Success

Prior to recordation of the Final Map, the applicant shall have the required investigation completed and submitted to the City. The report shall be reviewed for acceptance by the Division of Inspection Services, and any measures recommended in the report shall be incorporated into final building designs.

MITIGATION MEASURE B:

In order to mitigate any potential adverse impact from Air Emissions, projects developed as a part of the Saticoy Village Specific Plan shall be required to pay a share of the required "buy-down" contribution based on

the APCD Guidelines in effect at that time and pursuant to the City's Air Quality Program, unless the applicant undertakes other project design or off-site improvements as provided in the City's Air Quality Reduction Program.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to or in conjunction with issuance of building permits.

Monitoring Division

City of Ventura Planning Division and Inspection Services Division.

Funding

Applicant

Standard for Success

Applicant and/or developer shall incorporate EIR Committee approved air emission reductions items into the project design and/or pay "buy-down" contributions at the time of issuance of building permits.

MITIGATION MEASURE C:

In order to mitigate any potential adverse impact from solid waste, provisions shall be made for separate collection facilities for aluminum, glass, card board, and newspaper in the refuse disposal areas.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to issuance of building permits and permission for occupancy.

Monitoring Division

City of Ventura Planning Division and Inspection Services Division.

Funding

Applicant

Standard for Success

Plans submitted for plan check shall depict separate collection facilities for aluminum, glass, card board, and paper and these shall be installed prior to occupancy clearance.

MITIGATION MEASURE D:

In order to mitigate any potential adverse impact on cultural resources, a qualified archeologist and a Native American representative, chosen from the list of Native American Heritage Commission which is on file with the City, shall be present during all grading and excavation to watch the work and provide for identification of any significant materials or items.

REPORTING/MONITORING PROGRAM

Implementation Responsibility

Applicant

Timing

During all phases of grading and excavation

Monitoring Division

City of Ventura Engineering Division and Inspection Services Division

Funding

Applicant

Standard for Success

The applicant shall have an approved archeologist and Native American representative on site during grading and excavation. In the event that prehistoric or historic features, artifacts or other remains are encountered, all work in the area of the find shall be halted until the nature and significance of the find can be determined and the City's Planning Division staff approve of the recommencement. If the finds are potentially significant, disposition of the finds shall be approved by

the Director of Community Services prior to said disposition.

MITIGATION MEASURE E:

In order to mitigate any potential impacts on fire services, park facilities, water systems, storm drainage systems, sewer systems, and road widening, the applicant/developer shall pay this property contributions identified in the March, 1990, Wells and Saticoy Communities Capital Improvement Deficiency Study.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Final Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success

Prior to recordation of the Final Map, the applicant shall pay, to the satisfaction of the City Engineer, this property's share of contributions identified in the C.I.D. including, but not limited to, contributions towards: Construction of Fire Station No. 6; Widening of State Highway 118; Improvements to Water Systems; Improvements to Storm Drainage Systems; Improvements to Sewer Systems; and costs of neighborhood and service area parks.

MITIGATION MEASURE F:

In order to mitigate any potential impacts on the sewer system, no building permits shall be issued for the site unless or until it is demonstrated that there is adequate sewer capacity available to fully serve the proposed project.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to issuance of building permits

Monitoring Division

City of Ventura Engineering Division and Inspection Services

Funding

Applicant

Standard for Success

Building permits shall not be issued for any construction until the Engineering Division has determined that adequate sewer capacity is available to adequately and appropriately accommodate the occupancy of any buildings.

MITIGATION MEASURE G:

On order to mitigate any potential impacts from traffic generation, at Wells Road and Darling Road intersection, the applicant shall widen and restripe the northbound approach to provide for a right-turn lane, a bike lane, three through lanes and a left-turn lane. North of the intersection shall be restriped to accommodate the third northbound lane. Signal phasing shall be modified to provide north/south left-turn phasing.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Final Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success

Prior to recordation of the Final Map all required traffic improvements shall be completed per the conditions approved as a part of the Tentative Map and Specific Plan.

MITIGATION MEASURE H:

In order to mitigate project generated traffic at Saticoy Avenue and Telegraph Road intersection, the applicant shall contribute their fair share (estimated to be 30%) to the cost of signal installation.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to recordation of the Tentative Tract Map

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success

Prior to recordation of the Final Map the applicant shall comply with the approved conditions and pay its fair share of the above listed improvements.

MITIGATION MEASURE I:

In order to mitigate cumulative project-generated impacts at Wells Road/Darling Road, the applicant shall contribute its fair share for the following:

- a. Connect Los Angeles Avenue across the drainage basin into the Saticoy Townsite as required by the County Saticoy Area Plan.
- b. Widen the southbound approach to provide for dual left-turn lanes. Widen the east leg of Darling Road frontage to accommodate the southbound dual left-turn lanes.
- c. Widen the westbound approach to provide a left-turn lane, a through lane, and a right-turn lane. This widening requires encroachment into the adjacent property to the north.
- d. Widen the eastbound approach to provide a left-turn lane and a through-plus-right-turn lane. The existing bridge structure would require widening.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Timing conditions shall be developed as a part of the Tentative Tract Map review.

Monitoring Division

City of Ventura Engineering Division

Funding

Applicant

Standard for Success

The timing of these improvements shall be consistent with the data contained in the traffic study that was prepared by ATRE for the subject project and shall be set forth in the Tentative Tract Map and Specific Plan conditions subject to the review and approval of the City Council.

MITIGATION MEASURE J:

In order to mitigate potential impacts on school facilities, the applicant shall negotiate and reach an agreement with the Ventura Unified School District for any additional mitigation required of the project in excess of the State school impact fees referenced in and calculated pursuant to Government Code Section 65995.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility

Applicant

Timing

Prior to issuance of building permits for any residential portion of the project.

Monitoring Division

City of Ventura Planning Division and Inspection Services Division

Funding

Applicant

Standards for Success

Prior to any building permits being issued for any residential portion of this project, the applicant shall submit to the City Planning Division a fully executed copy of an agreement between the applicant and the Ventura Unified School District for any mitigation required in excess of the currently adopted school impact fee.

RESOLUTION NO. 2012 -036

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA APPROVING A SPECIFIC PLAN AMENDMENT FOR APPROXIMATELY 12.8 ACRES OF VACANT PROPERTY LOCATED AT THE SOUTH-EAST CORNER OF WELLS ROAD AND DARLING ROAD KNOWN AS CASE NO. SPA-1-11-4791

BE IT RESOLVED by the Council of the City of San Buenaventura as follows:

SECTION 1: Jenven Village LLC and East Village Partners, LLC have requested, pursuant to the San Buenaventura Municipal Code, an amendment to the Saticoy Village Specific Plan (SP-5) Regulating Plan, Parking Plan, and Street Type and Utilities Plan which would provide regulations to accommodate 1) ground floor residential or "Urban House" building types on certain portions of the east side of Los Angeles Avenue, 2) setback reductions from Darling Road, 3) parking setback reductions, and 4) commercial and residential street configurations for Los Angeles Avenue, situated on approximately 12.8 acres of vacant property located at the south-east corner of Wells Road and Darling Road, and currently identified as Assessor's Parcel Numbers 090-0-280-015, 035, 045, 055, 065, 075, 085, 095, 145, 175, 185, 195, 205, 215, and 225.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report prepared for the April 17, 2012 Planning Commission and June 11, 2012 City Council public hearings, consideration of the testimony given at the noticed public hearing, as well as other pertinent information, the City Council hereby finds as follows.

- A. The proposed Saticoy Village Specific Plan Amendment is consistent with the policies and actions contained in the 2005 General Plan and the Saticoy Wells Community Plan.
- B. The proposed Saticoy Village Specific Plan Amendment is consistent with and promotes the established smart growth principles in the 2005 General Plan that emphasize pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.
- C. The proposed Saticoy Village Specific Plan Amendment provides specific land use policies and implementation measures for development within the boundaries of the Saticoy Village Specific Plan.
- D. On March 26, 2012, staff distributed for public review copies of a proposed Mitigated Negative Declaration (MND), prepared and circulated in accordance with

the California Environmental Quality Act (CEQA). The MND identifies potentially significant but mitigable impacts relating to the issue areas of cultural resources, noise and traffic; and all potentially significant environmental impacts that may directly or indirectly result from the project would be reduced to a less than significant level by incorporation of the recommended mitigation measures. Proposed mitigation for those impacts is as follows:

C-1 Cultural Resources. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant and City of Ventura
Timing:	During construction
Monitoring Division:	Building and Safety Division, Land Development Division, & County of Ventura Coroner
Funding:	Applicant
Standard for Success:	Cease of construction if remains discovered and recommence upon County Coroner approval.

C-2 Cultural Resources. The applicant shall retain the services of a Native American monitor to inspect grading activities associated with project construction. Whenever the Native American monitor suspects that potentially significant cultural resources have been encountered, the piece of equipment that encounters the suspected deposit will be stopped, and the excavation inspected by an archaeologist. If the suspected cultural resources prove to be non significant or non cultural in origin, work will recommence immediately. If the suspected cultural resources prove to be part of a significant deposit, all work should be halted in that location until the Community Development Director reviews and approves a mitigation measure having an equal effect in reducing the likely impact below the threshold of significance for the newly discovered resource.

Monitoring will consist of the Native American monitor watching the major excavation process. Monitoring will occur under the direction of the archaeologist and will continue at the discretion of the archeologist. Equipment stoppages will only involve those pieces of equipment that have actually encountered significant or potentially significant deposits, and should not be construed to mean a stoppage of all equipment on the site unless the cultural deposit covers all portions of the construction site.

levels that exceed significance thresholds, the study shall also include a contingency plan recommending feasible additional measures to reduce noise levels below threshold. The applicant shall, prior to the occupancy of all impacted units, obtain Community Development Director approval of said contingency plan and implement it to reduce noise levels below threshold. Such contingency plan may include, without limitation, the modification of constructed residences with construction materials/methods resulting in noise reduction below the threshold of significance.

Plans submitted to the Inspections Services Division for purposes of obtaining building permits should illustrate that residences facing Los Angeles Avenue will ultimately be constructed to include the following:

- a) Windows facing the street shall be dual pane, laminated with a Sound Transmission Class (STC) rating of at least 35;
- b) Exterior walls facing the street shall be constructed of staggered wood studs, or equipped with a resilient channel between the studs and wallboard, or any other wall system with an STC rating of at least 45;
- c) Exterior doors facing the street shall be of a sound insulating design with a STC rating of at least 38; and
- d) All exterior doors and windows shall be installed with proper weather stripping.
- e) Roof construction of concrete tile with 15/32-inch plywood, R-30 batt insulation in the attic, and a layer of ½-inch thick gypsum board separating the attic from living areas;
- f) All vents piercing attic space shall be faced opposite to US Highway 126 and Wells Road.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant.
Timing:	Prior to building permit issuance.
Monitoring Division:	Planning Division/Inspection Services Department.
Funding:	Applicant

Standard for Success: Submission of plans illustrating

the construction specifications identified above and subsequent construction according to those specifications.

T-1 Darling Road/Wells Road contribution to Non-committed improvements. The Saticoy Village Specific Plan buildout would generate a cumulative impact at this intersection during the P.M. peak hour. The intersection is forecast to operate at LOS D assuming the non-committed improvements. The additional non-committed improvements that were identified in the 2005 Ventura General Plan EIR for this intersection are to add an eastbound left-turn lane, a second southbound left-turn lane and a second westbound left-turn lane. The project would contribute its proportionate share of the implementation costs for the additional non-committed improvements.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant and City of Ventura
Timing:	Prior to Occupancy or as other wise determined by the Community Development Director
Monitoring Division:	Building and Safety Division, Land Development Division & Public Works Department
Funding:	Applicant
Standard for Success:	Construction of improvements specified above.

SECTION 3: Based on the above findings, the Saticoy Village Specific Plan Amendment as set forth in Section 1 and 2 above, is HEREBY APPROVED, subject to the following conditions:

Building & Safety Conditions

1. Complete architectural plans and appropriate engineering calculations shall be prepared by a California Licensed Architect or Engineer and be submitted to the Building & Safety Division for plan check and plan approval.

Land Development Conditions

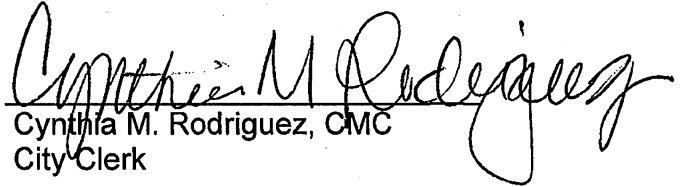
2. Discretionary projects within the specific plan area shall be subject to the requirement to design and construct needed public improvements as well as the establishment of a mechanism for the on-going maintenance of the constructed public improvements.

SECTION 4: Based on the foregoing, the City Council approves the Saticoy Village Specific Plan Amendment to the Regulating Plan, Parking Plan and Street Type

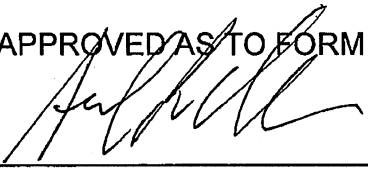
and Utilities Plan as set forth in Case No. SPA-1-11-4791 Exhibit "A" (dated January 4, 2012) attached to this Resolution and including adoption of the Mitigated Negative Declaration (PROJ #1857).

SECTION 5: In order to allow for the opportunity for referendum, this Resolution shall take effect on the 31st day following its passage and adoption.

PASSED AND ADOPTED this 11th day of June, 2012.

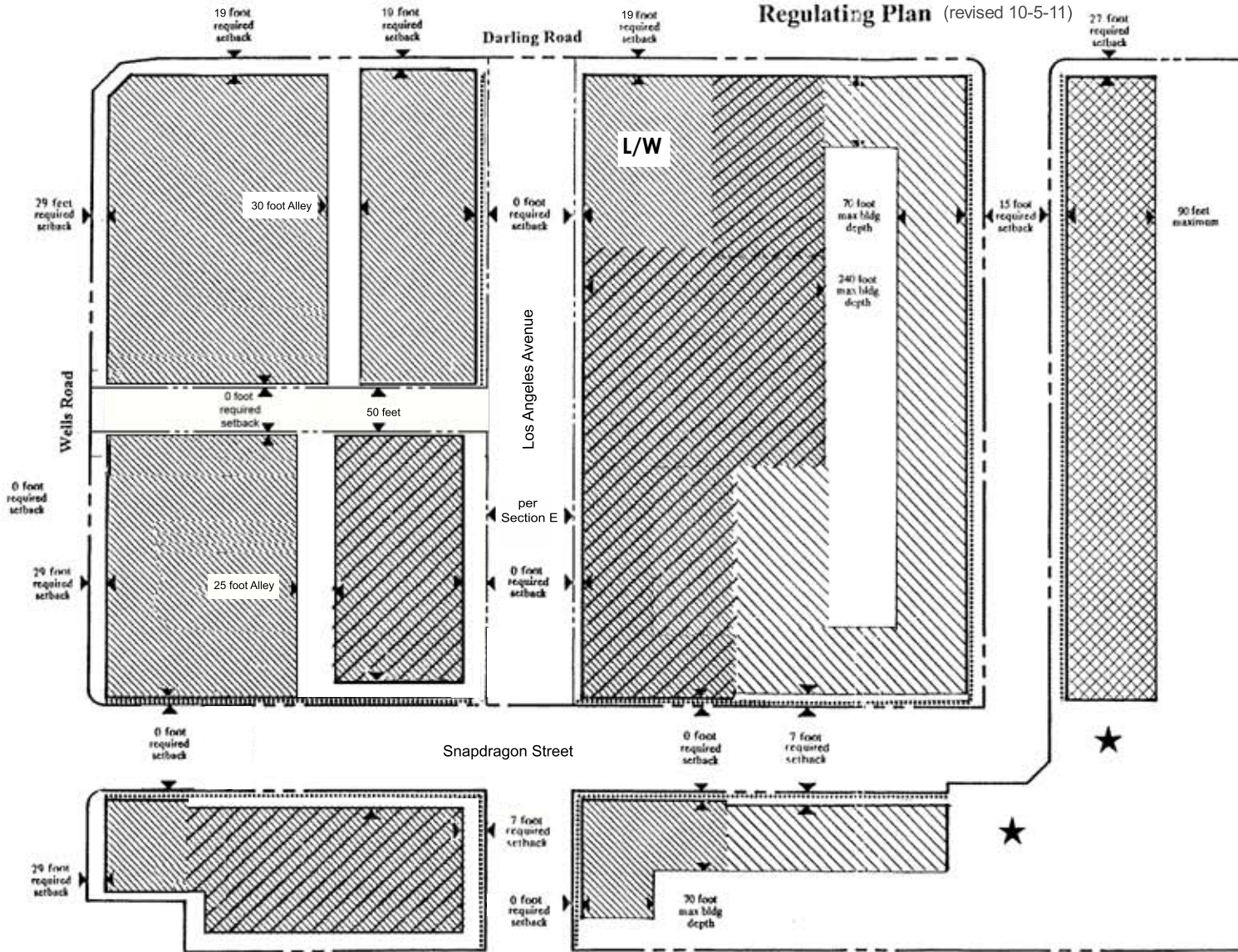

Cynthia M. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM



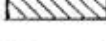








Ariel Pierre Calonne
City Attorney

Regulating Plan (revised 10-5-11)

APPENDIX A

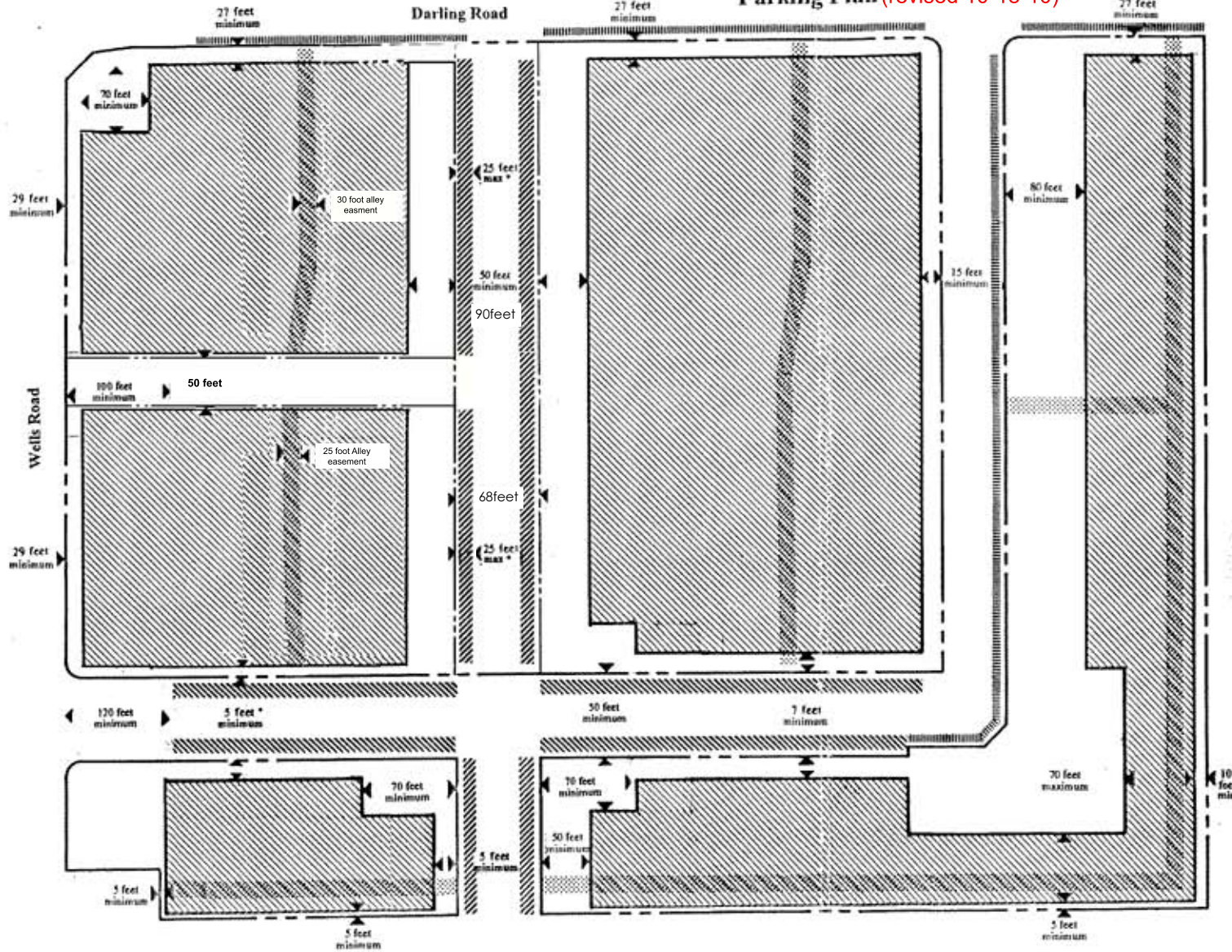


LEGEND



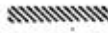


-  Type I & II
Storefront Type Permitted and/or
Urban House Type Permitted
-  Type I
Storefront Type Permitted
L/W-Live/Work permitted on ground floor
-  Type II
Urban House Type Permitted
-  Types II & III
Urban House and Courtyard
Apartment Types Permitted
-  Terminated Vista
Special Building Type Required *
-  Property Line
-  Regulating Line
-  Frontage Setback Line
-  Side or Rear Setback Line
-  Designated Frontage (see note 5)

1. Buildings shall be set on lots relative to the property lines and Regulating Lines as shown on the Regulating Plan.
2. Building Facades shall be built on Frontage Setback Lines and shall extend along Frontages as noted on the Regulating Plan and in the Urban Regulations, pp. 9-14.
3. Building Types are as defined in the Urban Regulations, pp. 9-14. Design requirements are further defined by the Architectural Regulations, pp. 15-18.
4. Special buildings at Terminated Vistas shall be designed to complement the architecture of the existing on-site chapel building.
5. Buildings on Designated Frontages are subject to special parking standards as defined in Parking Standards, p. 8, No. 5.

Parking Plan (revised 10-18-10)



PARKING REGULATIONS

-  Parking Permitted
-  Parking Not Permitted
-  Parallel Parking Permitted
-  Angle Parking (45°) Permitted
-  20 Foot Alley Easement (unless noted otherwise)

Off-street parking spaces shall be placed only within areas shown here. The number of required off-street parking spaces for each use within the Specific Plan area is as outlined below and as more precisely defined in the Parking Standards section of this Plan, p. 8. For locations of Designated Frontages see the Regulating Plan, p. 12. The size of parking spaces shall be as defined in the Zoning Ordinance. The exact alignment of alleys may be modified with the approval of the City Engineer, providing that convenient through access is maintained.

Permitted General Use Types

On Designated Frontages	1/400 g.s.f.
On all other Frontages	1/300 g.s.f.

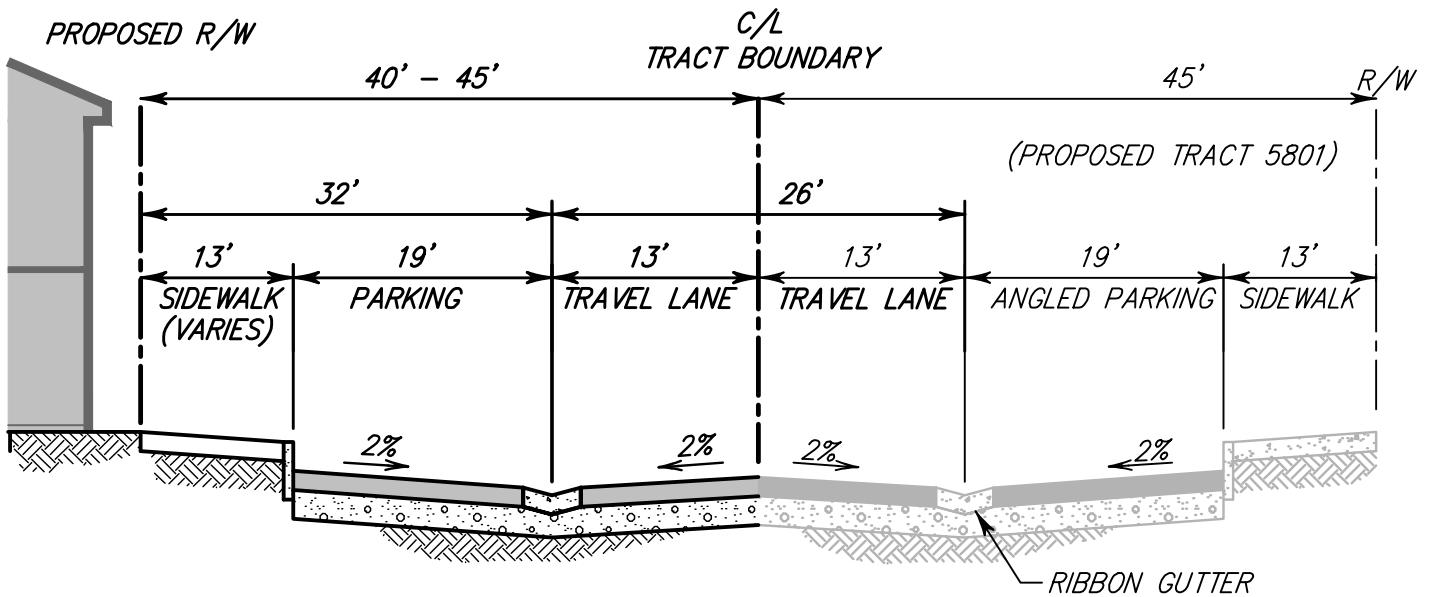
General Use Types Requiring a Use Permit

Same as Permitted General Use Types or as required by the Zoning Ordinance or the conditions of the Use Permit.

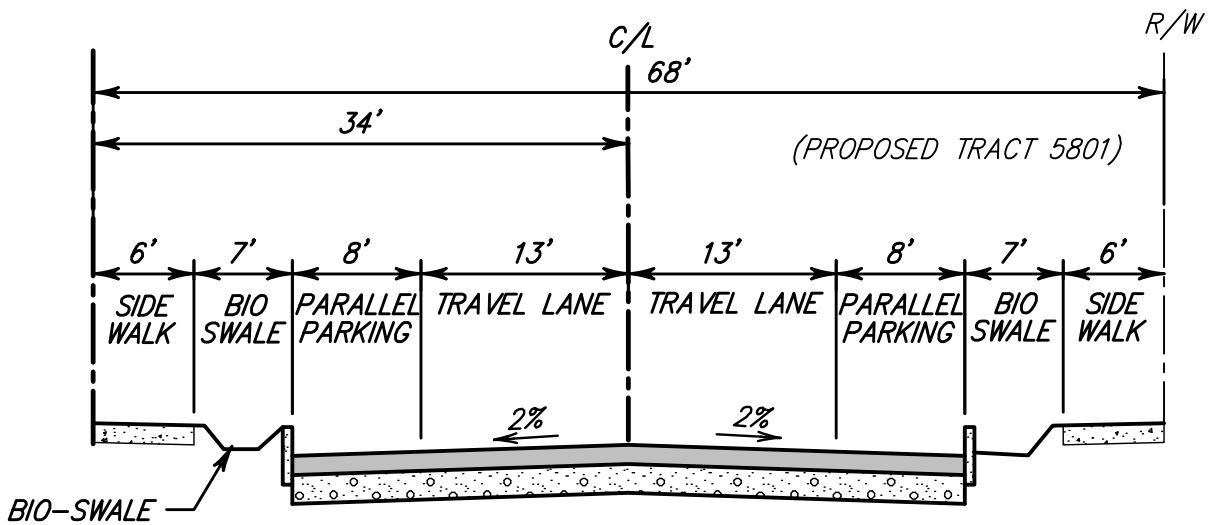
Residential Use Types

1-2 Bedroom Dwellings	1-1/2 per unit
3+ Bedroom Dwellings	2 per unit

* In the absence of buildings on this Frontage, a Streetwall shall be constructed on the line shown. Angled parking spaces may be provided along this Frontage when buildings are construct

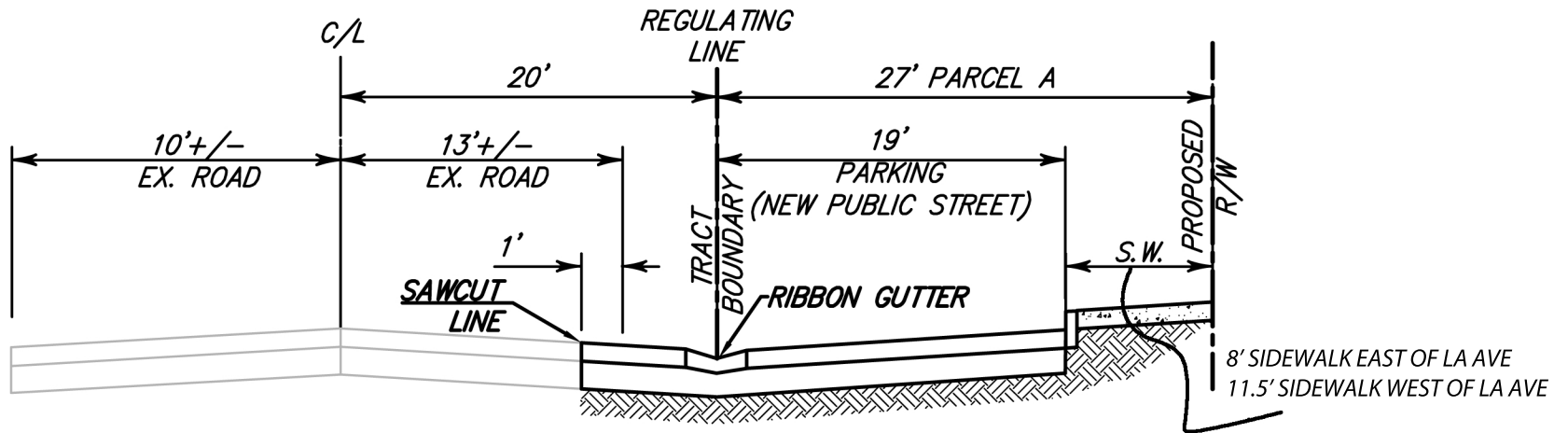


E1 LOS ANGELES AVE. - COMMERCIAL
NOT TO SCALE



E LOS ANGELES AVE. - RESIDENTIAL
NOT TO SCALE

APPENDIX E



STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SAN BUENAVENTURA)

I, Roxanne Fiorillo, Deputy City Clerk of the City of San Buenaventura, California, certify that the foregoing Resolution was passed and adopted by the City Council of the City of San Buenaventura at a regular meeting on June 11, 2012, by the following vote:

AYES: Councilmembers Brennan, Morehouse, Andrews, Monahan,
 Deputy Mayor Heitmann, and Mayor Tracy.

NOES: None.

ABSENT: Councilmember Weir.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the City of San Buenaventura on June 12, 2012.


Deputy City Clerk



RESOLUTION NO. 2012 -067

**APPROVING A SPECIFIC PLAN AMENDMENT FOR THE SATICOY VILLAGE
SPECIFIC PLAN (SP-5)**

CASE NO. SPA-1-11-4791

WHEREAS, on June 11, 2012, the City Council approved an Amendment to the Saticoy Village Specific Plan (SP-5) Regulating Plan, Parking Plan, and Street Type and Utilities Plan, and adopted a Mitigated Negative Declaration under Resolution No. 2012-036, and continued for further consideration the allowance of ground floor residential or "Urban House" building types on western portions of Los Angeles Avenue and Snapdragon Street.

BE IT RESOLVED by the Council of the City of San Buenaventura as follows:

SECTION 1: East Village Partners, LLC has requested, pursuant to the San Buenaventura Municipal Code, an Amendment to the Saticoy Village Specific Plan (SP-5) Regulating Plan, which would provide regulations to accommodate ground floor residential or "Urban House" building types on the western portions of Los Angeles Avenue and Snapdragon Street situated on approximately 12.8 acres of vacant property located at the south-east corner of Wells Road and Darling Road, and currently identified as Assessor's Parcel Numbers 090-0-280-015, 035, 045, 055, 065, 075, 085, 095, 145, 175, 185, 195, 205, 215, and 225.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report prepared for the June 11, 2012 and October 15, 2012 public hearing, consideration of the testimony given at the noticed public hearing, as well as other pertinent information, the Council hereby finds as follows.

- A. The proposed Saticoy Village Specific Plan Amendment is consistent with the policies and actions contained in the 2005 General Plan and the 2009 Saticoy Wells Community Plan.
- B. The proposed Saticoy Village Specific Plan Amendment is consistent with, and actually promotes the established smart growth principles in the 2005 General Plan that emphasize pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.
- C. The proposed Saticoy Village Specific Plan Amendment provides specific land use policies and implementation measures for development within the boundaries of the Saticoy Village Specific Plan.

- D. On March 26, 2012, staff distributed for public review copies of a proposed Mitigated Negative Declaration (MND), prepared and circulated in accordance with the California Environmental Quality Act (CEQA). The MND identifies potentially significant but mitigable impacts relating to the issue areas of cultural resources, noise and traffic; and all potentially significant environmental impacts that may directly or indirectly result from the project would be reduced to a less than significant level by incorporation of the recommended mitigation measures.

The public comment period for the Mitigated Negative Declaration (MND) spanned from March 26, 2012, to April 16, 2012. Staff received comments for the County of Ventura Watershed Protection District regarding the evaluation of future drainage into the Brown Barranca, County of Ventura Resource Management Agency regarding future connections and multi-modal opportunities to the existing Saticoy Neighborhood and the Ventura County Air Pollution Control District concurring with the MND analysis.

On June 11, 2012, after having reviewed the MND as part of the Saticoy Village Specific Plan Amendment SPA-1-11-4791, including consideration of staff response to comments and all pertinent information in the record, as a whole and as set forth in the staff report, the City Council found that all potentially significant environmental impacts that may directly or indirectly result from the project would be reduced to a less than significant level by the mitigation measure specified in the MND. The City Council found further the MND is complete, in compliance with CEQA, and represents the independent judgment of the City of Ventura.

The City Council adoption of the MND under resolution no. 2012-036 binds any and all subsequent discretionary or ministerial actions related to the proposed project by any advisory bodies or City officials authorized to carry out such actions. The adopted Mitigation Monitoring and Reporting Program contains the following mitigations that all subsequent projects will be conditioned to implement:

C-1 Cultural Resources. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant and City of Ventura
Timing:	During construction
Monitoring Division:	Building and Safety Division, Land Development Division, & County of Ventura Coroner

Funding:	Applicant
Standard for Success:	Cease of construction if remains discovered and recommence upon County Coroner approval.

C-2 Cultural Resources. The applicant shall retain the services of a Native American monitor to inspect grading activities associated with project construction. Whenever the Native American monitor suspects that potentially significant cultural resources have been encountered, the piece of equipment that encounters the suspected deposit will be stopped, and the excavation inspected by an archaeologist. If the suspected cultural resources prove to be non significant or non cultural in origin, work will recommence immediately. If the suspected cultural resources prove to be part of a significant deposit, all work should be halted in that location until the Community Development Director reviews and approves a mitigation measure having an equal effect in reducing the likely impact below the threshold of significance for the newly discovered resource.

Monitoring will consist of the Native American monitor watching the major excavation process. Monitoring will occur under the direction of the archaeologist and will continue at the discretion of the archeologist. Equipment stoppages will only involve those pieces of equipment that have actually encountered significant or potentially significant deposits, and should not be construed to mean a stoppage of all equipment on the site unless the cultural deposit covers all portions of the construction site.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant.
Timing:	Prior to grading or building permit issuance, whichever occurs first.
Monitoring Division:	Planning Division/Inspection Services Department.
Funding:	Applicant
Standard for Success:	Submission of plans to Planning Division and Ventura County Historical Museum Library.

N-1 Exterior Noise Reduction. Prior to submittal for permits to the Inspection Services Division, an acoustical analysis shall be conducted to determine if a noise attenuation wall must be constructed to ensure the noise levels in the courtyard areas do not exceed the 65 dBA CNEL. A six-foot sound wall or other noise

attenuation design shall be considered around the building courtyards onsite, especially in areas oriented towards Wells Road.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant.
Timing:	Prior to building permit issuance.
Monitoring Division:	Planning Division/Inspection Services Department.
Funding:	Applicant
Standard for Success:	Submission of plans illustrating the construction specifications identified above and subsequent construction according to those specifications.

N-2 Interior Noise Reduction. Plans submitted to the Inspection Services Division for purposes of obtaining building permits shall illustrate that noise attenuation features or their equivalent shall be incorporated into the residences to achieve an interior noise level of 45 dBA CNEL or less. At a minimum, the features shall include those listed in the referenced noise study.

Prior to issuance of occupancy permits, interior noise measurements shall be conducted in order to demonstrate that interior noise levels are below 45 dBA CNEL (24-hour reading) with windows and doors closed.

In the event that the study identifies existing and/or potential future interior noise levels that exceed significance thresholds, the study shall also include a contingency plan recommending feasible additional measures to reduce noise levels below threshold. The applicant shall, prior to the occupancy of all impacted units, obtain Community Development Director approval of said contingency plan and implement it to reduce noise levels below threshold. Such contingency plan may include, without limitation, the modification of constructed residences with construction materials/methods resulting in noise reduction below the threshold of significance.

Plans submitted to the Inspections Services Division for purposes of obtaining building permits should illustrate that residences facing Los Angeles Avenue, and between Los Angeles Avenue and Wells Road will ultimately be constructed to include the following:

- a) Windows facing the street shall be dual pane, laminated with a Sound Transmission Class (STC) rating of at least 35;

- b) Exterior walls facing the street shall be constructed of staggered wood studs, or equipped with a resilient channel between the studs and wallboard, or any other wall system with an STC rating of at least 45;
- c) Exterior doors facing the street shall be of a sound insulating design with a STC rating of at least 38; and
- d) All exterior doors and windows shall be installed with proper weather stripping.
- e) Roof construction of concrete tile with 15/32-inch plywood, R-30 batt insulation in the attic, and a layer of ½-inch thick gypsum board separating the attic from living areas;
- f) All vents piercing attic space shall be faced opposite to US Highway 126 and Wells Road.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility:	Applicant.
Timing:	Prior to building permit issuance.
Monitoring Division:	Planning Division/Inspection Services Department.
Funding:	Applicant
Standard for Success:	Submission of plans illustrating the construction specifications identified above and subsequent construction according to those specifications.

T-1 Darling Road/Wells Road contribution to Non-committed improvements. The Saticoy Village Specific Plan buildout would generate a cumulative impact at this intersection during the P.M. peak hour. The intersection is forecast to operate at LOS D assuming the non-committed improvements. The additional non-committed improvements that were identified in the 2005 Ventura General Plan EIR for this intersection are to add an eastbound left-turn lane, a second southbound left-turn lane and a second westbound left-turn lane. The project would contribute its proportionate share of the implementation costs for the additional non-committed improvements.

REPORTING/MONITORING PROGRAM:

Implementation Responsibility: Applicant and City of Ventura

Timing: Prior to Occupancy or as other wise determined by the Community Development Director

Monitoring Division: Building and Safety Division, Land Development Division & Public Works Department

Funding: Applicant

Standard for Success: Construction of improvements specified above.

SECTION 3: Based on the above findings, approval of Saticoy Village Specific Plan Amendment property as set forth in Section 1 and 2 above, is **HEREBY RECOMMENDED**, subject to the following conditions:

Building & Safety Conditions

1. Complete architectural plans and appropriate engineering calculations shall be prepared by a California Licensed Architect or Engineer and be submitted to the Building & Safety Division for plan check and plan approval.

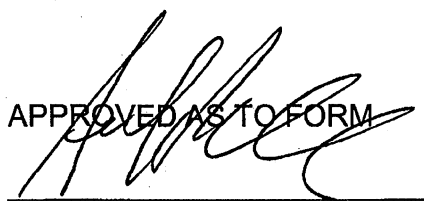
Land Development Conditions

2. Discretionary projects within the specific plan area shall be subject to the requirement to design and construct needed public improvements as well as the establishment of a mechanism for the on-going maintenance of the constructed public improvements.

SECTION 4: Based on the foregoing, the City Council approves the Saticoy Village Specific Plan Amendment to the Regulating Plan as set forth in Case No. SPA-1-11-4791 Exhibit "A" (dated January 4, 2012) attached to this Resolution.

PASSED AND ADOPTED this 15th day of October, 2012.

APPROVED AS TO FORM


Ariel Pierre Calonne
City Attorney


Cynthia M. Rodriguez, CMC
City Clerk

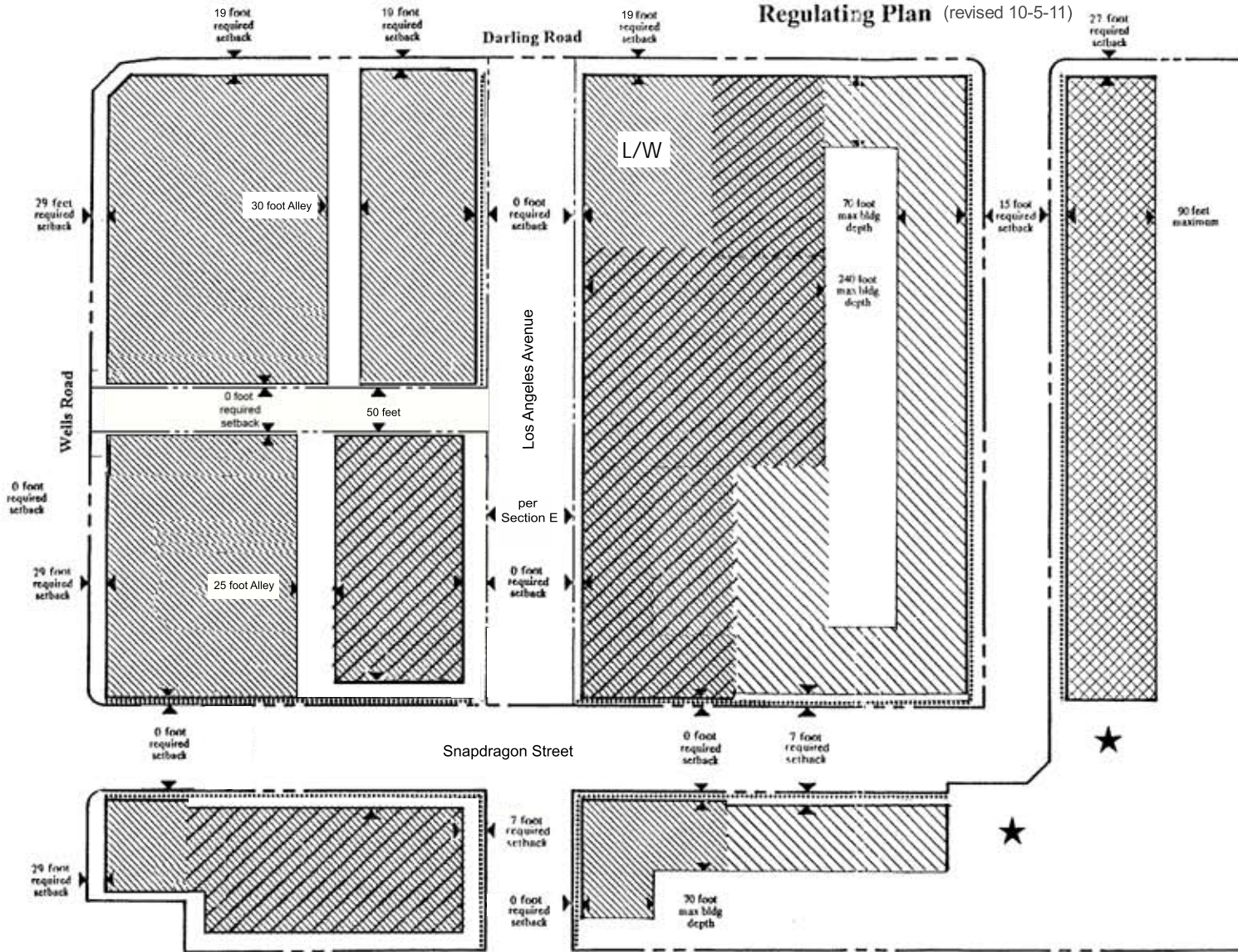
Attachment
Exhibit A – Saticoy Village Specific Plan Regulating Plan

A12-00343



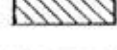

Case No. SPA-1-11-4791
CC/10/15/12/IH
Page 6

Regulating Plan (revised 10-5-11)

APPENDIX A



LEGEND

-  Type I & II
Storefront Type Permitted and/or
Urban House Type Permitted
-  Type I
Storefront Type Permitted
-  Type II
Urban House Type Permitted
-  Types II & III
Urban House and Courtyard
Apartment Types Permitted
- ★ Terminated Vista
Special Building Type Required *
- Property Line
- - - - - Regulating Line
- Frontage Setback Line
- Side or Rear Setback Line
- ===== Designated Frontage (see note 5)

1. Buildings shall be set on lots relative to the property lines and Regulating Lines as shown on the Regulating Plan.
2. Building Facades shall be built on Frontage Setback Lines and shall extend along Frontages as noted on the Regulating Plan and in the Urban Regulations, pp. 9-14.
3. Building Types are as defined in the Urban Regulations, pp. 9-14. Design requirements are further defined by the Architectural Regulations, pp. 15-18.
4. Special buildings at Terminated Vistas shall be designed to complement the architecture of the existing on-site chapel building.
5. Buildings on Designated Frontages are subject to special parking standards as defined in Parking Standards, p. 8, No. 5.

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss
CITY OF SAN BUENAVENTURA)

I, Roxanne Fiorillo, Deputy City Clerk of the City of San Buenaventura, California, certify that the foregoing Resolution was passed and adopted by the City Council of the City of San Buenaventura at a regular meeting on December 10, 2012, by the following vote:

AYES: Councilmembers Brennan, Weir, Morehouse, Andrews, Deputy Mayor Heitmann, and Mayor Tracy.

NOES: Councilmember Monahan.

ABSENT: None.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the City of San Buenaventura on December 11, 2012.


Deputy City Clerk

