

# Westside Revised Draft Community Plan and Development Code



# Plan Revisions

- Economic Development Strategy
- Elimination of RDA
- Retracted Commercial and Industrial Land Use Re-designations
- Revised Circulation Plan
- Additional Parks Actions

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## Westside Community Plan

**Revised Draft**  
**October 2012**

# Economic Development Strategy

- Removed proposed conversion from Industrial to Mixed-Use for Selby parcel.
- Removed proposed conversion from Commercial to Neighborhood Medium for node north of Stanley. Maintained Shopfront Overlay.
- Removed Catalysts sites at Kellogg and Selby site due to revised strategy in favor of retaining industrial and potential park.
- Removed policy language pertaining to adoption of RDA.



## Circulation Actions

- Removed Stanley Ave. extension to Cedar St. through Selby property.
- Created Actions to emphasize off-site connections to the beach.
- Expanded intention of workplan to stabilize Cedar St. hillsides to include Vince, Carr, El Medio, Lewis and Warner.



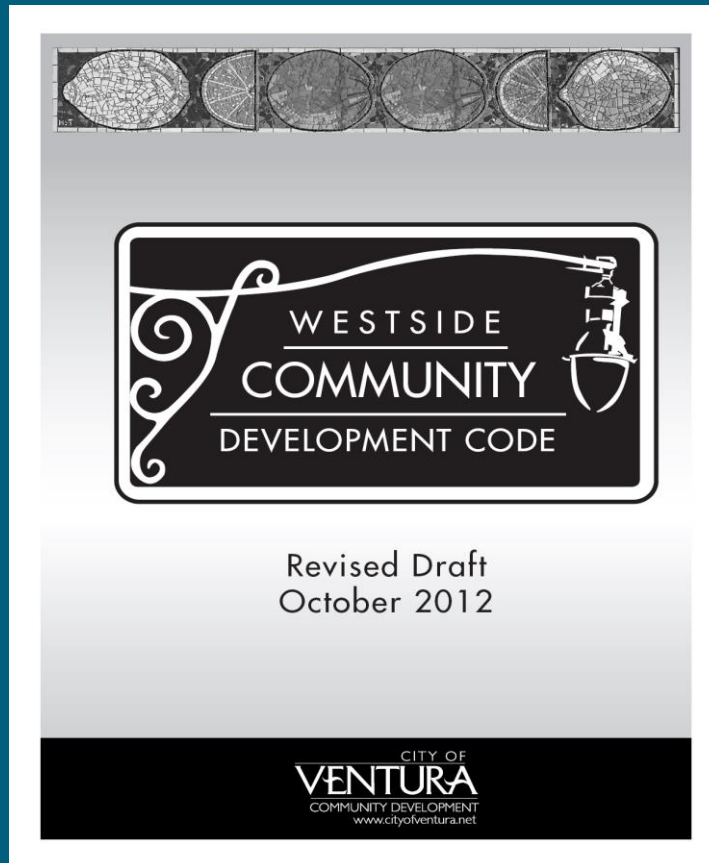
## Parks Actions

- Removed provision for private incentive to produce green space along Ventura Ave.
- Action 12.6.4 – Pursue opportunity site to develop public park and/or open space.
- Action 12.6.5 – Consider redesignating the General Plan Land Use of the Kellogg St., Bell Way and Stanley Ave. sites.

## **Parks Actions cont.**

- Action 12.6.6 – Permit Transfer of Development Rights between City property and private property to develop a park.
- Action 12.6.7 – Pursue funding mechanism to finance acquisition, construction, operation, and maintenance of a new park.
- Action 12.6.8 – Develop joint use agreements with the VUSD. Coordinate a pilot program.

# Code Revisions





# Nonconforming Structures

- No longer differentiates between nonconforming uses on Ventura Ave. corridor and those in other portions of the project area. Prior version of the Code prohibited nonconforming additions of any size along the Ventura Ave.
- Raises the trigger for compliance of additions with the Code from 20% to 50% of existing floor area.





## **Nonconforming Structures cont.**

- Restoration/reconstruction may take place for damage of less than 50% of value .
- Restoration/reconstruction over 50% of the value must comply with the Code.

# Nonconforming Uses

- Removed the 6-month limit to nonconforming reuse for an inactive site. No longer a differentiation between the Ventura Avenue Corridor and the rest of the project area.
- Deleted nonconformance as to off-street parking.
- Deleted nonconformance due to annexation.



# Abatement of Nonconforming Uses

- Deleted 5 year abatement of nonconforming uses.



## Potential Historic Resources

- Applications for Demolition, Grading or Building Permits are not ministerial unless structure is identified in Westside Historic Context and Survey report to not be a historic resource.
- Evaluation for Preliminary Review, Phase I or Phase II at staff level in accordance with administrative guidelines for historic preservation.



# Regulating Plan & Transect Zones

- Edited descriptions of transect zones for clarity.
- Revised Regulating Plan to demonstrate land use policy changes in Community Plan, added potential parks parcels; added circulation plan, modified transect designations where necessary.



# Zones & Development Standards

- Parking requirements adjusted toward City standards.
- Clarified permitted uses in the Parks and Open Space Zone to include some urban horticulture, civic/institutional and recreational uses.



## Optional Zones

- Added 3 story height allowance for T4.11 Optional Zone.



## Overlay Zones

- Building Mass Overlay Zone adjusted:
  - Front setback minimum of 15'
  - 2<sup>nd</sup> story allowable up to 50% of building width within 30' setback.
  - T4.11 - 60% max. for 3<sup>rd</sup> story.



# Overlay Zones

- Industrial Frontage Overlay:
  - MXD Overlay changed to Industrial Frontage (IF) Overlay for clarity in application to Industrial Zone.
  - Defined lower height std. along Olive Street.

## Land Use Table

- Added allowable land uses in POS zone.
- Clarified application of land use types in several zones.



# Frontage Type Standards

- Removed Gallery and Arcade frontage types from standards.



# Street Type Standards

- Restates the 13' sidewalk requirement along Ventura Avenue.



# Signs

- Removed requirements for professional fabrication of temporary and permanent Window Signs.

## Parks

- Added parks to purpose of Code.
- Added T3 as transect type for Playgrounds.
- Added 2 acre minimum threshold to trigger park requirement for private development.

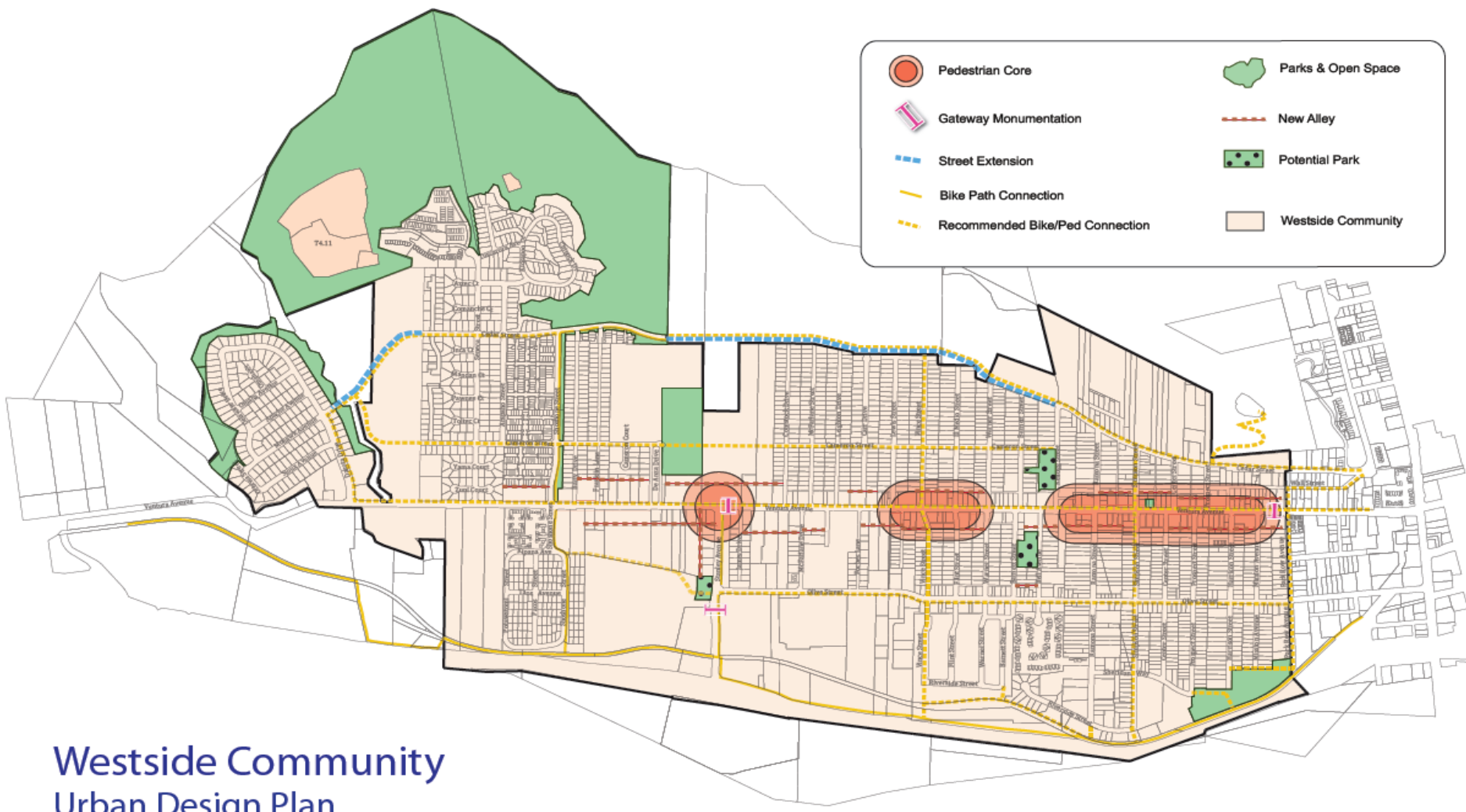
## Civic Engagement










- Parks and Rec – October 17<sup>th</sup>
- Historic Preservation – October 29<sup>th</sup>
- Design Review – November 7<sup>th</sup>
- Planning Commission – TBA
- City Council – January/February



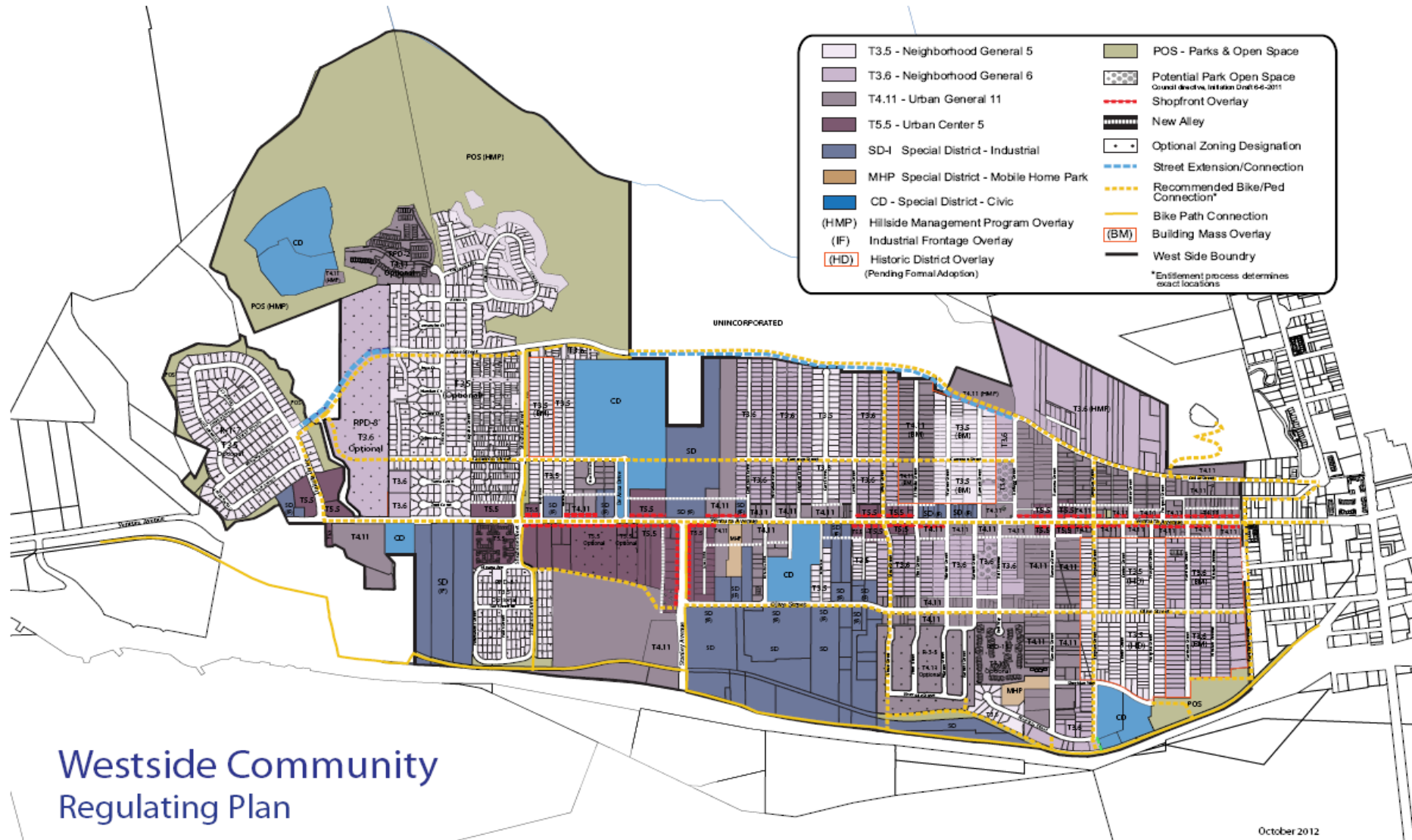
**END**





-  Pedestrian Core
-  Gateway Monumentation
-  Street Extension
-  Bike Path Connection
-  Recommended Bike/Ped Connection
-  Parks & Open Space
-  New Alley
-  Potential Park
-  Westside Community

**Westside Community**  
Urban Design Plan



## Westside Community Regulating Plan