OLD TOWN SATICOY AREA PLAN
COMMUNITY WORKSHOP #3

THURSDAY, FEBRUARY 7, 2013 6:30 PM

Saticoy Community Center
11168 Violeta Street, Saticoy, CA 93005
### Phase I
**Old Town Focus – Sargent Town Planning - SCAG grant**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date</th>
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<tbody>
<tr>
<td>Contract Initiated</td>
<td>April 2012</td>
</tr>
<tr>
<td>Initial Public Outreach – Concepts/Ideas</td>
<td>August 2012</td>
</tr>
<tr>
<td>Existing Conditions Report</td>
<td>October 2012</td>
</tr>
<tr>
<td>Old Town Saticoy Vision Plan</td>
<td>January 2013 – Where we are now</td>
</tr>
<tr>
<td>Design Guidelines</td>
<td>April 2013</td>
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<tr>
<td>Zoning Matrix</td>
<td>April 2013</td>
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<tr>
<td>Sargent contract ends</td>
<td>April 2013</td>
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</table>
# Project Schedule for Saticoy Area Plan Update

## Phase II

**Entire Area Plan Boundary – Strategic Growth Council State grant**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Contract Initiated</td>
<td>October 2012</td>
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<tr>
<td>Vision Plan for entire Area Plan boundary</td>
<td>Spring 2013</td>
</tr>
<tr>
<td>Planning Commission Hearing on Project Status</td>
<td>Fall 2013</td>
</tr>
<tr>
<td>Draft Area Plan, zoning ordinance amendments, maps, development standards, design guidelines</td>
<td>Winter 2013</td>
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<tr>
<td>Environmental Review</td>
<td>2014</td>
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<tr>
<td>Final Area Plan, zoning ordinance amendments, maps, development standards, design guidelines</td>
<td>Winter 2014</td>
</tr>
<tr>
<td>Planning Commission/Board Hearings</td>
<td>Spring 2015</td>
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VISION

- Make Old Town Saticoy more cohesive and better connected to the surrounding neighborhoods and the rest of the City and County of Ventura.
- Provide a more complete range of residential choices and commercial and civic amenities.
- Expand the range and number of local jobs.
- Create a safe, comfortable, and healthy environment that promotes more walking and cycling, and encourages greater use of transit services.
- Adjust land use patterns to provide residents with greater protection...
LAND USE AND URBAN CHARACTER

EXISTING CONDITIONS
GENERAL COMMUNITY WIDE GOALS

Goal 1. A community that contains a well-balanced distribution of land uses, providing jobs, commerce, recreation, and residential opportunities for its residents.

Goal 2. A flexible and efficient land use plan that provides economic opportunities for Saticoy businesses and residents.

Goal 3. A community that retains and enhances its cultural resources and historic identity.

Goal 4. A safe, healthy, and sustainable community.

RESIDENTIAL GOALS

Goal 5. A diversity of housing types with options for tenure, size/design, and affordability.

Goal 6. Preserved and enhanced residential neighborhoods located within the northern portion of Old Town Saticoy.
COMMERCIAL GOALS

Goal 8A. A well designed, economically vital commercial district in Old Town Saticoy that meets the daily shopping and service needs of Saticoy residents and visitors.

Goal 8B. Small scale commercial facilities located within mixed-use and industrial areas of the community.

INDUSTRIAL GOALS

Goal 9A. Well located and designed industrial uses that do not negatively impact nearby residential and commercial uses, especially those that provide job opportunities for Saticoy residents.

Goal 9B. Industrial development that is consistent with a sustainable jobs/housing balance within Saticoy and its immediate surrounding neighborhoods.
SOUTHEAST TRANSIT VILLAGE MASTER PLAN

LAND USE AND URBAN CHARACTER

TOWN CENTER

- “Main street commercial” buildings with shopfront frontages accessed from sidewalk
- New buildings up to 3-Story tall
- Ground floor commercial uses along Los Angeles Avenue and Violeta Street with residential and office upper floors
- Ground floor commercial, live/work, and residential elsewhere
- Street trees planted in tree wells
- Intersection bulbouts and crosswalks provided at corners
- Parking behind buildings
LAND USE AND URBAN CHARACTER

NEIGHBORHOOD

- Single family houses and duplexes set back from the street behind front yards
- New buildings are house form up to 2-stories tall
- Front entries and windows face the street.
- New buildings accessed through porches or stoops
- Street trees planted in continuous planters or in-street planters
- Parking behind buildings
- Residential and home occupation uses
RESIDENTIAL MIXED-USE

- Accommodates higher density housing and limited commercial uses
- New buildings up to 3 stories tall
- Residential uses separated from sidewalk by a small front yard and entered through porches and stoops
- Mixed-use buildings built up-to and accessed from sidewalk and accessed through shopfronts and arcades
- Street trees in continuous planters or in-street planters
- Parking located behind buildings
- Primarily residential and live/work uses, although retail and commercial uses allowed
INDUSTRIAL

- Large and varied buildings
- New buildings up to 2 stories or 50 feet in height
- Outdoor storage screened from street
- Parking located behind or at side of building
- Buildings occupied with ground floor industrial, manufacturing, office, and small-scale service and retail
- Upper floors occupied with industrial, manufacturing, and office uses.
ALTERNATIVE 1

- Expand the Town Center south and onto parcels east of Los Angeles Avenue
- Shrink size of Neighborhood to alley between Violeta Street and Azahar Street
- Devote southeast to Industrial
- Introduce Residential Mixed-Use along both sides of Azahar Street and along both sides of Alelia Avenue with Industrial Overlay on eastern portion
ALTERNATIVE 2

- Create larger Town Center by expanding south and east to Alelia Avenue
- Make larger Neighborhood by extending it south to railroad tracks
- Create smaller Industrial area in southeast
- Introduce smaller Residential Mixed-Use area east of Alelia Avenue
ALTERNATIVE 3

- Make Town Center slightly larger than existing CPD Zone
- Shrink size of Neighborhood to alley between Violeta Street and Azahar Street
- Create large Industrial area in southeast portion, west of Alelia Avenue
- Introduce Residential Mixed-Use along both sides of Azahar Street and in southwest portion, west of Alelia Avenue
**Land Use and Urban Character**

**Alternative 4**

- Expand Town Center south and to parcels east of Los Angeles Avenue
- Extend Neighborhood south to Azahar Street
- Create Industrial area on largely vacant parcels south of Rosal Lane
- Create large Residential Mixed-Use area between Rosal Lane and Azahar Street
TOWN CENTER CHARACTER
TOWN CENTER STREETSCAPE
MIXED-USE NEIGHBORHOOD EDGE CHARACTER
MULTI-FAMILY NEIGHBORHOOD TRANSITION
MULTI-FAMILY NEIGHBORHOOD TRANSITION
MULTI-FAMILY NEIGHBORHOOD TRANSITION
SEMI-PRIVATE OPEN SPACE
SINGLE-FAMILY NEIGHBORHOOD CHARACTER
SINGLE-FAMILY NEIGHBORHOOD CHARACTER
Goal 10. Safe and secure public spaces and community amenities sized and located to provide convenient and responsive services, recreation, and social opportunities to Saticoy residents.
PUBLIC SPACE AND COMMUNITY AMENITIES

EXISTING PUBLIC SPACE NETWORK
Connect Saticy Park to surrounding neighborhood. 
CONNECT SATICOY PARK TO SURROUNDING NEIGHBORHOOD
VARIETY OF PARK TYPES

- Tot Lots
- Plazas
- Neighborhood Greens
- Recreational Fields
- Pocket Parks
- Streets
INTRODUCE A VARIETY OF PARKS AND OPEN SPACES
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PUBLIC SPACE AND COMMUNITY AMENITIES

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INTRODUCE A VARIETY OF PARKS AND OPEN SPACES
GOALS

Goal 11. An adequate, safe, and interconnected circulation system to serve Saticoy, including connections between Saticoy and surrounding communities.

Goal 12. A circulation network that is sized and designed to support planned land uses and economic development and activity within Saticoy.

Goal 13. A circulation network that balances the needs of all users, including pedestrians, bicycles, and vehicles.

Goal 14. Sufficient transit services and facilities to support proposed land use patterns and projected demand.

Goal 15. A circulation network that helps to maintain and improve the health of Saticoy residents.
NETWORK OF COMPLETE STREETS

EXISTING STREET NETWORK
NETWORK OF COMPLETE STREETS

CIRCULATION BARRIERS
NETWORK OF COMPLETE STREETS

NEW STREET CONNECTIONS
NETWORK OF COMPLETE STREETS

SIDEWALKS

Legend
- Existing Sidewalks
- New Sidewalks
- New Sidewalks (curb moved)
- New Green Space
- Plan Boundary
NETWORK OF COMPLETE STREETS

SIDEWALKS
NETWORK OF COMPLETE STREETS

SIDEWALK TYPES

Legend
- Suburban sidewalks
- Urban Sidewalks
- New Green Space
- Plan Boundary
NETWORK OF COMPLETE STREETS

SIDEWALK TYPES
NETWORK OF COMPLETE STREETS

STREETSCAPE IMPROVEMENTS
NETWORK OF COMPLETE STREETS

PEDESTRIAN AND TRANSIT PRIORITIES

Legend
- Streetscape Improvements
  - First Priority
  - Second Priority
  - Third Priority
  - Plan Boundary

- Crosswalk Improvements
  - First Priority
  - Second Priority

- Bus Stop Improvements
  - First Priority
NETWORK OF COMPLETE STREETS
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