University of California
Hansen Trust Property Specific Plan
City of San Buenaventura, California

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University of California
Hansen Trust Property
Specific Plan

UC Hansen Trust Property
City of San Buenaventura, California

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The Regents of the University of California

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Table of Contents

1. Introduction
   1.1. Introduction to the Specific Plan
   1.2. The Specific Plan Area and Setting
   1.3. Planning and Design Intent
   1.4. Relationship to the 2005 Ventura General Plan
   1.5. Plan Preparation Process
   1.6. Organization of the Specific Plan
   1.7. Overview of Existing Conditions
   1.8. University of California Hansen Trust

2. Form and Character
   2.1. Introduction
   2.2. Land Use Goals, Policies and Programs, Urban Design Intent

3. Development Code
   The Development Code of this Specific Plan will be inserted into the City of San Buenaventura Municipal Code and consequently is numbered to be consistent with the Municipal Code.

   SUBPART 24H: UC Hansen Trust Property Specific Plan Development Code

   24H.100 Purpose and Applicability
   24H.102 Regulating Plan and Zones
   24H.200 Land Use Regulations
   24H.202 Urban Standards
   24H.204 Frontage Type Standards
   24H.206 Building Type Standards
   24H.208 Architectural Guidelines
   24H.210 Landscape Guidelines (Private Lots)
   24H.212 Parking Design and Development Standards (Private Lots)
   24H.214 Administration
   24H.300 Development Code Glossary

4. Public Realm, Infrastructure, and Public Services
   4.1. Introduction
   4.2. Water Supply
   4.3. Wastewater Disposal
   4.4. Storm Drainage and Grading
   4.5. Schools
   4.6. Emergency Services

Appendices
   A. General Plan Consistency Review
   B. Agricultural Sustainability Issues
   C. Inclusionary Housing Plan
   D. Alternative Vegetative Screen
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1. Introduction

1.1 Introduction to the Specific Plan

The UC Hansen Trust Property Specific Plan represents a unique opportunity for a public institution – the University of California – and the City of Ventura to conduct a cooperative planning effort to meet a wide variety of community goals, needs, and priorities. By working directly with the City to plan for development of the UC Hansen Trust Property, prior to offering it for sale to the ultimate developer, the University committed itself to a planning process that will allow the City, the community, the University, and later a builder to ensure the creation of an attractive, high-quality traditional neighborhood development. The new neighborhood will provide a variety of housing types to meet the needs of various households, as well as addressing other community priorities such as recreation, affordable housing, and agricultural buffers.

1.2 Specific Plan Area and Setting

The UC Hansen Trust Property Specific Plan Area includes 35.67 acres of undeveloped land located at the southeast corner of Telegraph Road and Saticoy Avenue in Ventura, California. The UC Hansen Trust Property (“Property”) is an infill site, located within the City of Ventura’s Planning Area and adjacent to but not currently within the city limits. The Property is also part of the City’s Saticoy & Wells Community which has been prioritized for development. As part of the development entitlement process, the entire Property will be annexed into the City under the County of Ventura’s Guidelines for Orderly Development.

The Property has significant public street frontage with the northern boundary located along Telegraph Road, the western boundary located along Saticoy Avenue, and the southern boundary located along Blackburn Road (the northerly frontage road of the Santa Paula Freeway/Highway 126). The Property has historically been used for agriculture. It currently has a General Plan Land Use Designation of Neighborhood Low, and was also designated as Residential in the City’s previous General Plan. The proposed land uses are Residential, Parks, and Open Space, which are consistent with the Neighborhood Low designation.

To the north of the Property, across Telegraph Road, is a development of single family homes, with a General Plan...
1. Introduction

1.1 Introduction to the Specific Plan

Land Use Designation of Neighborhood Low. To the east, the northern half of the property is bounded by existing single-family homes that are located on Linden Avenue, with a General Plan Land Use Designation of Neighborhood Low. Also to the east, the southern half of the property is adjacent to an existing mobile-home park, with a General Plan Land Use Designation of Neighborhood Low. To the south the project is adjacent to Blackburn Road and the 126 Freeway, with existing residential development on the southern side of the freeway, with General Plan Land Use Designations of Neighborhood Low and Neighborhood Medium. The property to the west is agricultural land, with a General Plan Land Use Designation of Agriculture, and further restricted by SOAR.

1.3 Planning and Design Intent

The UC Hansen Trust Property Specific Plan is part of a proposed new neighborhood bounded by Wells Road, Telegraph Road, Blackburn Road, and Saticoy Avenue. This new neighborhood includes the existing single-family housing development and mobile home park to the east, as well as a 67-acre site to the east of these development sites, on which Westwood Communities Corporation is currently proposing its 499 unit Parklands master planned development. The UC Hansen Trust Specific Plan envisions and will help implement the completion of this new neighborhood.

The central intention of the UC Hansen Trust Property Specific Plan is to create a walkable neighborhood, connected to the existing surrounding residential land uses, and respecting the adjacent agricultural uses. The core planning principles and key design attributes supporting this intent include:

- A network of pedestrian-oriented streets that organize the neighborhood into relatively small, interconnected blocks.

- A mix of housing types within easy walking distance of one another, including larger family houses, smaller houses, rowhouse condominiums, and quadplexes.

- Public spaces and civic facilities in the form of walkable streets, parks and greens, bike lanes, and community garden space.
1. Introduction

1.2 The Specific Plan Area

- Sensitivity to the adjacent agricultural uses, which are protected by SOAR, by providing appropriate buffers that are consistent with the current policy direction of the Ventura County Agricultural Commissioner as referred to in Policy 3D, Action 3.21 of the City’s General Plan.
- Affordable farmworker housing opportunities.
- Sustainability design features of the Plan.

This Specific Plan includes comprehensive development guidelines and implementation measures to help ensure the creation of a vibrant, livable community with readily accessible amenities, attractive street scenes and public spaces, which are well integrated with the surrounding land uses.

1.4 Relationship to the 2005 Ventura General Plan

A Specific Plan is a tool for implementation of the General Plan and, therefore, must be consistent with the City’s General Plan (California Government Code 65450 et seq.). Through detailed analysis, the UC Hansen Trust Property Specific Plan has been found to be consistent with the 2005 Ventura General Plan (See Appendix A for a General Plan Consistency Review).

By establishing policies and standards for development, the UC Hansen Trust Property Specific Plan is a valuable tool that not only implements the goals, policies, and programs of the General Plan, but also describes the desired form for a new neighborhood and provides for orderly development, while respecting the existing agricultural resources in the area.

After the General Plan is amended to include the annexed UC Hansen Trust Property, it will be designated as a Specific Plan Area. The General Plan states that, “in many cases, area specific codes applying the Planning Designations…will be developed as part of community or Specific Plans that establish a detailed strategy for public and private investment and policies to promote the appropriate preservation and development of community desired character.” The General Plan prioritizes areas for development, including the Saticoy & Wells Community, which includes the UC Hansen Trust Property.

The UC Hansen Trust Property Specific Plan balances the needs of the neighborhood, and includes a form based regulating code to provide the City with a tool that will help ensure the coordinated development of this portion of a complete, walkable neighborhood. Each of the zones in the Development Code (see Chapter 3) identifies an appropriate mix of housing types within a traditional neighborhood block pattern. Infrastructure construction will most likely occur in a single phase to ensure an orderly expansion of the neighborhood. Subsequent to its adoption, all construction within the Specific Plan area must be found to be consistent with this Specific Plan.

1.5 Plan Preparation Process

In a design workshop held from September 28-30, 2005, a design team of experts in land use planning, urban design, housing, civil engineering, environmental analysis, transportation, market analysis, economics, and Ventura land...
1. **Introduction**

1.3 **Relationship to the 2005 General Plan**

City departments. The draft neighborhood plan was presented in Community Plan meetings, East Ventura Community Council meetings, individual and group meetings with neighbors, and numerous meetings with City staff, boards and commissions. The neighborhood master plan on which this Specific Plan is based emerged from this highly collaborative, iterative planning process.

1.6 **Organization of the Specific Plan**

The neighborhood master plan is presented in Figure 4-13-8 (Illustrative Plan). This Specific Plan is intended to implement that master plan, and is organized into four chapters that address the various issues important to the planning of this area, and the topics required by the California Government Code for Specific Plans.

1. **Introduction.** The introduction describes the intent and purpose of the Plan and the UC Hansen Trust Property’s context within the City, including an overview of the Specific Plan’s relationship to the 2005 Ventura General Plan, demographics analysis, and existing market conditions.

2. **Form and Character.** This chapter provides policies that describe form, character, and uses of the UC Hansen Trust Property.

3. **Development Code.** This chapter describes the envisioned physical design of the UC Hansen Trust Property, focusing on the organization of blocks, the location of land uses, and the development standards and architectural guidelines that will shape the new development.

4. **Public Realm, Infrastructure, and Public Services.** This chapter provides a summary of the public space network that is the neighborhood framework, and the infrastructure systems and public services necessary to support the proposed neighborhood development. A discussion of the steps for implementing and financing of the proposed development are provided at the end of Chapter 4.

This Specific Plan, unlike many conventional zoning codes and Specific Plans, places a primary emphasis on the physical form and character of new development, with a strong but secondary emphasis on the uses within the buildings.
1. Introduction

1.4 Plan Preparation Process

Accordingly, the core of the Plan is Chapter 3, the Development Code, and Chapter 4, Public Realm, Infrastructure, and Public Services. It is a graphically oriented “Regulating Code” which clearly describes the required urban and architectural design patterns, while also carefully regulating the uses of the buildings and lots within the Plan area. The Development Code specifies the allowed residential densities and intensity of the development that may be achieved under the Specific Plan. This Development Code is intended to work in tandem with the City’s zoning ordinance. Chapter 4 describes and regulates the design of the public space network that forms the framework, and specifies the infrastructure to be constructed to serve the UC Hansen Trust Property, focusing on a circulation network that balances the use of all travel modes, including automobiles, pedestrians, bicycles, and transit.

1.7 Overview of Existing Conditions

1.7.1 Environmental Setting

The Property, currently used for agricultural purposes, is a flat site draining in a “sheet flow” pattern from the northwest to southeast. A drainage ditch along the south 40 feet of the east boundary has been constructed to divert runoff away from the rear yards of the adjacent development along Linden Drive and the southerly mobile home park. Another drainage ditch along the south boundary diverts runoff away from Blackburn Road, a County Road, to the southwest corner of the site. Both ditches drain into drop inlet structures at the southwest and southeast corners which are connected to a 24” CMP culvert under Blackburn Road. There are no structures on the site, and no visible evidence of underground utilities found during a preliminary field reconnaissance.

A preliminary on-site evaluation was conducted in June 2005 to determine the nature and extent of any natural resources present on the property. At present, the site is quite flat but gently slopes to the southeast, and is fully occupied by agricultural uses in the form of irrigated row crops. The east and western margins of the site are lined with nonnative trees and shrubs, primarily Myoporum (Myoporum laetum), Peruvian pepper (Schinus molle), English walnut (Juglans regia) and peach (Prunus persica). On the western edge of the site, along Saticoy Avenue, there is a drainage ditch that conveys any runoff, from Saticoy and a small portion of the site, away from the site and under Blackburn Road to the State Highway 126 Right-of-Way. The ditch supports no riparian habitat. At the southeastern corner of the site there is another inlet for a drain under Blackburn Road to the State Highway 126 Right-of-Way. The eastern drain is fed by runoff from the site conveyed via a small ditch that runs about 40 feet to the north, at which point it meets the farm road that surrounds the site. The ditch supports no riparian vegetation. Runoff from the site likely only occurs during very heavy rain events or irrigation system failures.

There is a slight possibility that the drainage ditches could be considered jurisdictional by resource management agencies. However, this is highly unlikely because neither ditch appears to be part of a natural drainage course, either presently or historically, and because neither ditch connects to a natural drainage course. If the agencies were to consider the area jurisdictional, the implications are minor, involving permitting and limited mitigation.

1.7.2 Demographic Information

In 2007 Ventura County was home to an estimated 827,000 residents, making it California’s 11th largest county by population. Ventura County has been adding an average of over 10,000 new residents per year for the past 25 years. This trend is expected to continue into the foreseeable future.

With an estimated population of 105,919, Ventura is the fourth largest city in Ventura County. Ventura’s population increased by 4.5% over the 5-year period from 2002 to 2007. This five-year increase equates to an average annual growth rate of 0.9%, compared to the countywide average of 1.1% for the same period.

The City’s population had an estimated median age of 38.5 years in 2007. During the past 40 years the predominate age cohort was 25 to 44 year olds, the principal workforce age group. While still the dominant age group, this cohort is expected to comprise a declining percentage of the population during the coming years. By 2010, the 45 to 64 year old group (the Baby Boomers) is projected to equal the size of the 25 to 44 year olds. The number of school-age children in the county (5 to 17 year olds) has also been declining, along with school enrollments. This trend is expected to continue, at least until about 2013. By
1. Introduction

1.5 Organization of the Specific Plan

contrast, the 20 to 29 year old population is growing sharply, while the number of county residents over the age of 65 is the fastest growing age group, currently representing 11% of the population, and expected to reach 19% by 2030. In the City of Ventura, 13.3% of current residents are 65 and over.

Based upon the latest available 2007 data, the City of Ventura has an estimated 40,542 households, of which 59% are owner-occupied, and 41% are rental households. Sixty percent of Ventura’s households consist of only one or two persons, with the estimated average household size of 2.61 persons per household in 2007. Of the total households in the City of Ventura, an estimated 26,510 (65%) are Family Households, while 14,032 (35%) are listed as Non-family Households, compared with a countywide ratio of 75% Family Households and 25% Non-family Households.

Of the adult population, 25 years and older, 85.3% have earned a high school diploma (or GED), and 38.3% hold a college degree (Associates or higher). In 2007, Ventura households had an average of 1.76 vehicles per household, with 41.5% of households owning no more than one vehicle. The Countywide average is 2.10 vehicles per household.

The 2007 estimated median Family Household income in the City of Ventura is $74,158, about 9.6% below the countywide average of $82,005. While 22% of Ventura households earn between $50,000 and $74,999 per year, nearly 14.5% have household incomes of $75,000 to $99,999, and 24.8% of Ventura’s households have estimated annual incomes in excess of $100,000. Approximately 17% of Ventura households had estimated 2005 incomes of less than $24,999 per year.

Economic experts generally agree that most people in Ventura County who need a job have one, as indicated by the relatively stable unemployment rates. To some extent, job growth has been limited by the tight housing market, and the difficulty that existing companies have in attracting new workers from outside the area because of their inability to find or afford Ventura County housing.

Statistical and demographic information for the City of Ventura has been obtained from Claritas, the UCSB Economic Forecast Project, The California Economic Forecast Project, The California Association of Realtors, The California Department of Finance, and the California Department of Housing and Community Development. This information and data has been reviewed and considered in the preparation of this article.

1.7.3 Residential Market Assessment

Located between the foothills of the mountains to the north and the Pacific Ocean to the south, the City of Ventura enjoys a mild Mediterranean climate. The City is bounded on the west by the Ventura River and on the east by the Santa Clara River and the Ventura/Santa Paula Greenbelt. This unique physical setting, with easy access to a variety of local natural open space and recreational opportunities, and to the rest of Southern California's regional amenities, makes Ventura an attractive residential or business location.

In recent years, the supply of new residential units has been limited by a variety of factors including: a scarcity of developable land; increasing land and development costs; and land use policies such as the City's RGMP (Residential Growth Management Program) which in past years limited the number of new housing units that could be developed in a given time.
1. Introduction
1.6 Overview of Existing Conditions

Ventura residence

period, SOAR (Save Our Agricultural Resources) which restricts the availability of land for development by locking in agricultural zoning on certain properties for decades, and the Hillside Voter Participation Act which requires approval by public referendum for any extension of City utility infrastructure into the majority of the City's hillside areas.

The shortage of available housing is not unique to the City or County of Ventura. Housing affordability and availability have been identified as among the most important issues facing the six-county Southern California Region (includes Ventura County), according to the Southern California Association of Governments, which expects regional population growth of about 6 million people over the next two decades. Housing production has not kept pace with the estimated need at a regional, or a statewide level.

According to the state Department of Finance, California's population is expected to grow at the rate of 600,000 people per year, over the next decade. An estimated nearly 55 million people are expected to reside in California by the year 2050, an increase of 20.7 million people (61%) from the 2000 population.

Despite the recent downturn in the local housing market, the fundamental issues which have fueled strong housing demand are not expected to abate in the foreseeable future. The key factors include: demographic trends, low mortgage interest rates, tax policies that favor homeowners, and (in coastal areas) quality of life, and growth controls that limit the creation of new homes.

1.8 University of California Hansen Trust

In 1992, Thelma Hansen, the sole survivor of a long-time Ventura County farming family, passed away, leaving substantially all of her estate in trust to the University of California. Her will specified that the assets of her estate should be used to support and fund University Research and Extension activities and facilities that promote the sustainability and benefit of agriculture in Ventura County. The trust established an advisory board consisting of representatives of local agriculture, the community, and the Ventura County Cooperative Extension, to offer the University locally-based advice and knowledge concerning the trends and needs of Ventura county agriculture.

The UC Hansen Trust Property was among the assets included in Ms. Hansen's estate. In 1997, on the advice of the UC Hansen Trust Advisory Board, the University concluded that the goals of the trust could be best met by establishing a learning center on the old Faulkner Farm property which was then available in Santa Paula. The Board also determined at that time that the UC Hansen Trust Property was surplus to the programmatic needs established in the trust, and should be sold, with proceeds used to endow the trust's programs.

The University is required by law to sell the UC Hansen Trust Property to the highest bidder. Under Ventura's Residential Growth Management Program (RGMP) there was little clarity regarding what could be built on the property or when it could be built, and thus it was not possible to structure a sale that would be in the best interest of the University or the community of Ventura. In order to facilitate the sale of the property to a builder for a favorable price, and to ensure that the development of the site proceeds in a manner that will enhance the City of Ventura and the Hansen family legacy, the University prepared this Specific Plan, which clarifies what type of development the City would both require and welcome on this property.
2. Form and Character

2.1 Introduction

This Chapter of the Specific Plan provides policies that describe the desired form, character, and uses of the UC Hansen Trust Property, and introduces the Development Code that is detailed in Chapter 3. The policies presented here are the foundation for the Development Code.

The Development Code will guide development and new land uses within the Specific Plan area, through the application of its regulations during the City’s development review process. The Development Code is intended to ensure that new buildings work together to define the pedestrian-oriented space of the streets and other public spaces within the UC Hansen Trust Property are harmonious with each other in scale and architecture, and create an attractive, walkable neighborhood.

This Specific Plan and its Development Code component allow the development of up to 220 housing units while ensuring approximately 5.6 acres of parks and open areas.

2.2 Land Use Goals, Policies and Programs, Urban Design Intent

Goals

1. Create an attractive addition to the existing Saticoy & Wells neighborhoods where people will enjoy walking as an alternative to driving for many of their daily needs.
2. Connect the UC Hansen Trust Property with the rest of the City and, along with the separately proposed Parklands development, complete the neighborhood bounded by Saticoy Avenue and Telegraph, Wells and Blackburn Roads.
3. Develop this neighborhood based on the principles of Smart Growth, Sustainable Development, and Traditional Neighborhood Design.
4. Become a model mixed-income neighborhood that provides a wide variety of housing types and lifestyle choices with an authentic Ventura style.
5. Respect adjacent agricultural uses by providing an appropriate agricultural buffer area.

Policies

1. The UC Hansen Trust Property should be scaled to the pedestrian, providing many daily needs, such as parks and transit, within a short walk.
2. The physical form of new investment in the UC Hansen Trust Property should be that of a traditional California neighborhood fabric, and should avoid typical suburban subdivision designs.
3. Design regulations for the UC Hansen Trust Property should provide sufficient flexibility to take advantage of changing economic development opportunities.
4. Street trees should be provided in the UC Hansen Trust Property to define and enhance the public ways and to provide pedestrians with shelter from wind, sun and vehicular traffic.
5. Property frontages - the public and private improvements between the curb and the building should be carefully designed to provide attractive streetscapes and pedestrian oriented transitional spaces between the street and the building. This should include:
   a. Private frontages - front yard improvements should welcome the visitor or customer arriving on foot, and should provide comfortable spaces for social interaction between residents, visitors, and neighbors;
2. Form and Character

2.2 Land Use Goals, Policies and Programs, Urban Design Intent

b. Buildings should generally be designed with public and semi-public rooms facing the street;

c. Utilities, trash storage, vehicular access, and parking should be located at the rear of the lot, accessed by alleys whenever possible.

6. Saticoy Avenue and Telegraph Road should be enhanced as primary gateways to the neighborhood.

7. Ventura possesses a rich architectural heritage with fine examples of the pre-1940 tradition of building in Ventura County. This sense of authentic historic uniqueness should be maintained.

8. The UC Hansen Trust Property should provide a range of housing types that are well suited to the needs of a range of household sizes, types and income levels.

9. Affordable Farmworker Housing should be encouraged and maintained.

10. New development shall:

a. Moderate risks to life and property in areas of high geologic, flood, and fire hazard;

b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area;

c. Be consistent with requirements imposed by the County Air Pollution Control District or the State Air Resources Control Board; and

d. Moderate energy consumption and vehicle miles traveled.

11. Provide approximately 5.6 acres of public park and open space with open play fields, walking paths, picnic areas, benches, and community gardens.

12. New development and subsequent remodeling of buildings in the UC Hansen Trust Property shall be subject to the Regulating Code contained in this Specific Plan. This will ensure that private development and public improvements will be coordinated to make a public realm that is comfortable for strolling, bicycling, sitting, gathering, playing, gardening, etc.

Programs

1. Amend the General Plan and Zoning Ordinance to reflect the land use changes and related policies of this Specific Plan. Where necessary, new zoning districts and standards applicable to the UC Hansen Trust Property shall be created.

2. Establish a clear direction for the revitalization of Saticoy Avenue and Telegraph Road and implement development standards and design guidelines to realize that vision.

3. Donate a site for Farmworker housing to the Ventura Housing Authority.


5. Provide approximately 5.6 acres of neighborhood park for the Wells Community.

Urban Design Intent

The basis for this specific plan is a simple, traditional neighborhood master plan. The framework of that master plan is the public space network, which consists of neighborhood streets, two parks, and a number of smaller landscape open spaces. The public space network forms, and frames, a number of simple urban blocks, very similar is scale to those that make up so many of Ventura's fine older neighborhoods, particularly those in Midtown. This neighborhood plan – if constructed in conformance with the provisions of this specific plan – responds to and will implement the above goals, policies and programs in the following specific ways at a number of important urban scales.

Saticoy & Wells Community Scale

1. The block structure provides easy vehicular, pedestrian, and bicycle access from the new residences to the existing edge streets, and facilitates access to the existing and proposed neighborhood areas to the east of the site.
2. Form and Character

2.2 Land Use Goals, Policies and Programs, Urban Design Intent

2. This helps to provide a cohesive neighborhood structure in the quarter-section bounded by Saticoy Avenue, Telegraph Road, Wells Road, and Blackburn Road, and provides attractive street vistas into the neighborhood.

3. The design of the master plan – including the design of the large edge streets and the frontage design of the private lots abutting those streets – is a pedestrian-oriented town-scale design rather than the automobile-oriented suburban design that has been prevalent in East Ventura in recent decades. The outward rather than inward orientation of the Hansen Trust master plan, as well as that of Parklands to the east, will ensure that the new development adds to the value of the entire community.

4. The westerly edge of the site is designed with a special Saticoy Avenue street type and special frontage types to provide a buffer to the agricultural uses across Saticoy Avenue.

5. A five-acre park facility – in the form of two parks that each have distinct design and use characteristics to serve a wide range of park users – is provided within this small neighborhood area, and will serve the larger Saticoy & Wells Community which is currently lacking is such recreational facilities.

Neighborhood Scale

1. The neighborhood design focuses on the one available internal connection to the existing and future neighborhood areas to the east of the site, to maximize the limited connectivity options and to provide clear and pleasant access from the easterly areas to the new park amenities of the UC Hansen Trust Property portion of the neighborhood.

2. Many of the houses along the easterly edge of the site will be one-story and one-and-one-half-story in height. One-and-one-half-story houses will not have upper floor windows overlooking the rear yards of the existing homes so as not to unreasonably affect their privacy.

3. Stormwater quantities and quality is managed on-site, so that the water discharged off-site does not exceed the capacity of the existing drainage courses, and so that the water quality meets the new, stringent NPDES standards.

4. The central park is located to provide easy access for residents of the central and easterly neighborhood areas, via Carlos Street, and is scaled and designed to be a relatively quiet play area that will be especially nice for families with small children and for older residents. It is also overlooked by the fronts of residences on all four sides, increasing the sense of neighborliness and security. The modest size and quieter nature of this park is consistent with the proximity of residences around it.

5. The larger southerly park is able to accommodate larger groups and more active play and sports. It is flanked on two sides by residences, but is open to the existing surrounding streets on the other two sides, opening it up to easy access and convenient curbside parking for residents of the larger Saticoy & Wells Community.

Block and Lot Scale

1. The blocks are sized to allow children and other pedestrians to easily move through the neighborhood, visiting friends, going to the park, or walking home from the school bus stop.

2. The street types include generous parkway strips that will contain closely spaced canopy trees to enclose and define the spaces of these streets. Curbside parking is provided along all the streets for visitors and guests, and the vehicular way is wide enough to provide safe passage for emergency vehicles and narrow enough to encourage drivers to move slowly.

3. Most lots – except for those along the east edge of the property – are served by alleys, so that parking and garage access does not pave front yards. This has the additional benefit of increasing the amount of available on-street parking, since most curbs are not broken by driveways.

Building Scale

1. The Building Type Standards of the Specific Plan require that each building be scaled to its lot, and that the majority of the building frontage be devoted to house purposes rather than garage purposes.
2. Form and Character

2.2 Land Use Goals, Policies and Programs, Urban Design Intent

2. The allowed Frontage Types provide for a green, landscaped streetscape and also for appropriate semi-private spaces that smooth the transition from public – in the street – to private – in the residence. These semi-private spaces – whether yards or dooryards or stoops or porches – provide the comfortable spaces within which neighbors can meet and greet one another as is so natural in traditional neighborhoods.

3. Architectural Guidelines are provided to ensure that the buildings are not only the size and scale of houses that belong in such a Ventura neighborhood, but that they also have the architectural character reflective of Ventura's architectural heritage. Important dimensions and details are provided, along with recommendations on materials and colors. The standards do not prohibit architectural innovation, which the Design Review Committee is free to embrace, but they do establish guidelines that are to be followed if one is designing buildings in the traditional Southern California styles. If you are going to do them, do them right.

Sustainable Design

The urban design principles discussed in the above paragraphs are inherently sustainable.

1. The use of a compact and well-connected street network promotes walkability; reduces overall vehicular usage; decreases vehicular travel time and trip length; reduces airborne pollutants; and encourages people to exercise. See Section 4.13, Thoroughfare and Landscape Standards (Public Realm).

2. The provision of over 5-acres of neighborhood park space promotes social interaction and provides opportunities for a wide range of recreational activities. See Section 4.13, Thoroughfare and Landscape Standards (Public Realm).

3. The use of street trees on all streets provides shade, reduces solar heat gain; reduces stormwater runoff; extends the life of streets; improves local air, soil, and water quality; reduces atmospheric carbon dioxide; provides wildlife habitat, increases property values, enhances the attractiveness of a community, and promotes human health and well being. See Section 4.13, Thoroughfare and Landscape Standards (Public Realm).

4. The use of parkway strips on all streets reduces the quantity of impervious surfaces and reduces and cleanses stormwater runoff through infiltration and detention. See Section 4.13, Thoroughfare and Landscape Standards (Public Realm).

5. The use of traditional frontage types such as porches and covered balconies provides shade; reduces solar heat gain; encourages exposure to fresh air; and promotes social interaction. See Section 24H.204, Frontage Type Standards.

6. Sustainable building design recommendations are provided to encourage energy efficiency, promote water conservation, improve indoor air quality, and encourage resource conservation. See Section 24H.208.6, Sustainable Design Opportunities.
2. Form and Character

2.2 Land Use Goals, Policies and Programs, Urban Design Intent
24H. Development Code
24H.100 Purpose and Applicability

SUBPART 24H: UC Hansen Trust Specific Plan Development Code

24H.100 Purpose and Applicability

The regulations in this Development Code are intended to create a well designed, pedestrian-oriented, economically viable neighborhood, and achieve the related goals and objectives identified in Chapter 2 of this Specific Plan (Form and Character).

This graphically oriented form-based Development Code clearly describes the required urban and architectural design patterns, while also carefully regulating the uses of the buildings and lots within the Specific Plan area. The Development Code specifies the allowed residential densities and intensity of the development that may be achieved under the Specific Plan. It also describes and regulates the design of the public space network that provides the framework and infrastructure for the UC Hansen Trust Property, focusing on a circulation network that balances the use of all travel modes, including automobiles, pedestrians, bicycles and transit. The Development Code is intended to complement the City's Zoning Ordinance.
24H. Development Code
24H.102 Regulating Plan and Zones

24H.102.1 Purpose
The Regulating Plan (Figure 24H-1 at right) maps the applicability of the requirements of this Specific Plan, and establishes the zones that are applied to the UC Hansen Trust Property area by this Specific Plan.

24H.102.2 Regulating Plan
The Regulating Plan in Figure 24H-1 locates the zones within the Specific Plan area that define the standards for building placement, design, and use, and identifies the specific parcels included within each zone. The Regulating Plan is based on a synthesis of:

1. Input from community stakeholders, including City Staff;
2. The findings and recommendations of the relevant analyses prepared by members of the UC Hansen Trust Property design team;
3. Application of the planning principles identified in Chapter 2 of this Specific Plan (Form and Character); and the 2005 Ventura General Plan;
4. An analysis of present and anticipated future market conditions;
5. Planning direction and priorities expressed in the City’s Saticoy & Wells Community Plan process;
6. Application of the agricultural buffer policies of the County Agricultural Commissioner, and the County Agricultural Policy Advisory Committee.
7. Policies, priorities, and requirements of the University of California and the UC Hansen Trust.

24H.102.3 Zones and their Purposes
The area subject to the UC Hansen Trust Property Specific Plan is divided into the following zones, which shall be applied to property within the Specific Plan area as shown on Figure 24H-1 (UC Hansen Trust Property Regulating Plan).

A. Neighborhood General 1 (T3.3). The T3.4 zone is applied to areas appropriate for a variety of single-family houses on a variety of lot sizes.

B. Neighborhood General 2 (T3.4). The T3.4 zone is applied to areas appropriate for a mix of detached single-family houses on a variety of lot sizes.

C. Urban General (T4.7). The T4.7 zone is applied to portions of the Specific Plan that are intended for rowhouses and quadplexes (Note: Quadplexes are allowed in the Farmworker Housing Overlay only).

D. Farmworker Housing Overlay (FH). The FH overlay zone is applied to the portion of the T4.7 zone that fronts Blackburn Park and allows for the use of the Quadplex Building Type. See Appendix C (Inclusionary Housing Plan).

E. 1-1/2 Story Maximum Building Height Overlay. The 1-1/2 Story Maximum Building Height Overlay applies to the T3.3 zoned parcels along the eastern boundary of the Specific Plan area and provides height and privacy restrictions for all parcels within its boundary. Please refer to Article 24H.202.6.2.

F. Parks and Open Space (POS). The POS zone identifies areas reserved for outdoor recreation, community parks, squares, greenways and other urban open spaces. Allowable structures in this zone are limited to those necessary to support the specific purposes of each individual open space site.
Figure 24H-1: UC Hansen Trust Property Regulating Plan
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24H. Development Code
24H.200 Land Use Regulations

24H.200 Land Use Regulations

24H.200.1 Purpose

The land use standards in this Article identify the land use types allowed by the City in each of the zones established by the Regulating Plan and determine the type of City approval required for each land use type.

24H.200.2 Allowed Land Uses and Planning Permit Requirements

A. Allowed land uses. A parcel or building within the Specific Plan area shall be occupied by only the land uses allowed by Table 24H-1 within the zone applied to the site by the Regulating Plan. Each land use listed in Table 24H-1 is defined in Article 24H.300 (Development Code Glossary).

1. Establishment of an allowed use.
   a. Any one or more land uses identified by Table 24H-1 as being allowed within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.
   b. If a parcel is proposed for development with two or more of the land uses listed in the tables at the same time, the overall project shall be subject to the highest permit level required by the tables for any individual use. For example, a new multi-use building proposed with a permitted use on the second floor and a use requiring a Use Permit approval on the ground floor would require Use Permit approval for the entire project.

2. Use not listed.
   a. A land use that is not listed in Table 24H-1, and is determined by the Director to not be included in Article 24H.300 (Development Code Glossary) under the definition of a listed land use, is not allowed within the Specific Plan area.

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**Table 24H-1: Allowed Land Uses and Permit Requirements**

<table>
<thead>
<tr>
<th>LAND USE TYPE (1)</th>
<th>PERMIT REQUIRED BY ZONE</th>
<th>Specific Use Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>POS</td>
<td>T3.3</td>
</tr>
<tr>
<td>Recreation, Education &amp; Public Assembly</td>
<td></td>
<td></td>
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<tr>
<td>Community Meeting</td>
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<td>Recreation Services: Public Parks and Playgrounds</td>
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</tr>
<tr>
<td>Residential</td>
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<td></td>
</tr>
<tr>
<td>Single Family / Carriage House</td>
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<td>P</td>
</tr>
<tr>
<td>Multi-Family (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td></td>
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</tr>
<tr>
<td>Group Care</td>
<td></td>
<td>UP (3)</td>
</tr>
<tr>
<td>Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Day Care - Small Family Day Care Home</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Large Family Day Care Home</td>
<td></td>
<td>P</td>
</tr>
</tbody>
</table>

Notes:

(1) See Glossary in Article 24H.300 for land use definitions.

(2) Multi-Family housing is limited to Farmworker Housing as described in Appendix C (Inclusionary Housing Plan).

(3) Use permits for Group Care uses shall be subject to approval by the Planning Commission at a public hearing, per Chapter 24.520 of the Zoning Ordinance.
24H. Development Code

24H.200 Land Use Regulations

b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone.

B. Permit requirements. Table 24H-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as “P” uses in the table;
2. Allowed subject to the approval of a Use Permit, and shown as “UP” uses in the table;
3. Not allowed in particular zones, and shown as a “—” in the table.

C. Standards for specific land uses. Where the last column in Table 24H-1 ("Specific Use Regulations") includes an article or section number, the regulations in the referenced article or section also apply to the use. Requirements in other articles of this Development Code may also apply.

24H.200.3 Additional City Approval Requirements

A. Additional City approval requirements. Any land use identified as allowed by Table 24H-1 may require other City permits, licenses, and approvals, including but not limited to a Building Permit per the Municipal Code.

B. Initiation of non-residential use. The initiation of a non-residential use shall require that a Business License first be obtained from the City of Ventura.
24H. Development Code
24H.202 Urban Standards

24H.202 Urban Standards

24H.202.1 Purpose

The Urban Standards in this Article regulate the aspects of each private building that affect the public realm. The standards vary according to the zone applied to each parcel by the Regulating Plan. The Urban Standards regulate Building Placement, height, and Façade design.

24H.202.2 POS (Parks and Open Space) Zone Standards

Standards for development proposed within the POS (Parks and Open Space) zone shall be determined by the City through the Zoning Clearance process, unless otherwise noted in Table 24H-1. Any proposed new buildings, significant landscape improvements, or significant changes to existing buildings, landscaping or site layout requires Design Review.
**24H. Development Code**

**24H.202 Urban Standards**

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### 24H.202.3 T3.3 (Neighborhood General 1) Zone Standards

**A. Building placement.**

1. **Primary building setback.** Each primary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 1.
   a. Primary street setback: 15 ft. min. (1),
      20 ft. max.
   b. Side street setback: 12 ft. min.
   c. Side yard setback: 5 ft. min.
   d. Rear setback: 20 ft. min.

   (1) 18 ft. min. for lots with grades below street level.

2. **Secondary building setbacks.** If permitted, each secondary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 2.
   e. Primary street setback: 50% of lot depth min. (1)
   f. Side street setback: 12 ft. min.
   g. Side yard setback: 5 ft. min.
   h. Rear setback: 5 ft. min.

   (1) For lots fronting Saticoy Avenue, the 50% calculation shall be based only upon that portion of the lot which is not included within the 150' Agricultural Buffer Area (See Figure 24H-1).

3. **Encroachments.** The following building elements may encroach into required setbacks (including the Agricultural Buffer Area where applicable): porches, balconies, bay windows, chimneys, eaves and cantilevered rooms. Encroachments shall be limited as follows.

   - Porches that are longer than 40% of the primary street facade length may encroach into the min. primary street setback a distance of 5 ft. max.
   - Porches that are shorter than 40% of the primary street facade length may encroach into the min. street setback a distance of 8 ft. max.
   - 3 ft. max. for bay windows or balconies encroaching into the primary or side street setback.
   - 2 ft. max. for other encroachments.

**B. Building profile.** Each proposed building shall comply with the following building profile requirements.

1. **Height limit.** The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram 2. Minimum and maximum height shall be measured from the adjacent finish grade.
   j. Primary building eave height: 20 ft. max. (1, 2)
   k. Secondary building eave height: 18 ft. max.
   l. First floor height: 12 in. min.
      36 in. max.

   (1) At initial build out, at least 25% of the homes within the T3.3 zone shall be no greater than one-story in height and shall be reasonably distributed throughout the zone. Future second-story additions to one-story homes shall not exceed 50% of the first floor area, shall be setback a minimum 10 feet behind the primary street facade, and shall be subject to Design Review.

   (2) 24 ft. max. for Victorian Style.

   Please see Article 24H.202.6.2 (1-1/2 Story Maximum Building Height Overlay) for additional building profile requirements.

2. **Frontage types.** Frontage types within the T3.3 zone shall be limited to the following. See
Article 24H.204.2 (Frontage Type Standards) for detailed standards for each frontage type.

- Common Yard
- Porch and Fence.

C. Parking.

1. Parking requirements. The number of required off-street parking spaces is as follows:
   a. Single Family House. Two spaces per house, at least one of which shall be enclosed in a garage.
   b. Carriage House. One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

Off-street parking for residences are in addition to on-street guest parking.

2. Parking location and access. Vehicle parking will be provided on streets and on private lots. Parking for guest of residents will be provided on the streets abutting and nearby the lot. Parking for residents will be provided as follows:

   Off-street vehicle Parking will be located at the rear of the lot in compliance with the following setback requirements as shown in Diagram 3.

   e. Primary street setback: 50% of lot depth. (1)
   f. Side street setback: 12 ft min.
   g. Side yard setback: 5 ft min. if detached; 0 ft if garage is attached to adjacent garage.
   h. Rear setback: 5 ft min.

(1) For lots fronting Saticoy Avenue, the 50% calculation shall be based only upon that portion of the lot which is not included within the 150’ Agricultural Buffer Area (See Figure 24H-1).

3. Services and utilities. All utility entrances and meters, and all trash and recycling receptacles, shall be located behind the primary street parking setback as shown in Diagram 3. All equipment shall be shown on plans submitted for Design Review. All equipment shall be screened from public view and/or integrated into the architecture of the building, as approved through Design Review.

D. Allowed lot and building types. The building types allowed within the T3.3 zone shall be limited to those shown on the above table, which shall be placed on lots with the minimum lot widths shown, for the type in the T3.3 zone. See Article 24H.206 (Building Type Standards) for detailed standards for each building type. The minimum lot depth required in the T3.3 zone shall be 90 feet. The minimum lot area required in the T3.3 zone shall be 5,000 square feet, except that all lots along Saticoy Avenue shall be at least 6,900 square feet in area.

E. Allowed land uses and permit requirements. The following land uses may occur within the T3.3 Neighborhood General 1 zone, subject to the noted permit requirements.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Care</td>
<td>UP</td>
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<tr>
<td>Home Occupation</td>
<td>P</td>
</tr>
<tr>
<td>Single Family / Carriage House</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Small Family Day Care</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Large Family Day Care</td>
<td>P</td>
</tr>
</tbody>
</table>

P - Permitted Use
UP - Use Permit required
— - Use not allowed
A. **Building placement.** Each proposed building shall comply with the following building placement requirements.

1. **Primary building setbacks.** Each primary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 1.
   
   a. Primary street setback: 15 ft. min. (1), 20 ft. max.
   b. Side street setback: 12 ft. min., 15 ft. max.
   c. Side yard setback: 5 ft. min.
   d. Rear setback: 20 ft. min.

   (1) 18 ft. min. for lots with grades below street level.

2. **Secondary building setbacks.** If permitted, each secondary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 3.
   
   e. Primary street setback: 50% of lot depth min.
   f. Side street setback: 12 ft. min.
   g. Side yard setback: 5 ft. min.
   h. Rear setback: 20 ft. min.

B. **Building profile.** Each proposed building shall comply with the following building profile requirements.

1. **Height limit.** The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram 2. Minimum and maximum height shall be measured from adjacent finish grade.
   
   j. Primary building eave height: 20 ft. max. (1)
   k. Secondary building eave height:
   l. First floor height: 12 in. min., 36 in. max.

   (1) 24 ft. max. for Victorian Style.

2. **Frontage types.** Frontage types within the T3.4 zone shall be limited to the following. See Article 24H.204.2 (Frontage Type Standards) for detailed standards for each frontage type.

   • Common Yard
   • Porch and Fence
   • Stoop
   • Dooryard

   Porch and Fence is the only frontage type allowed on Telegraph Rd.
C. Parking.

1. Parking requirements. The number of required off-street parking spaces is as follows:

   A. Single Family House. Two spaces per house, at least one of which shall be enclosed in a garage.

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

   Off-street parking for residences are in addition to on-street guest parking.

2. Parking location and access. Vehicle parking will be provided on streets and on private lots. Parking for guest of residents will be provided on the streets abutting and nearby the lot. Parking for residents will be provided off-street as follows:

   Off-street vehicle Parking will be located at the rear of the lot in compliance with the following setback requirements as shown by the shaded areas in Diagram 3.

   e. Primary street setback: 50% of lot depth.
   f. Side street setback: 12 ft min.
   g. Side yard setback: 5 ft min. if detached; 0 ft if garage is attached to adjacent garage.
   h. Rear setback: 5 ft min.

3. Services and utilities. All utility entrances and meters, and all trash and recycling receptacles, shall be located behind the primary street parking setback as shown in Diagram 3. All equipment shall be shown on plans submitted for Design Review. All equipment shall be screened from public view and/or integrated into the architecture of the building, as approved through Design Review.

D. Allowed lot and building types. The building types allowed within the T3.4 zone shall be limited to those shown on the above table, which shall be placed on lots with the minimum lot widths shown, for the type in the T3.4 zone. See Article 24H.206 (Building and Frontage Type Standards) for detailed standards for each building type. The minimum lot depth required in the T3.4 zone shall be 90 feet. The minimum lot area required in the T3.4 zone shall be 4,000 square feet.

E. Allowed land uses and permit requirements. The following land uses may occur within the T3.4 Neighborhood General 2 zone, subject to the noted permit requirements:

<table>
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<th>Land Use Type</th>
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<td>Group Care</td>
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<td>Home Occupation</td>
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<tr>
<td>Single Family / Carriage House</td>
<td>P</td>
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<tr>
<td>Child Day Care - Small Family Day Care</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Large Family Day Care</td>
<td>P</td>
</tr>
</tbody>
</table>

P - Permitted Use
UP - Use Permit required
— - Use not allowed
24H. Development Code

24H.202 Urban Standards

24H.202.5 T4.7 (Urban General) Zone Standards

A. Building placement. Each proposed building shall comply with the following building placement requirements.

1. Primary building setbacks. Each primary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 1.
   a. Primary street setback: 10 ft. min., (1), 15 ft. max. or, for lots that front Saticoy Avenue, to the easterly boundary line of Agricultural Buffer Area, where applicable (see Figure 24H-1).
   b. Side street setback: 10 ft. min., 12 ft. max.
   c. Side yard setback: 5 ft. min. if detached; 0 ft. if attached.
   d. Rear setback: 20 ft. min.
      (1) 15 ft. min. for lots with grades below street level.

2. Secondary building setbacks. If permitted, each secondary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 3.
   e. Primary street setback: 50% of lot depth min. (1)
   f. Side street setback: 12 ft. min.
   g. Side yard setback: 3 ft. min. if detached; 0 ft. if attached to adj. secondary bldg.
   h. Rear setback: 5 ft. min.
      (1) For lots fronting Saticoy Avenue, the 50% calculation shall be based only upon that portion of the lot which is not included within the 150’ Agricultural Buffer Area (See Figure 24H-1).

3. Encroachments. The following building elements may encroach into required setbacks: porches, stoops, balconies, bay windows, chimneys, eaves and cantilevered rooms. Encroachments shall be limited as follows.
   - 8 ft. max. for porches and stoops encroaching into the primary or side street setback.
   - 2 ft. max. for other encroachments.

B. Building profile. Each proposed building shall comply with the following building profile requirements.

1. Height limit. The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram 2. Minimum and maximum height shall be measured from adjacent finish grade.
   j. Primary building eave height: 20 ft. max., (1)
   k. Secondary building eave height: 18 ft. max.
   l. First floor height: 12 in. min., (2) 36 in. max.
      (1) 24 ft. max. for Victorian Style.
      (2) Waived for quadplexes (in Farmworkers Housing Overlay) and rowhouses if dooryard frontage is used.

2. Frontage types. Frontage types within the T4.7 zone shall be limited to the following. See Article 24H.204.2 (Frontage Type Standards) for detailed standards for each frontage type.
   - Common Yard
C. Parking.

1. Parking requirements. The number of required off-street parking spaces is as follows:

   A. Rowhouse. Two spaces per Rowhouse, at least one of which shall be enclosed in a garage.

   Off-street parking for residences are in addition to on-street guest parking.

   Please see Article 24H.202.6.1 (Farmworker Housing Overlay) for additional parking requirements.

2. Parking location and access. Vehicle parking will be provided on streets and on private lots. Parking for guest of residents will be provided on the streets abutting and nearby the lot. Parking for residents will be provided off-street as follows:

   Off-street vehicle Parking will be located at the rear of the lot in compliance with the following setback requirements as shown by the shaded areas in Diagram 3.

   e. Primary street setback: 50% of lot depth. (1)
   f. Side street setback: 12 ft min.
   g. Side yard setback: 5 ft min. if detached; 0 ft if garage is attached to adjacent garage.
   h. Rear setback: 5 ft min.

(1) For lots fronting Saticoy Avenue, the 50% calculation shall be based only upon that portion of the lot which is not included within the 150’ Agricultural Buffer Area (See Figure 24H-1)

D. Allowed lot and building types. The building types allowed within the T4.7 zone shall be limited to those shown on the above table, which shall be placed on lots with the minimum lot widths shown, for the type in the T4.7 zone. See Article 24H.206 (Building and Frontage Type Standards) for detailed standards for each building type. The minimum lot depth required in the T4.7 zone shall be 85 feet.

Please see Article 24H.202.6.1 (Farmworker Housing Overlay) for additional building and lot type requirements.

E. Allowed land uses and permit requirements. The following land uses may occur within the T4.7 Urban General zone, subject to the noted permit requirements:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Care</td>
<td>UP</td>
</tr>
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<td>Home Occupation</td>
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<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Small Family Day Care</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Large Family Day Care</td>
<td>P</td>
</tr>
</tbody>
</table>

P - Permitted Use
UP - Use Permit required
— - Use not allowed

Please see Article 24H.202.6.1 (Farmworker Housing Overlay) for additional land use and permit requirements.
24H. Development Code
24H.202 Urban Standards

24H.202.6.1 Farmworker Housing Overlay Zone Standards

A. Building placement. Each proposed building shall comply with the following building placement requirements.

1. Primary building setbacks. Each primary building shall be located in compliance with the following setback requirements, as shown by the shaded area in Diagram 1.
   a. Primary street setback: 10 ft. min. (1), 15 ft. max. 
      (or park setback where no street occurs)
      or, for lots that front Saticoy Avenue, to the easterly boundary line of Agricultural Buffer Area, where applicable (see Figure 24H-1)
   b. Side street setback: 10 ft. min., 12 ft. max.
   c. Side yard setback: 5 ft. min. if detached; 0 ft. if attached.
   d. Rear setback: 20 ft. min.

   (1) 15 ft. min. for lots with grades below street level.

2. Secondary building setbacks. Secondary buildings are not permitted within the Farmworker Housing Overlay Zone.

B. Building profile. See T4.7 - Urban General Zone Standards (Article 24H.202.5).

C. Parking.

1. Parking requirements. The number of required off-street parking spaces is as follows:
   A. Rowhouse. Two spaces per Rowhouse. Both required spaces may be enclosed in a garage, covered by a carport, or open to the sky.

B. Quadplex. Spaces shall be provided as follows:
   Efficiency 1 space
   1 bedroom 1 space
   2 bedroom 1.5 spaces
   3+ bedroom 2 spaces

Off-street parking for residences are in addition to on-street guest parking.

2. Parking location and access. Vehicle parking will be provided on streets and on private lots. Parking for guest of residents will be provided on the streets abutting and nearby the lot. Parking for residents will be provided off-street as follows:

Off-street vehicle Parking will be located at the rear of the lot in compliance with the following setback requirements as shown by the shaded areas in Diagram 3.

   e. Primary street setback: 50% of lot depth. (1)
   f. Side street setback: 12 ft min.
   g. Side yard setback: 5 ft min. if detached; 0 ft if attached
   h. Rear setback: 5 ft min.

(1) For lots fronting Saticoy Avenue, the 50% calculation shall be based only upon that portion of the lot which is not included within the 150' Agricultural Buffer Area (See Figure 24H-1).
24H. Development Code
24H.202 Urban Standards


D. Allowed lot and building types. The building types allowed within the Farmworker Housing Overlay zone shall be limited to those shown on the table above, which shall be placed on lots with the minimum lot widths shown, for the type in the Farmworker Housing Overlay zone. See Article 24H.206 (Building and Frontage Type Standards) for detailed standards for each building type.

E. Allowed land uses and permit requirements.
The following land uses may occur within the Farmworker Housing Overlay zone, subject to the noted permit requirements:

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Care</td>
<td>UP</td>
</tr>
<tr>
<td>Community Meeting</td>
<td>UP</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Family (1)</td>
<td>P</td>
</tr>
<tr>
<td>Single Family</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Small Family Day Care</td>
<td>P</td>
</tr>
<tr>
<td>Child Day Care - Large Family Day Care</td>
<td>P</td>
</tr>
</tbody>
</table>

(1) See Appendix C (Inclusionary Housing Plan).

P - Permitted Use
UP - Use Permit required
— - Use not allowed

(1) Rowhouses may be lotted with one unit per lot or multiple units on a super pad lot.
A. Building placement. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3).

B. Building profile.

1. Height limit. The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram 1. Minimum and Maximum height shall be measured from adjacent finish grade.

   j. Primary building eave height: 20 ft. max. (1)
   k. Secondary building eave height:
   l. First floor height: 12 in. min., 36 in. max.

   (1) 24 ft. max. for Victorian Style.

   In addition, the following provisions shall apply:

   • The height of the Primary Buildings shall be a maximum of one and one-half stories, with the second floor massed as being part of the roof.
   • The height of the Secondary Buildings shall be a maximum of one story.
   • Windows overlooking the backyard are not permitted on the second floor, except that Clerestory windows are allowed, only if they are located no less than 7 feet above the floor of the second story.

2. Frontage types. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3).

C. Parking.

1. Parking requirements. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3).

2. Parking location and access. Vehicle parking will be provided on streets and on private lots. Parking for guest of residents will be provided on the streets abutting and nearby the lot. Parking for residents will be provided off-street as follows:

   Off-street vehicle Parking will be located in compliance with the following setback requirements as shown by the shaded areas in Diagram 2.

   e. Primary street setback: 10 ft behind primary structure if garage is attached; 50% of lot depth if detached.
   f. Side street setback: 12 ft min.
   g. Side yard setback: 5 ft min. if detached; 0 ft if garage is attached to adjacent garage.
   h. Rear setback: 5 ft min.

3. Services and utilities. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3).

D. Allowed lot and building types. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3). The minimum lot width required in the 1½ Story Maximum Building Height Overlay Zone shall be 50 feet.

E. Allowed land uses and permit requirements. See T3.3 - Neighborhood General 1 Zone Standards (Article 24H.202.3).
24H.  Development Code
24H.204  Frontage Type Standards

24H.204  Frontage Type Standards

24H.204.1  Purpose and Applicability

The Frontage Type Standards in this Article establish the way individual buildings interface with and contribute to defining the character of the public realm. Frontages provide primary pedestrian access to buildings and provide spatial transitions between interior private space and exterior public space.

24H.204.2  Frontage Type Standards

A.  Frontage types allowed by zone. The following table identifies the frontage types allowed in each zone established by Article 24H.102 (Regulating Plan and Zones).

Table 24H-2: Frontage Types Allowed by Zone

<table>
<thead>
<tr>
<th>Frontage Type</th>
<th>UC Hansen Trust Property Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>POS</td>
</tr>
<tr>
<td>Common Yard</td>
<td>O</td>
</tr>
<tr>
<td>Porch and Fence</td>
<td>O</td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
</tr>
<tr>
<td>Dooryard</td>
<td></td>
</tr>
</tbody>
</table>

Key: O = Type allowed in zone.

Note: Frontages are further regulated by building types (see Article 24H.206)
B. Frontage type Standards.

1. **Common Yard.** The building façade is set back substantially from the front property line. The front yard (the area between the front property line and the Primary Street Setback) created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from higher speed thoroughfares.

2. **Porch and Fence.** The building façade is set back from the front property line with an attached porch that is permitted to encroach into the setback. A fence at the property line maintains the demarcation of the yard. Each porch shall be no less than seven feet deep.

3. **Stoop.** The building façade is aligned close to the front property line with the first story elevated from the sidewalk sufficiently to provide privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

4. **Dooryard.** Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, remove the private yard from public encroachment, and provide an effective means of mitigating a sloping site.
C. Frontage types and slope.

1. **Common yard.** If the natural slope of a front yard is less than 5:1, the front yard may slope directly to the sidewalk.

2. **Dooryard.** If the natural slope of a front yard exceeds 5:1, the slope must be mitigated through the use of a dooryard wall located at the front property line that is at least 12” high.

Example of sloped common yard.

Example of dooryard.

Example of dooryard.
24H. Development Code
24H.206 Building Type Standards

24H.206 Building Type Standards

24H.206.1 Purpose
The building type standards in this Article determine the allowed building size and massing, frontage design, primary pedestrian access, vehicle access, parking, and services, and open space and landscaping design requirements for each of the building types allowed in each zone by Article 24H.202 (Urban Standards).

24H.206.2 Building Types Allowed by Zone
The following table identifies the building types allowed in each zone established by Article 24H.102 (Regulating Plan and Zones).

Table 24H-3: Building Types Allowed by Zone

<table>
<thead>
<tr>
<th>Building Type</th>
<th>UC Hansen Trust Property Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>POS</td>
</tr>
<tr>
<td>Civic Building</td>
<td>O (1)</td>
</tr>
<tr>
<td>Quadplex Building (2)</td>
<td></td>
</tr>
<tr>
<td>Rowhouse</td>
<td></td>
</tr>
<tr>
<td>Front Yard House</td>
<td></td>
</tr>
<tr>
<td>Sideyard House</td>
<td></td>
</tr>
<tr>
<td>Large Lot House 1</td>
<td></td>
</tr>
<tr>
<td>Large Lot House 2</td>
<td></td>
</tr>
<tr>
<td>Large Lot House 3</td>
<td></td>
</tr>
<tr>
<td>Carriage House</td>
<td></td>
</tr>
</tbody>
</table>

Key: O = Type allowed in zone.
Notes:
(1) Limited to buildings and structures necessary for maintenance and support of the specific purpose of each park and/or open space area.
(2) Quadplex Buildings are allowed only in the Farmworker housing overlay.
(3) Carriage Houses are not allowed in the 1-1/2 Story Maximum Building Height Overlay zone.
24H. Development Code
24H.206 Building Type Standards

24H.206.3 Quadplex

A. Description of type. A structure containing four dwelling units, respectively, where dwellings are entered directly from the street or a sideyard. (DR)

B. Building size and massing.
1. Buildings shall be massed as large houses, composed principally of two-story volumes, each designed to house scale. (DR)
2. Building elevations abutting side yards shall be designed with, at minimum, one horizontal plane break of the facade and one vertical break of the roofline. (DR)
3. Buildings on corner lots shall be designed with two front facades of equal architectural expression. (DR)
4. Dwellings within the buildings may be flats and/or townhouses. (DR)
5. Attic space may be occupied and not count as a story. (DR)
6. Unit square footage will typically be 700-1800 Sq. Ft.

C. Frontage.
1. In dwellings abutting the front yard, public rooms (such as living rooms and dining rooms) shall be oriented toward the street. (DR)
2. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling shall be required. Stoops and porches are preferred. (DR)
3. At corner lots, entrances to dwellings on both frontages are encouraged, but not required. (DR)
D. **Primary pedestrian access.** The main entrance to each unit shall be accessed directly from and face the street or a side yard (DR). At corner lots, entrances to dwellings on both frontages are encouraged, but not required. (E)

E. **Vehicle access, parking and services.**
   1. Parking and services shall be accessed from an alley. (E)
   2. Required off-street parking may be enclosed in a garage, covered by a carport, or open to the sky.
   3. Services, including all utility access, above ground equipment, and trash containers, shall be located on the alley. (W)
   4. The number of required off-street parking spaces is as defined in Article 24H.202.

F. **Open space and landscaping.**
   1. Front yards shall be defined by the setbacks and frontage type requirements of the applicable zone. (DR)
   2. Each ground floor dwelling shall have a private or semi-private required yard of at least 100 square feet. (W)
   3. Required private or semi-private yards shall be at least eight feet wide, and enclosed by a fence, wall or hedge. (W)

Deviations from a standard or guideline require the following Variance (see Article 24H.214.5): (DR) = Design Review  (W) = Warrant  (E) Exception
24H. Development Code
24H.206 Building Type Standards

24H.206.4 Rowhouse

A. Description of type. Rowhouses are attached single-family dwellings, designed as if on individual lots. They may also be on common ground and be condominiums. Rowhouses share common walls with one or two adjacent units. Alleys in the rear of the lots provide vehicular access to Rowhouses. Front driveways and street facing garages are prohibited.

B. Building size and massing.
1. Buildings shall be composed of 2-story volumes in compliance with the regulations for the applicable zone. (DR)
2. Buildings on corner lots shall be designed with two front facades of equal architectural expression. (DR)
3. Groups of rowhouses shall be between 3 and 6 attached units. (DR)
4. Rowhouses may be lotted with one unit per lot (typically 22'-26' wide x 85'-100' deep) or multiple units on a super pad lot.
5. Unit square footage will typically be 1200-2400 Sq. Ft.

C. Frontage.
1. Each Rowhouse shall be designed such that living areas (such as living rooms and dining rooms), rather than sleeping and service rooms, are oriented toward the fronting street. (DR)
2. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. (DR)
D. **Primary pedestrian access.** The main entrance to each unit shall be accessed directly from and face the street. (E)

E. **Vehicle access, parking and Services.**
   1. Garages and services shall be accessed from an alley. (E)
   2. Of the two required off-street parking spaces, at least one shall be in a garage which may be attached to or detached from the principal building. The other required space may be enclosed in a garage, covered by a carport, or open to the sky. (W)
   3. Units within the Farmworker Housing Overlay may be enclosed in a garage, covered by a carport, or open to the sky. (W)
   4. Services, including all utility access, above-ground equipment, trash containers, shall be located on the alley. (W)
   5. The number of required off-street parking spaces is as defined in Article 24H.202.

F. **Open space and landscaping.**
   1. Front yards shall be defined by the setbacks and frontage type requirements of the applicable zone. (DR)
   2. Rearyards shall be no less than 15 percent of the area of each lot and no portion of it shall be less than 18 feet in width or depth. For lots fronting Saticoy Avenue, the Agricultural Buffer Area shall not be included in the overall lot area calculation. (W)

Deviations from a standard or guideline require the following Variance (see Article 24H.214.5): (DR) = Design Review   (W) = Warrant   (E) Exception
24H.206.5 Front Yard House

A. Description of type. Front Yard Houses are detached single-family homes with a clear distinction between the public, street facing side, and the private side, which is oriented to the yard behind the building.

A carriage unit may be built at the rear of a lot per Article 24H.206.8.

B. Building size and massing.

1. Buildings shall be composed of one and two-story volumes. (DR)

2. Building elevations abutting side yards shall be designed with, at minimum, one horizontal plane break of the facade and one vertical break of the roofline. (DR)

3. Buildings on corner lots shall be designed with two front facades of equal architectural expression. (DR)

4. Lots will typically be 40' to 45' x 90' to 100' and may be up to 120' deep.

5. Unit square footage will typically be 1400-2500 Sq. Ft.

C. Frontage.

1. Each Front Yard House shall be designed such that living areas (such as living rooms and dining rooms), rather than sleeping and service rooms, are oriented toward the fronting street. (DR)

2. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. (DR)
D. **Primary pedestrian access.** The main entrance to each unit shall be accessed directly from and face the street. (E)

E. **Vehicle access, parking and Services.**
   1. Parking and services shall be accessed from an alley. (E)
   2. At least one of the two required parking spaces shall be in a garage which may be attached to or detached from the dwelling. The other required space may be enclosed in a garage, covered by a carport, or open to the sky. (W)
   3. Services, including all utility access, above-ground equipment, and trash containers, shall be located on the alley. (W)
   4. The number of required off-street parking spaces is as defined in Article 24H.202.

F. **Open space and landscaping.**
   1. Front yards shall be defined by the setbacks and frontage type requirements of the applicable zone. (DR)
   2. Rear yards shall be no less than 15 percent of the area of each lot and no less than 20 feet in width or depth. (W)

Deviations from a standard or guideline require the following Variance (see Article 24H.214.5): (DR) = Design Review  (W) = Warrant  (E) Exception
24H. Development Code
24H.206 Building Type Standards

24H.206.6 Sideyard House

A. Description of type. A detached building designed as a residence for one household, with its primary entrance accessed from the fronting sidewalk through a front or side yard. The side yard also serves as the main yard.

A carriage unit may be built at the rear of a lot per Article 24H.206.8.

B. Building size and massing.

1. Buildings shall be composed of one- and two-story volumes. (DR)

2. Buildings shall be located on the lot and designed in a way that creates a narrow "inactive" yard on one side of the building, and a wider "active" yard on the other side. (DR)

3. On corner lots, the active yard of the Sideyard House shall abut the street. (DR)

4. Windows facing the inactive yard shall be small and have a high sill height to ensure privacy. (DR)

5. Lots will typically be 40’ to 45’ x 90’ to 100’ and may be up to 120’ deep.

6. Unit square footage will typically be 1400-2500 Sq. Ft.

C. Frontage.

1. Each Sideyard House shall be designed such that living areas (such as living rooms and dining rooms), rather than sleeping and service rooms, are oriented toward the fronting street. (DR)

2. Sideyard Houses may be accessed from the sideyard, rather than directly from the street, in which case the Frontage Types requirement for the applicable zone shall be waived. If the access to the dwelling is directly from the street, Frontage Types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types. (DR)
D. **Primary pedestrian access.** The main entrance to each unit shall be accessed either directly from and face the street, or from the active sideyard. (E)

E. **Vehicle access, parking and Services.**
   1. Parking and services shall be accessed from an alley. (E)
   2. At least one of the two required parking spaces shall be in a garage which may be attached to or detached from the dwelling. The other required space may be enclosed in a garage, covered by a carport, or open to the sky. (W)
   3. Services, including all utility access, above-ground equipment, and trash containers, shall be located on the alley. (W)
   4. The number of required off-street parking spaces is as defined in Article 3.4.

F. **Open space and landscaping.**
   1. Front yards shall be defined by the setbacks and frontage type requirements of the applicable zone. (DR)
   2. The active side yard shall be at least 15 feet wide alongside at least 35 percent of the building's length, with major ground floor rooms opening to it with large windows and, where possible, French doors. It is enclosed by a wall or hedge no more than six feet high. (W)
   3. The inactive side yard may be built with or without a fence at the property line, with an easement allowing use of that side yard by the neighbor. If built without a fence, an easement allowing the use of that side yard by the neighbor is required. (W)
   4. Additional rear yards may be provided but are not required.
24H. Development Code
24H.206 Building Type Standards

24H.206.7 Large Lot House

A. Description of type. Large Lot Houses are detached single-family homes that allow for a variety of floor plan layouts and orientations due to the generous lot width.
A carriage unit may be built at the rear of a lot per Article 24H.206.8.

B. Building size and massing.
1. Buildings shall be composed of one and two-story volumes. (DR)
2. Building elevations abutting side yards shall be designed with, at minimum, one horizontal plane break of the facade and one vertical break of the roofline. (DR)
3. Buildings on corner lots shall be designed with two front facades of equal architectural expression. (DR)
4. Typical Lot Sizes are as follows:
   - Large Lot House 1  55 ft. x 95 ft. - 120 ft.
   - Large Lot House 2  50 ft. x 95 ft. - 120 ft.
   - Large Lot House 3  40 ft. x 95 ft. - 120 ft.
5. Unit square footage will typically be 1800-3200 Sq. Ft.

C. Frontage.
1. Each Large Lot House shall be designed such that living areas (such as living rooms and dining rooms) located on the first floor, rather than sleeping and service rooms, are oriented toward the fronting street. (DR)
2. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. (DR)

D. Primary pedestrian access. The main entrance to each unit shall be accessed directly from and face the street. (E)
E. **Vehicle access, parking and Services.**

1. If the lot is abutting an alley:
   a. Parking and services shall be accessed from the alley. (E)
   b. At least one of the two required parking spaces shall be in a garage which may be attached to or detached from the dwelling. The other required space may be enclosed in a garage, covered by a carport, or open to the sky. (W)
   c. Services, including all utility access, above-ground equipment, and trash containers, shall be located on the alley. (W)

2. If the lot is not abutting an alley:
   a. Parking and services shall be accessed by a driveway a maximum of 10 ft wide along one side of the Primary Building. (W)
   b. Alternatively, a driveway of up to 16 feet wide may provide access to a garage that faces a street, providing that the garage is set back at least 10 feet from the front of the house, and the garage is no more than 50% of the width of the house. (W)
   c. For corner lots, driveway shall be placed along the sideyard setback and not the side street setback.
   d. A minimum 5-foot landscape strip shall be required between the driveway and side property line.
   e. Services including utility access and trash containers shall be located at minimum 10 ft. behind a street-facing building wall and shall be screened with a hedge or fence. (W)

3. The number of required off-street parking spaces is as defined in Article 24H.202.

F. **Open space and landscaping.**

1. Front yards shall be defined by the setbacks and frontage type requirements of the applicable zone. (DR)

2. Rear yards shall be no less than 20% of the area of each lot and no less than 20 feet in width or depth. For lots fronting Saticoy Avenue, the 20% calculation shall be based only upon that portion of the lot which is not included within the 150’ Agricultural Buffer Area (See Figure 24H-1). (W)

Deviations from a standard or guideline require the following Variance (see Article 24H.214.5):  
(DR) = Design Review  
(W) = Warrant  
(E) = Exception
24H. Development Code
24H.206 Building Type Standards

24H.206.8 Carriage House

A. **Description of type.** A Carriage House is a building type consisting of a dwelling unit on top of or attached at grade to a detached garage. Carriage Houses abut an alley typically at the rear of a lot that also includes a Front Yard House, a Side Yard House, or a Large Lot House. In conformance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage House approval is ministerial without public hearing.

Carriage House units are allowed only on lots that are a minimum width of 50-feet and a minimum area of 5,000 square feet.

Carriage Houses are not allowed in the 1-1/2 Story Maximum Building Height Overlay zone.

B. **Building size and massing.**

1. Carriage houses shall be designed as flats located above detached garages or attached at grade to a detached garage.
2. Carriage Houses shall be no taller than 2 stories (inclusive of garage) at 12’ max. per floor.
3. Carriage houses shall be a minimum size of 375 sf and a maximum of 700 sf habitable floor area.
4. Carriage houses shall not exceed 50% of primary building’s habitable floor area.

C. **Frontage.**

1. As Carriage Houses are located in the rear of lots, no frontage type is required since direct access from the street is not possible.
2. In an alley situation, windows facing the alley are required.
3. Balconies, loggias, and bay windows may face the alley.
D. **Primary pedestrian access.** The main entrance to the dwelling shall be accessed from the side yard setback or the side street build-to line.

E. **Vehicle access, parking and Services.**
   1. If the lot is abutting an alley:
      a. Parking and services shall be accessed from the alley;
      b. Parking space may be enclosed in a garage, covered by a carport, or open to the sky.
      c. Services, including all utility access, above-ground equipment, and trash containers, shall be located on the alley.
   2. The Carriage House is not allowed on lots without alleys.
   3. The number of required off-street parking spaces is as defined in Article 24H.202.

F. **Open space and landscaping.**
   1. Side-yard shall be a minimum of five feet wide.
   2. One yard, separate from the primary yard, of no less than 150 sf with a minimum dimension of 10 feet shall be provided. The private yard area may be provided at-grade or via a balcony not oriented toward a side yard setback. Carriage House parking space shall not be placed within the 150 sf Carriage House yard.
24H. Development Code
24H.208 Architectural Guidelines

24H.208 Architectural Guidelines

24H.208.1 Purpose and Applicability

A. Purpose and applicability. The standards in this Article provide direction for the design of all buildings (private houses on private lots and public buildings within the public realm), appurtenances and site elements within the Specific Plan area. The materials, methods, and forms herein are standard. All other materials, methods, and forms are prohibited, unless explicitly approved in writing through Design Review, based on a finding that they conform to the design intent of this Code.

B. Relationship to urban standards. The Urban Standards in Article 24H.202 define the location and massing of buildings and site elements on the lots, focusing on the relationship of the building to the lot, the block and the neighborhood. These Architectural Guidelines define the permitted range of architectural design possibilities, ensuring a degree of authenticity and cohesion for the overall urban design.

C. Style precedents. Five distinct architectural styles have been selected as the basis for the architectural standards based on their history and success in the City of Ventura and Ventura County neighborhoods. These styles are:

1. The Spanish Revival style, derived from the style of the missions of California, built between 1767 and 1823 during the Spanish Colonial period.
2. The Victorian style, which draws from Carpenter Gothic and Queen Anne traditions as seen throughout California, from the 1830s to the turn of the century.
3. The Italianate style, popular in California from the 1830s through the 1880s.
4. The Craftsman Style, particularly as characteristic of early 20th Century California bungalows.
5. The Tudor style derives its inspiration from the Storybook, Normandy, and Tudor styles that appeared on the American scene in the late 19th century and were popular through the 1940s. Because the Tudor style is a less common style in Ventura, no more than 10% of the buildings constructed within the UC Hansen Trust planning area shall be of the Tudor style. In addition Tudor style buildings shall not be built adjacent to one another (i.e. they be separated by a building constructed of one of the other four permitted styles).

The drawings in these Guidelines are intended to illustrate designs characteristic of the Ventura County variants of these classic American Styles. These illustrations convey the level of detail that is to be provided in the architecture of the buildings, but not inclusive of all possible variations of the Style.

D. Range of materials. Within each style, a range of materials - from modest to fine - are permitted. With any combination of building type and architectural style, the skilled architect will be able to design a wide range of buildings, accommodating a broad range of uses, household types and constructions budgets.

1. A key attribute required of all buildings within the Specific Plan area is that they be authentic buildings, growing from the pre-1940 tradition of building in the County. Authentic, natural building materials are preferred. These include wood, brick, smooth plaster, stone, tile, slate, and naturally weathering metals, as listed in these Standards. Such materials age gracefully, while many synthetic materials do not. Synthetic materials proposed for use within the District will be evaluated and approved for use only if:
   a. The material faithfully simulates the appearance of the natural material it imitates; and
   b. The material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.

2. The scale and detailing of the stylistic elements of the architecture shall be authentic in character.

E. Conflicting requirements. The materials, configurations and methods in this article apply to buildings, appurtenances and site elements throughout the Specific Plan area. The following articles concerning specific architectural styles may include requirements that are additive to, or conflicting with, these general requirements, in which case the requirements for that style shall take precedence.
24H. Development Code
24H.208 Architectural Guidelines

24H.208.2 Walls

A. Materials.
1. Building walls shall be clad in wood clapboard, wood shingle, wood drop siding, wood board and batten, stucco, brick or stone. Additionally, walls may be clad in cementitious or other manufactured siding simulating permitted wood materials if approved through Design Review.
2. Building walls shall be trimmed in wood, stone, or cast stone.
3. Garden walls, and retaining walls exposed to public view, shall be made of or clad in brick, stone, or stucco compatible with the design of the principal building.
4. Landscape should be used to soften walls and fences.
5. Fences and trellises shall be made of finished wood or wrought iron. Wrought iron fences shall have iron posts and/or brick or stone piers.

B. Configurations.
1. Two or more wall materials may be combined on one Façade only with one above the other - lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry.) See Figure 24H-2.
2. Cantilevers shall be supported by visible brackets scaled as if they were supporting the weight of the mass above. See Figure 24H-3.
3. Exterior chimneys shall be finished in brick, stone, or stucco.
4. Walls clad in wood (or wood-like material) shall be stained or painted with colors approved per this code.
5. Garden walls shall be no less than six inches wide and capped by a top, overlapping the wall below by no less than 1/2-inch. Exceptions to this requirement may be allowed through Design Review for stucco walls associated with Spanish Revival, or Tudor Style buildings.
6. Wood fences and gates on Frontages shall be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates shall be made of true wrought iron, or steel bar that faithfully simulate true wrought iron, with bars with no less than a four-inch space between. Fences and garden walls within frontage setback areas shall be between 30 inches and 42 inches in height.
7. Fences and garden walls at interior side and rear property lines may be up to six feet in height. Wood fences shall have alternating members ("good neighbor fencing"). Side and rear yard walls and fences that abut an alley shall be set back 7'-0" for alleys with garages on both sides of the alley and 5'-0" for alleys with garages only on one side of the alley. Fences and walls at the intersection of two alleys shall be set back 7'-0".
8. Fences built parallel to the frontage between houses or other structures shall be set back two feet behind the Façade line, except walls that are an integral part of the architecture of the house, which may be flush with the Façade or set back from it as approved through Design Review. Fences shall not exceed six feet in height.
9. Retaining walls at frontages, when present, may be up to four feet in height, as approved through Design Review. Retaining walls within the frontage setback area - and to the line of the side yard enclosing fence or wall - shall be made of or clad in materials as specified in these architectural standards. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.
10. Patio covers that are either attached to or detached from a building shall be located anywhere within the Secondary Building Setback Diagram (Diagram 2) of the Urban Standards of the applicable zone, subject to following:
   a. Twelve (12) foot setback from the rear property line; as measured to the supporting post. Two (2) feet of cover overhand is permitted.
   b. Five (5) foot setback from each side property line; as measured to the supporting post. Two (2) feet of cover overhand is permitted.
   c. Patio Cover may not exceed one-half (1/2) of the lot width nor more than four hundred (400) square feet in area.
Patio covers shall not exceed ten (10) feet in height as measured to the top of the supporting post.

If associated with a Building Type requiring Design Review, the material and composition of patio covers shall be evaluated through the Design Review process.

11. The undercroft of decks and porches shall be enclosed with lattice or vertical pickets.

12. Trash receptacles shall be screened from public view by opaque walls or fences meeting the requirements of this Code.

C. Methods.

1. Clapboard shall not exceed six inches to the weather. Shingles shall not exceed eight inches to the weather. Drop siding shall not exceed ten inches to the weather. Board and batten shall not exceed twelve inches and four inches, alternately.

2. Board trim at corners and around openings shall not exceed six inches, except at the front door surround, which may be of any size or configuration if approved through Design Review. 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, with smooth or beaded mortar joints.

5. Brick and cut stone mortar joints shall be struck.

6. Stucco shall be smooth or sand finish only.

7. Exposed wood shall be painted or stained.

24H.208.3 Building Elements

A. Materials.

1. Posts, balconies, porches, and bay windows shall be made of wood. Bay windows may additionally be vinyl, or vinyl-clad wood.

2. Columns, piers, and arches shall be made of, or clad in, wood, brick, cast stone, or stucco.

3. Stoops shall be made of brick, stone, or concrete.

4. Railings shall be made of wood or wrought iron.

5. Window boxes, if provided, shall be made of finished painted wood, and shall be supported by visible brackets, detailed in a manner consistent with porch or eave details of the house.

6. Balconies shall be made of wood or metal -- except for the Craftsman style where only wood is permitted -- and shall be supported by brackets. Balconies may be open or covered.

7. Balcony railings may be of wrought iron or wood, except for the Craftsman style where only wood is permitted.
8. Entry coverings may include canvas awnings, or projected shed roofs supported by wood brackets or wrought iron except for the Craftsman style where only wood is permitted.

9. Authentic appearing wood-like manufactured materials may be substituted for wood in the above items 1 - 8.

B. Configurations.

1. Porches, if provided, shall typically be elevated a minimum of 8" above adjacent grade.

2. Front porches, if provided, shall have a minimum depth of 7 feet and their length shall be between 25% to 90% of the building front.

3. Stoops, if provided, shall have a minimum depth of 5 feet and a minimum length of 5 feet.

4. Balconies, if provided, shall be 7 feet minimum clear in height and their length shall be between 25% and 90% of the building front. Second floor balconies shall be 6 feet deep minimum.

5. Spindles and balusters on balconies, porches, and decks shall not exceed six inches on center, or as required by the Building Code, whichever is less. Standard pipe rails, horizontal and vertical, are prohibited.

6. Bay windows, if provided, shall be habitable spaces carried to the ground or supported by visible brackets. Bay windows shall not exceed a depth of 6 feet deep and a width of 8 feet.

7. 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 public view. Such equipment and related screening shall be shown on drawings submitted for Design Review.

8. Parapet walls along the Frontage shall be articulated with corbelled patterned brick, projected cornices, or projected roofs.

9. Bay windows and roofs may project up to four feet from the principal façade.

C. 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 by 12 inches. Wood posts shall be no less than 5-1/2 inches by 5-1/2 inches and shall be articulated at their base and top.

24H.208.4 Roofs

A. Materials.

1. Roofs of primarily wood buildings shall be finished with wood shingles or dimensional composition or asphalt shingles.

2. Roofs of primarily stucco buildings shall be finished with clay tile or slate, or with concrete tile faithfully simulating clay tile or slate if approved through Design Review. Roofs of Italianate or Tudor buildings may be finished in dimensional composite or asphalt shingles simulating slate roofing.

3. Roofs of primarily brick or stone buildings shall be finished with clay tile, wood shingles or dimensional composition or asphalt shingles.

4. Gutters and downspouts shall be made of galvanized steel, wood, copper, or painted aluminum.

B. Configurations.

1. Building roofs shall be gabled or hipped, and shall be sloped as shown for each of the five permitted architectural styles.

2. Shed (monopitch) roofs shall only be attached to the principal building walls, with a minimum slope of 2:12.

3. Skylights shall be flat (non-bubble) only, and are discouraged within roofs visible from the public way.

4. Dormers shall be placed no closer than 36 inches to building sidewalls.

5. Gutters shall be half-round or ogee.

6. Canvas awnings may cover balconies or Shopfronts, but only in shed configurations. Quarter sphere or quarter cylinder configurations are not permitted.
24H. Development Code

24H.208 Architectural Guidelines

7. Parapet walls shall be used to conceal flat roof (minimum slope) areas. Parapets may be faced with a pitched roof appropriate to the historic style. Exceptions include Shopfront canopy roofs and bay window roofs, which may have a minimum slope without a parapet.

C. Methods.
1. Overhanging eaves shall have exposed rafter tails at the tip, or shall be finished with a profiled cornice, as shown for each permitted house style herein.
2. Exposed rafter tails shall have a minimum nominal dimension of three inches by four inches.
3. Brackets, when provided at eaves, shall have a minimal nominal dimension of five inches.

24H.208.5 Windows and Doors

A. Materials.
1. Windows and doors shall be made of wood, factory-painted aluminum, or fiberglass if approved through Design Review. Vinyl and vinyl-clad windows are permitted so long as they have mullion patterns and colors appropriate to the style and are approved through Design Review.
2. Glazing shall be clear glass with no more than 10 percent 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.

B. Configurations.
1. Window openings shall have vertical proportions, or may be square.
2. Windows may additionally be circular, elliptical, octagonal or hexagonal - recommended maximum two per Façade.
3. Total fenestration for Façades shall be no more than 33 percent of the Façade area, except within shopfronts.

4. Windows shall be recessed no less than two inches from the building Façade.
5. Individual garage doors shall have a maximum width of sixteen feet.

C. Methods.
1. Windows on Façades shall be double hung, single hung, or hinged casement. On side or rear elevations, windows may be horizontal sliders to be located at least six feet from the façade. Horizontal sliders are not allowed on the side Façades of corner buildings.
2. Circular or hexagonal windows may additionally be pivoted or hopper configuration.
3. Dormer windows shall be double hung, single hung, hinged casement, or hopper configuration. Dormer windows may be fixed.
4. Mullions, if used, shall be on the exterior of the windows.
5. All windows above the first floor shall be of a consistent proportion and grid pattern.
6. Doors shall be only side hinged, except garage doors which may be overhead, and sliding glass doors which may face backyards.

24H.208.6 Sustainable Design Opportunities

Sustainable building and site design is an informed response to environmental issues during project design, construction, and operations. The major issues that sustainable design addresses include energy, landscape and hydrology, indoor environmental quality, and resource conservation.

Following are recommendations that should be considered during project design. While many of these recommendations...
are already inherent in the provisions of this Development Code (porches, operable windows), others may be incorporated in the future as they become more affordable (either through reduced product prices or government incentive programs).

**A. Energy.** The built environment is responsible for nearly half the primary energy use in this country, making buildings a leading contributor to global warming, air pollution, and the depletion of fossil fuel reserves. Substantial reductions in energy use can be made by responding thoughtfully to climatic conditions during building design. Additional savings can be achieved through the use of high performance energy systems and alternative energy sources.

1. **Passive solar design.** Use overhangs, shutters, louvers and shade trees to minimize solar heat gain. Design buildings to allow for the passage of cooling breezes.

2. **Exterior circulation and living space.** Reduce the amount of conditioned space by using covered outdoor circulation, porches, and balconies.

3. **Optimize building shell performance.** Use tight, well-insulated wall systems and high-performance glazing.

4. **Design for emerging energy systems.** Design buildings to accommodate renewable energy sources as they become cost effective, including solar, wind, and biomass.

**B. Landscape & Hydrology.** Infrastructure and the landscape should be informed by nature and natural systems. This includes the creation of a “green infrastructure” system to clean and convey storm water.

1. **Storm water management.** Provide methods to filter runoff from streets and sidewalks. Appropriate techniques include:
   - Rain gardens and vegetated swales to convey and infiltrate rainwater.
   - Pervious pavements to allow storm water to infiltrate directly into the ground below.

2. **Native-in-character plants.** Reduce the need for irrigation and fertilizers by using plants adapted to local climate, soil and hydrology.

3. **Water conservation.** Reduce water demand by choosing plants that need little irrigation and by using water-saving fixtures.

4. **Indoor environmental quality.** The indoor environment can be readily designed to promote human health and wellbeing by minimizing sources of contamination, and providing abundant fresh air and sunlight.

   1. **Abundant fresh air and daylight.** Numerous studies point to the physical and psychological benefits of a well-designed interior environment. To that end, buildings should be organized to provide abundant natural light and a constant supply of outdoor air. Operable windows should be used to the greatest extent possible and mechanical systems should be designed to accommodate operable windows.

**D. Resource conservation.** To address resource conservation issues, the entire life-cycle of building materials should be considered: the effects of extracting raw materials and of manufacturing, performance while in use, including maintenance and durability, and how the materials and packaging will ultimately be disposed of. The primary goal is to encourage the development of “closed-loop” manufacturing which uses waste products as the raw materials of new products.

1. **Sustainably harvested, re-processed or reusable materials.** Many building products are available which focus on strategies for resource conservation, and in general are becoming more widely available and cost effective.

2. **Waste stream management.** Waste management, including recycling, re-use and composting, is becoming increasingly common and cost effective, and should be employed to the degree possible.
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A. History and Character

The Spanish style is derived from the style of the missions of California, built between 1767 and 1823 during the Spanish Colonial period. The prevailing building material was the local clay adobe, mud mixed with a chopped straw binder and used as plaster or sun-dried in bricks. Today, the style is characterized by wall surfaces that are made of flat austere stucco planes with punched, recessed openings for windows and doors. A greater percentage of the surface is wall than opening, and detail is achieved through the proportional location of openings. Windows occasionally are elaborated with small metal balconies, grilles or awnings, but have no exterior trim. Exterior trim is reserved for main doorways, which have pilasters, columns and capitals. Wood detailing is spare, seen as rafter tails or heavy timber brackets supporting cantilevers or openings. Roofs are always tile, typically barrel mission tile or clay "S" and occasionally flat cement tile. The typical open spaces for this Style are patios and courtyards, which can be open to streets and yards via loggias and arcades.

B. Essential Characteristics of the Style

- Low-pitched roofs clad with red clay barrel or clay "S" tiles
- Asymmetrical massing compositions, accented by towers, chimneys, and balconies.
- Covered patios, porches, and loggias, often defined by enclosed or semi-enclosed courtyards.
- Stucco surfaces with deeply recessed doors and windows, often with arched openings.
- Mediterranean color palettes, with creams, whites, and other hues accented by wood and wrought iron elements
The Spanish Revival Style - Massing

C. Massing and Roof:

Most Spanish Style buildings are formed from variations or combinations on simple rectilinear forms capped with gabled or hipped roofs. More complex buildings have rambling, compound plans based on picturesque compositions of these rectilinear forms. In the UC Hansen Trust Property, Spanish Style buildings will fall into one of the following categories:

1. Single Family Gable L: a simple, often two-story side-gable oriented parallel to the street edge with a one-story cross-gable end. Roof pitches range from 4 in 12 to 8 in 12. This form may also have parapets at the end gables to present a building of differing character.

2. Single Family Townhouse: A simple rectangle oriented perpendicular to the street edge and capped with a hipped roof. Roof pitches range from 4 in 12 to 8 in 12.


4. Courtyard: Two or more rectangles composed to form a semi-private courtyard with access directly from the street. The courtyard should typically have a width and depth no less than 1/3 of the total width of the building. Roof pitches range from 6 in 12 to 8 in 12.
The Spanish Revival Style - Massing

D. Building Height

Spanish-Style buildings typically have tall first floors and shorter upper floors. In the UC Hansen Trust Property the minimum first floor ceiling height will be 9’. Second/upper floors may lower ceiling heights to 8’ particularly when cathedral ceilings are used.

Eaves generally fall into two types: open and closed. Open eaves are inspired by Spanish Colonial wood-framing and are characterized by deep overhangs of at least 18” and exposed, often decorative, rafters. Open eaves are typically used with hipped roof forms. Closed eaves reflect an adobe masonry tradition and are characterized by simple, stuccoed gable ends, clay roof tiles, and an 8” water table in stone or stucco. Closed eaves are typically utilized with gable end or parapetted roof forms.
E. Porches and Exterior Elements

The Spanish Style tends to utilize a variety of exterior elements to define outdoor and semi-outdoor spaces, including arcaded and colonnaded loggias, covered balconies, galleries, courtyards, and terraces. Rather than separate entities, these elements tend to be extensions of the principal building forms.

These elements include:

- Loggia spaces, often defined by arcades. These spaces are typically not enclosed.
- Covered balconies, with detailing similar to the Monterey Style, but with more substantial structural members and exposed supporting rafters.
- Well-detailed structural canopies, such as pergolas and trellises.

Chimneys, often with elaborate tops and small, tiled roofs, are also used as defining special elements in Spanish-style compositions.

Porch and balcony columns are typically square-stock and 8” in diameter, often with bracketed capitals.
The Spanish Revival Style - Porches and Exterior Elements

Typical Arcaded Loggia

Typical Cantilevered balcony

Typical porch columns
24H. Development Code
24H.208 Architectural Guidelines

The Spanish Revival Style - Doors and Windows

F. Doors and Windows:
- Windows are square or rectangular with a vertical proportion.
- Windows are operable casement. For street-facing windows, a 4” minimum post separates multiple windows in the same rough opening.
- There is at least 3” setback between the glass of the windows and the surface of the exterior trim around the windows.
- Muntins are divided panes or fixed on the interior and exterior surfaces. Panes are of square or of similar vertical proportion throughout the building.
- Window shutters are louvered or paneled, and operable.
- Doors are usually heavy, panelized, and set deep from exterior walls.
- Trim is of high-grade lumber at entry only, and built-up.
The Spanish Revival Style - Doors and Windows

Typical 1st floor window
$H = 1.8 \text{ W}$

Typical 2nd floor window
$H = 1.4 \text{ W}$

Small window (Special)

Double window (Special)

Round-top window (Special)

Typical French door

Typical doors

Typical window grille

Typical shutters
## The Spanish Revival Style - Materials and Colors

### G. Materials:

- **Cladding:** Stone or stucco. Stone should be of a similar color and texture to local stone in Coastal Ventura County. Stucco may be cement with smooth sand finish.
- **Foundations:** Stone, cast stone, painted concrete, or stucco.
- **Roofing:** Terra cotta, straight barrel, tapered barrel, or American Spanish mission tiles.
- **Windows:** Wood, aluminum-clad wood, vinyl, or vinyl-clad wood. Glass should be clear and non-reflective. Grilles are wrought-iron.
- **Doors:** Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.
- **Trim:** Wood, composite board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.
- **Gutters:** Half round copper or metal. PVC is not permitted.
- **Downspouts:** Round or rectangular, copper or metal. PVC is not permitted.
- **Columns:** Wood, fiberglass, or composite.
- **Railings:** Straight balusters in wood, or wrought iron.
- **Chimneys:** Common brick, stone, cast stone, or stucco. Chimney tops should be elaborated with clay tile caps.
- **Signage:** Painted wood or metal with wrought iron armatures.

### H. Colors:

- **Cladding:** Stucco may be white, off-white, light gray, cream, or yellow. Stone should be of a similar color and texture to local stone in Coastal Ventura County.
- **Roofing:** Clay tiles are typically variegated reds or browns.
- **Windows:** Sashes and frames to be dark stained or painted white, off-white, cream, light red, light green, or light blue. Additional colors conditional upon approval.
- **Trim:** Dark stained or painted white or off-white. Additional colors conditional upon approval.
- **Gutters / Downspouts:** Natural copper finish, black, dark red, dark green.
- **Columns:** Dark stained or painted white or off-white.
- **Railings:** Wood railings dark stained or painted white or off-white. Wrought iron grilles and rails to be painted black.
The Spanish Revival Style - Illustrative Elevations

Small Single-Family

Large Single-Family / Multi-Family
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24H. Development Code
24H.208 Architectural Guidelines

24H.208.6 Architectural Styles

24H.208.6.2 The Victorian Style.

A. History and Character

The Victorian style draws from Carpenter Gothic and Queen Anne traditions as seen throughout California, from the 1830s to the turn of the century. In the Carpenter Gothic, cross gables with steeply pitched decorated gables are common. In the Queen Anne, bays and turrets are common with surface shingle patterns gaining importance. In both variants, the porches receive the most details. A variation of the Victorian style, the highly picturesque Stick style is thought to have developed as a resort architecture in the mid-1800s. The Stick style was characterized by bright, contrasting paint colors, ornamental brackets and bargeboards, lacy openwork balconies, overhanging eaves, colored shingles, and the purely decorative crisscross timbers, or stick work. By the 1860s, elaborate Stick style confections were appearing across the country, and the style remained popular in resorts, suburbs, and small towns well into the 1870s. West Coast Stick-style houses usually have bay windows with straight sides. In addition, the bay window area most often has a gabled roof above it, and the windows are more likely to have flat tops. The decorative brackets usually line up with the sides of the windows and with the corners of the house and extend down into long vertical strips in these locations. There is sometimes a pattern of short verticals along the cornice line.

B. Essential Characteristics of the Style

- Steeply pitched gable roofs.
- Wide projecting eaves and decorated gable rakes.
- Tall vertical proportions for windows and doors.
- Highly detailed window and door head trim.
- Walls of brick, clapboard, board and batten, shingle, or stone.
- Highly detailed wooden porches and balconies.
C. Massing and Roofs

Victorian buildings are typically characterized by picturesque massing and tall proportions. Massing types are commonly based on combinations of gable-end forms with perpendicular “gable ells.” Some basic ratios include 2 to 1 “gable L” types, 2 to 3 “gable L” types, and 2 to 3 to 2 “double gable L” types. More formal massing types retain this picturesque character through the application of Carpenter Gothic-styled decorative brackets along porches and eaves. Roofs are typically steeply pitched, with highly detailed eaves.

In the UC Hansen Trust Property, buildings will tend to fall into one of the following massing categories:

1. Single Family Townhouse: 2 to 1 Gable L massing with hipped or gable-end roof form. Roof pitches range from 10:12 to 12:12.
2. Single Family Gable L: 2 to 1 Gable L massing with front-facing gable end and hipped or gable-end cross gable. Roof pitches typically 10:12.
3. Double Gable: Suitable for multi-family buildings and created by the combination of two basic gable L types. Roof pitches typically 10:12.
4. Centerhall: Broad cross gable, often with one or more dormers facing the street, Roof pitches on the main body typically range from 8:12 to 10:12, while dormer pitches may extend up to 16:12.
5. Wide Gable: 2 to 2 or 2 to 3 Gable L massing with front-facing gable end and gable-end cross gable, often 1 1/2 stories. Roof pitches typically range from 8:12 to 10:12, while dormer pitches may extend up to 16:12.
6. Double Gable L: Suitable for live-work, multifamily, and large multifamily buildings and characterized by the combination of two Gable L forms. Roof pitches typically 10:12.
The Victorian Style - Massing

D. Building height:

Victorian buildings are characterized by tall proportions. First floor ceiling heights should be at least 9 feet. Second floor ceiling heights may be shorter (8 feet minimum), but 9’ or 10’ feet is not uncommon.

Victorian buildings may utilize one of two different eave types. Open eaves are appropriate for more vernacular buildings, particularly in rural settings. Returned eaves are appropriate for formal gable fronts and to facilitate façade material changes.
E. Porches and Exterior Elements

Porches are typically central to Victorian houses. Gable L types typically have side- or wraparound porches while centerhall types typically have full-width front porches.

Porches typically exhibit a great deal of variety in detailing, but are usually derived from classical proportions and moldings. Porch columns may be square-stock, square tapered, or turned with brackets and/or fretwork. Porch columns should be 6” minimum in diameter. Porch railings may have square balusters, turned spindles, or decorative panelwork.
The Victorian Style - Porches and Exterior Elements

Typical full width porch

Typical double height porch/gallery
F. Doors and Windows

Windows and doors are tall and narrow in proportion. On brick or stone houses there is a 3 1/2" wide brickmould (min) with a brick or stone lintel. On wood sided or shingled houses window and door trim is generally wide around 5 1/2" and there are usually additional trim caps, brackets or other details over the window head.

Doors can be paneled, or a combination of paneled and glazed, and occur single or paired. They can also have sidelights and transoms. In most cases the trim surround is more ornate than the window trim.

Windows are double hung with one over one, and two over two paneled divisions. They can have flat, half-round or segmental arched tops.

Specialty windows can be used to accentuate architectural features. Paired and triple windows frequently appear. Box and angled bay windows are also used as accents.

House masses are usually divided into three or five equal bays with the windows, doors, and accents elements centered in these divisions.
The Victorian Style - Doors and Windows

Typical 1st floor window
H = 2.0 W

Typical 2nd floor window
H = 1.8 W

Typical picture window
H = 1.3 W

Typical bay window

Typical doors
The Victorian Style - Materials and Colors

G. Materials:

Cladding: Siding. Siding may be wood, composition board, or fiber-cement board with horizontal shiplap, beaded lap, or beveled profile. Vertical board and batten siding may also be used in 12-16” widths. Half-round siding may be used in decorative gable ends and on dormers. Vinyl siding is not permitted.

Foundations: Stone, cast stone, painted concrete, or brick face.

Roofing: Building and porch roofs may be narrow standing seam metal, painted S-V panel, corrugated metal panel, rolled asphalt, or fiberglass shingle.

Windows: Wood, aluminum-clad wood, vinyl, or vinyl-clad wood. Glass should be clear and non-reflective.

Doors: Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.

Trim: Wood, composite board, fiber-cement board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.

Gutters: Half round or ogee-profile copper or metal. PVC is not permitted.

Downspouts: Round or rectangular, copper or metal. PVC is not permitted.

Columns: Wood, fiberglass, or composite.

Railings: Square balusters, turned spindles, decorative panelwork in wood.

Chimneys: Common brick, stone, or cast stone.

Signage: Painted wood or metal.

H. Colors:

Cladding: Primary siding colors may be white, off-white, cream, gray green, gray blue, or brown. Highlight colors should be chosen to match primary siding colors in keeping with historic Victorian color palettes.

Roofing: Roof shingles are typically dark grey or black. Standing seam metal roofs may be natural, black, dark green, or dark red finish.

Windows: Sashes and frames may be white or off-white. Additional colors conditional upon approval.

Trim: White or off-white. Additional colors conditional upon approval.

Gutters / Downspouts: Natural copper finish or white, to match primary trim colors.

Columns: White or off-white.

Railings: White or off-white.
The Victorian Style - Illustrative Elevations

Small single family

Large single family / live work
A. History and Character

The Italianate style was popular in California from the 1830s through the 1880s. Providing square towers, asymmetrical plans, broad roofs, and generous verandas, this style was widely adapted for urban row house architecture in the mid-1800s, characterized by ornate door and window designs, weighty bracketed cornices, and high stoops with robust stair rails. Many townhouses in San Francisco and other northern California cities were built of wood, in the Italianate style. Early in the style the massing was simple with little detailing. The later houses were usually more decorated and had more complex massing, as exemplified by the San Francisco high Victorian Italianates.

The UC Hansen Trust Property Italianate style is intended to be a formal, classically-inspired style, appropriate for rowhouses and single-family homes.

B. Essential Characteristics of the Style

- Low pitched, hipped or gable-end roofs.
- Wide projecting eaves supported by decorative wood brackets.
- Tall vertical proportions for windows and doors.
- Highly detailed window and door head trim.
- Walls of brick, clapboard, stucco or stone.
- Highly detailed, classically-proportioned porches.
C. Massing and Roofs

In more picturesque versions wings project from the mass toward the street with gabled or hipped roof forms. In more detailed examples of the high style towers, cupolas, and projecting bays are added.

Larger Italianate buildings tend to be simple, boxlike forms accented by towers, cupolas, and projected bays.

Large eave projections with cornice brackets are characteristic of the style. Frequently the area between the brackets is detailed with panels. Brackets can occur singly or in pairs, but are always equally spaced across the facade.

1. Rowhouse: Gable-L massing with tall false cornice or mansard roof. Roof pitches range from 6:12 to 10:12.
2. Single Family Narrow: L-shaped massing with a front facing, composed, hipped-roof facade, often with a projecting box bay.
3. Wide Gable L: Broad front with a projecting front gable, appropriate for large houses and multi-family buildings. Roof pitches range from 6:12 to 10:12.
4. Basic Box: Broad front with hipped roofs, 4:12 to 8:12. Formal, classical compositions are common.
5. Cube: Square proportions with classically composed windows and doors, often capped with a cupola or tower. Roof pitches range from 4:12 to 8:12.
6. Double Gable: Three-part massing with pair of projecting gables toward the street, roof pitches range from 6:12 to 10:12.
D. Building Height

Italianate houses are generally vertically-proportioned. First floor ceiling heights should be 9 feet; second floor ceiling heights can be 8 ft. but usually require 9 feet to accommodate the detailed cornice. Italianate eaves typically have classical proportions and detailing with deep entablatures, decorative paneling, and substantial brackets.
The Italianate Style - Porches and Exterior Elements

1. Stoop Porch
2. Full Width Porch
3. Side Porch
4. Wrap-Around Porch

E. Porches And Exterior Elements

There are three basic types of porches that may be added to the house.

1. Stoop porches are small covered porches at the front door, typically centered on the main body massing of the house and measure 1 bay in width.
2. Full Width Porches run the full width of the house and are typically centered on the main body of the house, and measure three to five bays in width.
3. Side porches are typically found along the side of a projecting wing leading to the entry.
4. Wrap-around porches are a combination of full-width and side porches.

Porch details are typically classical in nature and vertical in proportion. Classically-correct Tuscan and Ionic columns, and square-stock columns are common. Entablature often have deep overhangs with brackets. Railings may have square balusters or turned spindles. Porches typically have a clear depth of 7 feet. Porch columns are typically at least 6” in diameter.
The Italianate Style - Porches and Exterior Elements
F. Doors and Windows

Windows and doors are tall and narrow in proportion. On stone or brick houses there is a 3 1/2” wide brick mould (min) with a brick or stone lintel. On clapboard houses window and door trim is generally wide around 5 1/2”, and usually there are additional trim caps, brackets or other details over the window head.

Doors can be paneled, or a combination of paneled and glazed, and occur single or paired. They can also have sidelights and transoms. In most cases the trim surround is more ornate than the window trim.

Windows are double hung with one over one, and two over two paneled divisions. They can have flat, half-round or segmental arched tops.

Specialty windows can be used to accentuate architectural features. Paired and triple windows frequently appear on tower elements. Box and angled bay windows are also used as accents.

House masses are usually divided into three or five equal bays with the windows, doors, and accents elements centered in these divisions.
The Italianate Style - Doors and Windows

Typical First/Second Floor Window

Typical Box Bay Window

Typical Round-top Window

Typical Double Window

Typical Doors
24H. Development Code
24H.208 Architectural Guidelines

The Italianate Style - Materials and Colors

G. Materials:

Cladding: Siding, brick, or stucco. Siding may be wood, composition board, or fiber-cement board with horizontal shiplap, beaded lap, or beveled profile. Vinyl siding is not permitted. Stucco may be cement with smooth sand finish.

Foundations: Stone, cast stone, painted concrete, or brick face.

Roofing: Building and porch roofs may be narrow standing seam metal, painted 5-V panel, corrugated metal panel, rolled asphalt, or fiberglass shingle.

Windows: Wood, aluminum-clad wood, vinyl, or vinyl-clad wood. Glass should be clear and non-reflective.

Doors: Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.

Trim: Wood, composite board, fiber-cement board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.

Gutters: Ogee-profile copper or metal. PVC is not permitted.

Downspouts: Round or rectangular, copper or metal. PVC is not permitted.

Columns: Wood, fiberglass, or composite.

Railings: Square balusters, or turned spindles in wood.

Chimneys: Common brick, stone, cast stone, or stucco.

Signage: Painted wood or metal.

H. Colors:

Cladding: Siding and stucco colors may be white, off-white, cream, yellow, light blue, dark green, or dark blue. Brick may be red or painted white, off-white, or red.

Roofing: Roof shingles are typically dark grey or black. Standing seam metal roofs may be natural, black, dark green, or blue finish.

Windows: Sashes and frames may be white or off-white. Additional colors conditional upon approval.

Trim: White or off-white. Additional colors conditional upon approval.

Gutters / Downspouts: Natural copper finish or white, black, dark red, or dark green.

Columns: White or off-white.

Railings: White or off-white.
The Italianate Style - Illustrative Elevations

Single Family

Rowhouse

Multi-Family
The Craftsman style represented an independent western movement in American architecture. Its guiding force was the English Arts and Crafts movement, which favored the beauty and honesty of traditional handcraftsmanship and natural materials. In America, these ideas and the style that derived from them were espoused and disseminated by Gustav Stickley. The style was adapted for countless small houses and bungalows from the 1900s to the 1940s but found its most sophisticated expression in the California work of Pasadena architects Greene and Greene. The Craftsman bungalow became widely popular during that era. Since that time, the Craftsman style has developed various interpretations that have adapted it to multi-family and mixed-use prototypes. Typically, it is a snug one-and-a-half-story home with detailed eaves and a wide overhanging roof, surrounded by deep porches, and simple interior with built-in cupboards and cozy inglenooks.

B. Essential Elements of the Style

- Low, horizontal proportions, characterized by low-pitched gable roofs, horizontal materials, and broad windows and doors.
- Deep, broad porches that are integral to the overall building form.
- Wide, projecting eaves with exposed rafter tails, supporting beams or braces, and timber-frame decoration in gable ends.
- Ganged windows and doors, vertical in proportion and trimmed with wood.
- An emphasis on natural materials, particularly wood and brick, often with natural stone foundations and piers.
The Craftsman Style - Massing

1. Simple Single Family
2. Simple Single Family with Dormers
3. Single Family gable L
4. Bungalow
5. 2-Story single family
6. Wide 2-story
7. Double gable

C. Massing and Roofs
Craftsman buildings are typically compositions of basic squares or rectangles capped by a gable or in some instances hipped roofs. Attic spaces under gabled roof forms and dormers are common. Porch roofs can shed or telescope from the main mass.

In the UC Hansen Trust Property, Craftsman buildings will typically identify with one of the following massing types:

1. Simple Single Family: A one-story rectangle capped by a gable-end roof set perpendicular to the street edge. Roof pitches range from 4:12 to 10:12.
2. Simple Single Family with Dormers: Typically a 1 1/2-story rectangle with a shed roof and a series of shed or gabled dormers in the attic. Roof pitches range from 8:12 to 10:12.
3. Single Family Gable L: Two intersecting cross gables often set at a 2 to 1 ratio.
4. Bungalow: A 1 1/2 story square mass with integral porch and large street-facing dormer. Roof pitches on the main body are typically 10:12.
5. Two Story Single Family: A two-story rectangle capped by a gable end roof set perpendicular to the street edge. Roof pitches range from 4:12 to 10:12.
6. Wide Two Story: A two-story rectangle capped by a gable end roof and set parallel to the street edge. Roof pitches range from 4:12 to 10:12.
7. Double Gable: Suitable for larger single family houses, mixed use buildings, or multifamily structures, the double gable presents two gable-ends to the street. Roof pitches are typically 6:12 to 8:12.
D. Building Height:

Craftsman houses are generally low in massing. Porches are usually elevated approximately 2 feet from grade. First floor ceiling heights should be 9 feet, second floor ceiling heights can be shorter (8 feet minimum), but the low character is achieved in part through the broad overhang of the eaves.
E. Porches and Exterior Elements

Porches tend to be broad, even encompassing the full width of the house. The roofs on porches tend to parallel the roof of the main mass. On a house with a front gable the roof of the porch also tends to be a gable form creating a telescoping mass. Hipped roof houses tend to have hipped roof porches although shed or gable forms would not be inappropriate. Porch eave details are the same as those on the main mass, including exposed rafter tails, overhangs, and braces.

The detailing of the porches support columns can exhibit a great deal of variety. Typically short square columns rest on massive piers or even the solid balustrade. The piers or solid balustrades usually begin at grade and continue unbroken past the porch deck to rail height or even higher to support the columns. Piers and columns frequently have sloped or battered sides. Piers and balustrades can be of the same material as the main mass of the house—stone, brick, stucco, shingle, or clapboard. In some instances they are of a heavier material than the house mass—a stucco house may have stone piers.

Balustrades can be a solid wall or open railing with square balusters.
The Craftsman Style - Porches and Exterior Elements

Typical stoop porch

Typical full width porch
F. Doors and Windows

Windows and doors are broad in proportion. On stone or brick houses there is a 3 1/2” wide brick mould (min) with a brick or stone lintel. On shingled and clapboard houses window and door trim is generally wide around 5 1/2” and there are usually additional trim caps or other details over the window head.

Doors are broad and can be paneled, or a combination of paneled and glazed, and entries usually occur singly not double. In most cases the trim surround is usually consistent with the window trim, but can be heavier.

Windows are double hung with multiple pane over one divisions being prevalent. While six over six, eight over eight, and other similar paning can occur.

Casement windows can be used as specialty windows which accentuate architectural features. Paired and triple windows frequently occur. Box and angled bay windows are also used as accents.
24H. Development Code
24H.208 Architectural Guidelines

The Craftsman Style - Doors and Windows

Typical first / second floor windows

Typical special window

Typical ganged windows

Typical Doors

Typical Bay Window
24H. Development Code
24H.208 Architectural Guidelines

The Craftsman Style - Materials and Colors

G. Materials

- **Cladding:** Siding, brick, or stucco. Siding may be wood, composition board, or fiber-cement board with beaded lap or beveled profile. Vinyl siding is not permitted. Stucco may be cement with smooth sand finish. Stucco is permitted only as a primary material on one-story structures, or as a base material on multi-story structures.

- **Foundations:** Stone, cast stone, painted concrete, or brick face.

- **Roofing:** Rolled asphalt, wood shake, or fiberglass shingle.

- **Windows:** Wood, aluminum-clad wood, vinyl, or vinyl-clad wood. Glass should be clear and non-reflective.

- **Doors:** Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.

- **Trim:** Wood, composite board, fiber-cement board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.

- **Gutters:** Half-round copper or metal. PVC is not permitted.

- **Downspouts:** Round or rectangular, copper or metal. PVC is not permitted.

- **Columns:** Wood, fiberglass, or composite.

- **Railings:** Square balusters, in wood.

- **Chimneys:** Common brick, stone, or cast stone.

- **Signage:** Painted wood or metal.

H. Colors

- **Cladding:** Siding and stucco colors may be dark green, olive green, light brown, light blue, or natural stained. Brick may be red.

- **Roofing:** Roof shingles are typically dark grey or black.

- **Windows:** Sashes and frames may be white or off-white. Additional colors conditional upon approval.

- **Trim:** White, off-white, dark brown, dark red, or dark green. Additional colors conditional upon approval.

- **Gutters / Downspouts:** Natural copper finish or white, black, dark red, or dark green.

- **Columns:** White, off-white, dark brown, dark green, or natural stained.

- **Railings:** White or off-white. Additional colors conditional upon approval.

Illustrative Color Palette
The Craftsman Style - Illustrative Elevations

Small Single Family

Large Single Family
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24H. Development Code
24H.208 Architectural Guidelines

24H.208.6 Architectural Styles

24H.208.6.5 The Tudor Style.

A. History and Character:

The Tudor style derives its inspiration from the Storybook, “Normandy,” and Tudor styles that appeared on the American scene in the late 19th century and were popular through the 1940s. This style finds its origins in a variety of late Medieval English prototypes, ranging from humble, thatch-roofed cottages to more elaborate, grand mansions and estates. Although initial buildings built in this style were complex, architect-designed landmarks, by the 1920s and 1930s the style had become immensely popular with the proliferation of unpretentious houses, apartments, and mixed-use structures by builders. In California, developments such as Picardy Village and Normandy Towers are demonstrative of the fine craftsmanship and imaginative interpretations that characterized this period.

B. Main Characteristics of the Style:

- Picturesque combinations of steeply-pitched, gable-end roof forms, often with swaybacked, additive elements.
- Stucco wall surfaces, often enlivened by brick and stone detailing around window and door openings, combined with half-timbered gable-ends.
- Vertically-proportioned windows, typically casements of wood or metal, and frequently grouped into gangs of three or more.
- Large, elaborated chimneys, commonly placed in prominent locations on the fronts or sides of buildings, often with complex masonry or stone patterns.
- Subdued color palette based on medieval precedents and a prevalence of natural materials.
C. Massing and Roofs

Most Tudor Style buildings are typically formed from combinations of one or two rectilinear masses, capped with steeply-pitched gable-end roof forms, and set perpendicular to one another to create picturesque compositions. The addition of elements such as swaybacked roof additions, bay windows, dormers, and elaborated chimneys create finished designs.

In the UC Hansen Trust Property, Tudor buildings will typically fall into one of the following categories:

1. Basic Single Family: A simple gable-end mass set perpendicular to the street edge, often with a swaybacked addition at the street. The main mass may be from 1 to 2 stories, with 1 1/2-story massing common. Roof pitches are typically 10:12 to 12:12.
2. Narrow Gable L: Two simple gable-end masses set perpendicular to one another in a 2 to 1 ratio. Buildings may be 1 1/2 to 2 stories. Roof pitches are typically 10:12 to 12:12. The entry may be delineated by the addition of a swayback roof over the entrance.
3. Wide Gable L: Two simple gable-end masses set perpendicular to one another in a 1 to 1 ratio. A conical tower may be set at their intersection to mark the entrance. Buildings may be 1 1/2 to 2 stories. Roof pitches are typically 10:12 to 12:12.
4. Double Gable: Two intersecting gable-end masses set parallel to one another, common in larger single-family houses and multi-family structures.
5. Multi-family: Wider massing elements may be combined to form larger, buildings appropriate for multi-family units and townhouses. Roof pitches range from 10:12 to 12:12.
The Tudor Style - Massing

D. Building Height:

Second and upper floors set under a steeply-pitched roofs characterized by decorative, half-timbered gable ends and dormers, are common rather than uniform plate heights. First floor ceilings typically measure 9 feet while upper-story ceilings vary.

Two cornice types predominate: a simple rakeboard and a simple return. The rakeboard may have a slight swaybacked profile at the gable end. Cornice returns are typically characterized by steeply-pitched roofs in slate, wood shakes, or asphalt shingles.
E. Porches and Exterior Elements

Porches are typically integral to the overall massing form of Tudor-style buildings, and are characterized by arched openings in masonry, or trabeated openings with arts-and-crafts-inspired bracketing. Stoop entries with one-bay arched openings in brick or rough-cut stone are common. Upper-story balconies are often integral with shed dormers set across steeply-pitched roofs.

Common Porch Types

1. Entry Stoops
2. Front engaged porches
3. Side and end porches
The Tudor Style - Porches and Exterior Elements

Additive Porch Elevation and Plan

Plan with Brick Piers

Reflected Ceiling plan with bracketed wood columns

Porch Elevation and Plan
F. Doors and Windows

Windows are typically vertically-proportioned casements or double-hung in wood or metal, and ganged sets of two or more windows are common. Special windows with leaded-glass patterns are also often visible. A 2 1/2” brickmould is common in stucco walls around all openings with 6” cast stone or wood lintels.

Shutters and doors are often characterized by board-and-batten compositions, and rounded-headed doors are also common.
The Tudor Style - Doors and Windows

Typical Windows - First and Second Floor

$H = 2.25\ W$

$H = 1.7\ W$

Typical Ganged Window

Typical Special Windows

Typical Doors
The Tudor Style - Materials and Colors

G. Materials:

Cladding: Stone, stucco, or brick. Stone should be of a similar color and texture to local stone in the Salinas Valley. Stucco may be cement with smooth sand finish.

Foundations: Brick veneer, stone, cast stone, painted concrete, or stucco.

Roofing: Building and porch roofs may be composition shingle, wood shake, or slate.

Windows: Wood, aluminum-clad wood, vinyl, or vinyl-clad wood, with traditional wood profiles and external divided lights. Glass should be clear and non-reflective.

Doors: Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.

Trim: Wood, composite board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.

Gutters: Half round copper, primed, or pre-finished metal. PVC is not permitted.

Downspouts: Round or rectangular, copper, primed, or pre-finished metal. PVC is not permitted.

Columns: Wood, fiberglass, composite, or brick piers.

Railings: Milled-wood top and bottom rails with square balusters in wood, or wrought iron.

Chimneys: Common brick, stone, cast stone, or stucco.

Signage: Painted wood or metal with wrought iron armatures.

H. Colors:

Cladding: Stucco may be off-white, light gray, beige, or other light earth tones. Stone should be of a similar color and texture to local stone in Coastal Ventura County. Brick may be red.

Roofing: Natural slate or shake color, dark grey, or black.

Windows: Sashes and frames to be dark stained or painted white, off-white, cream, dark red, dark green, or dark blue. Additional colors conditional upon approval. Shutters may be painted to match sash/frame color.

Trim: Dark stained or painted white or off-white. Additional colors conditional upon approval.

Gutters / Downspouts: Natural copper finish, black, dark red, dark green.

Columns: Dark stained or painted white or off-white.

Railings: Wood railings dark stained or painted white or off-white. Wrought iron grilles and rails to be painted black.
The Tudor Style - Illustrative Elevations

Single Family

Single Family - 2-Story
24H. Development Code
24H.210 Landscape Guidelines (Private Lots)

24H.210 Landscape Guidelines (Private Lots)

24H.210.1 Landscape Guidelines for landscaping of private lots

A. Frontyard landscapes. Plantings in yard areas fronting on streets shall be appropriate to the scale, orientation and purpose of the yard. All trees for front yards shall be a minimum of 24 inch box. Appropriate plant materials and designs for specific frontage yard types are as follows:

1. Single dwelling front yards: Front yards shall be planted and maintained from the back of sidewalk to a facade or garden wall. Front yards shall have at least one tree (where space permits). At facades, low shrubs and/or ground cover shall be planted against the facade. At garden walls, low shrubs and wall vines or tall shrubs alone shall be planted against the wall. Lawn is discouraged (but not prohibited) except in high activity zones. Lawn can be used in front yard applications, but shall be limited to no more than sixty percent of the entire front yard area. Side yards on corners are considered front yards and subject to the same requirements as identified in this article.

2. Quadplex front yards: Lawn, ground cover and low shrubs shall compose the front yard landscape. Shrubs shall be massed or configured as informal or formal (maintained) hedges. Trees shall be used where space permits. Tree shapes, sizes and types shall be planted as definers of the edge of the private space, and at all times should be in proportion to the height and mass of the building facade. Hardscape may be used adjacent to entrances and in seating areas.

B. Other yards. Rear yards may have 1 or 2 trees planted per suggested list. Fruiting trees are especially recommended. Side yards need not be landscaped, except as required to the extent that they affect the quality of the public space. If visible from the public realm, i.e., the sidewalk or street, rear and side yards shall be landscaped and maintained.

C. Acceptable plant materials.

1. Plants for the private realm should be selected on the basis of aridity and drought tolerance. Select species that have a Moderate, Low or Very Low water use rating as designated by the Water Use Classification of Landscape Species (WUCOLS) list for Southern California Coastal environments. A partial list of species is suggested here:
2. **Trees and Palms:**
- Brahea armata / Mexican Blue Palm
- Cedrus deodora / Incense Cedar
- Cassia leptophylla / Gold Medallion Tree
- Cercis occidentalis / Western Redbud
- Chitalpa tashkentensis / Chitalpa
- Gymnocladus dioica / Incense Cedar
- Hymenosporum flavum / Sweetshade
- Jacaranda mimosifolia / Jacaranda
- Melaleuca linariifolia / Flaxleaf Paperbark
- Olea europaea / Fruitless Olive
- Pistacia chinensis / Chinese Pistache
- Pyrus calleryana ‘Aristocrat’ / Aristocrat Pear
- Quercus virginiana / Southern Live Oak
- Quercus douglasii / Douglas Blue Oak
- Tabebuia chrysotricha / Golden Trumpet Tree
- Umbellularia californica / California Bay
- Washingtonia robusta / Mexican Fan Palm

3. **Tall shrubs:**
- Heteromelies arbutifolia / Toyon
- Escallonia fradesii / Escallonia
- Laurus nobilis / Sweet Bay
- Lavatera assurgentifolia / Tree Mallow
- Osmanthus fragrans / Sweet Olive
- Pittosporum crassifolium / Karo
- Pittosporum undulatum / Victoria Box
- Photinia fraseri / Photinia
- Rhus ovata / Sugarbush
- Rhus integrifolia / Lemonade Berry
- Romneya coulteri / Matilija Poppy

4. **Low shrubs and groundcovers:**
- Cistus salvifolius / Rockrose
- Cotoniaster parneyii / Cotoneaster
- Carpenteria californica / NCN
- Erigeron karvinskianus / Santa Barbara Daisy
- Euryops pectinatus / Golden Shrub Daisy
- Felicia amelliodes / Blue Marguerite
- Heuchera sanguinea / Coral Bells
- Kniphofia uvaria / Red Hot Poker
- Lavandula spp. / Lavender
- Pittosporum crassifolium ‘Nana’ / Dwarf Karo
24H. Development Code

24H.210 Landscape Guidelines (Private Lots)

5. Grasses:
   Juncus patens / California Grey Rush
   Heliototrichon sempervirens / Blue Oat Grass
   Miscanthus sinensis / Maiden Grass
   Muhlenbergia rigens / Deer Grass
   Nasella tenuissima / Mexican Feather Grass
   Stipa gigantea / Giant Needle Grass

6. Vines:
   Beaumontia grandiflora / Easter Lily Vine
   Bougainvillea spp. / Bougainvillea
   Clematis armandii / Evergreen Clematis
   Clematis jackmani ‘Gypsy Queen’ / Clematis
   Clytostoma callistegioides / Lavender Trumpet Vine
   Ficus minima / Creeping Fig
   Pandorea jasminoides / Bower Vine
   Parthenocissus tricuspidata / Boston Ivy
   Solanum jasminoides / Potato Vine

7. Hedge shrubs (pruned shrubs that will make a solid hedgerow):
   Buxus japonica / Japanese Boxwood
   Myrsine africana / African Boxwood
   Photinia fraseri / Red Photinia
   Pittosporum undulatum / Victorian Box
   Raphiolepis indica / India Hawthorn

24H.212 Parking Design and Development Standards (Private Lots)

A. Driveways/Walkways
   1. Entry drives and hardscape shall be constructed concurrent with residential construction.
   2. Permeable paving is preferred.
   3. On an individual owner basis, residence driveways may contain natural colored concrete, stamped concrete, pavers, or patterns of various paving materials.

B. Parking space dimensions.
   1. On site parking stalls shall be 9 feet by 20 feet.
   2. A maximum of 35% of parking spaces within the Farmworker Housing Overlay zone may be compact.
   3. A maximum of 25% of parking spaces within the Farmworker Housing Overlay zone may be tandem.
C. Access to parking.
   1. Parking shall be accessed from alleys or side street when possible.

D. Parking Lot Design for Quadplexes.

1. Landscaping. Parking areas shall be landscaped in compliance with the following requirements:
   a. Amount. Where reasonable, each use shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. Where reasonable, a minimum of one shade tree shall be provided for each four parking spaces or trees of sufficient number and size to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
   b. Location. Landscaping shall be located to provide shade and soften the appearance of hardscape. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas.
   c. Parking lot perimeter: When a parking lot occurs adjacent to a side street or alley, planting shall be provided within the entire side street and/or rear setback areas. A hedge or wall not to exceed 4 feet in height may be provided on the parking lot edge of a setback.
   e. Irrigation. Automatic where reasonable.
   f. Variety selection. Plants and trees shall provide shade, soften hardscape, and be of types which minimize damage or injury to persons and property including vehicles.

2. Lighting. Parking Lot Lighting shall comply with the following requirements:
   a. Fixtures shall be limited to:
      i. Sconces attached to the primary building and/or to the detached garage or carport, if present;
      ii. Bollards.
   b. Lighting shall be shielded or recessed so that:
      i. The light source (i.e., bulb, etc.) is not visible from off the site; and
      ii. Glare and reflections are confined to the maximum extent feasible within the boundaries of the site. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.

3. Surfacing, Striping and Identification. For parking areas, a key goal is to reduce the amount of run-off surface area. To the extent permissible under City ordinances and standards and other agency requirements, permeable surfaces for parking and maneuvering areas may be installed. Acceptable permeable surfaces include:
   i. Pervious concrete;
   ii. Pervious pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent);
   iii. Other permeable surfaces as may be approved by the Community Development Director.

D. Alley Back-up Area: A back up area for each alley-accessed garage shall be provided as follows:

1. Minimum 24’ deep x 16’ wide to edge of pavement (see Diagrams on opposite page).
2. Minimum 25’ deep x 16’ wide to vertical elements such as garden walls, plantings, and structures.

For further garage location requirements, please refer to the Parking and Service Standards (Article 24H.202) and the vehicle access, parking, and services standards of each building type (Articles 24H.206.3.E, 24H.206.4.E, 24H.206.5.E, 24H.206.6.E, 24H.206.7.E, 24H.206.8.E) of this Specific Plan.
Diagram of Alley behind Single Family Houses showing trash locations and automobile back-up areas.

Diagram of Alley behind Rowhouses and Quadplexes showing trash locations and automobile back-up areas. Note that parking for Quadplexes can also be accommodated in a parking lot without garages.
24H. Development Code

24H.214 Administration

24H.214.1 Authority for the Development Code

This Development Code is enacted based on the authority vested in the City of San Buenaventura by the State of California, including but not limited to: the State Constitution.

24H.214.2 Responsibility for Administration

This UC Hansen Trust Property Specific Plan Development Code shall be administered by the Community Development Director, referred to as the “Director,” and the other decision-making authorities as identified in this UC Hansen Trust Property Specific Plan Development Code zoning ordinance. All findings, approvals, determinations, or other exercises of discretionary judgment other delegation of authority pursuant to this code by the director his successors or designees, or any decision making authorities, shall be carried out in a manner consistent with the purposes of this UC Hansen Trust Property Specific Plan Development Code the zoning ordinance, the City’s General Plan, and the orderly development of the City.

24H.214.3 Applicability of the Development Code

This Development Code applies to all land uses, subdivisions, and development within the UC Hansen Trust Property Specific Plan area, as follows.

A. New land uses or structures and/or changes to land uses or structures. It shall be unlawful, and a violation of this Development Code for any person to establish, construct, reconstruct, enlarge, alter, or replace any use of land or structure, except in compliance with the requirements listed below, including those relating to nonconforming uses, structures, and parcels. No Building Permit or Grading Permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Development Code.

B. Subdivisions. Any subdivision of land proposed within the City after the effective date of this Development Code shall enable development of structures consistent with evaluation standards relating to Urban Standards and Building Type; including, the Thoroughfare Type Diagram (Fig. 4-13-1) and Regulating Plan (Fig. 3-1). A subdivision application shall contain, to the Director’s satisfaction, sufficient plans and information to demonstrate existing and/or intended future development upon newly created lots may feasibly conform to the Development Code.


1. Municipal Code Provisions. This UC Hansen Trust Property Specific Plan Development Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the San Buenaventura Municipal Code continue to apply within the UC Hansen Trust Property Specific Plan area except as expressly provided to the contrary in the UC Hansen Trust Property Specific Plan Development Code. In any instance where there is no conflict between a requirement of this Development Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in this Development Code, such as, by way of example but without limitation, the home occupation requirements set forth in Chapter 24.125 of the Municipal Code, or the sign regulations set forth in Chapter 24.420 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions. This UC Hansen Trust Property Specific Plan Development Code is a sub-part of the zoning ordinance. If a conflict occurs between a requirement or other provision of this Development Code and a requirement or other provision of the zoning ordinance, the provision of this UC Hansen Trust Property Specific Plan Development Code shall control regardless of whether the UC Hansen Trust Property Specific Plan Development Code provision is more liberal or more restrictive. In any instance where there is
24H. Development Code
24H.214 Administration

no conflict between a requirement of this Development Code and a requirement or other provision of the zoning ordinance because a development-related subject is addressed in the zoning ordinance but not in the UC Hansen Trust Property Specific Plan Development Code, the zoning ordinance provision shall apply.

D. Minimum and exclusive standards. The requirements of this Development Code regarding site development and massing, materials, construction methods, forms and colors are mandatory; standards that do not meet these requirements are not acceptable. The requirements of this Development Code are also minimum standards for the promotion of the public health, safety, and general welfare that may be made more restrictive through Use Permit or subdivision review by the review authority.

E. Conflicting Requirements

1. Development Code provisions. In the event of any conflict within the requirements of this UC Hansen Trust Specific Plan Development Code, the provisions of Articles 24H.202.6.1 and 24H.202.6.2 (Overlay Zones), 24H.204 (Frontage Type Standards), and 24H.206 (Building Type Standards) shall control over Chapter 24H.200 (Land Use Regulations) and 24H.202 (Urban Standards).

2. Development Code and Uniform Building Code. If a conflict occurs between a provision of the Uniform Building Code and a requirement of this Development Code, the Building Code shall control.

3. Development Agreements. If conflicts occur between the requirements of this Development Code and standards adopted as part of any Development Agreement, the requirements of the Development Agreement shall apply.

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

F. State, County, Local Agency, and School District sites and facilities. The requirements of this Development Code shall apply to all sites and facilities of any school district or other local agency to the maximum extent allowed by law.

G. Other requirements may apply. Nothing in this Development Code eliminates the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulations of any State, or Federal agency.

24H.214.4 Approval Requirements

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

A. Allowable use or function. The land use or function must be allowed by the Urban Standards in the zone where the site is located. Adult-oriented uses (i.e., Zoning Regulations Chapter 24.492) are prohibited within the Plan area.

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

C. Development standards, conditions of approval. Each land use and structure shall comply with any applicable conditions imposed by a previously granted planning permit and with the following development standards:

1. Article 24H.202 (Urban Standards) and Article 24H.206 (Building Type Standards).
D. **Legal parcel.** The site of a proposed development or new land use must be a parcel that was legally created or certified in compliance with the Subdivision Map Act and the City’s Subdivision Ordinance.

E. **Design review.** Major Design Review, according to the procedural requirements of Zoning Regulations Chapter 24.545 shall be required for all original construction under this plan. Subsequent redevelopment activities shall not require major design review except: Design Review shall be required for any proposed second-story addition to an existing single-story house.

F. **Use permit.** A land use identified by Article 24H.200 (Land Use Regulations) as a “UP” (Use Permit) use, shall require a Use Permit. Zoning Regulations Chapter 24.520 (Use Permit Procedure) specifies the Use Permit processing procedure.

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

H. **Access and open space review.** Prior to issuance of building permits, site plans and floor plans may be reviewed by the Director to determine that building type access and open space requirements will be met.

I. **Consumer recycling collection.** Notwithstanding any provision of this Code to the contrary, consumer recycling collection is permitted in any zone and shall be located on a site whereby they do not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

### I. Other review procedures

Procedural requirements of the Zoning Regulations shall also apply within the plan area, including but not limited to, the following:

1. Development Agreement Procedure (24.550)
2. Specific Plan Procedure (24.555)
3. Notice and Hearing Requirements (24.560)
4. Appeal Procedure (24.565)
5. Permit Amendment, Revocation and Reevaluation Procedure (24.570)
6. Enforcement Procedure (24.580)
7. Subdivision Regulations (Municipal Code Division 26)

### 24H.214.5 Variances: Warrants and Exceptions

There shall be two levels of deviation from the evaluation standards of this Specific Plan: Warrants and Exceptions.

A. **Type.** Variances are classified into two categories based on their assignment to evaluation standards and, consequently, the ability of those standards to further the goals, policies and programs of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. **Warrant.**

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

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

   c. Any of the following Urban Standards are mandatory requirements unless approval of a Warrant is obtained:

      i. Building Placement – Architectural Encroachments
ii. Building Profile and Frontage – Height

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

d. Warrants are subject to Director review and action in a public Administrative hearing.

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

2. Exceptions

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

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

c. Any of the following Urban Standards are mandatory requirements unless approval of an Exception is obtained:

i. Building Placement – Primary Buildings

ii. Building Placement – Accessory Buildings as it relates to Accessory Buildings only.

iii. Parking - Parking and Services Placement

iv. Parking - Parking Requirements

d. Exceptions are subject to Planning Commission review and action, at a public hearing.

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

3. Design Review

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

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

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

2. All Development Code standards relating to Carriage Houses.

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


Table 24H-4. Summary of Approval Requirements

<table>
<thead>
<tr>
<th>Type of Decision</th>
<th>Development Code Reference (Municipal Code)</th>
<th>Role of Review Authority</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Director</td>
<td>DR</td>
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<tr>
<td>Planning Permit/Development Approval</td>
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<tr>
<td>Warrant (W)</td>
<td>24H.214.5</td>
<td>D</td>
<td>A</td>
</tr>
<tr>
<td>Exception (E)</td>
<td>24H.214.5</td>
<td>R</td>
<td>D</td>
</tr>
</tbody>
</table>

Notes:
1. “R” means that the Review Authority makes a Recommendation to a higher-level Review Authority, which can also be a decision-making body; “D” means that the Review Authority makes the final Decision on the matter; “A” (i.e., Appeal) means that the Review Authority may consider and decide upon the Decision of an earlier Review Authority/decision-making body, in compliance with Chapter 17.84 (Appeals) of the Municipal Code. See Review Authorities Defined, below.

Review Authorities Defined:
Director=Community Development Director   DR=Design Review Committee   PC=Planning Commission
C. Submittal Requirements. Each Warrant or Exception application shall include, at a minimum, the following;

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

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

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

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

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

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

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

1. Warrants
   a. The Warrant, while not consistent with a specific provision of this Code, is justified by its intent or by hardship.
   b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
   c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.

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

F. Conditions of approval. In approving a Warrant or Exception, the review authority:

1. May impose any reasonable conditions to ensure that the approval complies with the findings required above.

24H.214.6 Exemptions from Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by this Article. These are allowed in all planning areas subject to compliance with this Article.

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

1. The new use, activity or structure associated with the Quadplex Building, Rowhouse, Front Yard House, Side Yard House, Large Lot House, or Carriage House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Article 24H.202 (Urban Standards), Article 24H.206, (Building Type), and, where applicable, those relating to Nonconformity Regulations; and

2. Any permit or approval required by City regulations other than this Development Code is obtained (for example, a Building Permit).

B. Exempt activities and land uses. The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A above:

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit.
2. **Fences and walls** in compliance with height and location requirements in the T3.3 Neighborhood General 1, T3.4 Neighborhood General 2, and T4.7 General Urban zones.

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

4. **Repairs and maintenance.**
   
   a. **Single-family dwellings.** Ordinary non-structural repairs to, and maintenance of, single-family dwellings.

   b. **Multi-family, and non-residential structures.** Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:
      
      i. The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and

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

5. **Small, portable residential accessory structures.** A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures in T3.3 Neighborhood General 1, T3.4 Neighborhood General 2, or T4.7 General Urban zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the Uniform Building Code. Additional structures may be approved in compliance with Article 24H.202 (Urban Standards), where allowed by the applicable zoning district.

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

7. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewer pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Article 24H.202 (Urban Standards) and Zoning Regulations Chapter 24.497 (Telecommunications Facilities).

8. **Open Storage in the rear yard of any development property in the Specific Plan area.** Open storage in the front yard is prohibited.

**24H.214.7 Rules of Interpretation**

A. **Authority.** The Director has the authority to interpret any provision of this Development Code. Whenever the Director determines that the meaning or applicability of any Development Code requirement is subject to interpretation, the Director shall issue an official interpretation.

B. **Rules of interpretation.**

1. **Language.** When used in this Development Code, the words "shall," "must," "will," "is to," "may be" and "are to" are always mandatory. "Should" is not mandatory but is strongly recommended; and "may" is permissive. The present tense includes the past and future tenses; and the future tense includes the present. The singular number includes the plural number, and the plural the singular, unless the natural construction of the word indicates otherwise. The words "includes" and "including" shall mean "including but not limited to . . . ."

2. **Time limits.** Whenever a number of days is specified in this Development Code, or in any permit, condition of approval, or notice provided in compliance with this Development Code, the number of days shall be construed as calendar days. A time limit shall extend to 5:00 p.m. on the following working day when the last of the
specified number of days falls on a weekend or holiday.

3. **State law requirements.** Where this Development Code references applicable provisions of State law (for example, the California Government Code, Subdivision Map Act, or Public Resources Code), the reference shall be construed to be the applicable State law provisions as they may be amended from time to time.

4. **Corner Lots.** The Director shall have the authority, when reviewing an application concerning a corner lot, to determine the Primary Street Setback and Side Street Setback for Rowhouse developments that are comprised of multiple units on one parcel (i.e. super pad) in lieu of one Rowhouse unit per parcel.

C. **Procedure for interpretations.** Whenever the Director determines that the meaning or applicability of any requirement of this Development Code is subject to interpretation generally, or as applied to a specific case, the Director shall issue an official interpretation.

1. **Findings, basis for interpretation.** The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan.

2. **Record of interpretations.** Official interpretations shall be:

   a. Written, and shall quote the provisions of this Development Code being interpreted, and the applicability in the specific or general circumstances that caused the need for interpretations, and the determination; and

   b. Distributed to the Council, Commission, Director, City Manager, City Attorney, City Clerk, and Department staff.

   Any provision of this Development Code that is determined by the Director to need refinement or revision will be corrected by amending this Development Code as soon as is practical. Until an amendment can occur, the Director will maintain a complete record of all official interpretations to this Development Code, and indexed by the number of the Article or Article that is the subject of the interpretation maintained at the Community Development Department.
24H. Development Code
24H.300 Development Code Glossary

24H.300 Development Code Glossary

24H.300.1 Purpose
This Chapter provides definitions of terms and phrases used in this Development Code that are technical or specialized, or that may not reflect common usage. If a definition in this Chapter conflicts with a definition in another provision of the Municipal Code, these definitions shall control for the purposes of this Development Code. If a word or phrase used in this Development Code is not defined in this Chapter, elsewhere in the UC Hansen Trust Property Specific Plan, or in the City’s Municipal Code, the Director shall determine the correct definition, giving deference to common usage.

24H.300.2 Definitions of Specialized Terms and Phrases
As used in this Development Code, the following terms and phrases shall have the meaning ascribed to them in this Article, unless the context in which they are used clearly requires otherwise.

**Adult Business:** - See Zoning Ordinance Chapter 24.492.

**Accessory Building:** A building located on the same lot and customarily incidental and subordinate to the Primary Building on the lot or to the use of land. Where an accessory structure is attached to the Primary Building, as by a roof or common wall, such structures shall be considered a portion of the Primary Building. Typically accessory structures are intended for a variety of uses such as vehicular parking, storage of lawn and garden equipment, storage of household items, play house and green house. Accessory structures may include habitable area such as a home office, recreation room, guesthouse, and sleeping room(s).

**Affordable Housing:** A residential unit that is restricted to occupancy by an income eligible household as defined by a local, State or Federal Program, as may be amended from time to time.

**Adverse Impact:** The negative consequences of the use of a building on adjacent lots, usually as a result of noise, vibration, odor, pollution, or socioeconomic disruption. Negative consequences resulting from the use of the building and confined within the lot boundary are not considered to create Adverse Impact.

**Allee:** A regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

**Alley:** A public way permanently reserved as a means of access to abutting property.

**Bicycle Lane:** means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

**Block:** The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

**Building Type:** The structure defined by the combination of configuration, disposition and function, including frontage and height but specifically defined by Article 24H.206.

**Building Placement:** The placement of a building on its lot.

**Carriage House:** A Carriage House is an auxiliary housing unit located above or adjacent to the garage of the primary housing unit on the lot, with the front door and access directed towards an alley. A Carriage House constitutes a residential second unit in compliance with the Government Code Section 65852.2 and, as provided by the Government Code, is not included in the maximum density limitations established by this Specific Plan. Carriage Houses shall be between 375 square feet and 700 square feet in floor area, and shall be provided with an off-street parking space.

**Child Day Care:** Facilities that provide non-medical care and supervision of minor children under 18 years for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

**Large Family Day Care Home:** As defined by Health and Safety Code Section 1596.78, a day care facility in a single-family dwelling where an occupant of the residence provides family day care for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

**Small Family Day Care Home:** As defined by Health and Safety Code Section 1596.78, a day care facility in a single-
family residence where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.

**Civic Building:** A building, or building function, owned or leased by a public agency or non-profit organization, for the primary purpose of providing a service to the general public. Such organizations conduct land uses that are dedicated to arts, culture, education, recreation, government, transit and municipal/public parking. New civic buildings or changes to existing civic buildings shall not be subject to the requirements of Articles 24H.202 through 24H.210. Civic building design shall be approved by Design Review and requires issuance of a Warrant. Changes to existing buildings not previously designed and used for civic functions shall be subject to Design Review.

**Civic Space:** An outdoor area dedicated for public use. Civic Spaces are defined by a combination of physical elements that define the relationship between their intended use, size, landscaping and/or enfronting buildings.

**Commercial:** A term defining workplace, office and retail use collectively.

**Director:** The Community Development Director of the City of Ventura, or his designee.

**Dooryard:** A yard between the street and a building, raised at least 18 inches above the grade of the sidewalk adjacent, or bounded by a garden wall, between 18 inches and 36 inches in height built on the frontage line(s).

**Facade:** The exterior wall of a building that is set along a Primary Street Setback Line or Side Street Setback Line.

**Frontage Line:** The property lines of a lot fronting a street or other public way, or a park, green or paseo.

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

**Frontage Type:** Site and/or building design feature that interfaces between public (or semi-public) and private spaces. The interface occurs physically according to horizontal and vertical parameters with a principal purpose of identifying and mediating access to a building entry point. Design instruction and diagrammatic examples of permitted Frontage Types are provided in Article 24H.204.

**General Plan:** The 2005 Ventura General Plan.

**Home Occupation:** An occupation conducted at a premises containing a dwelling unit as an incidental use by the occupant of that dwelling unit.

**Lot Line:** The boundary that legally and geometrically demarcates a lot.

**Lot Width:** The length of the principal frontage lot line.

**Multi-Family:** See Quadplex.

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

**Noxious:** Harmful to health or physical well-being.

**Park:** An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

**Parking Spaces:** Off-Street Parking Spaces shall be a minimum of 9 feet x 19 feet, except that in off-street parking lots of more than 10 spaces, up to 20 percent of the spaces may be a minimum of 8 feet x 16 feet. The parking requirement may be accommodated on the lot and on the street on the corresponding frontage, or on another site by way of a shared parking proposal approved by the Director. Pairs of on-site parking spaces for use by employees of a single business, or for use by residents of a single dwelling unit, may be provided in tandem configuration (one behind the other) when approved by the Director.

**Primary Building:** The main building on a lot, usually located toward the frontage.

**Primary Street Setback:** Building setback distance varying by zone designation that is measured from the property line abutting a street at which point a building must be placed. For corner lot scenarios, the Director shall have the authority to determine the applicability of a Primary Street Setback Line and/or Side Street Setback Line.
Primary Unit: The larger dwelling unit on a site with a second unit.

Private Frontage: The privately held layer between the frontage line and the primary building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries.

Public Frontage: The area between the curb of the vehicular lanes and the Frontage Line. Physical elements of the Public Frontage include the type of curb, sidewalk, planter, street tree and streetlight.

Prohibited Uses: Any use not specified in Table 24H-1.

Public Realm: Those parts of the urban fabric that are held in common such as plazas, squares, parks, thoroughfares and civic buildings.

Quadplex: A residential structure containing four dwelling units. See Article 24H.206 (Building Type Standards).

Residential: Premises available for long-term human dwelling.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls, the façades reading in a continuous plan.

Secondary Building: A building that accommodates the secondary use of the site.

Setback: The mandatory distance between a property line and a building or appurtenance. This area must be left free of structures that are higher than 3 feet excluding Streetwalls, except as noted in the Urban Standards.

Side Street Setback: Building setback distance applying to corner lots that varies by zone designation and that is measured from the property line abutting a street at which point a building must be placed. The Director shall have the authority to determine the applicability of a Primary Street Setback Line and/or Side Street Setback Line.

Single Dwelling Housing: A residential structure containing a single dwelling unit. Includes for the purposes of this Development Code: Large Lot Houses, Sideyard Houses, Front Yard Houses, and Rowhouses. See Article 24H.206 (Building Type Standards) for definitions of each of these types.

Single Family: The use of a site for one dwelling within one building.

Story: A habitable level within a building that, depending upon zone location, may extend between 9 to 18 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

Story, half-story: A story under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of each story, and the habitable floor area measured at a height of six feet above the floor does not exceed 75% of the floor area of the story immediately below it.

Substantial Conformance: It occurs when physical improvements to the existing development site are completed which constitute the greatest degree of compliance with current development provisions.

Terminated Vistas: A location at the axial conclusion of a thoroughfare. A building located at a Terminated Vista designated on a Regulating Plan is required to be designed in response to the axis.

Thoroughfare: A vehicular way incorporating moving lanes and parking lanes within a public right-of-way.

Transcet: A system of ordering human habitats in a range from the most natural to the most urban. The Ventura General Plan identifies six Transect Zones that describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transcet Zone (T-Zone): Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the confronting public streetscape. The elements are determined by their location on the Transect scale. The T-Zones
are: T1 Natural, T2 Rural, T3 Suburban, T4.7 General Urban, T5 Urban Center, and T6 Urban Core.

**Type:** A category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: Building Type.)

**Utility Infrastructure:** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers, or distribution substations.

**Zoning Ordinance or Zoning Regulations:** The City of Ventura Zoning Ordinance, Chapter 24 of the City of Ventura Municipal Code.
4. Public Realm, Infrastructure, and Public Services

4.1 Introduction

The California Government Code requires a Specific Plan to include text and diagrams that specify “The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.” This chapter of the Specific Plan helps fulfill this requirement and meets legal requirements for the preparation of Specific Plans. In addition, this chapter facilitates orderly development by identifying the “backbone” utility infrastructure needed to support the proposed level of development.

4.2 Water Supply

Local water services to the project site will be provided directly by the City of Ventura. Currently the City provides drinking water to over 105,000 residents through approximately 31,000 water service connections. The City obtains its water from three sources: the Ventura River, Lake Casitas, and local groundwater wells. The City of Ventura owns and operates 11 wells, three water treatment plants, 23 booster pump stations, 31 water storage reservoirs and more than 500 miles of distribution pipelines. The City also owns and operates three water treatment plants: North Ventura Avenue Treatment Plant, Bailey Conditioning Facility, and the Saticoy Conditioning Facility. A portion of Ventura’s water is taken from the Ventura River and is stored and pumped from four shallow wells. Water is also obtained from Lake Casitas, which is operated and treated by the Casitas Municipal Water District (CMWD). Additional water is pumped from groundwater wells located in the City’s east side. The City manages its water resources conjunctively – whereby river surface water supplies, when available, are used prior to groundwater supplies.

The project is within Ventura’s Pressure Zone 430. Water service is available to the project site via a 12” main along Telegraph Road, an 8” main along Linden Drive, a 12” main and a 24” main running along Saticoy Avenue, and a 24” main along Blackburn Road easterly to Citrus Drive. The 24” mains within Saticoy Avenue and Blackburn Road was recently constructed as a Capital Improvement Project called, “The 430 Reservoir Project” along with two 2 MG reservoirs at the corner of Wells Road and Foothill Road. The new reservoirs provide sufficient storage for domestic and fire flow to serve the project.

Figure 4-1 illustrates the existing and proposed water system servicing the units within the project. Points-of-connection at Telegraph Road, Saticoy Avenue, Blackburn Road and Linden Street are proposed to provide a looped water system. Units fronting Telegraph Road will be served by the existing 12” water line in Telegraph Road, while units fronting Saticoy Avenue will be served by the existing 12” water line in Saticoy Avenue. The remainder of the units will be served by new mains in the fronting public streets. All new mains shall be constructed of 8” minimum diameter pipes. The onsite water system will be designed and constructed to meet current City of Ventura Standards.

The project provides an 8” water line connection to the existing 8” water line in Linden Street as part of a loop system. The project is also subject to the CIDS fee established by the City for the funding and construction of capital improvements in the Saticoy & Wells communities.

4.3 Wastewater Disposal

Local wastewater services will be provided directly by the City of Ventura. The Ventura Water Reclamation Facility is a tertiary treatment plant, located at 1400 Spinnaker Drive, in the Ventura Harbor area near the mouth of the Santa Clara River.

A 12” sewer main is located along Telegraph Road and will serve those fronting units. The units fronting Saticoy Avenue will be served by a new 8” main to be constructed in the existing street. The interior units will be served by a new sewer main connected to an existing main approximately 460 feet southeast of the site on Blackburn Road. This 8” main drains east to Wells Road, south under the State Route 126, and continuing to the Wells Trunk Sewer.

Figure 4-2 illustrates the existing and proposed sewer system servicing the units within project, including the single point-of-connection at Blackburn Road east of the southeast corner of the site. All of the units will be served by new or existing mains located in the proposed or existing public streets. The onsite sewer system will be designed and constructed to meet current City of Ventura Standards.
4. Public Realm, Infrastructure, and Public Services

4.4 Storm Drainage and Grading

The reach of the off-site main in Blackburn Road is not included in the Capital Improvements Deficiency Study (CIDS) Plan, and will be extended as a site-specific offsite improvement cost. Based upon a preliminary sewer capacity analysis and flow monitoring data of an existing manhole at the Saticoy Golf Course located northwest of Wells Road and Telephone Road, by DTR Engineering in September 2006, it appears that the existing main has sufficient capacity to serve the project to the described manhole.

4.4 Storm Drainage and Grading

To prepare the site for grading, all vegetation, noncomplying fill and debris will be removed. Grading of the site will consist of over-excavation and recompaction required to remove and densify loose and compressible soils and cut/fills necessary to achieve design pad and street grades. Grading shall conform to the City's grading ordinance (2007-011). Compacted fills and backfill materials shall be compacted to a minimum of 90% of the maximum dry density obtainable by the ASTM D 1557 test method to limit settlement and improve bearing conditions.

The storm drain system for the site outlets at the project's southeast corner under Blackburn Road to the north side of Highway 126 where an existing CMP pipe drains the site. No storm drain system exists between the project site and the Brown Barranca at Wells Road; however an open concrete channel measuring approximately 20’ wide by 5’ deep exists between Blackburn Road and Highway 126 within Caltrans' right-of-way. The channel currently accepts runoff from the site and drains easterly to Brown Barranca. The project's storm drain system will consist of detention facilities to mitigate any increases in runoff caused by the proposed development in compliance with City and County policies.

In order to comply with the County of Ventura's Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) requirements, the site design will include Best Management Practices (BMP's) such as stormwater detention, catch basin inserts, bioretention filtration, permeable pavers, and grass swales (please refer to Article 4.13.2). Underground stormwater detention systems installed in the park sites reduce the dependence on stormwater ponds and associated maintenance costs, liability and mosquito problems and allows for the use of the park surface throughout the year. Additionally, these systems achieve high pollutant removal rates though bioremediation in soils that do not percolate well. The structures are designed to meet AASHTO H-20 wheel load rating. The surface evidence of the structures will be limited to small diameter inspection/clean out risers.

The site's CIDS storm drain assessment fee contributes to Brown Barranca improvements from Blackburn Road to the Santa Clara River. Site specific improvements are not included in the CIDS fee and are project specific costs.

4.5 Schools

The UC Hansen Trust Property is located within the boundaries of the Ventura Unified School District (“VUSD”). The VUSD operates 25 schools citywide, including: 17 elementary schools, 4 middle schools, and 4 high schools. Additionally, the VUSD operates an adult education school, and a special education preschool. The VUSD serves approximately 17,467 students.

The nearest elementary school to the UC Hansen Trust Property is Saticoy Elementary School, located at 760 Jazmin Avenue. It is approximately 0.8 miles from the project site, with a current enrollment of 396 students, and a capacity of 465 students.

The nearest middle school is Balboa Middle School (grades 6-8), located at 247 South Hill Road. It is approximately 2.7 miles from the project site, with a current enrollment of 1,368 students, and a capacity of 1,552 students.

The nearest high school is Buena High School, located at 5670 Telegraph Road. It is approximately 3.6 miles from the project site, with a current enrollment of 2,180 students and a capacity of 2,371 students.

The three schools listed above will serve the residents of the UC Hansen Trust Property Specific Plan. A school mitigation fee will be required on a per-unit basis. The school mitigation
4. Public Realm, Infrastructure, and Public Services

4.6 Storm Drainage and Grading

Figure 4-1: Water Plan
4. Public Realm, Infrastructure, and Public Services

4.6 Storm Drainage and Grading

Figure 4-2: Sewer Plan

UC Hansen Trust Property Specific Plan
Ventura, California

November 2008
Figure 4-3: Storm Drain Plan

LEGEND:

- Property Line
- Existing Storm Drain
- Proposed 36" Min. Storm Drain
- Connect to Existing Channel
- Open Space
- Proposed Catch Basin and 24" min. Lateral
4. Public Realm, Infrastructure, and Public Services

4.6 Emergency Services

4.6.1 Fire Protection Services

The City of Ventura Fire Department is a modern ISO rated Class 2 department providing comprehensive fire suppression, rescue and inspection, and emergency medical services to City residents, with a service area of approximately 20 square miles. The department is staffed by 73 sworn and 27 non-sworn personnel, and divided into three divisions: Administration, Inspection Services, and Operations. The Ventura Fire Department Operations Division is comprised of six fire stations with seven fire companies and an on-duty Battalion Chief. Each fire station maintains one engine company, with the exception of Fire Station 5, which also houses a truck company.

The project site is situated within the service area of Station 6, which is located at 10797 Darling Road, approximately 1 mile from the project site. Station 6 is staffed with a 3-person engine company consisting of a Captain, an Engineer, and a Firefighter/Paramedic. Station 6 also houses a Hazardous Materials Response Trailer. The hazardous-materials unit is cross-staffed with the same 3-person engine company.

As a condition of project approval, the applicant will contribute a per-unit Fire Development Impact Fee to the City, the specific amount of which will be determined prior to project approval.

4.6.2 Police Services

The Ventura Police Department (VPD) provides police protection services to the City. The Police Department is located at 1425 Dowell Drive in Ventura, approximately 4.7 miles from the project site. The Ventura Police Department has approximately 180 employees, of which 128 are sworn personnel. In addition to the main station at Dowell Drive, the City also operates three Storefront sub-stations throughout Ventura: The Montalvo Storefront, the Pacific View Mall Storefront, and the Westside Storefront. The City is divided into four police beats (areas of responsibility). The project is situated in Beat Three, which covers the City's eastern portion north of the 126 freeway. The VPD response-time objective for priority one calls (e.g.-“in progress,” or injury traffic collisions) is approximately 5 minutes or less, while non-emergency service response times average 15 - 20 minutes.

4.7 Solid Waste

Solid waste services during construction will be provided by E.J. Harrison and Sons, Inc. E.J. Harrison and Sons, Inc. will also provide residential solid waste collection service to the residents of the development, including collection of solid waste, recyclables, and green waste.

Where alleys are present, all receptacles shall be stored adjacent to and serviced from the alley. Where alleys are not present, all receptacles shall be stored so as not to be visible from the street and are to be serviced from the street.

4.8 Infrastructure and Public Services

4.8.1 Electricity

Southern California Edison (SCE) services and maintains the project area's electrical facilities.

Where alleys are present, all wires shall be placed underground in alleys. All transformers shall be placed in alleys and may be either underground or above grade. Electrical meters shall be accessed from the alley.

Where alleys are not present, all wires and transformers shall be placed underground. Electrical meters shall be placed on side yard elevation of structure.

4.8.2 Gas

Natural gas is imported by the Southern California Gas Company from its interstate system, and service connections are provided and maintained throughout the project vicinity. Southern California Gas Company has a 2” medium-pressure main in Henderson Road, and a 22” main in Saticoy Avenue.

All gas lines shall be placed in street.

4.8.3 Telephone

Local telephone services and maintenance will be provided by SBC. Where alleys are present, all telephone wires shall be placed underground in alleys. Switch boxes shall be placed in alleys and may be either underground or above grade. Where alleys are not present, all wires and switch boxes shall be placed underground.
4. Public Realm, Infrastructure, and Public Services

4.8  Infrastructure and Public Services

4.8.4  Cable

Local cable television service will be provided and maintained in the area by Time Warner Cable. Where alleys are present, all cable wires shall be placed underground in alleys. Cable boxes shall be placed in alleys and may be either underground or above grade. Where alleys are not present, all wires and cable boxes shall be placed underground.

4.9  Parks and Recreation

The City of Ventura currently operates 34 parks, recreational facilities, and historic sites within the city limits. The park system includes more than 862 acres of parkland and recreational facilities serving a variety of interests. Included in the City’s park system are two par-72 golf courses, a 100-acre community sports park and aquatics center, and 110 acres of linear parks.

Other recreational amenities and opportunities in Ventura and the surrounding area include: beaches, trails, bike paths, rivers, and the Ventura Harbor.

The Quimby Act of 1975 (California Government Code §66477) allows cities and counties to require land dedications or in-lieu fees for park and recreation facilities as a condition of subdivision map approval. The City’s current park land dedication requirement is 4.78 acres per 1,000 new residents for neighborhood parks.

The City has identified a need for 5-acres of neighborhood park area (which may be accommodated in two separate parks) to serve the Saticoy & Wells community, and accordingly, the University has agreed to provide 5-acres of park area on the UC Hansen Trust Property in the form of two parks. In detailed meetings and discussions between the University’s development team, the City Public Works staff (including the Parks Division), and the City’s Parks and Recreation Commission, it has also been determined that the 5-acre park could be appropriately provided in two separate parcels.

The detailed park layout is subject to review and approval by the City’s Parks and Recreation Commission. However, based upon conversations with the City’s Parks and Recreation Commission, the two large parcels which comprise the majority of the park area are anticipated to include a community garden, passive recreation areas, open playfields, and a small playground. The park areas will not necessarily include any improved fields for organized sports.

4.10  Agriculture-Urban Interface Buffer

In its 2005 General Plan, the City of Ventura identified agriculture as a valuable land use, and an important component of the local economy. Ventura’s rich soil, temperate climate, and long growing season all contribute to a favorable agricultural environment. However, the challenges of maintaining commercial farming practices, in an increasingly urbanized area, threaten the ongoing viability of agriculture in the City, as well as Countywide. The City’s commitment to the preservation of agriculture is detailed in the Special Topics section of Chapter Three of the General Plan, which states an intention to sustain viable farm operations in areas designated for agricultural use. Of particular concern are the conflicts that often arises where active agricultural land directly abuts residential, or other non-agricultural uses.

In an attempt to retain agriculture within the City’s Sphere, in 1995 Ventura voters approved the SOAR (Save Our Agricultural Resources) initiative, which amended the City’s General Plan with respect to preservation of certain specifically identified agriculturally designated lands. Ventura’s SOAR initiative stipulates that the Agricultural land use designation for those properties shall remain in effect until at least December 31, 2030, unless amended by a vote of the people. The UC Hansen Trust Property is designated for residential development in the City’s General Plan, and is therefore not encumbered by the restrictions of the SOAR initiative. However, all of the property located directly west of the UC Hansen Trust site, across Saticoy Avenue, is included within the SOAR boundaries.

In keeping with the policies included in the City’s General Plan (Action 3.21), as well as with the mission of the UC Hansen Trust to help ensure the sustainability of agriculture in Ventura County, this proposed Specific Plan has been prepared with a commitment to take responsibility for providing appropriate buffers between the proposed development, and adjacent agricultural uses. The City’s General Plan cites to the Agricultural Buffer Policy, as approved by the Ventura County Agriculture Commissioner’s Office, as the standard for acceptable Agricultural/Urban Interface Buffers. However, it is important to note that the Agricultural Commissioner’s
Agricultural/Urban Buffer Policy is intended to address buffer interface situations in areas of County jurisdiction. At this time, the City has not formally adopted an Agricultural Buffer Policy for properties to be developed within the City.

During the preparation process for this Specific Plan, the UC Hansen Trust Property development team has made every effort to fully implement the policy direction expressed by the City of Ventura, the County Agricultural Commissioner, the Ventura County Agricultural Policy Advisory Committee ("APAC"), and the Local Agency Formation Commission ("LAFCO"), with regard to providing an appropriate agricultural buffer along Saticoy Avenue. Based on the input received, the UC Hansen Trust Property Regulating Land Plan, provides for a 150 foot Agricultural Buffer, including a vegetative screen (shelter belt). This approach is consistent with the County of Ventura's Agricultural/Urban Buffer Policy, as adopted by APAC.

The 150 foot Agricultural Buffer for the UC Hansen Trust Property Specific Plan, will be provided on a combination of UC Hansen Trust Property and the adjacent Saticoy Avenue public right-of-way. The vegetative screen will be located within the Saticoy Avenue Right-of-Way, immediately adjacent to the active farmland that is being protected by the Buffer. The UC Hansen Trust will provide funding for the installation of any required fencing along the agricultural property line. However, the UC Hansen Trust anticipates that it would benefit the farmers to control the actual installation of the fence, allowing them to make important decisions regarding the exact location of the fence on their property, the placement of gates, etc. The location of the Buffer is shown in Figure 24H-1: UC Hansen Trust Property Regulating Plan. A more detailed discussion of this issue, and the actions taken to date by the UC Hansen Trust development team to work cooperatively with its farming neighbors, is included in Appendix B Agricultural Sustainability Issues. Additionally, Appendix D offers an alternative proposal for the location and configuration of the vegetative screen.

4.11 Eastern Boundary Separation

A continuous six (6) foot high concrete masonry unit wall shall be constructed at the rear property line of the new lots and small greens located along the northeasterly boundary of the UC Hansen Trust Property (i.e. adjacent to the existing mobile home park and Linden Drive homes). The height of the wall shall be measured from the higher elevation of the adjacent grades (on opposite sides of the wall) at each new lot.

4.12 Goals, Policies and Programs

Goals
1. To provide the level of public services desired by the residents at a reasonable cost.
2. To ensure the provision of public services keeps pace with new development.
3. To respect the natural setting by implementing sustainable design features.

Policies
1. Public facilities should be located and designed so that noise, light, odors, and appearances do not adversely affect nearby land uses.
2. The City shall promote the efficient use of water and reduced water demand by requiring water-conserving design and equipment in new construction and by encouraging water-conserving landscaping and other conservation measures.
3. The majority of landscaping for both public and private projects shall employ low water demand/drought tolerant native plants.
4. In any turf areas within public spaces, street medians or landscaping barriers, hydro tensiometers and automatic irrigation systems (or similar technology) shall be used to achieve the most effective use of water applied to turf.
5. Improve the quality of urban storm water runoff and quality of groundwater recharge through the use of appropriate mitigation measures including, but not limited to, infiltration/sedimentation basins, sand filters, oil/grit separators, and other best management practices, such as storm water retention.
6. Require proposed development to adequately mitigate increases in storm water peak flows and/or volume. Mitigation measures shall take into consideration impacts on adjoining properties and impacts on groundwater recharge related to existing and proposed water wells.
4. Public Realm, Infrastructure, and Public Services

4.12 Goals, Policies and Programs

7. Engineered drainage plans shall incorporate a collection and treatment system for storm water runoff consistent with applicable federal and State laws.

8. Employ existing fee programs to finance required off-site infrastructure;

9. The City shall consider public safety issues in all aspects of project design, including crime prevention through design.

10. The City shall ensure that all proposed developments are reviewed for compliance with fire safety standards per the Uniform Fire Code and other City standards and ordinances.

11. Respect the adjacent agricultural uses by providing a 150 foot agricultural buffer along Saticoy Avenue.

Programs

1. Complete on-site water distribution lines in the UC Hansen Trust Property Specific Plan Area to serve individual parcels. Pipe connections will include adequate looping to provide redundancy for the system. The internal mains will be sized to comply with City requirements.

   Review/ Approval: Community Development Department
   Construction: Developer fees

2. Place fire hydrants at most intersections and every 500 feet. Fire hydrant locations will be reviewed and approved by the City of Ventura Fire Department.

   Review/ Approval: Fire Department
   Construction: Developer fees

3. Construct storm drain detention facilities to mitigate the increase of the developed condition peak flow over the undeveloped peak flow. The detention sites may consist of detention basin(s), dual use basins, and/or underground storage.

   Review/ Approval: Community Development Department
   Construction: Developer fees

4. Submit development plans to the police department and fire department to ensure to the extent practical that design of the project facilitates public safety.

   Review/ Approval: Fire and Police Departments
   Construction: Developer fees

5. Install utilities underground to secure such utilities from damage.

   Review/ Approval: Community Development Department
   Construction: Developer fees

6. Provide an agriculture-urban interface buffer in general compliance with APAC recommendations.

   Review/ Approval: Community Development Department
   Construction: Developer fees

7. The land for the creation of a 5-acre neighborhood park will be donated by the developer per the terms of the Development Agreement.

   Review/ Approval: Parks and Recreation Commission
   Construction: City Park Fees

4.13 Thoroughfare and Landscape Standards (Public Realm)

4.13.1 Thoroughfare Standards

4.13.1.1 Purpose

This Article provides standards for the streets and alleys that may be located within the UC Hansen Trust Property.

4.13.1.2 Allowed Thoroughfare Types

Only the following thoroughfare types are allowed within the Specific Plan area, as shown in Figure 4-13-1.
4. Public Realm, Infrastructure, and Public Services
4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-1: Thoroughfare Type Diagram

- A. Neighborhood Street (A1, A2)
- B. Alley
- C. Carlos Street (C1, C2)
- D. Blackburn Road
- E. Telegraph Road
- F. Old Saticoy Avenue
- G. Saticoy Avenue

UC Hansen Trust Property Specific Plan
Ventura, California
3 November 2008
A1. **Neighborhood Street.** Neighborhood Streets serve primarily local traffic. They are designed for low traffic volumes and vehicular speeds of 25 miles per hour or less. Neighborhood streets have continuous parallel curbside parking on both sides, broken only by private driveways that are as narrow as practical, where these occur. Sidewalks on both sides of the street are separated from the curb by a parkway that serves as both open vegetated swale for water cleansing, and as planting strips that accommodate rows of evenly spaced street trees and street lights, as specified in Article 4.13.2.2. Neighborhood Street section A1 has a 56’ right-of-way, a 30-foot curb to curb pavement width, a 7-foot parkway, and a 6-foot sidewalk on both sides. Landscaping is as specified in Article 4.13.2.2

A2. **Neighborhood Street.** Neighborhood Streets A2 is a north-south neighborhood street that connects Blackburn Road and Telegraph Road. Its section is the same as section A1, except that it has a 32-foot curb to curb pavement width, a 6-foot planter width, and a 6’ wide sidewalk. Street tree planting, street lighting, and landscaping are as specified in Article 4.13.2.2
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

B. Alley. Alleys are located at the rear of lots and provide vehicular and service access to the lots. Garages are oriented to and accessed from the Alleys, wherever Alleys are provided. Garages shall be set back a minimum of 5 feet from the rear property line - which is at the edge of the 20' alley right-of-way and may be set back farther to allow parking in front of the garage. Alley pavement and landscaping shall be as specified in Article 4.13.2.2. The utility services and meters shall be located adjacent to the Alley, and trash and recycling receptacle shall be stored adjacent to and serviced from the Alley. Building addresses shall be mounted to the Alley-facing frontage of each garage. Alley lighting shall be mounted to Alley-facing frontage of garages at the discretion of the City Engineer.

C1. Carlos Street. Carlos Street is a neighborhood connector that links the Hansen Trust property to the existing residential development to the east, to the proposed Parklands development beyond, to Wells Road and to Citrus Avenue and the neighborhood commercial center to the east of Wells Road.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

C2. Carlos Street between Hansen Trust and Parklands. East of the north/south neighborhood connector street that runs parallel to Saticoy Avenue, where Carlos Street links the UC Hansen Trust Property to the Parklands development, the Carlos Street paving narrows to 24 feet. The parkways and sidewalks are each 6 feet wide. On-street parking is not permitted along this segment of Carlos Street.

D. Blackburn Road. Blackburn Road is an existing freeway frontage road. The segment adjacent to the Hansen Trust Property is designed to provide room between Blackburn and the Caltrans right-of-way to construct an 8 foot soundwall, with landscaping between the soundwall and the southerly curb of Blackburn. A curbside parking lane on the north side is added to the two existing travel lanes. An 8 foot planting strip and 6 foot sidewalk are also provided along the north side of Blackburn, adjacent to a public park. At the easterly edge of the Hansen Trust Property, the sidewalk alignment will transition to the alignment of the existing sidewalk along the south edge of the mobile home park, where the curb line will bulb out to meet the existing curb and the curbside parking lane will end.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

E. Telegraph Road *. Telegraph Road is an important thoroughfare that connects the Saticoy & Wells Community to East Ventura. To the west and the east of the Saticoy & Wells Community, Telegraph Road is a 2-lane road passing through agricultural land. Telegraph Road, between Saticoy Avenue and Wells Road, consists of one eastbound and one westbound travel lane separated by a 12-foot planted median which will contain an open vegetated swale for stormwater cleansing. A 6-foot bicycle lane and 8-foot parking lane will be constructed next to the eastbound travel lane along with a 6-foot planting strip, a 6-foot sidewalk, and an additional 10 foot strip of landscaping. The existing curb-adjacent sidewalk along the westbound lane will remain, but the alignment of travel lanes will be such that in the future a planting strip and sidewalk matching those on the south side could be constructed (the addition of all improvements north of the median - the travel lane, bike lane, planting strip, sidewalk, and trees - will not be done as part of the development of the UC Hansen Trust Property).

* Note: The General Plan classifies Telegraph Road as a Secondary Arterial and such classification is retained in order to assure the potential for the street to be expanded to a four-lane road in the future. Nevertheless, the General Plan allows this particular road segment to be maintained and enhanced as a two-lane road as described in this Specific Plan until traffic volumes necessitate the conversion to a four-lane road. In the event that future traffic volumes necessitate the conversion of the street to 4-lanes, the street cross section shall be as then determined by the Community Development Department.

F. Old Saticoy Avenue. Old Saticoy Avenue, the Saticoy Avenue road alignment prior to the construction of Highway 126, connects Blackburn Road and Saticoy Avenue along the western edge of Blackburn Park. It has an 80-foot right-of-way, a 40-foot curb to curb pavement width and provides parking, a 7-foot parkway, and a 6-foot sidewalk on the Blackburn Park side of the street. Landscaping is as specified in Article 4.13.2.2.
G. Saticoy Avenue. Saticoy Avenue is a north-south connector street leading to existing neighborhoods south to Telephone Road and north to Foothill Road. North of the Highway 126, Saticoy Avenue is bounded on the west by reserved agricultural land (orchards and row crops), and on the east by neighborhood development. Saticoy Avenue includes one northbound and one southbound travel lane divided by a turn lane, with bikeways on both sides and a curbside parking lane on the east side. A parkway planter strip with street trees and a sidewalk are also provided along the east side of Saticoy Avenue. On the west side, this segment of Saticoy Avenue abuts an existing orchard along the northern portion, and row crops along the southern portion. The required agricultural buffer zone will be provided between the western edge of the Saticoy Avenue Right of Way and the front yard setbacks for the homes on the east side of Saticoy Avenue. Trees and shrubs will be planted adjacent to the existing agricultural uses to complete the necessary vegetative shelter belt buffer planting. The current agricultural irrigation and stormwater drainage will be accommodated in an open vegetated swale where a drainage ditch currently exists in the western portion of the Saticoy Avenue Right of Way (or alternatively, in a storm water pipe). At the request of the adjacent agricultural land owner, an eight foot tall chain link fence will be installed along the western edge of the Saticoy Avenue Right of Way, between the Shelter Belt and the existing agricultural uses. Articles 4.10 and 4.13.2.2 describe the streetscape landscaping and buffer in detail.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

4.13.2 Landscape Standards

4.13.2.1 Purpose

A. General requirements.

Landscape shall enhance and promote the environmental quality and the aesthetic character of the UC Hansen Trust Property in the following ways:

1. The landscape shall define, unify and enhance the public realm; including streets, greens, parks and front yards.
2. Deciduous trees on the south and west side of buildings shall provide passive solar functions of cooling in summer and allow filtered light and warming in winter.
3. The landscape shall be sensitive to its environmental context and utilize plant species that reduce the need for supplemental irrigation water.
4. The landscape shall cleanse and detain storm water on site by utilizing a combination of biofiltration, permeable paving and subsurface detention methods.
5. Along Saticoy Avenue, the landscape shall provide the vegetative screen component of the agricultural buffer. Please refer to Article 4.10 (Agriculture-Urban Interface Buffer) for more information on the agricultural buffer and to Appendix D for an alternative vegetative screen configuration.
6. The landscape shall create a sense of enclosure and protection from the traffic of the 126 Freeway, Telegraph Road, and Saticoy Avenue.

Note: Installation of Street Trees shall not be required on the west side of Saticoy Avenue, immediately adjacent to the Tobias family property.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

B. Public Realm Landscape Structure.

Streets with comfortable sidewalks and planted parkways provide the unifying structure of the neighborhood. Trees form a canopy, define the street edge, and invite pedestrian activity. Every thoroughfare shall be lined with tree species that reflect local environmental conditions and individual cultural requirements as specified in Article 4.13.2.2.

The street and open space network allows residents the opportunity to fully explore passive and active recreation options within walking distance of their homes. Parks and greens are placed strategically within the UC Hansen Trust Property to maximize community access to open space.

C. Sustainability.

The goal for the overall landscape design is to create a unified, harmonious, and aesthetically pleasing environment that also integrates sustainable concepts and solutions that restore natural functions and processes. The public right of way and urban street runoff becomes an extension of existing drainage pathways and the natural ecology. The environmental implications reach beyond the project site to surrounding neighborhoods as well as the regional watershed.

Water efficient landscaping will be introduced (following a soil/climate analysis to determine the most appropriate indigenous/native-in-character, drought tolerant plants) to reduce irrigation requirements. Lawn will be restricted to areas of passive and active recreation and bioswales. Wherever lawn is used the selected species will be a deep-rooted variety with low watering requirements. All planted areas, except for lawn and seeded groundcover, will receive a surface layer of specified recycled mulch to assist in the retention of moisture and reduce watering requirements, while minimizing weed growth and reducing the need for chemical herbicide treatments.

Where irrigation is required, high efficiency irrigation technology with low-pressure applications such as drip, soaker hose, systems with rain shut-off devises and low volume spray systems will be used. The efficiency and uniformity of a low water flow rate reduces evaporation and runoff and encourages deep percolation. After the initial growth period of three to seven years, irrigation will be limited.

The location and selection of all new tree planting will adhere to ‘green infrastructure’ principles by visually expressing the underlying interconnectivity of the neighborhood. Species selection will be in character with the local and regional environment, and be comprised of an appropriate mix of evergreen and deciduous trees. Trees will be used to define the landscape character of recreation and open space areas, identify entry points, and reinforce the legibility of the neighborhood by defining major and minor thoroughfares for pedestrians, bicycles and vehicles. Trees with a distinctive character, either in form or foliage color, will be placed at major entry points to the community.

D. Green Infrastructure - Sustainable Stormwater Management

The ‘green infrastructure’ system is comprised of streets (that enable pedestrian, bicycle and auto circulation) and community open spaces (that accommodate various recreational needs) that act as a functional system for storm water treatment and management. Areas of impervious pavement have been reduced and areas of pervious pavement utilized to the maximum feasible amount and supplemented with areas of soft landscape. While travel lanes must be asphalt concrete pavement, parking aisles may be constructed with permeable paving.

E. Landscape Objectives

The plan addresses the following landscape objectives:

1. Provide plantscapes that are compatible with an arid environment and use a palette of native and drought tolerant plant species compatible with the natural vegetation of the region. Plant species should be selected that have a Moderate, Low or Very Low water use rating as
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-2: Hydrology and Stormwater Management Plan

- TURF AND PLANTED AREAS - OPPORTUNITY FOR DEPRESSED AREAS:
  - Street and Building Runoff, Infiltration, Filtration, Sediment Dropout, Decreased Runoff

- OPEN VEGETATED SWALES AT PARKWAY:
  - Infiltration, Filtration, Sediment Dropout

- SATICOY ROAD DRAINAGE:
  - Open Vegetated Swale Within Agriculture Buffer, Filtration, Infiltration, Detention, Sediment Dropout

- PLANTER BOX:
  - Filtration (Tree wells with soil media and subdrain outlet)

PLANTER BOX:
- Filtration (Tree wells with soil media and subdrain outlet)

UC Hansen Trust Property Specific Plan
Ventura, California

3 November 2008
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

designated by the Water Use Classification of Landscape Species (WUCOLS) list for Southern California Coastal environments.

2. Utilize appropriate street trees that tolerate environmental stress, provide summer shade and winter sun where applicable, and have pleasing texture or color characteristics.

3. Implement a responsible storm water management system that treats runoff as an environmental resource and a design amenity (see Figure 4-13-2). The landscape should cleanse and detain storm water on site by utilizing a combination of biofiltration, permeable paving and subsurface detention methods such as:

- **Pervious Surfaces.** Create pervious surfaces where practical. Alleys and on-street parking areas may be paved with permeable paving designed for rapid infiltration of storm water.
- **Biofiltration.** Cleanse the first flush from storm events by conveying rainfall to bioswales, rain gardens and other designated planting areas designed to filter water, allow infiltration, sediment dropout and reduced velocity.
- **Detention.** Detain storm water in subsurface detention basins placed at low points in greens and parks.
- **Landscape amenity.** Make all visible storm water management systems aesthetically pleasing. Conveyance and biofiltration methods should be integral to the landscape design and shall add value to the experience of open space.

F. Landscape for Thoroughfares

1. General

Street trees shall be consistent with, or similar to, species identified in the Street Tree Diagram, Figure 4-13-7. Large trees with arching canopies shall be planted as allees in continuous parkway strips or individual tree wells parallel to the adjacent curb on both sides of the street and in street medians where appropriate. Tree spacing shall be no more than 30 feet on center. Consistency in tree spacing and species shall be used to create a strong street identity by establishing order and unity to the public realm. Saticoy Avenue, Blackburn Road, Carlos Street, Telegraph Road, and the neighborhood streets directly north and east of Central Park shall be planted with 36-inch box sized plant material and all other streets shall be planted with 24-inch box plant material.

a) There are several thoroughfare types (including alleys) in the UC Hansen Trust Property and each has distinctive configurations and contextual differences. Trees on all thoroughfares clarify and reinforce the street context with single species planted in rows as described in General above.

b) The street tree pattern and spacing on Saticoy Avenue shall be appropriate for an agricultural buffer. On the west side of the street (except as provided in Appendix D), densely foliated trees and shrubs shall be planted in double rows in a triangulated pattern to minimize adverse affects of agricultural operations. On the east side of Saticoy Avenue, the pattern shall be single species in single rows as identified in General above.

c) Similarly, the street trees on the northern edge of Blackburn Road, facing the 126 Freeway, shall be comprised of densely foliated trees and shrubs in order to create a buffer from traffic and noise.

2. Sustainability and the Street Edge

a) Street trees shall be deciduous except where otherwise indicated on the Street Tree Plan in order to provide seasonal climate control and to direct rain water to planted parkways.

b) Runoff from sidewalks shall be conveyed to planted parkways. Overflow from parkways and runoff from the road will be directed into pervious paving in parallel parking areas, where it can infiltrate quickly into the ground or subterranean detention. Provide perforated curbs through which street stormwater runoff can flow to parkways and open vegetated swales.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-3: Typical Neighborhood Street Section: Canopy trees are planted in the parkways separating the street from the sidewalk along both sides. Trees filter air pollutants and deflect rainfall to diffuse runoff. Trees shade the pavement, reducing heat islands. Trees provide visual relief from asphalt paved areas. Runoff within the street is directed to open vegetated swales and infiltration trenches in the parkways.

Figure 4-13-4: Plan of Typical Neighborhood Street Hydrology
Figure 4-13-5: Section through typical Alley: Alleys are comprised of a 12-foot wide concrete drive lane flanked on each side by permeable pavers. Alleys slope away from structures toward a central swale.

Figure 4-13-6: Plan of Typical Neighborhood Street Hydrology
4. Public Realm, Infrastructure, and Public Services
4.13 Thoroughfare and Landscape Standards (Public Realm)

4.13.2.2 Specific Thoroughfare Landscape Standards

A. Saticoy Avenue. Saticoy Avenue is an important thoroughfare connecting northern and southern sections of East Ventura that are divided by Freeway 126. Lands on the west side of Saticoy Avenue are engaged in agriculture and require a buffer of trees and shrubs along the entire length of the UC Hansen Trust Property, with the exception of the frontage directly in front of the Tobias family home and secondary building entrance and points of street access for the other adjacent agricultural properties along Saticoy Avenue, which do not require a buffer. Per request from the Tobias family, the installation of Street Trees will not be required on the west side of Saticoy Avenue, adjacent to the Tobias family property, and the required buffer shrubs (as defined below) shall be of 24” box size.

Alternatively, the property frontage currently owned by the Tobias family could remain planted with lemons, which could satisfy the tree requirement of the agricultural buffer if the alternative vegetative screen proposed in Appendix D is approved as part of this Specific Plan. Low growing shrubs can be placed in the area between the curb and the first row of lemon trees if required to meet the agricultural buffer standards adopted by the City of Ventura.

The remainder of the buffer shall be planted with a vegetative screen of trees and shrubs listed below. Trees shall be placed in double rows of triangular spacing, and shrubs shall be planted under trees. The following tree and shrub species have been selected for their dense foliage, low branching structure, and evergreen characteristics. Shrub spacing will be determined by the growth habit of individual species.

1. Buffer Shrubs (Large): Heteromeles arbutifolia/Toyson, or Rhus ovata/Sugar Bush
   a. Location: 5 feet and 10 feet from edge of curb on the west side as indicated in Article 4.13.
   b. Spacing: 10 feet on center with triangulated spacing as indicated in Article 4.13

2. Buffer Shrubs (Low): Ceanothus g. ‘Yankee Point’/California Lilac
   Cotoneaster horizontalis/Bearberry

3. Street Trees: Ulmus pavifolia/Chinese Evergreen
   Elm per Street Tree Plan
   a. Location: Plant in the center of the parkway
   b. Spacing: 30 feet on center and aligned

On the east side of Saticoy, Chinese Evergreen Elm trees shall be placed in single rows as described in General above.
Figure 4-13-7: Street Tree Diagram

LEGEND

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Latin Name / Common Name (Spacing)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jac</td>
<td>Jacaranda mimosifolia / Jacaranda (30 feet o.c.)</td>
</tr>
<tr>
<td>Kol</td>
<td>Koelreuteria bipinnata / Chinese Flame Tree (30 feet o.c.)</td>
</tr>
<tr>
<td>Lof</td>
<td>Lophostemon confertus / Brisbane Box (30 feet o.c.)</td>
</tr>
<tr>
<td>Pic</td>
<td>Pistache chinensis / Chinese Pistache (30 feet o.c.)</td>
</tr>
<tr>
<td>Plt</td>
<td>Platanus acerifolia “Bloodgood” / London Plane Tree (30 feet o.c.)</td>
</tr>
<tr>
<td>Ulm</td>
<td>Ulmus parvifolia / Chinese Evergreen Elm (30 feet o.c.)*</td>
</tr>
<tr>
<td>Qua</td>
<td>Quercus agrifolia / Coast Live Oak (30 feet o.c.)</td>
</tr>
<tr>
<td>Quv</td>
<td>Quercus virginiana / Southern Live Oak (30 feet o.c.)</td>
</tr>
</tbody>
</table>

*Note: Installation of Street Trees shall not be required on the west side of Saticoy Avenue, immediately adjacent to the Tobias family property.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

1. East Side Tree: Ulmus parvifolia /Chinese Evergreen Elm
   a. Location: Plant in the center of the parkway
   b. Spacing: 30 feet on center and aligned

B. Blackburn Road. A planned four acre park on Blackburn Road faces the 126 Freeway and the Caltrans right of way. Two rows of thick, densely branched evergreen street trees will be located on the northern edge of the street across from the sound wall. On the south side of Blackburn Road, across from the park, shrubs shall be planted in front of the soundwall, in addition to street trees, to soften its height and appearance. The shrub species shall be drought-tolerant, pest resistant, and appropriate for the width of the planting area.

   1. Primary Street Tree: Quercus agrifolia/Coast Live Oak
      a. Location: Plant adjacent rows 3 feet from the edge of curb in the center of the parkway and equidistant from the center of the sidewalk in order to form an allee.
      b. Spacing: 30 feet on center and aligned.

C. Carlos Street. Carlos Street links Saticoy Avenue with existing development to the east. This street bisects the UC Hansen Trust Property and flows by a one acre neighborhood park.

   1. Primary Street Tree: Jacaranda mimosifolia/Jacaranda
      a. Location: Plant 3 feet from the edge of curb in the center of the parkway.
      b. Spacing: 30 feet on center and aligned in parkways and as indicated on the Illustrative Plan, Figure 4-13-8.

D. Telegraph Road. Telegraph Road is a major thoroughfare connecting east and west Ventura. Its character changes from commercial to rural as it extends east from Five Points. The portion of Telegraph that borders the UC Hansen Trust Property shall have a wide parkway, containing a sidewalk with one row of trees on either side. A greenway will be planted on the south side, adjacent to the Property, as per Article 4.13.1.2.E.

   1. Primary Street Tree: Lophostemon confertus/Brisbane Box
      a. Location: Plant 3 feet from edge of curb in the center of the parkway and equidistant from the center line of the sidewalk in order to form an allee.
      b. Spacing: 30 feet on center and aligned.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

E. Neighborhood Streets. Slow traffic speeds are reinforced by narrow streets with continuous planting strips on both sides of the street adjacent to parallel parking that serves local residents. See Figures 4-13-3 and 4-13-4 for specific tree locations.

1. Primary Street Trees:
   - Platanus racemosa/California Sycamore
   - Koelreuteria paniculata/Golden Rain Tree
   - Jacaranda mimosifolia/Jacaranda
   - Platanus acerifolia ‘Bloodgood’/London Plane Tree
   - Pistache chinensis/Chinese Pistache

   a. Location: Plant 3 feet from the edge of curb in the center of the parkway.
   b. Spacing: 30 feet on center and aligned.

F. Alley. House gutters shall drain to rain gardens and/or alleys where possible. Alleys shall drain to a central swale. See Figures 4-13-5 and 4-13-6.

1. Planting strips and wall vines: Planting strips between driveway aprons shall be planted with small, narrow trees from the list below that will not interfere with delivery and rubbish trucks while creating an attractive edge to the alley. Ground cover shall be planted with native and drought resistant plants. Wall vines should be planted on adjacent building walls to enliven the alley.

2. Alley trees:
   - Cercis occidentalis/Western Redbud
   - Hymenosporum flavum/Sweetshade
   - Pyrus calleryana ‘Bradford’/Bradford Pear
   - Cassia leptophylla/Gold Medallion Tree
   - Chitalpa Tashkentensis/Chitalpa

4.13.2.3 Parking Area Landscape Standards

A. General requirements. Surface parking areas (i.e. Quadplex parking lots) shall be constructed of pervious paving material, subject to City Engineer approval, to achieve filtration and partial storage during storm cycles. Pervious interlocking paving, such as SF-Rima, is the recommended system. Pervious concrete and modular grass and gravel paving are also acceptable. If modular grass and gravel systems are employed, they shall use pervious crushed rock base rather than Class II road base. Surface overflow shall drain to biofiltration trenches through curb cuts. Storm water shall be stored in subsurface detention cells in Blackburn Park. Standing water shall be avoided.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

4.13.2.4 Neighborhood Greens and Parks

A. Purpose. The UC Hansen Trust Property Specific Plan is conceived around a system of neighborhood parks comprised of squares and greens designed to provide residents of all ages with a variety of outdoor experiences (See Figure 4-13-8, Illustrative Plan). Squares are usually formal areas of either hardscape or landscape placed in front of or closely aligned with buildings. Greens provide places for active and passive recreation and include greenways. Although the character of each of these spaces differs, they form the community’s collective open space and offer opportunities for residents and visitors alike to spend time in the company of others or to find solitude. All park designs are conceptual and subject to future City approval.

B. Proposed open space areas. The UC Hansen Trust Property shall have open space features that include a greenway, four greens, and two parks, each designed for a diversity of recreation options. The combined acreage of Central Park and Blackburn Park satisfies the City’s requirement for a five acre park. The following summary describes each open space and the elements envisioned for each.

1. Central Park. This 1.48 acre park blends both formal and informal elements. The formality of a gazebo, a tree bosque, and a tightly structured garden of drought tolerant plants combine with an informal play structure and large expanse of lawn for lively activity or relaxation. The design of the park fits its prominent central location and compliments the buildings that enclose it (See Figure 4-13-9).

2. Blackburn Park. A 4.09 acre (gross) park for impromptu sports games, Blackburn Park features a large expanse of uninterrupted lawn ringed by large shade trees. Barbecue and picnic tables are tucked under tree canopies. At the west end of the park, community gardens provide a place to grow edibles. Compost bins, work tables and a storage shed are provided to facilitate the art of gardening and to encourage participation. Restrooms occupy a small structure between playing fields and community gardens. Blackburn Park also provides an underground detention basin that filters runoff, promotes infiltration, reduces offsite flow volume, while increasing sediment dropout (See Figure 4-13-10).

3. Small Greens. Tucked between residences, two small neighborhood greens terminate the vista of the neighborhood streets. These greens may contain a tot lot, trees, benches, and a lawn in a comfortable enclosed space.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

4. Native Green. A small green dedicated to storm water collection and brief detention features a bioswale of native grasses, perennials, and trees. The plants slow the velocity of water, allowing filtration, infiltration and sediment dropout as it meanders to the drain that connects to the city storm water system.

5. Triangular Green. This small space, which extends beyond the development site property line, at the intersection of Saticoy Avenue and the road at the north side of Blackburn Park will be planted with canopy trees, open turf area, and drought tolerant landscape. It will be lined with street trees as an extension of the neighborhood streetscape (See Figure 4-13-11).

6. Telegraph Road Streetscape. The Greenway is a linear space formed by the geometry of the block structure and Telegraph Road. Trees are spaced informally, giving a rural character to the Greenway. A sidewalk running through the trees offers strolling opportunities and separation from traffic.

Open space is integral to the success of the UC Hansen Trust Property neighborhood and establishes our commitment to provide outdoor places that promote the physical and emotional well-being of all residents.

C. Acceptable trees for parks and greens.

1. 50% of trees for parks and greens shall be 36 inch box size and the balance shall be a minimum of 24 inch box size. A partial list of species is summarized below:

   a) Spatial defining trees: Cedrus deodora / Deodar Cedar
                                  Cinnamomum camphora / Camphor Tree
                                  Koelreuteria paniculata / Golden Rain Tree
                                  Platanus acerifolia / London Plane Tree
                                  Platanus racemosa / California Sycamore
                                  Quercus spp. / Oak

   b) Accent trees: Bauhinia blakeana / Hong Kong Orchid Tree
                       Cassia leptophylla / Gold Medallion Tree
                       Chitalpa tashkentensis / Chitalpa
                       Gleditsia T. Inermis / Thornless Honey Locust
                       Ginkgo biloba / Maidenhair Tree
                       Jacaranda mimosifolia / Jacaranda
                       Lagerstroemia indica / Crape Myrtle
                       Pistacia chinensis / Chinese Pistache
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-8: Illustrative Plan

1. Central Park - 244'-5" x 263'-7" (1.48 Acres)
2. Blackburn Park - 332'-6" x 536'-7" (4.09 Acres)
3. Small Green - 55'-10" x 99'-11" & 55'-9" x 97'-8" (0.253 Acres)
4. Native Green and Bioswale - 81'-0" x 96'-8" (0.180 Acres)
5. Saticoy Triangle Green - 47'-10" x 170'-4" (0.081 Acres)
6. Telegraph Road Streetscape Within R.O.W. - 522'-1" x 24'-5" & 100'-7" x 24'-5" (0.362 Acres)

Agricultural Buffer Boundary
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4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-9: Central Park Concept Plan
Design Option
For Illustrative Purposes Only
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

Figure 4-13-10: Blackburn Park Concept Plan
Design Option
For Illustrative Purposes Only
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

4.13.2.5 Area-wide Landscape Standards for the Public Realm

In addition to the previous landscape standards in this Article, the following shall apply to the UC Hansen Trust Property public realm:

A. All areas not devoted to paving or buildings shall be landscaped and permanently maintained.

B. A landscape that is complementary to the buildings shall be provided adjacent to façades and side elevations as designated in this section.

C. Permanent and automatic irrigation systems shall be provided for all landscaped areas in the public realm.

D. To minimize exterior water use, the following measures shall be incorporated into the design of public space:
   1. Use of drought tolerant species and water conserving native plants;
   2. Low precipitation rate irrigation; and
   3. Use automatically controlled irrigation systems regulated to the actual evapotranspiration rate of the soil.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

E. Maintenance Assessment District. All trees in the public realm, including street and alley trees shall be maintained by a Maintenance Assessment District. Please refer to the implementation chapter for more information.

4.13.2.6 Street Lights

Street lights throughout the UC Hansen Trust Specific Plan shall be of appropriate scale and detail in order to promote the safety and comfort of pedestrians. The location and scale of street trees, street lights, street furniture, and special accent pavement shall be coordinated to create comfortable places to walk, visit, and rest. Street lights shall be screened from the sky to avoid unwanted light spill. Typical street lights shall be of the type illustrated at lower right.

4.13.2.7 Street Furniture Guidelines

A. All proposed street furniture such as benches, trash and recycling receptacles, play equipment, and bike racks shall be consistent with the following criteria:

1. **Design intent:** Furniture shall integrate with development design and highlight architectural styling.

2. **Materials:** Furniture shall be of substantial materials, preferably metal or recycled wood. Material shall be appropriate for the area of use. Materials shall be of durability such to deter vandalism, carving, or markings on.

3. **Benches:**
   a. Benches shall be 6-feet in length and have a back and arms in a style that is keeping with the surrounding elements.
   b. All benches shall be permanently mounted.
   c. Bench framing shall be metal with powder-coating finish in a dark color or galvanized.
   d. Bench seating surface shall be slat or rod with finish coating in either a color to match frame or a faux-wood finish approved to be in keeping with the overall appearance of the surrounding area.

4. **Trash and Recycling Receptacles:**
   a. Public trash and recycling receptacles are recommended to control litter and encourage recycling in parks and other public open space areas.
   b. Trash and recycling receptacles shall be permanently mounted.
   c. Trash and recycling receptacles shall be metal with powder-coating finish in a dark color or galvanized.
   d. All trash and recycling receptacles shall integrate in style with benches selected for use in the same area.
4. Public Realm, Infrastructure, and Public Services

4.13 Thoroughfare and Landscape Standards (Public Realm)

5. Play Equipment:
   a. All play equipment and components shall be IPEMA certified. The use and layout of the components shall conform to the requirements of ASTM F1487.
   b. All play equipment and surfacing shall conform to the A.D.A. Accessibility Guidelines.
   c. Protective surfacing shall be used with play equipment that has a critical height value of at least the height of the highest accessible part/fall height of the adjacent equipment. (Reference: consumer product safety commission guidelines, Section 10: Surfacing.)

6. Bike racks:
   a. Bike racks shall be permanently mounted.
   b. Bike racks shall be two-sided in use to accommodate more bikes in a smaller area.
   c. Bike racks shall be metal with powder-coating finish in a dark color or galvanized.

7. Drinking fountains:
   a. Drinking fountains shall be provided in public open space.
   b. Drinking fountains shall be metal with powder-coating finish in a dark color or galvanized.
   c. Where appropriate, it is recommended that drinking fountains be installed with secondary dog-accessible fountain.

4.14 Implementation

4.14.1 Introduction

This Article addresses the capital improvements, financing, and phasing entailed in implementing the UC Hansen Trust Specific Plan. A number of public and capital facilities will be required in order to support the onsite development and provide the high quality amenities. The development will require all major infrastructure systems including water, sewer, storm drain, roadways, utilities, and parks.

4.14.2 Implementation Schedule

Development of the project site will occur in one single phase that will coordinate both infrastructure and financing needs. A tentative map, building permits, and final map are required to implement the infrastructure improvements and the overall project. The Tentative Map will reflect the proposed
4. Public Realm, Infrastructure, and Public Services

4.14 Implementation

As described in the introduction to the Specific Plan, the UC Hansen Trust Property is owned by the University of California, and has been determined to be surplus to the UC Hansen Trust Program. The University intends to sell the University Property pursuant to the requirements of the Stull Act. Prior to selling the property, the University intends to obtain certain development entitlements from the City, which may include Specific Plan (with an integral Form-Based Regulating Code), Tentative Tract Map, Annexation, and Development Agreement ("Project Entitlements").

The negotiation and approval of additional agreements between the University and the City will facilitate the inclusion of Farmworker housing, appropriate agricultural buffers, and land for approximately 5.6 acres of public park and open space area within the proposed development, and ensure the legal transfer of all Project Entitlement rights, obligations, and responsibilities to the Successful Bidder for the UC Hansen Trust Property, without further approval by the City. Due to the University's legal requirement to abide by the terms of the Stull Act, the University must accept the highest bid for the property when it is ultimately offered for sale. The negotiation and approval of the Project Entitlements will ensure clarity for the City, the community, and the Successful Bidder as to the standards for, and expectations of the UC Hansen Trust Property Specific Plan.

The completion and City approval of the Project Construction Plans and Final Tract Map will be the responsibility of the Successful Bidder for the UC Hansen Trust Property. Additionally, the University anticipates including in the UC Hansen Trust Property entitlements a provision that a portion of the property be reserved for the construction of Farmworker housing units. The University has entered into a Memorandum of Understanding with the Housing Authority of the City of San Buenaventura ("Housing Authority"), the intention of which is to provide for the ultimate transfer of the Farmworker housing site from the Successful Bidder to the VHA, at no cost to the VHA, after approval of the Project Entitlements by the City, and completion of the basic overall project infrastructure. For additional information about the Farmworker housing, see Appendix C (Inclusionary Housing Plan).

4.14.3 Infrastructure and Public Facilities

The development of the Specific Plan area will be fully funded by the Successful Bidder, soon to be project developer. All public and private capital improvements will be constructed by the successful bidder, including the public park areas, the construction of which will be partially funded by City Parks Funds. The successful bidder will be required to post bonds to guarantee the construction of all public improvements as approved for the project.

4.14.4 Financing Plan

The financing and maintenance plan for the development of the Specific Plan area will ensure the timely completion of public facilities, streets, utilities, and other necessary infrastructure improvements, as well as the proper maintenance of these facilities.

The successful bidder will fund all infrastructure improvements of the development. This includes water, sewer, storm drain, streets, parks, utilities. Once constructed, all public infrastructure facilities will be dedicated to the City of Ventura for future maintenance, via a Maintenance Assessment District.

Actual construction of the Farmworker housing units will be funded by a variety of programs, which are available to non-profit builders of affordable housing. The Housing Authority will be fully responsible for obtaining funding for the construction of the Farmworker housing units.

4.14.5 Maintenance Assessment District (MAD)

A Maintenance Assessment District (MAD) for the UC Hansen Trust Property will be formed and will maintain the street lighting, storm water treatment devices, mini-park parcels, landscaping, hardscape, and irrigation system improvements within and adjacent to the tract.
Appendix A:
General Plan Consistency Review

This Specific Plan includes provisions which satisfy the applicable requirements of the 2005 City of Ventura General Plan (CVGP), including the creation of public parks, public facilities, affordable housing, appropriate infrastructure provisions, and environmental mitigation measures. The General Plan is divided into ten chapters, which follow the organizational framework established in the City’s vision. The relationship of the UC Hansen Trust Property Specific Plan to the City’s 2005 General Plan chapters will be discussed in the following order:

1. Our Natural Community (Conservation, Open Space)
2. Our Prosperous Community (Economic Development)
3. Our Well-Planned and Designed Community (Land Use/Design, Housing, Park & Recreation)
4. Our Accessible Community (Circulation, Traffic, Street Network, Parking, Transit Services, Bike Routes)
5. Our Sustainable Infrastructure (Land Use, Water Supply, Wastewater Treatment, Drainage)
6. Our Active Community (Land Use, Park & Recreation)
7. Our Healthy and Safe Community (Safety, Noise, Land Use)
8. Our Educated Community (Land Use, Schools and Libraries)
9. Our Creative Community (Culture)
10. Our Involved Community (Citizen Input)

Relevant Natural Community Policies and Programs

“Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.”

Most of the key design attributes of the UC Hansen Trust Property are related to the central intention that it be a walkable neighborhood, connected to the surrounding land uses. In this way, the neighborhood is a model for future development, and promotes living in balance with the natural setting.

Policy 1B: Increase the area of open space protected from development impacts.

The UC Hansen Trust Property Specific Plan includes approximately 5.6 acres of park and open space areas, within a total development of 35.67 acres. This equates to approximately 15.7% of the overall property in park and open space areas. Additionally, the proposed development will allow for the preservation of other open space areas in the City, as it will help accommodate the City’s need for additional housing stock.

Action 1.17: Require development to mitigate its impacts on wildlife through the development review process.

The UC Hansen Trust Property will follow the development review process as required by the City of Ventura, and will therefore consider and implement any necessary mitigation measures to impacts on wildlife.

Action 1.19: Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate buffers and other mitigation necessary to protect habitat for listed species.
The UC Hansen Trust Property will consider any possible sensitive habitat areas, and will conduct surveys for State and/or federally listed sensitive species as required. If any mitigation is required, the project proponent will ensure that it is implemented.

**Action 1.23: Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.**

Articles 24H.210 (Landscape Guidelines) and 4.13 (Thoroughfare and Landscape Standards) of the UC Hansen Trust Property Specific Plan identifies acceptable trees for use in the thoroughfares, parking areas, plazas, squares, and greens, and private lots of the development. These include the Southern Magnolia, Coast Live Oak, Chinese Hackberry, London Plane Tree, Aleppo Pine, and Douglas Blue Oak, among others. Additionally, there will be a double row of trees and understory shrubs included along Saticoy Avenue, as per the Agricultural Buffer Policy recommendations of the Ventura County Agricultural Commissioners office.

**Policy 1D: Expand the use of green practices.**

The UC Hansen Trust Property Specific Plan is committed to sustainable development, including Smart Growth, stormwater management, and green building features that increase day lighting, reduce toxic chemicals, and conserve energy. In addition to saving the property owner money in the form of lower energy bills, many sustainable materials tend to last longer than conventional ones. Additionally, the Specific Plan is built upon a foundation of creating a walkable neighborhood, thus reducing the use of the automobile.

**Relevant Prosperous Community Policies and Programs**

“Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.”

Although none of the Policies or Programs in this section directly relate to the UC Hansen Trust Property Specific Plan, it is important to acknowledge the goal of economic development, and to highlight that the UC Hansen Trust Property Specific Plan will add much needed housing to the City. The proposed project will provide housing for multiple income levels, which is important for the economy. The issue of housing availability and affordability has been identified as a significant challenge for local businesses which are contemplating expansion in Ventura, as well as for those companies considering locating here. This challenge directly affects a diverse cross sections of the workforce, from professional and management personnel, all the way to Farm Workers. One of the Land Use Goals of the UC Hansen Trust Property Specific Plan is to “become a model mixed-income neighborhood that provides a wide variety of housing types and lifestyle choices with an authentic and recognizable style.” In this way, the UC Hansen Trust Property Specific Plan complies with, and supports, the Prosperous Community Policies and Programs. Furthermore, the proposed development will generate over $18,500,000 in project Development Fees and Infrastructure Improvements (as detailed in Tables 4-1 and 4-2), including approximately $1,350,000 in Capital Improvement Deficiency Study contributions, which will fund specific public improvement projects, which the City has identified as being vital to the Saticoy & Wells Community.

**Relevant Well-Planned and Designed Community Policies and Programs**

“Our goal is to protect our hillsides, farmlands and open spaces; enhance Ventura’s historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping and urban design.”

The UC Hansen Trust Property Specific Plan creates a “great place” by adhering to and requiring the highest standards of quality in architecture, landscaping, and urban design, and by inclusion of the recommended architectural styles which honor Ventura’s historic and cultural roots. This is evident throughout the Specific Plan, but is especially clear in the Article 24H.200, Land Use
Appendix A:
General Plan Consistency Review

Regulations; Article 24H.202, Urban Standards; Article 24H.204, Frontage Type Standards; Article 24H.206, Building Type Standards; Article 24H.208, Architectural Standards; Article 4.13, Landscape and Thoroughfare Standards; and Article 24H.210, Landscape Guidelines (Private Lots). Additionally, the Specific Plan states that “the regulations in this Development Code are intended to generate a new neighborhood in a manner that successfully creates an economically vital, pedestrian-oriented neighborhood, and achieves the related goals and objectives” including the following:

1. Create an attractive addition to the existing neighborhoods where people will enjoy walking as an alternative to driving for many of their daily needs.

4. Establish a new neighborhood based on the principles of Smart Growth, Sustainable Development, and Traditional Neighborhood Design.”

The UC Hansen Trust Property Specific Plan protects our farmlands by providing for the creation of an agricultural buffer between the proposed development and the adjacent agricultural properties located along Saticoy Avenue, which are protected by SOAR, and through the proposed dedication of land to the Housing Authority of the City of San Buenaventura (or other qualified non-profit affordable housing developer) for the creation of affordable Farm Worker Housing. Furthermore, as indicated in Article 1.5, the proceeds from the sale of the UC Hansen Trust Property will fund the ongoing programs and operations of facilities of the Hansen Agricultural Learning Center, which promotes agricultural education, research, and sustainability.

Policy 3A: Sustain and complement cherished community characteristics.

The UC Hansen Trust Property Specific Plan states that “the physical form of new investment in the UC Hansen Trust Property should be that of a traditional California neighborhood fabric, and new development shall avoid typical suburban subdivision designs.” In this way, the UC Hansen Trust Property Specific Plan will enhance the existing neighborhood fabric that can be found in the City of Ventura. Furthermore, the UC Hansen Trust Specific Plan will help sustain agriculture, a cherished community characteristic, by supporting the mission of the Hansen Trust, through the inclusion of Farm Worker Housing, and the implementation of an effective agricultural-urban interface buffer (which helps protect the adjacent agricultural uses.)

Action 3.6: Expand and maintain the City’s urban forest and thoroughfare landscaping, using native species, in accordance with the City’s Park and Development Guidelines and Irrigation and Landscape Guidelines.

Individual Landscape standards are being implemented for Saticoy Avenue and Telegraph Road through the UC Hansen Trust Property Specific Plan. These standards are in compliance with the City’s Irrigation and Landscape Guidelines, and include native species.

Policy 3B: Integrate uses in building forms that increase choice and encourage community vitality.

Eight different building types are allowed in the various zones of the UC Hansen Trust Property Specific Plan, including: Civic Building, Quadplex Building, Rowhouse, Front Yard House, Sideyard House, Large Lot House 1, Large Lot House 2, and Large Lot House 3. These building types will increase choice and encourage community vitality.

Policy 3C: Maximize use of land in the city before considering expansion.

The UC Hansen Trust Property has long been accepted as one of the few remaining large parcels available for development, in advance of the City’s ultimate identification and selection of Potential Expansion Areas (referred to as PEA’s in the 2005 General Plan preparation process) for the long term future expansion of the City.

While development of the UC Hansen Trust Property will require Annexation (and technically, a General Plan Amendment to incorporate the Specific Plan into the City’s General Plan), the project site is included in the City’s Planning Area and Sphere of
Influence, and has long been designated for residential development in both the current and previous General Plans. The UC Hansen Trust Property has a 2005 Ventura General Plan Land Use Designation of Neighborhood Low, and is also included in the Saticoy & Wells Community Plan Area, which the City has prioritized for development in the General Plan. In conjunction with the proposed (and neighboring) Parklands Specific Plan, the UC Hansen Trust Property Specific Plan provides for the orderly completion of the Saticoy & Wells Community.

**Action 3.14:** Utilize infill development, to the extent possible, to accommodate the targeted number and type of housing units described in the Housing Element.

The UC Hansen Trust Property is an infill site, adjacent to both urban development on three sides, and to incorporated City land on all four sides. To the north, across Telegraph Road, the site borders existing detached single family homes within the City Limits. To the east, the site borders existing detached single family homes and a mobile home park, both within the City Limits. To the south, across the Santa Paula Freeway (Highway 126), the site borders residential development located within the City Limits. To the west, across Saticoy Avenue, while the existing usage is primarily agriculture, the northerly portion of the agricultural land is within the City Limits, and zoned R-1.

Additionally, the UC Hansen Trust Property Specific Plan intends to provide farm-worker housing, which is a necessary housing type as identified in the City’s Housing Element. Furthermore, the development of the UC Hansen Trust Property will effectively address agricultural-urban interface buffer issues, as discussed in Appendix C.

**Policy 3D:** Continue to preserve agricultural and other open space lands within the City’s Planning Area.

While the UC Hansen Trust Property Specific Plan has historically been used for Agriculture, the project site is included in the City’s Planning Area and Sphere of Influence, has long been designated for residential development in both the current and previous General Plans, and was specifically omitted from the list of properties affected by the City’s SOAR Ordinance (Save Our Agricultural Resources). As stated above, the site has a 2005 Ventura General Plan Land Use Designation of Neighborhood Low.

The UC Hansen Trust Property Specific Plan does include provisions for the creation of Farm Worker Housing, which is a necessary housing type as identified in the Housing Element. Additionally, the Specific Plan is providing more than six acres of parks and open space, while still providing much needed housing to the City.

Additionally, through its ultimate goal of funding of the mission of the Hansen Agricultural Learning Center, the UC Hansen Trust Property Specific Plan supports the preservation and sustainability of agriculture at a much higher level than could be achieved on one individual site. The Plan also supports the preservation of agriculture, both by providing for the creation of effective agricultural buffers, and through the time and resources that the UC Hansen Trust Property design team has invested in working closely with the Ventura County Agricultural Commissioner’s office, and APAC, helping to identify potential implementation strategies for its new Agricultural Buffer Policy.

**Policy 3E:** Ensure the appropriateness of urban form through modified development review.

While development of the UC Hansen Trust Property will be fully subjected to the City’s entitlement review process, the UC Hansen Trust Property Specific Plan has set a much higher standard for design and development by the design of its innovative New Urbanist Land Plan, and the inclusion of an integrated form-based Development Code (Chapter 3). All development within the UC Hansen Trust Property Specific Plan shall conform to the overall configuration of the land plan, and comply the requirements of the Development Code. (See next item for additional details)

**Action 3.23:** Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.
The UC Hansen Trust Property Specific Plan includes a graphically oriented form-based Development Code that clearly describes the required urban and architectural design patterns, while also carefully regulating the uses of the buildings and lots within the plan areas. The Development Code specifies the allowed residential densities and intensity of development that may be achieved under the Specific Plan. It also describes and regulates the design of the public space network that provides the framework and infrastructure for the UC Hansen Trust Property, focusing on a circulation network that balances the use of all travel modes, including automobiles, pedestrians, bicycles, and transit. The Development Code is intended to complement the City's Zoning Ordinance.

Goal 2: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

Eight different housing types are allowed in the various zones of the UC Hansen Trust Property Specific Plan, including: Live-Work, Quadplex, Rowhouse, Front Yard House, Sideyard House, Large Lot House 1, Large Lot House 2, and Large Lot House 3. These varied housing types will provide a range of options to meet the needs of residents with diverse income levels, household composition, and lifestyle choices. One of the Land Use Goals of the Specific Plan is to "become a model mixed-income neighborhood that provides a wide variety of housing types and lifestyle choices with an authentic and recognizable style."

Policy 2.1 Provide high quality housing for current and future residents with a diverse range of income levels. Promote housing that is developed under modern sustainable community standards.

The proposed project will provide a range of housing types for multiple income levels. One of the Land Use Goals of the Specific Plan is to "become a model mixed-income neighborhood that provides a wide variety of housing types and lifestyle choices with an authentic and recognizable style." Additionally, the UC Hansen Trust Property Specific Plan is being developed with Smart Growth and sustainable community standards in mind.

Policy 2.2 Provide expanded housing opportunities for the City's workforce. Promote the City's affordable housing programs with employers in Ventura.

The UC Hansen Trust Property Specific Plan will provide a range of housing types for multiple income levels. One of the housing types that will be offered is affordable Farm Worker Housing, which will provide an additional housing opportunity for the City's workforce, which is currently in limited supply.

Policy 2.4 Continue to provide financial and regulatory incentives to non-profits, private housing developers, and public agencies for the construction of the types of housing required to meet identified needs.

While the University of California has neither requested, nor received any financial or regulatory incentives for the proposed project, the UC Hansen Trust Property Specific Plan does provide for the donation of land to the Housing Authority of the City of San Buenaventura (or other qualified non-profit affordable housing developer) for the creation of affordable Farm Worker housing, an identified housing need in the City's General Plan. However, the University would welcome any regulatory incentive (including expedited processing of the development entitlement applications) that could be made available under policy 2.4 of the City's General Plan.

Policy 2.5 Support the provision of quality rental housing with three or more bedrooms to accommodate large families, and encourage room additions in the existing housing stock to address household overcrowding.

A discussed previously, the UC Hansen Trust Property Specific Plan will contain rental Farm Worker Housing, consisting primarily of three or more bedrooms per unit, to accommodate the needs of large families. This will help to alleviate some of the overcrowding that currently exists in properties that are being shared by multiple farm worker families. Furthermore, the inclusion of Rowhouses, and smaller lot homes, provide housing options that are suitable for smaller one and two person households, which compose a significant number of Ventura's households as detailed in Article 1.4.
Policy 2.6 Support a variety of housing types to address the needs of agricultural workers, including affordable rentals, mobile home parks, single room occupancy hotels (SROs), and group housing for migrant laborers.

The UC Hansen Trust Property Specific Plan will contain a minimum of 20 units of affordable Farm Worker Housing, in the form of Rowhouses and/or Quadplex buildings.

Policy 2.11 Evaluate adoption of an inclusionary housing ordinance as a means of integrating affordable units within new residential development:

1) Require affordable units to be provided on or off-site, with allowance for payment of an in-lieu fee at the discretion of the City;

2) Evaluate the financial impact of inclusionary requirements on development, and assess incentive-based alternative strategies for provision of affordable housing.

The UC Hansen Trust Property Specific Plan is voluntarily including affordable housing as part of the development. This is being done through the provision of no less than 20 units of Farm Worker Housing. As detailed in Appendix B, the Specific Plan provides for the donation of land to the Housing Authority of the City of San Buenaventura (or other qualified non-profit affordable housing developer) for the affordable Farm Worker Housing, with streets and off-site utilities in place.

Policy 2.13 Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.

The proposed project will provide a range of housing types for multiple income levels, including single-family housing, which will meet the needs of established households with above-moderate incomes; attached single-family housing, which is well suited to the needs of moderate income households such as young families and single professionals, or retirees; and Farm Worker Housing to meet the special needs of this under served low income population.

Policy 3.7 Identify opportunities for housing development that achieves other community goals such as neighborhood improvement, recreation opportunities, and the preservation of sensitive lands and neighborhood character.

The UC Hansen Trust Property Specific Plan seeks to create an economically viable, pedestrian oriented neighborhood that is seen as an attractive addition to the existing neighborhoods, and that is based on Smart Growth, Sustainable Development, and Traditional Neighborhood Design. The UC Hansen Trust Property Specific Plan provides recreational opportunities in the 5-acre Neighborhood Park, and smaller parks, and helps to preserve the adjacent sensitive agricultural lands through the creation of effective agricultural-urban interface buffers. The Specific Plan also improves the neighborhood by resolving the current agricultural-urban interface issues with the neighbors immediately to the east of the UC Hansen Trust Property, which is now being commercially farmed.

Policy 5.2 Continue to support organizations that offer fair housing and mediation services to Ventura residents.

As stated above, the UC Hansen Trust Property Specific Plan is including affordable units as part of the development proposal. This is being done through the provision of no less than 20 units of Farm Worker Housing, by donation of land to the Housing Authority of the City of San Buenaventura which will build and operate the affordable Farm Worker Housing. The Housing Authority of the City of San Buenaventura is an organization that provides a variety of fair housing and other related services to Ventura residents.

Policy 5.3 Promote housing that meets the special needs of large families, elderly persons, agricultural workers, and the disabled.

As stated above, the UC Hansen Trust Property Specific Plan is including affordable units as part of the development proposal. This is being done through the provision of no less than 20 units of Farm Worker Housing, a substantial percentage of which will be designed to meet the needs of large families. Additionally, the inclusion of Rowhouses and smaller single family homes in the overall project concept also provides housing types that meet the needs of elderly persons.
Relevant Accessible Community Policies and Programs

“Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit opportunities in the City and surrounding region.”

Policy 4B: Help reduce dependence on the automobile.

The UC Hansen Trust Property Specific Plan seeks to create an attractive neighborhood where people will enjoy walking as an alternative to driving for many of their daily needs. The UC Hansen Trust Property will be scaled to the pedestrian with many daily needs, such as parks and transit within a short walk. Additionally, 6-foot sidewalks will be located on both sides of the neighborhood streets and will be separated from the curb by planting strips, adding to a protected feeling for the pedestrian.

Action 4.15: Encourage the placement of facilities that house or serve elderly, disabled, or socioeconomically disadvantaged persons in areas with existing public transportation services and pedestrian and bicycle amenities.

Public bus service runs along Telegraph Avenue. A Bus Stop will be located adjacent to the north border of the UC Hansen Trust Property Specific Plan. The neighborhood will have sidewalks on both sides of all internal streets, and the major streets of Saticoy Avenue and Telegraph Avenue will also be improved to contain sidewalks on the project frontage.

Action 4.19: Adopt new development code provisions that establish vehicle trip reduction requirements for all development.

The UC Hansen Trust Property will follow the development code provisions for vehicle trip reduction requirements as required by the City of Ventura.

Action 4.21: Require new development to provide pedestrian and bicycle access and facilities as appropriate, including connected paths along the shoreline and watercourses.

The UC Hansen Trust Property neighborhood will have sidewalks on both sides of all internal streets, and the major streets of Saticoy Avenue and Telegraph Road will also be improved to contain sidewalks and bicycle lanes on the project frontage.

Action 4.23: Upgrade and add bicycle lanes when conducting roadway maintenance as feasible.

Bicycle lanes will be added to Saticoy Avenue and Telegraph Road along the project frontage as roadway upgrades are conducted in conjunction with the project.

Action 4.24: Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons.

Action 4.25: Adopt new development code provisions that require the construction of sidewalks in all future projects.

5-foot sidewalks will be located on both sides of the neighborhood streets and will be separated from the curb by planting strips. Additionally, the major streets of Saticoy Avenue and Telegraph Road will be improved to contain sidewalks on the project frontage. All street crossings will include curb ramps that are ADA compliant.

Action 4.26: Establish a parking management program to protect the livability of residential neighborhoods, as needed.

The integrated Development Code (Chapter 3) of the UC Hansen Trust Property Specific Plan includes detailed requirements regarding the appropriate quantity, and location of parking spaces within the proposed development.

Action 4.27: Extend stubbed-end streets through future developments, where appropriate, to provide necessary circulation within a developing area and for adequate internal circulation within and between neighborhoods.
Appendix A:
General Plan Consistency Review

In compliance with City circulation requirements, Carlos Street will be extended through the existing adjacent neighborhood, to the east of the UC Hansen Trust Property, and on into the proposed Parklands Specific Plan development. Carlos Street will also transverse the UC Hansen Trust Property, and connect to Saticoy Avenue.

Relevant Sustainable Infrastructure Policies and Programs

“Our goal is to safeguard public health, well-being and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.”

Policy 5A: Follow an approach that contributes to resource conservation.

The Hansen Trust Specific Plan is committed to creating a project that follows the principles of Smart Growth, Sustainable Development, and Traditional Neighborhood Design. These principles all contribute to resource conservation.

Action 5.1: Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.

Article 3.11, Infrastructure and Public Services - Goals, Policies, and Programs includes the following policies and programs that speak to this Action:

2. The City shall promote the efficient use of water and reduced water demand by requiring water-conserving design and equipment in new construction and by encouraging water-conserving landscaping and other conservation measures.

3. The majority of landscaping for both public and private projects shall employ low water demand/drought tolerant native plants.

4. In any turf areas within public spaces, street medians or landscaping barriers, hydro tensiometers, and automatic irrigation systems (or similar technology) shall be used to achieve the most effective use of water applied to turf.

Action 5.6: Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.

Action 5.7: Require project proponents to conduct evaluations of the existing water distribution system, pump station, and storage requirements in order to determine if there are any system deficiencies or needed improvements for the proposed development.

The City’s Wells and Saticoy Capital Improvement Deficiency Study (“CIDS”) Update addresses the primary long-term infrastructure needs of the Saticoy & Wells community, including water system capacity.

Action 5.15: Establish assessment districts or other financing mechanisms to address storm drain system deficiencies in areas where new development is anticipated and deficiencies exist.

The UC Hansen Trust Property will pay all required storm drainage system capital improvement fees as specified in the City’s Wells and Saticoy Capital Improvement Deficiency Study (“CIDS”) Update.

Action 5.16: Require new developments to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.

The UC Hansen Trust Property Specific Plan specifies stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels. The storm water collection system will primarily consist of storm water inlets with underground piping systems, which will discharge into
pretreatment areas such as biofilters (vegetated swales/stripes). Additionally, the storm drain detention facilities will be constructed to mitigate the increase of the developed condition peak flow over the undeveloped peak flow. The detention sites may consist of detention basin(s), dual use basin(s), and/or underground storage.

Action 5.17: Require stormwater treatment measures within new development to reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses.

The storm drain detention facilities will be constructed to mitigate the increase of the developed condition peak flow over the undeveloped peak flow. The detention sites may consist of detention basin(s), dual use basin(s), and/or underground storage.

Relevant Active Community Policies and Programs

“Our goal is to add to and enhance our parks and open spaces to provide enriching recreation options for the entire community.”

Policy 6A: Expand the park and trail network to link shoreline, hillside, and watershed areas.

Action 6.1: Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development.

The UC Hansen Trust Property Specific Plan includes approximately 5.6 acres of park and open space areas, within a total development of 35.67 acres. This equates to approximately 15.7% of the overall property in park and open space areas. A significant portion of the park and open space area is located along Saticoy Avenue and Blackburn Road, and incorporates walking paths and access opportunities for the broader community.

Action 6.9: Require dedication of land identified as part of the City’s Linear Park System in conjunction with new development.

There is no linear park system specifically identified with the UC Hansen Trust Property. However, development of the UC Hansen Trust Property will include payment of all required contributions to City of Ventura Park and Recreation related funds.

Action 6.16: Update the project fee schedule as necessary to ensure that development provides its fair share of park and recreation facilities.

As stated above, development of the UC Hansen Trust Property will include payment of all required contributions to City of Ventura Park and Recreation related funds.

Policy 6C: Provide additional gathering spaces and recreation opportunities.

The UC Hansen Trust Property Specific Plan includes approximately 5.6 acres of park and open space areas, approximately 15.7% of the overall property. Included in this acreage will be a community garden, and numerous locations for gathering and recreation opportunities.

Relevant Healthy and Safe Community Policies and Programs

“Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.”

Policy 7B: Minimize risks from geologic and flood hazards.

The UC Hansen Trust Property will follow the development review process as required by the City of Ventura, and will therefore consider and implement any necessary mitigation measures to minimize risks from geologic and flood hazards. Preliminary investigations have indicated that the UC Hansen Trust Property is not located within the 100-year flood plain, nor adjacent to any significant seismic fault line.
Action 7.7: Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site:

- with slopes greater than 10 percent or that otherwise have potential for land sliding,
- along bluffs, dunes, beaches, or other coastal features
- in an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault,
- in areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils,
- in areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations.

The UC Hansen Trust Property does not fall within any of the above criteria. Therefore, a geotechnical evaluation will not be performed.

Action 7.10: Require proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g., by raising the finished floor elevation outside the floodplain).

The UC Hansen Trust Property does not fall within the 100-year floodplain.

Policy 7C: Optimize firefighting and emergency response capabilities.

Action 7.12: Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.

Action 7.13: Resolve extended response time problems by:

- adding a fire station at the Pierpont/ Harbor area,
- relocating Fire Station #4 to the Community Park site,
- increasing firefighting and support staff resources,
- reviewing and conditioning annexations and development applications, and
- Require the funding of new services from fees, assessments, or taxes as new subdivisions are developed.

Policy 7D: Improve community safety through enhanced police service.

Action 7.15: Increase public access to police services by:

- increasing police staffing to coincide with increasing population, development, and calls for service,
- increasing community participation by creating a Volunteers in Policing Program, and,
- Require the funding of new services from fees, assessments, or taxes as new subdivisions are developed.

The UC Hansen Trust Property developers will submit development plans to the City of Ventura Police Department to ensure to the extent practical that design of the project facilitates public safety. Additionally, the UC Hansen Trust Property will pay fees, assessments, and/or taxes, as required by the City, for new police service funding.

The UC Hansen Trust Property developers will perform soil and groundwater contamination assessments in accordance with American Society for Testing and Materials standards. If it is determined that contamination exceeds regulatory action levels, the project proponent will undertake remediation procedures prior to grading and development.
Appendix A:
General Plan Consistency Review

Action 7.29: Require non-agricultural development to provide all necessary buffers, as determined by the Agriculture Commissioner’s Office, from agricultural operations to minimize the potential for pesticide drift.

The UC Hansen Trust Property Specific Plan calls for a buffer of 150 feet between adjacent agricultural uses and all other proposed development types. This buffer will include two rows of trees and understory bushes, as required in the Ventura County Agricultural Commissioner’s Agricultural Buffer Policy. For further details regarding the proposed agricultural-urban interface buffer, see Appendix C.

Policy 7E: Minimize the harmful effects of noise.

The UC Hansen Trust Property design team has conducted a technical noise analysis to determine project related noise impacts. The results of this study, and the recommended mitigation measures, have been incorporated into the land plan design and Development Code for the UC Hansen Trust Property Specific Plan. Copies of the Noise Study have been submitted to the City for review, along with the Specific Plan.

Relevant Educated Community Policies and Programs

“Our goal is to encourage academic excellence and life-long learning resources to promote a highly-educated citizenry.”

Action 8.8: Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.

The UC Hansen Trust Property developers will submit development plans to the Ventura Unified School District to ensure to the extent practical that adequate school facilities can be provided to serve new development. Additionally, development of the UC Hansen Trust Property will payment of all required School Impact Fees, as determined by the Ventura Unified School District.

Relevant Creative Community Policies and Programs

“Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.”

Policy 9A: Increase public art and cultural expression throughout the community.

Action 9.1: Require works of art in public spaces per the City’s Public Art Program Ordinance.

The UC Hansen Trust Property Specific Plan will include public art that will be placed in the park area, in compliance with the City’s Public Art Program Ordinance.

Policy 9C: Integrate local history and heritage into urban form and daily life.

The Specific Plan contains Land Use Goals, Policies, and Programs in Article 2.2, one of which is that “Ventura possesses a rich architectural heritage with fine examples of the pre-1940 tradition of building in Ventura County. This sense of authentic historic uniqueness should be maintained.” The UC Hansen Trust Property Specific Plan strives to maintain this local history in the urban form of the proposed neighborhood through both the urban design and the building types that are incorporated into the design standards.

Action 9.14: Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.

The UC Hansen Trust Property developers will conduct a Phase I Cultural analysis to determine if the potential for any disturbance of cultural or paleontological sites will be created by the project. If a significant potential is identified, a Phase II Cultural analysis will be conducted.
Appendix A:
General Plan Consistency Review

Action 9.15: Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.

If at any time during the project construction archaeological resources are discovered, development activity shall cease until such time that a qualified archaeologist can oversee the handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.

Relevant Involved Community Policies and Programs

“Our goal is to strive to work together as a community to achieve the Ventura Vision through civic engagement, partnerships, and volunteer service.”

The UC Hansen Trust Property Specific Plan proponents are dedicated to continue to work together with the community to ensure that the best possible use of the land be implemented. A detailed description of the Plan Preparation Process is given in Article 1.4. The process has included City Staff, City Officials, other public agencies, and a consultant team with expertise in land use planning, urban design, housing, transportation, marketing, and economics. The planning process has also provided a forum for civic engagement with the surrounding neighbors and broader community, a way to understand and discuss a range of complex issues related to land use, circulation and access, economic development, and community design and character. The result was a well-articulated vision for the future of the property that was formed by the participation of the public, property owners, and decision-makers.
Appendix B:
Agricultural Sustainability Issues

With its rich soils, temperate climate, and gentle topography, Ventura has a strong agricultural heritage. Its fertile fields and vibrant orchards enhance the quality of life throughout the area. Agriculture is also a six billion dollar industry in Ventura County, and yet, there are many challenges facing its ongoing sustainability, including potential conflicts between commercial farming operations and other types of uses. Over the past several decades, in both Ventura County and the City of Ventura, various policy statements, initiatives, greenbelt agreements, ordinances, and organizations have focused on ensuring the sustainability of local agriculture. One of these organizations is the UC Hansen Trust, which will ultimately receive the profits from the sale of the UC Hansen Trust Property once the City approves development entitlements. In keeping with the mission of the UC Hansen Trust, and the policies and actions included in the City of Ventura’s 2005 General Plan, the UC Hansen Trust Property Specific Plan has been prepared with the intention to help sustain viable farm operations in areas of the City that are designated for agricultural use.

Regulatory

Ventura has long cherished, and strived to protect, its agricultural heritage and the continued viability of commercial farming in this fertile area. In addition to pre-existing land use policies such as the County of Ventura’s Guidelines for Orderly Development, and greenbelt agreements between neighboring cities, in 1995 Ventura voters approved the SOAR (Save Our Agricultural Resources) initiative, which amended the City’s General Plan regarding preservation of agricultural land use designations on certain specifically identified parcels of land within the City’s planning area. Ventura’s SOAR initiative stipulates that the agricultural land use designation for those properties will remain in effect until at least December 31, 2030, unless amended by a vote of the people. It is of critical significance that the UC Hansen Trust Property has long been designated for residential development in the City’s General Plan, and is therefore not encumbered by the restrictions of the SOAR initiative.

The City’s commitment to the preservation of agriculture is further detailed in its 2005 General Plan, particularly in the “Special Topics: Agricultural Lands” section of Chapter 3 - Our Well Planned and Designed Community. The General Plan also includes specific policies and actions intended to support agriculture, including Action 3.21 which requires “…non-farm uses to provide all appropriate buffers as determined by the Agriculture Commissioner’s Office.” Action 3.21 is particularly applicable to the Saticoy Avenue edge of the UC Hansen Trust Property, since all of the property located directly west of the UC Hansen Trust Property, across Saticoy Avenue, is included in SOAR and therefore restricted to agricultural use.

The County of Ventura Agricultural Commissioner is responsible for enforcing local, state, and federal ordinances, laws, and regulations governing the agricultural industry, and is mandated to promote and protect the food production industry, and to preserve our food supply. The Agricultural Commissioner has a Land Use Planner on staff that provides expertise regarding planning issues that may adversely impact agricultural production. The Agricultural Commissioner also provides staff to the Ventura County Agricultural Policy Advisory Committee (“APAC”). APAC is comprised of five growers appointed by the County Board of Supervisors to advise the Board, and other decision makers on projects, ordinances, planning issues, and other matters affecting county agricultural resources. One of the issues, on which APAC has recently worked (with the Agricultural Commissioner’s office), is the potential for conflicts arising from conventional agriculture production adjacent to residential areas or other non-agricultural uses. Over many months, APAC created the County of Ventura Agricultural/Urban Buffer Policy, which “…provides guidelines to prevent and/or mitigate conflicts that may arise at the agricultural/urban interface.” While APAC does not have jurisdiction over city projects, the Agricultural/Urban Buffer policy is used as a guideline for development within the city.

Specific Plan Agricultural Buffer Development

During the preparation of this Specific Plan, the UC Hansen Trust Property development team has made every effort to fully
implement the policy direction expressed by the City of Ventura, the County Agricultural Commissioner, the Ventura County Agricultural Policy Advisory Committee (“APAC”), and the Local Agency Formation Commission (“LAFCO”), with regard to providing an appropriate agricultural buffer for the adjacent agriculturally designated land, located across Saticoy Avenue from the UC Hansen Trust Property. The University’s Project Manager and Land Planner initially met with the Agricultural Commissioner, to explain the University’s goals, and seek his guidance regarding specific implementation strategies for the buffer policy. The Project Manager has subsequently reviewed the various drafts of the County of Ventura Agricultural/Urban Buffer Policy, as it has been revised and ultimately adopted by APAC in July 2006, and received and filed by the Board of Supervisors in October 2006. The University’s Project Manager also made direct contact with each of the adjacent agricultural property owners, early in the design process for the UC Hansen Trust Specific Plan, to proactively seek the farmers’ input and agreement on the best approach for creating an appropriate agricultural buffer.

There are three different farming operations, each with distinct ownership, located along Saticoy Avenue immediately to the west of the UC Hansen Trust property. UC Hansen Trust development team members have discussed the pertinent issues with all three neighboring farmers. Based on the input received, the University drafted an outline of a proposed buffer agreement, which included locating a portion of the required 150 buffer (with vegetative screen) on the neighboring agricultural properties, through the negotiation and recordation of a Restrictive Covenant. This Restrictive Covenant would require the farmers to alter their cultural farming practices (within the buffer zone), in a manner deemed to be in compliance with the County of Ventura Agricultural/Urban Buffer Policy. The proposed agreement would require the University to compensate the farmers for the potential loss in productivity (and reduced profits) that could result from the changes to farming practices required under the Restrictive Covenant.

The University and its Project Manager, along with one of the neighboring farmers, presented the proposed agreement structure to the Agricultural Commissioner’s staff and APAC for review. The documents were then edited to reflect the input and guidance received, after which APAC asked to see the final agreement negotiated by the parties. Since December of 2005, the University has been involved in detailed discussions and negotiations with its neighboring farmers, in an attempt to refine and finalize these agreements with one or more of them. The University has used its best efforts to enter into agreements with all three of its farming neighbors, which would incorporate a portion of the buffers on the agricultural land, since this approach would allow for a more logical and efficient land plan for the UC Hansen Trust Property. However, despite diligent efforts on the part of the UC Hansen Trust team, the University has only been successful in its attempts to enter into Restrictive Covenant agreements with one of the neighboring farmers, who owns the center farm along Saticoy Avenue between Telegraph Road and Blackburn Road. Because this is the smallest of the three farms, and because it is located in the middle of the street section along Saticoy Avenue, this Restrictive Covenant Agreement on its own (without the inclusion of similar agreements on one or both of the other farms), did not provide sufficient flexibility to allow the implementation of the proposed approach for locating a portion of the agricultural buffer on the adjacent farms, through the recordation of Restrictive Covenant Agreements.

Instead, the UC Hansen Trust Property Regulating Land Plan includes the provision of a 150 foot Agricultural Buffer with a vegetative screen (shelter belt) through a combination of UC Hansen Trust Property and adjacent Saticoy Avenue Right-of-Way. The required vegetative screen will be located within the Saticoy Avenue Right-of-Way, immediately adjacent to the active farmland that is being protected by the Buffer (with the possible exception of the Tobias Property frontage, per an alternative approach to providing the vegetative screen, as detailed in Appendix D: Alternative Vegetative Screen). This 150 foot Agricultural Buffer with vegetative screen is consistent with the County of Ventura Agricultural/Urban Buffer Policy, as approved by the County Agricultural Commission and APAC, and adopted by the Ventura County Board of Supervisors.

The UC Hansen Trust Property developer will provide funding for the installation of a security fence along the boundary between Saticoy Avenue and the three agricultural properties. UC anticipates that it would benefit the farmers to actually install the fence, to allow them to make important decisions regarding the exact location of the fence on their property, the placement of gates, etc. Ultimately, however, the developer would remain responsible for the fence’s installation.
Appendix B:
Agricultural Sustainability Issues

Additional Contributions Towards Agricultural Sustainability

It is also important to note that the development of the UC Hansen Trust Property for residential use will eliminate the current agricultural/urban interface issue, where active farming on the UC Hansen Trust Property is now occurring a few feet away from existing residential uses to the west, particularly the neighboring mobile home park with homes in very close proximity to the existing agricultural operations on the UC Hansen Trust property.

In addition to the agricultural buffer issue, there are numerous other challenges to the sustainability of Ventura County agriculture. With rising land costs and competition from foreign markets, Ventura County farmers have been forced to switch to higher value crops, which are generally more labor intensive to produce. However, skyrocketing home prices have made it very difficult for agricultural workers to find and afford decent housing in Ventura County. This issue is addressed further in Appendix C, which describes the inclusion of farm worker housing in the development plans for UC Hansen Trust property.

The Hansen Agricultural Learning Center has been established to help sustain agriculture through public education and research. The profits from the development of the UC Hansen Trust Property will help fund the ongoing programs and operations of the Hansen Agricultural Learning Center, and will therefore benefit the County's agricultural industry as a whole. From this perspective, the development of the UC Hansen Trust Property, under the guidelines of the proposed UC Hansen Trust Specific Plan, can be characterized as a “Community Benefit”, since the entire profit from this development proposal will contribute to the sustainability of agriculture, which has been identified as a priority in the City of Ventura’s 2005 General Plan.
Appendix B:
Agricultural Sustainability Issues

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Appendix C:
Inclusionary Housing Plan

Section 1: Purpose and Intent of this Inclusionary Housing Plan

As part of its overall development proposal for the UC Hansen Trust Property Specific Plan, the University of California (“The University”) has voluntarily agreed to donate to the Housing Authority of the City of San Buenaventura (“VHA”), free of charge, a development site to accommodate a minimum 20 units of Very Low Income Farmworker Housing (“Farmworker Housing Site”). This commitment to affordabile housing was originally made in April 2006, with the initial application (to the City of Ventura) for approval of the UC Hansen Trust Property Specific Plan.

The University’s commitment to provide land for the development of Very Low-Income Farmworker Rental Housing (“Farmworker Housing”) as part of the UC Hansen Trust Property Specific Plan was also made long before the August 2006 adoption of the City of Ventura’s Interim Inclusionary Housing Program (“IIHP”).

In conjunction with its above noted commitment to Farmworker Housing, The University submits this Inclusionary Housing Plan, in order to assist the City of Ventura in meeting its following Citywide goals:

1. Ensure the development and availability of decent, affordable housing to a broad range of households with varying income levels throughout the City.

2. Promote the City’s goal to add affordable housing units to the City’s housing stock.

3. Ensure the long-term affordability of units and availability for income eligible households for years to come.

4. Ensure that the private sector, in addition to the public sector, participates in the provision of affordable housing for workers within the City of Ventura.

Because the Inclusionary Housing component of the UC Hansen Trust Property Specific Plan consists of land specifically donated for the development of Very Low Income Farmworker Housing (to be developed as a stand-alone project by the VHA), there shall be no requirement for dispersal of the Inclusionary Housing Units throughout the overall project. The donation of the Farmworker Housing Site to the VHA has been deemed acceptable to meet the intent of the City’s IIHP, based upon the decision making authority of the Community Development Director, per Sections 24R240.320 and 24R240.625.

Section 2: Location and Description of the Inclusionary Housing Units

The Inclusionary Housing component of the UC Hansen Trust Property Specific Plan project shall consist of a minimum of 20 units of Farmworker Housing. These Inclusionary Housing rental units shall be developed by the VHA on the Farmworker Housing Site, which consists of 2 parcels located near the southerly end of the UC Hansen Trust Property. The Farmworker Housing Site is designated as FH: Farmworker Housing Overlay on Figure 24H-1 UC Hansen Trust Property Regulating Plan, and as Lots 28 and 29 on the project Tentative Tract Map (TTM No. 5774). The Farmworker Housing Site is located directly across the street from the proposed 4 acre public park on Blackburn Road. The larger parcel (Lot 29), which fronts onto the park, is 0.98 acre in size, and the smaller parcel (Lot 28), which fronts onto Saticoy Avenue is 0.41 acre in size.

While the ultimate design of the Affordable Farmworker Housing units will be determined by the VHA, at this point, it appears the housing units will be a mix of Rowhouse Townhomes in one or more 3-6 units buildings, and flats in quadplex buildings. All Farmworker Housing units are subject to the applicable Development Standards and Architectural Guidelines in the UC Hansen Trust Property Specific Plan.
Appendix C:
Inclusionary Housing Plan

The remainder of the residential development proposed for the 35.7 acre (gross) UC Hansen Trust Property site shall be “For Sale” market rate housing. Based upon TTM No. 5774, currently on file with the City, the Market Rate Housing unit mix shall be as follows:

<table>
<thead>
<tr>
<th>No. of Units</th>
<th>Unit Type Description</th>
<th>No. of Bedrooms</th>
<th>Unit Size Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>Rowhouse Condo Dwelling</td>
<td>2 - 4</td>
<td>To Be Determined</td>
</tr>
<tr>
<td>95</td>
<td>Alley Loaded Detached SFD</td>
<td>3 - 5</td>
<td>To Be Determined</td>
</tr>
<tr>
<td>36</td>
<td>Front Loaded Detached SFD</td>
<td>3 - 5</td>
<td>To Be Determined</td>
</tr>
</tbody>
</table>

The Farmworker Housing units shall be comparable in infrastructure, construction quality, and exterior design to the “For Sale” Market Rate Housing, though they may be smaller in size, and have different interior finishes and features than the “For Sale” Market Rate Housing.

For the purposes of this Inclusionary Housing Plan, Farmworkers shall be defined as persons who are principally employed full time (minimum 32 hours per week) for activities associated with crop and/or orchard production. Only those persons meeting the above definition, and their immediate family members (who live in the same household as the qualifying Farmworker) shall qualify for residency in the proposed Farmworker Housing units.

**Section 3: Calculation of Compliance with Interim Inclusionary Housing Program Requirements**

- Number of Inclusionary Housing Units in Project = 20 (minimum)
- Number of Market Rate Housing Units in Project = 165 (per Tentative Tract Map No. 5774)
- Total Number of Housing Units in Project = 185

**Inclusionary Housing Units as a percentage of Total Project Units: \( \frac{20}{185} = 10.81\% \)**

**Inclusionary Housing Units as a percentage of Project Market Rate Units: \( \frac{20}{165} = 12.12\% \)**

*Note: This percentage meets the City’s IIHP criteria that 10% of the total project units be provided in the Very Low-Income category, per Section 24R240.310.*

**Section 4: Phasing of the Development of the Inclusionary Housing**

As part of the UC Hansen Trust Property Development Agreement, the University will agree to transfer Fee Title for the Farmworker Housing Site to the VHA at no cost to the VHA. The aforementioned transfer of Fee Title shall occur as soon as practically possible after the Final Tract Map has been recorded for the overall project, and after completion of land development activities including site rough grading, street improvements, and utilities. The Farmworker Housing Site will be delivered to the VHA, with utilities available at the adjoining public streets and/or alleys. The commitment to transfer Fee Title for the Farmworker Housing Site to the VHA at no cost shall be binding on any successors in interest to the Hansen Trust Property development.

After transfer of the Fee Title for the Farmworker Housing Site to the VHA, the VHA shall be fully responsible for all further development activities related to the Farmworker Housing, and The University (and its successors in interest in the UC Hansen Trust Property Specific Plan) will have no further obligation regarding the development of the Farmworker Housing. While it is the stated
intention of VHA to develop the Farmworker Housing in a single phase, as soon as possible after its acquisition of Fee Title to the Farmworker Housing Site, the timing of such development shall be at the sole discretion of the VHA.

The University and the VHA have entered into a Memorandum of Understanding ("MOU") regarding the terms and details of the transfer of Fee Title to the Farmworker Housing Site to the VHA. A copy of the MOU is hereby incorporated into this Inclusionary Housing Plan as Exhibit 1.

Section 5: Incentives Pursuant to Section 24R250.510

Per Section 24R240.510, a pro-rata refund of the following listed fees for each of the Inclusionary Units in the residential development shall be granted to The University, or its successors in interest, upon recordation of the Affordable Housing Agreement (see below), subject to City staff’s determination of the eligibility of each listed fee for said pro-rata reimbursement):

- Specific Plan Permit Fees
- Environmental Review Fees
- Variance Fees
- Development Agreement Fees
- Tentative Subdivision Map Fees
- Annexation Fees
- Design Review Fees
- Change of Zone Fees

Section 6: Acknowledgement for Recordation of an Affordable Housing Agreement

It is hereby acknowledged that an instrument as specified by the City of Ventura restricting the Inclusionary Housing Units as affordable shall be recorded against each Inclusionary Unit (or recorded against each parcel, specifying each unit) and that a recordable Affordable Housing Regulatory Agreement shall be entered into between The University of California and the City of Ventura. The Affordable Housing Agreement shall be binding on any successor in interest to the UC Hansen Trust Property Specific Plan.

Section 7: Justification to Address the City’s Requirement for Dispersal of the Inclusionary Units

The ultimate development goal for the Inclusionary Housing Component of the UC Hansen Trust Specific Plan project is the development of Very Low Income Farmworker Housing units. It is both impractical, and in direct opposition to critical project goals, to require that these Inclusionary Units be dispersed throughout the overall project per Section 24R240.320, for the following reasons:

1. The Farmworker Housing units are to be developed by the Housing Authority of the City of San Buenaventura as a stand alone project (distinct from the market rate “For Sale” homes that comprise the remainder of the UC Hansen Trust Property Specific Plan). The VHA intends to own and manage the Farmworker Housing units. To disperse the Farmworker Housing units throughout the overall UC Hansen Trust Property Specific Plan would be counterproductive to the requirements and practical realities of this development scenario and future property management operations.
Appendix C:
Inclusionary Housing Plan

2. The Farmworker Housing Site is strategically located to provide Farmworker residents with easy access to the adjacent on-site public park area, and the proposed community garden. To require dispersal of the Farmworker Housing units throughout the overall development site would be counterproductive to this goal.

3. The Farmworker Housing units are expected to be a mix of Rowhouse Townhomes in one or more 3 - 6 units buildings, and flats in quadplex buildings. These building types preclude dispersal of the Farmworker Housing units throughout the overall development site.

4. The Farmworker Housing units must be located and built as a “stand alone” project in order for the VHA to successfully compete for the Low Income Housing Tax Credits and special financing required for financial viability.

Section 8: Exhibits

The following Exhibit is hereby incorporated into this Inclusionary Housing Plan for the UC Hansen Trust Property Specific Plan:

- Exhibit 1: Memorandum of Understanding between The University of California and the Housing Authority of the City of San Buenaventura
Appendix C:
Inclusionary Housing Plan

Exhibit 1: Memorandum of Understanding between The University of California and the Housing Authority of the City of San Buenaventura

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into the 1st day of May, 2006 by and between The Regents of the University of California, a California corporation ("University") and the Housing Authority of the City of San Buenaventura, a public body corporate and politic, duly organized and existing under the laws of the State of California ("Housing Authority").

RECITALS

A. University owns that certain real property located in the County of Ventura, within the Planning Area of the City of San Buenaventura ("City"), more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "University Property"). University intends to sell the University Property pursuant to the terms of the Stull Act. Prior to selling the property, University intends to obtain certain entitlements from the City, which entitlements may include a Specific Plan, tentative tract map, development agreement, and pre-annexation zoning (the "Entitlements").

B. University anticipates including in the Entitlements a provision for a portion of the University Property to be restricted in use to farm worker housing (the "Farm Worker Housing").

C. Housing Authority is a public entity engaged in the financing, development, ownership, and management of affordable housing, and housing assistance programs. Housing Authority has expressed an interest in developing the Farm Worker Housing.

University and Housing Authority wish to memorialize the following understandings:

1. While the exact number, location and nature of the Farm Worker Housing units to be included in the Specific Plan has not yet been determined, and will be subject to final approval by the City Council of the City ("Council"), University anticipates that the number of Farm Worker Housing units will equal approximately ten percent (10%) of the number of other housing units included in the final Specific Plan and the final number of Farm Worker Housing units will be in the range of eighteen (18) to twenty four (24) units. In addition, the Farm Worker Housing units will be located at the southern end of the University Property (the "Farm Worker Housing Site") and will consist of predominantly three and four bedroom rental units intended for families, and will be scaled and of a character consistent with the other housing units to be developed on the University Property.

2. While the exact nature and timing of the infrastructure improvements to be constructed on the University Property and grading of the University Property have not yet been determined, and will be subject to final approval by the Council, University anticipates that the Entitlements will provide for the rough grading of the Farm Worker Housing Site to be included in the rough grading of the entire University Property. In addition, the Entitlements will provide for the streets and infrastructure necessary to serve the Farm Worker Housing units to be included in the construction of streets and infrastructure serving the entire University Property.
Appendix C:
Inclusionary Housing Plan

Exhibit 1 (Continued): Memorandum of Understanding between The University of California and the Housing Authority of the City of San Buenaventura

3. While the exact timing and means of transfer of the Farm Worker Housing Site have not yet been determined, and will be subject to final approval of the Entitlements by the Council, University anticipates offering the University Property for sale by sealed bid after the approval of a Specific Plan and tentative map for the University Property, but prior to the recordation of a final map. The recordation of a final map on the University Property would be the responsibility of the winning bidder. It is anticipated the recordation of the final map would be conditioned upon (a) recordation of a deed restriction on the Farm Worker Housing Site, in form and content to be approved by the City, restricting the Farm Worker Housing Site to occupancy by farm workers, and (b) an irrevocable offer to dedicate the Farm Worker Housing Site to Housing Authority, or a non-profit entity controlled by the Housing Authority (captive non-profit), such that Housing Authority would then have control over the Farm Worker Housing Site.

4. While the exact financial terms and conditions of transfer of the Farm Worker Housing Site from the winning bidder to the Housing Authority have not yet been determined, and will be subject to final approval of the Entitlements by Council, the transfer of control of the Farm Worker Housing Site to Housing Authority would be at no consideration from Housing Authority and Housing Authority would not be obligated to reimburse any of the costs of the rough grading of the Farm Worker Housing Site or of the cost of constructing the streets and infrastructure serving the Farm Worker Housing Site. Subject to the foregoing, it is anticipated Housing Authority would be responsible for the costs of any additional grading, infrastructure, or land improvements occurring within the boundaries of the Farm Worker Housing Site. In addition, Housing Authority would be responsible for any and all CIDS fees, school fees, Quimby fees, park fees, or other exactions directly related to the Farm Worker Housing Site, or the development of dwelling units on the Farm Worker Housing Site.

5. During the University’s development of the Specific Plan and other Entitlements, and prior to formal submittal of applications to the City, University will confer with Housing Authority regarding the proposed location of the Farm Worker Housing Site, the development standards proposed to be applied to the farm worker units, the proposed phasing of grading and infrastructure serving the Farm Worker Housing Site, and other elements of the Specific Plan and other Entitlements affecting the location or development of the Farm Worker Housing.

6. Provided that Housing Authority finds the provisions for Farm Worker Housing contained in the Specific Plan and other Entitlements submitted to the City to be acceptable, Housing Authority agrees to support University’s application for the Entitlements; such support to include, among other matters, (a) a letter(s) from Housing Authority to the City, (b) as reasonably requested by University, testimony at public hearings and meetings, confirming its support of University’s application, and (c) providing positive recommendations with respect to University’s application to the City staff, planning commission, and Council, and any additional boards or committees that may review or have authority over University’s application.

7. Provided that the Council approves the Specific Plan and other Entitlements in a form and subject to only those conditions which are acceptable to University and Housing Authority, the parties agree to negotiate in good faith the documents necessary to cause the Farm Worker
Appendix C: Inclusionary Housing Plan

Exhibit 1 (Continued): Memorandum of Understanding between The University of California and the Housing Authority of the City of San Buenaventura

Housing Site to be transferred to the control of Housing Authority and Housing Authority agrees to use its best efforts to develop the Farm Worker Housing units required in the Entitlements.

8. Both University and Housing Authority acknowledge that each party’s respective obligations under this Memorandum may require approval of such party’s governing board and nothing in this Memorandum shall require either party to perform any action without having previously received such required approval from its governing board. Without limiting the generality of the foregoing, the parties acknowledge that this Memorandum constitutes an expression of the parties’ current intent with respect to the matters described in this MOU and the MOU shall constitute a basis on which the parties will negotiate in good faith. The parties contemplate negotiating and concluding a definite written agreement which will memorialize their agreement with respect to the matters described in this Memorandum and any other matters the parties deem appropriate. If University determines at any time in its sole discretion not to proceed with its application for the Entitlements then University shall have no obligation to proceed further with the contemplated negotiations with Housing Authority.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the date first above written.

The Regents of the University of California, a California corporation

By: Allen Meacham

Its: Senior Real Estate Officer

The Housing Authority of the City of San Buenaventura

By: James E. Koslow

Its: Executive Director

By: Robert J. Alvani

Its: Chair, Board of Commissioners
As an alternative to the vegetative screen along the western edge of the Saticoy Avenue right-of-way described in Article 4.13.1.2.G of the Specific Plan, a vegetative screen and security fence to the agricultural production occurring on Assessor’s Parcels 089-0-011-200 and 089-0-011-024 (the “Restricted Property”) may be provided as set forth in this Appendix D.

1. The vegetative screen shall consist of (i) the eastern-most two rows of existing lemon trees on the Restricted Property, plus (ii) the lemon trees existing within the adjoining right of way of Saticoy Avenue, to the extent and as long as such trees are permitted by the City to remain within the right of way. The vegetative screen is depicted as follows:

   *Existing Lemon Trees*

   *8' Tall Chain Link Fence with a protective windscreen covering*

   *Stormwater and Agricultural Irrigation Drainage and Cleansing: Open Vegetated Swale (12” Deep Min.), Filtration, Infiltration, Sediment Dropout*

   *Evergreen Street Trees (@30’ O.C.) Such As: Ulmus parvifolia 'Drake'*

2. The vegetative screen shall be established by the owners of the Restricted Property as Grantor and the owner of the Hansen Trust Property as Grantee entering into a recorded Restrictive Covenant and Easement substantially in the following form:
Appendix D:
Alternative Vegetative Screen

RECITALS

A. Grantor owns in fee simple all that certain real property located in the City of San Buenaventura (the “City”) located at the southwest corner of Saticoy Avenue and Telegraph Road (Assessor Parcels No. 089-0-011-200 and 089-0-011-024) and more particularly described in Exhibit A attached hereto and by this reference incorporated herein (the “Restricted Property”).

B. Grantee owns in fee simple all that certain real property located in the County of Ventura, within the Planning Area of the City of Ventura, located at the southeast corner of Saticoy Avenue and Telegraph Road (Assessor Parcel No. 089-0-012-110) and more particularly described in Exhibit B attached hereto and by this reference incorporated herein (the “Benefited Property”).

C. Grantee has obtained, or is in the process of obtaining, certain development entitlements with respect to the Benefited Property (the “Entitlements”). In compliance with its General Plan, the City may require, as a condition to issuing some or all of the Entitlements, that the Grantee create a vegetative screen between the Restricted Property and the Benefited Property (the “Vegetative Screen”) and install a security fence (the “Fence”).

D. As more particularly described in this Restrictive Covenant and Easement, Grantor is willing to have a portion of Grantor’s existing orchard serve as the Vegetative Screen (the “Tree Maintenance Area”), to restrict Grantor’s agricultural practices within the Tree Maintenance Area, and to grant to the Grantee an easement for the installation of the Fence in the Easement Area (the “Easement Area”). The boundary and location of the Tree Maintenance Area are more particularly described in Exhibit C attached hereto and by this reference incorporated herein. The boundary and location of the Easement Area are more particularly described in Exhibit C attached hereto and by this reference incorporated herein.

NOW, THEREFORE, the parties hereto agree as follows:

1. Grantor hereby covenants and agrees that:
   a. Grantor is prohibited from trimming the trees within the Tree Maintenance Area, or taking any other measures that would inhibit their natural lateral or vertical growth; provided that such prohibition is not intended to prohibit Grantor from removing dead branches.
   b. Grantor shall maintain the trees within the Tree Maintenance Area and shall replace all dead trees within the Tree Maintenance Area with trees of the same species, or avocado trees, at Grantor’s sole expense. Grantor is prohibited from removing any trees from within the Tree Maintenance Area, except for the purposes of removing and replacing dead or non-producing trees.
   c. Grantor is prohibited from the aerial and/or mechanical application of pesticides, fertilizers, and any other chemical or non-chemical materials of any kind at any time within the Tree Maintenance Area. Only applications by a hand sprayer or through an irrigation system are to be used in the Tree Area.
   d. Grantor is prohibited from any and all application of pesticides, fertilizers, and any other chemical or non-chemical material, which is a Restricted Material, within the Tree Area, at any time.

   For the purposes of this Restrictive Covenant and Easement, “Restricted Material” means any material that is regulated under a list of Restricted Materials (which is current, as of the date that such application is contemplated), pursuant to Federal, State, and/or Local Regulations and Codes.
Appendix D:  
Alternative Vegetative Screen

e. Grantor is prohibited from any and all application of pesticides, fertilizers, and any other chemical or non-chemical material of any kind within the Tree Maintenance Area when Adverse Wind Conditions exist.

f. Grantor is prohibited from cultivating or tilling the soil within the Tree Maintenance Area using machinery when Adverse Wind Conditions exist.

For the purposes of this Restrictive Covenant and Easement, “Adverse Wind Conditions” means any period of time during which the wind conditions exceed a #2 level on the Beaufort Wind Scale [#2-light breeze (wind felt on face, leaves rustle, vanes begin to move)].

g. For the purposes of this Section 1, Grantor’s obligations under this Section 1 shall extend to any trees located within the right of way of Saticoy Avenue immediately east of the Tree Maintenance Area as defined in Recital D and more particularly described in Exhibit C, to the extent that the performance of such obligations by Grantor is permitted by the City of San Buenaventura.

2. The covenants and agreements of Grantor set forth in this Restrictive Covenant and Easement are made pursuant to the provisions of Section 1468 of the California Civil Code and (a) are for the benefit of each and every part of the Benefited Property, (b) shall inure to the benefit of and may be enforced by Grantee and each and every successor or assign of Grantee of the Benefited Property or any portion thereof, including, without limitation, any occupant of the Benefited Property or any portion thereof, and (c) shall be binding upon Grantor and each and every successor or assign of Grantor of the Restricted Property or any portion thereof, including, without limitation, any occupant of the Restricted Property or any portion thereof.

3. Grantor hereby grants to Grantee a nonexclusive easement over, on and across the Easement Area for the purpose of, at Grantee’s expense, installing the Fence. The specifications and design of such Fence shall be as approved by the City, and the exact location of the Fence within the Easement Area shall be as approved by the Grantor, provided, however, that the Fence shall not be located such as to preclude or materially restrict the performance of Grantor’s obligations under Section 1.

4. Except as set forth in Section 8, this Restrictive Covenant and Easement and the covenants, benefits and restrictions set forth herein shall continue in effect in perpetuity.

5. Grantee shall have the right to record this Restrictive Covenant and Easement, together with all referenced Exhibits, in the Official Records of the County of Ventura.

6. If any portion of this Restrictive Covenant and Easement or other terms set forth herein, or the application of it to any person or circumstance, is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Restrictive Covenant and Easement, or the application of such portions to persons or circumstances other than those to which it is found to be invalid, shall remain in full force and effect as if such portion found invalid had not been included in this Restrictive Covenant and Easement.

7. 7.1 The failure of Grantor or any successor or assign of Grantor in the Restricted Property, or any portion thereof, or any occupant of the Restricted Property, or any portion thereof, to comply with this Restrictive Covenant and Easement shall be an event of default. In the event of a default, Grantee or any successor or assign of Grantee in the Benefited Property, or any portion thereof, or any occupant of the Benefited Property, or any portion thereof, may bring an action at law or in equity to enforce the requirements of this Restrictive Covenant and Easement. In any such action, the relief granted by the court may include damages, penalties, specific performance, an order to prevent any violation or to
Appendix D:
Alternative Vegetative Screen

cause the violation to be remedied or to cease the use of all or part of the Tree Maintenance Area not in compliance with the provisions of this Restrictive Covenant and Easement.

7.2 The failure of Grantee or any successor or assign of Grantee in the Benefited Property, or any portion thereof, or any occupant of the Benefited Property, or any portion thereof, to comply with this Restrictive Covenant and Easement and shall be an event of default. In the event of a default, Grantor or any successor or assign of Grantor in the Restricted Property, or any portion thereof, may bring an action at law or in equity to enforce the requirements of this Restrictive Covenant and Easement. In any such action, the relief granted by the court may include damages, penalties, specific performance, an order to prevent any violation or to cause the violation to be remedied or to cease the use of all or part of the Benefited Property not in compliance with the provisions of this Restrictive Covenant and Easement.

8. Development of Tree Maintenance and Easement Areas.

The provisions of Sections 1 and 3 of this Restrictive Covenant and Easement shall terminate and be of no further force or effect when all of the following shall have occurred:

a. The City shall have removed the Restricted Property from the Save Our Agricultural Resources program; and
b. All farming activities in the Restricted Property shall have ceased; and

c. The City shall have issued grading permits with respect to all of the Restricted Property; and

d. Physical grading or construction shall have commenced on the Restricted Property.
EXHIBIT A

Legal Description

All that certain real property situated in the County of Ventura, State of California, known as Assessor Parcel No. 089-0-011-240 as of 2/22/08, and further described as follows:

Parcel A in the City of Ventura, County of Ventura, State of California, as shown on a Parcel Map filed in Book 31, Page 90 of Parcel Maps, in the Office of the County Recorder of said Ventura County.

Except that portion lying Southwesterly of the Northeasterly line of Parcels A and B, as shown and designated on that certain Lot Line Adjustment No. ALD-825, recorded May 21, 1999 as Instrument No. 99-099560 of Official Records.

And additionally, all that certain real property situated in the County of Ventura, State of California, known as Assessor Parcel No 089-0-011-200 as of 2/22/08, and further described as follows:

Parcel C in the City of Ventura, County of Ventura, State of California, as shown on a Parcel Map filed in Book 31, Page 90 of Parcel Maps, in the Office of the County Recorder of said Ventura County.
Appendix D:
Alternative Vegetative Screen

EXHIBIT B

Legal Description

All that certain real property situated in the County of Ventura, State of California, described as follows:

That portion of 43, Rancho Santa Paula Y Saticoy, in the County of Ventura, State of California, as per Map recorded in Book "A", Page 290 of Miscellaneous Records (transcribed records from Santa Barbara County), in the Office of the County Recorder of said Ventura County, described as follows:

Beginning at a point in the Centerline of Telegraph Road, 60 feet wide, being the corner common to Lots 9, 10, 43 and 44 of said Rancho Santa Paula Y Saticoy; thence along the Southwesterly line of said Lot 43,

1st:  South 36° East 2557.50 feet to the Southwesterly corner of said Lot 43; thence at right angles,

2nd:  North 54° East 711.15 feet to the Southwesterly corner of the land described in the Deed to Henry N. Cloud, recorded January 30, 1891, in Book 32, Page 506 of Deeds; thence at right angles,

3rd:  North 36° West 2557.50 feet to the Centerline of said Telegraph Road; thence along the Telegraph Road,

4th:  South 54° West 711.15 feet to the Point of Beginning,

EXCEPT that portion of said land lying within the land described in the Deed to Ventura County recorded June 9, 1892 in Book 36, Page 317 of Deeds.

ALSO EXCEPT that portion of said land lying within the 60 foot wide strip of land described in the Agreement and Deed to Ventura County recorded November 18, 1916 Book 151, Page 399 of Deeds.

ALSO EXCEPT the land described as follows:

Beginning at the most Southerly corner of said lot; thence along the Southeast line thereof,

1st:  North 54° 55' 24" East, 713.73 feet to the most Southerly corner of the land described in Deed recorded in Book 94, Page 28 of Deeds; thence along the Southwest line of said land,

2nd:  North 34° 52' 52" West, 237.65 feet; thence

3rd:  South 52° 47' 52" West, 205.59 feet; thence

4th:  South 55° 01' 56" West, 300.00 feet; thence

5th:  South 62° 18' 10" West, 169.63 feet to a line parallel with and distant 40.00 feet Northeasterly, measured at right angles, from the Southwest line of said lot; thence along said parallel line,

6th:  North 34° 52' 52" West, 700.00 feet thence at right angles,

7th:  South 55° 07' 08" West, 40.00 feet to the said Southwest lines; thence along said Southwest line,

8th:  South 34° 52' 52" East, 952.52 feet to the Point of Beginning.

Assessor's Parcel Number: 089-0-012-110
Appendix D:
Alternative Vegetative Screen

EXHIBIT C - Tree Maintenance Area

The Tree Maintenance Area includes all that portion of the following described property lying within the area bounded by the Westerly Boundary of the current Saticoy Avenue Right-of-Way (as of 2-22-2008), and a line running parallel to, and located 50 feet west of such Westerly Boundary of the current Saticoy Avenue Right-of-Way:

All that certain real property situated in the County of Ventura, State of California, known as Assessor Parcel No. 089-0-011-240 as of 2/22/08, and further described as follows:

Parcel A in the City of Ventura, County of Ventura, State of California, as shown on a Parcel Map filed in Book 31, Page 90 of Parcel Maps, in the Office of the County Recorder of said Ventura County.

Except that portion lying Southwesterly of the Northeasterly line of Parcels A and B, as shown and designated on that certain Lot Line Adjustment No. ALD-825, recorded May 21, 1999 as Instrument No. 99-099560 of Official Records.

And additionally, all that certain real property situated in the County of Ventura, State of California, known as Assessor Parcel No 089-0-011-200 as of 2/22/08, and further described as follows:

Parcel C in the City of Ventura, County of Ventura, State of California, as shown on a Parcel Map filed in Book 31, Page 90 of Parcel Maps, in the Office of the County Recorder of said Ventura County.

Such Tree Maintenance Area is depicted graphically below: