



OLD TOWN SATICOY AREA PLAN COMMUNITY WORKSHOP #3

THURSDAY, FEBRUARY 7, 2013 6:30 PM

Saticoy Community Center
11168 Violeta Street, Saticoy, CA 93005

PROJECT SCHEDULE FOR SATICOY AREA PLAN UPDATE

Phase I

Old Town Focus – Sargent Town Planning - SCAG grant

Contract Initiated	April 2012
Initial Public Outreach – Concepts/Ideas	August 2012
Existing Conditions Report	October 2012
Old Town Saticoy Vision Plan	January 2013 – Where we are now
Design Guidelines	April 2013
Zoning Matrix	April 2013
Sargent contract ends	April 2013

PROJECT SCHEDULE FOR SATICOY AREA PLAN UPDATE

Phase II

Entire Area Plan Boundary – Strategic Growth Council State grant

Contract Initiated	October 2012
Vision Plan for entire Area Plan boundary	Spring 2013
Planning Commission Hearing on Project Status	Fall 2013
Draft Area Plan, zoning ordinance amendments, maps, development standards, design guidelines	Winter 2013
Environmental Review	2014
Final Area Plan, zoning ordinance amendments, maps, development standards, design guidelines	Winter 2014
Planning Commission/Board Hearings	Spring 2015

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



LAND USE AND URBAN CHARACTER

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

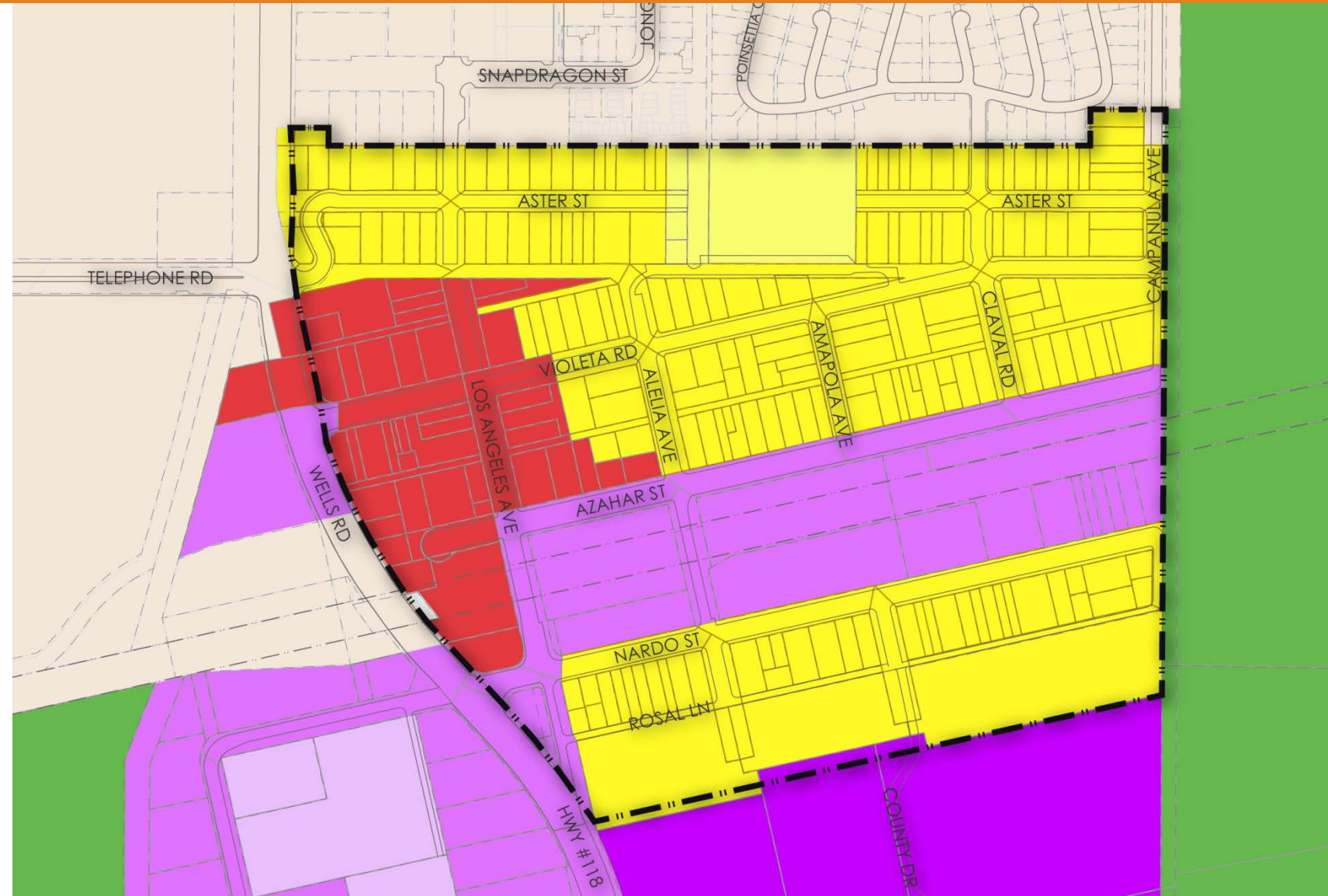
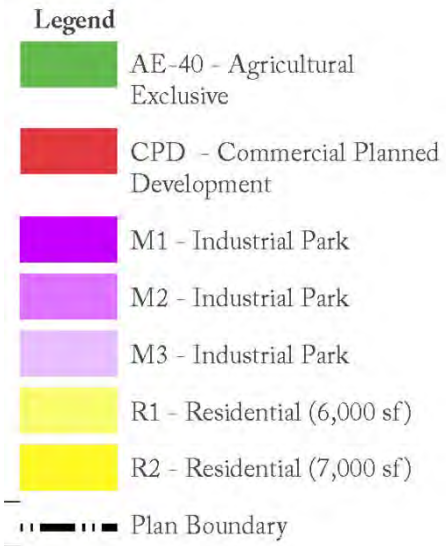
- Goal 8A.** A well designed, economically vital commercial district in Old Town Saticoy that meets the daily shopping and service needs of Saticoy residents and visitors.
- Goal 8B.** Small scale commercial facilities located within mixed-use and industrial areas of the community.

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.

LAND USE AND URBAN CHARACTER

EXISTING ZONING



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 hose 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



LAND USE AND URBAN CHARACTER

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



LAND USE AND URBAN CHARACTER

INDUSTRIAL

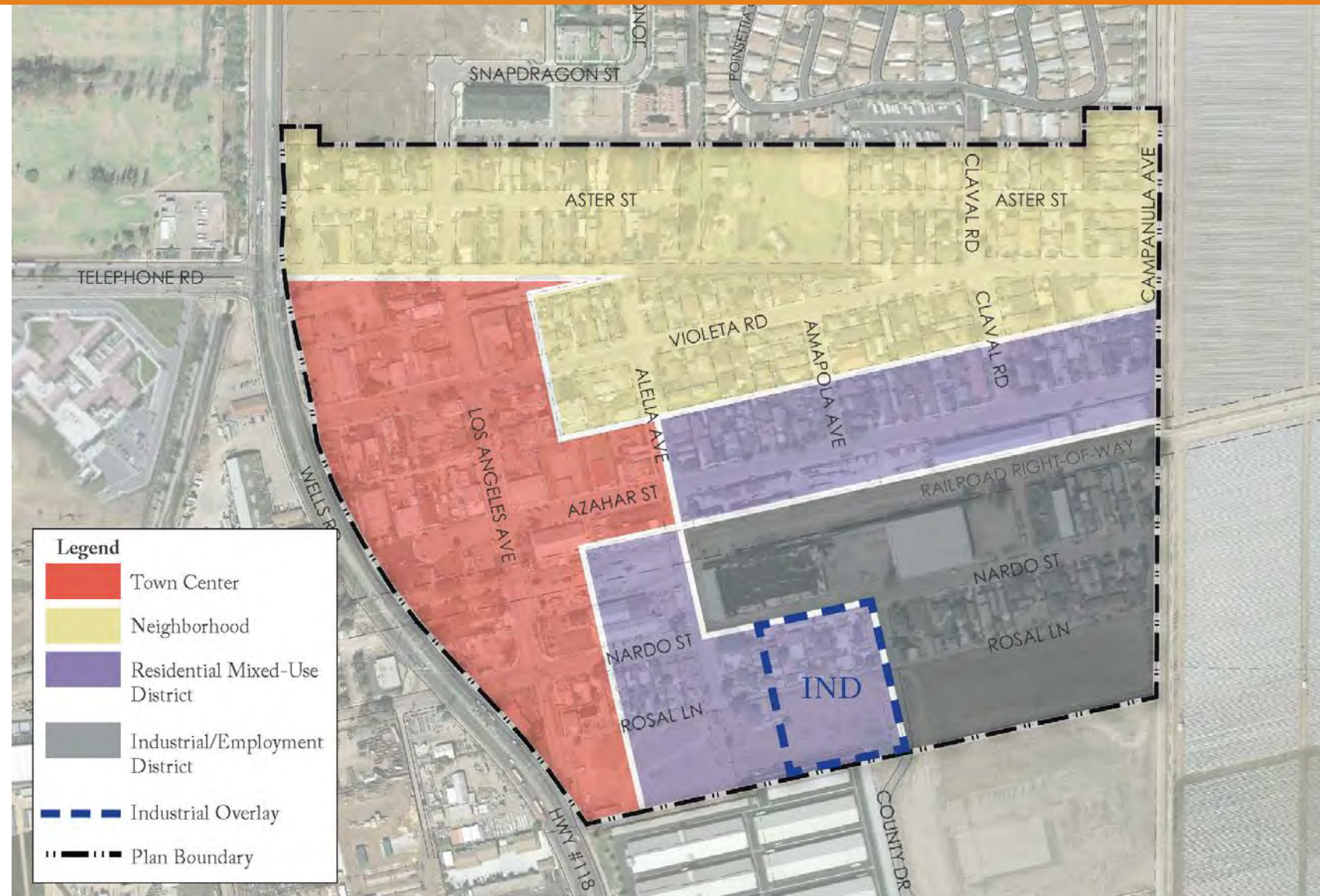
- Large and varied buildings
- New buildings up to 2 stories or 50 feet in height
- Outdoor storage screened from street
- Parking located behind or at side of building
- Buildings occupied with ground floor industrial, manufacturing, office, and small-scale service and retail
- Upper floors occupied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



LAND USE AND URBAN CHARACTER

ALTERNATIVE 1

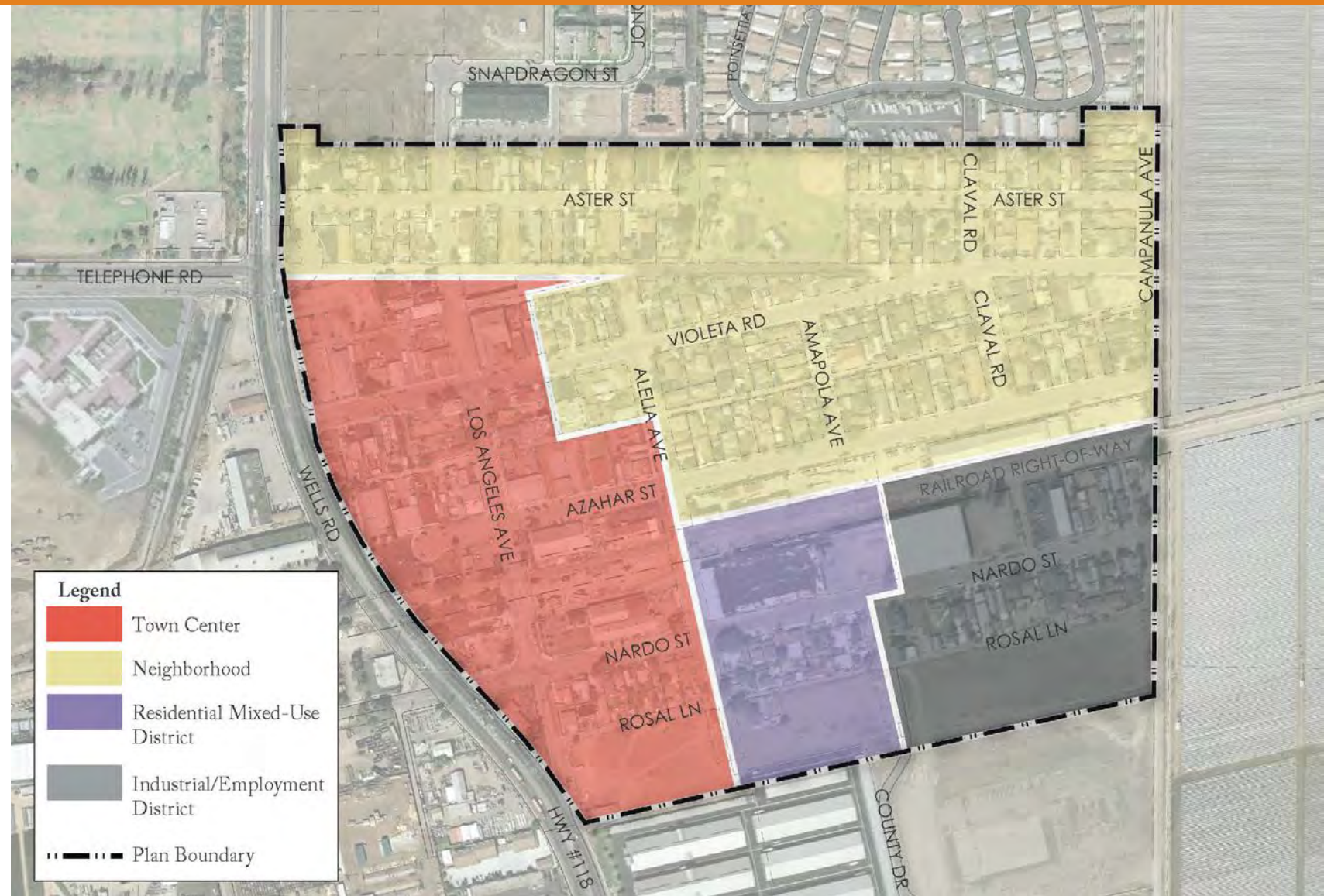
- Expand the Town Center south and onto parcels east of Los Angeles Avenue
- Shrink size of Neighborhood to alley between Violeta Street and Azahar Street
- Devote southeast to Industrial
- Introduce Residential Mixed-Use along both sides of Azahar Street and along both sides of Alelia Avenue with Industrial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



LAND USE AND URBAN CHARACTER

ALTERNATIVE 2

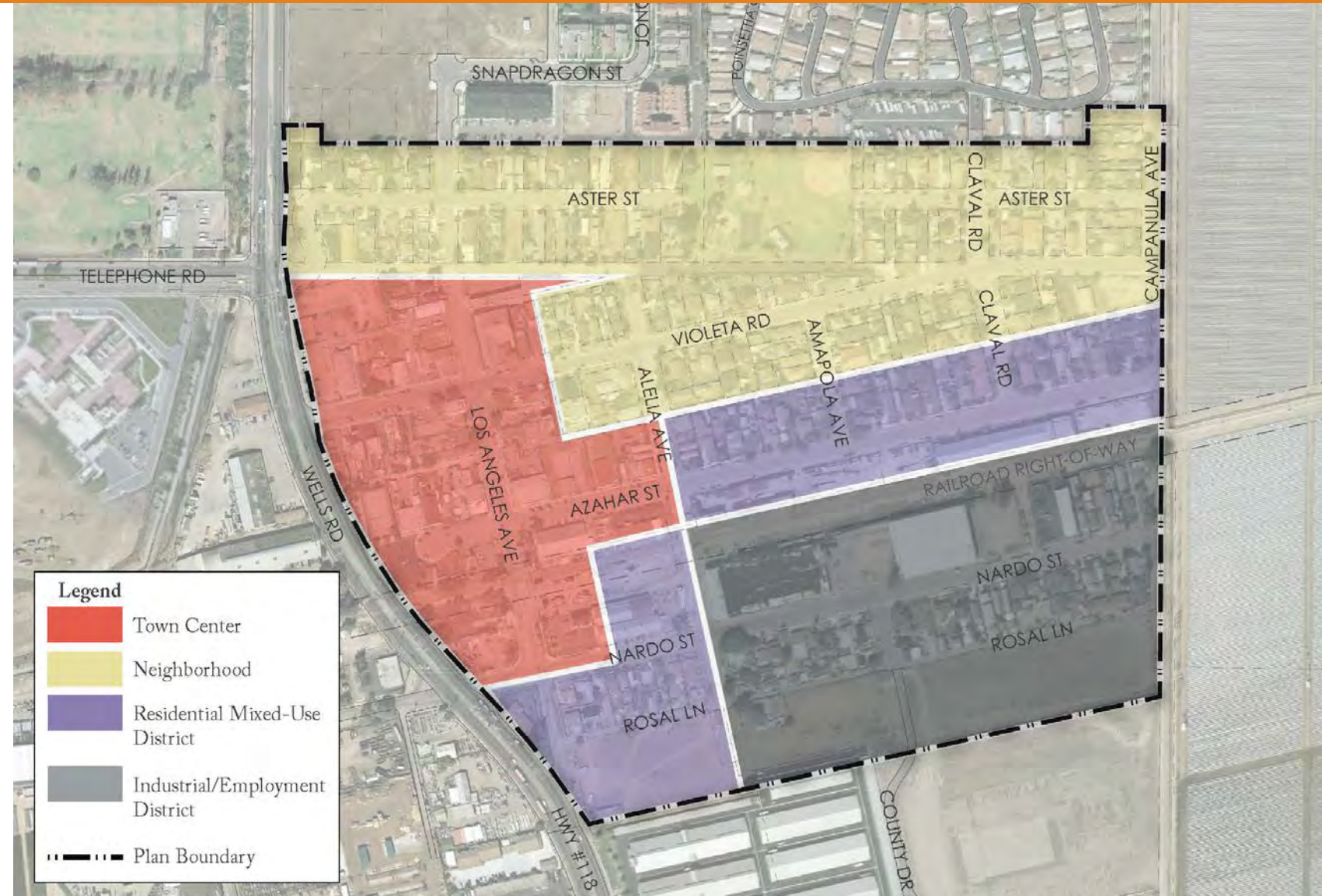
- Create larger Town Center by expanding south and east to Alelia Avenue
- Make larger Neighborhood by extending it south to railroad tracks
- Create smaller Industrial area in southeast
- Introduce smaller Residential Mixed-Use area east of Alelia Avenue



LAND USE AND URBAN CHARACTER

ALTERNATIVE 3

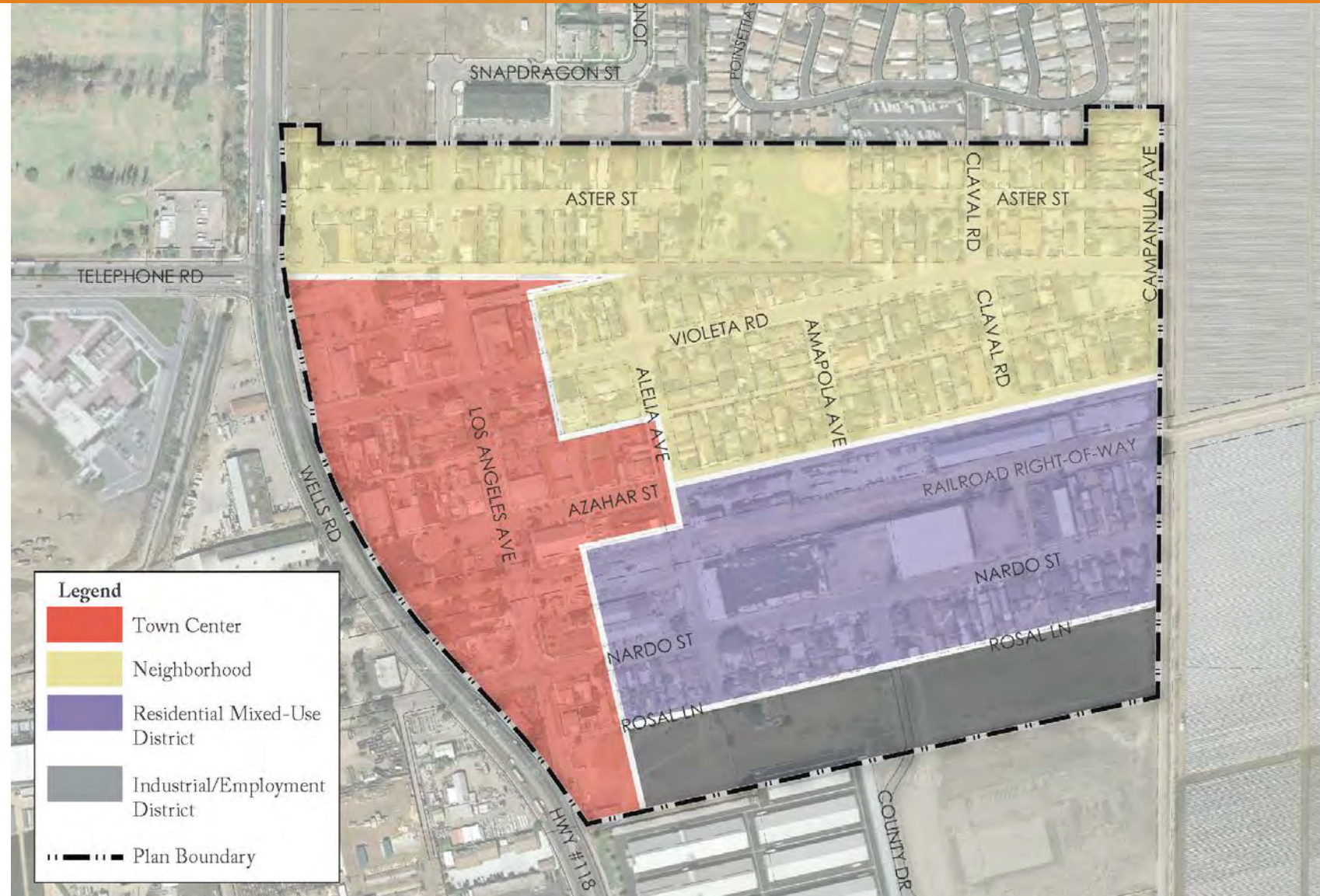
- Make Town Center slightly larger than existing CPD Zone
- Shrink size of Neighborhood to alley between Violeta Street and Azahar Street
- Create large Industrial area in southeast portion, west of Alelia Avenue
- Introduce Residential Mixed-Use along both sides of Azahar Street and in southwest portion,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



TOWN CENTER STREETScape



MIXED-USE NEIGHBORHOOD EDGE CHARACTER



MULTI-FAMILY NEIGHBORHOOD TRANSITION



SOUTHEAST TRANSIT VILLAGE MASTER PLAN



SARGENT TOWN PLANNING

MULTI-FAMILY NEIGHBORHOOD TRANSITION



SOUTHEAST TRANSIT VILLAGE MASTER PLAN



SARGENT TOWN PLANNING

MULTI-FAMILY NEIGHBORHOOD TRANSITION



SEMI-PRIVATE OPEN SPACE



SOUTHEAST TRANSIT VILLAGE MASTER PLAN



SARGENT TOWN PLANNING

SINGLE-FAMILY NEIGHBORHOOD CHARACTER



SINGLE-FAMILY NEIGHBORHOOD CHARACTER



SOUTHEAST TRANSIT VILLAGE MASTER PLAN



SARGENT TOWN PLANNING

PUBLIC SPACE AND COMMUNITY AMENITIES

GOALS

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.

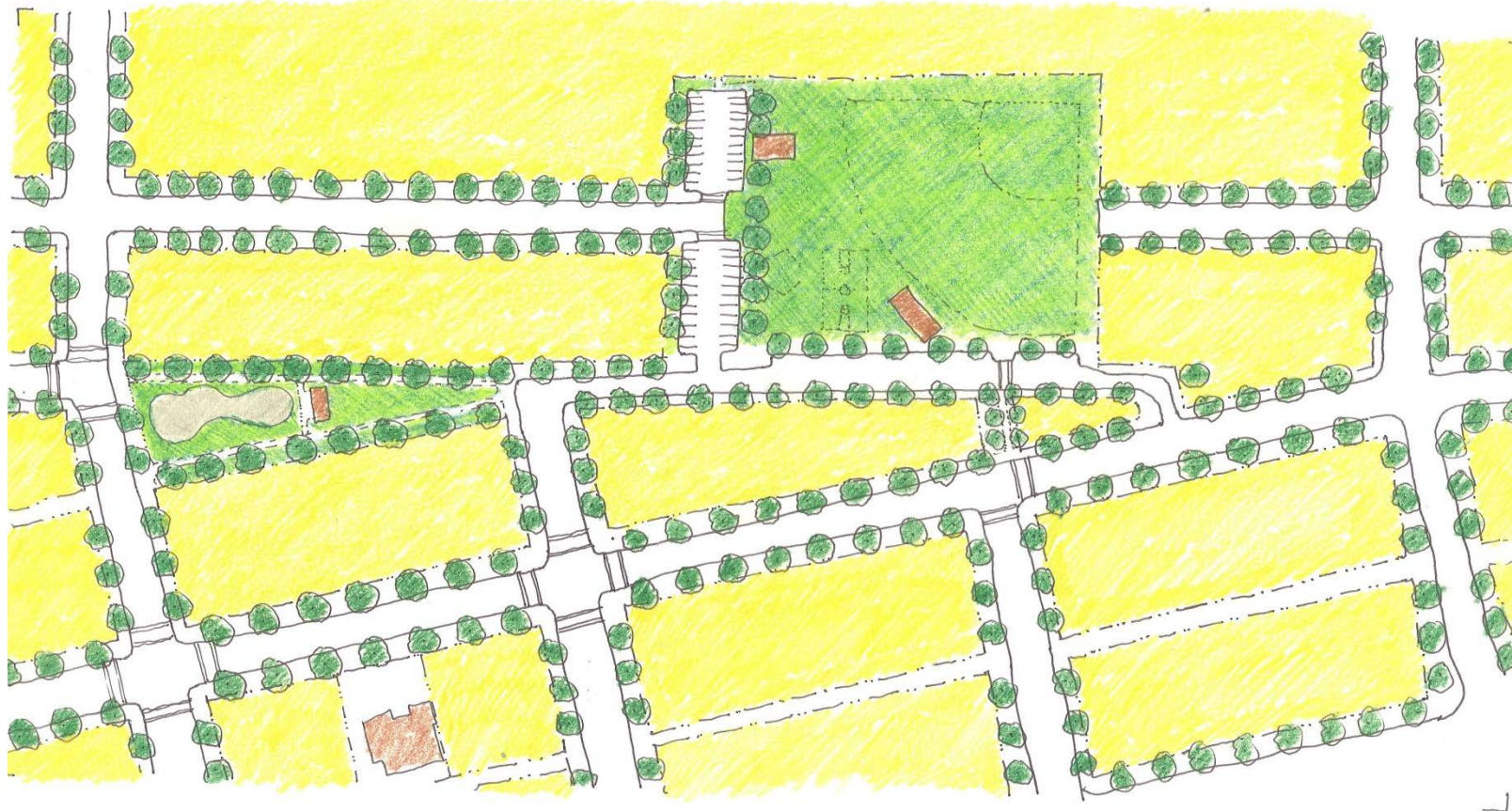
PUBLIC SPACE AND COMMUNITY AMENITIES

EXISTING PUBLIC SPACE NETWORK



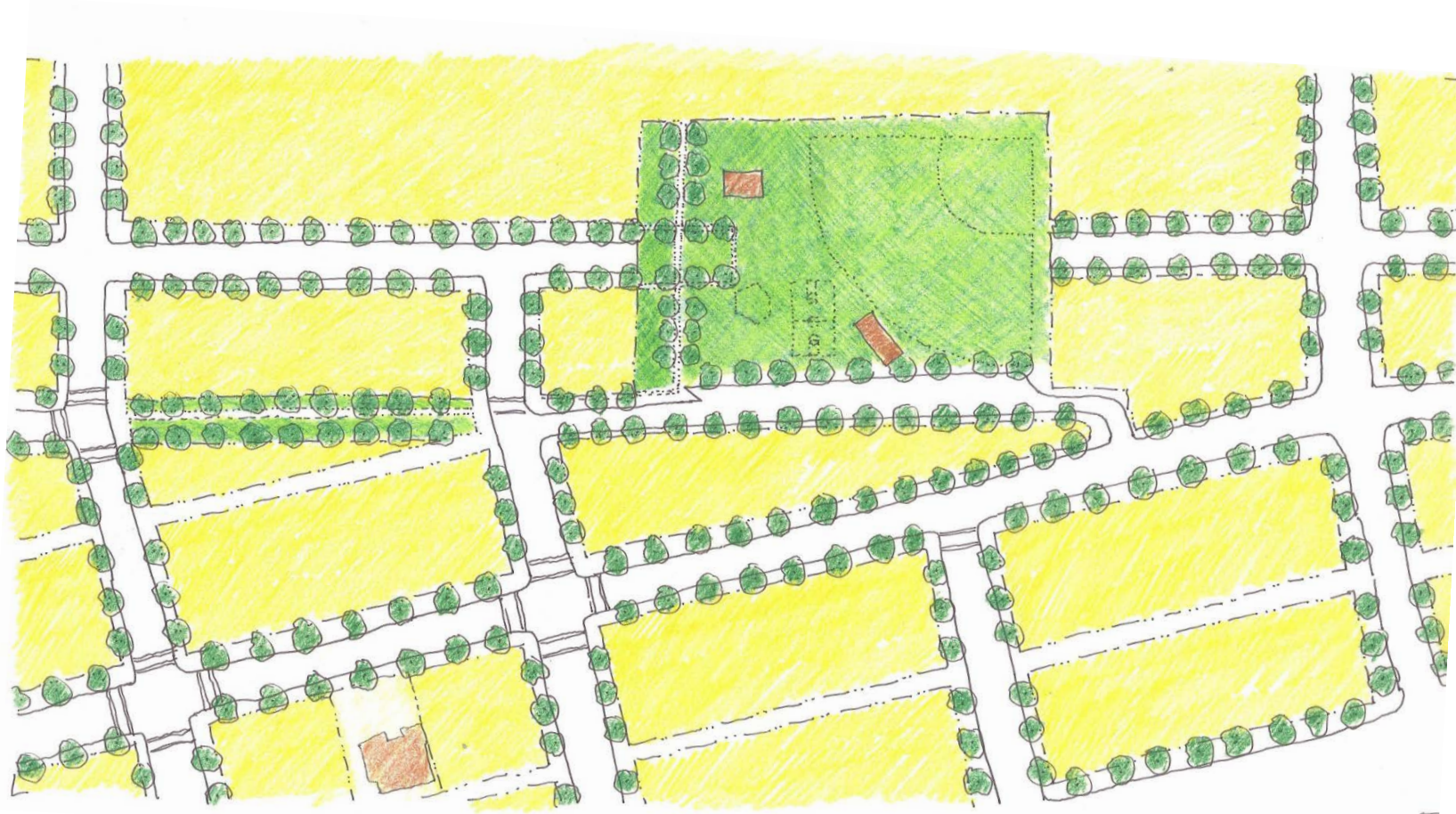
PUBLIC SPACE AND COMMUNITY AMENITIES

CONNECT SATICOY PARK TO SURROUNDING NEIGHBORHOOD



PUBLIC SPACE AND COMMUNITY AMENITIES

CONNECT SATICOY PARK TO SURROUNDING NEIGHBORHOOD



PUBLIC SPACE AND COMMUNITY AMENITIES

VARIETY OF PARK TYPES

- Tot Lots
- Plazas
- Neighborhood Greens
- Recreational Fields
- Pocket Parks
- Streets



PUBLIC SPACE AND COMMUNITY AMENITIES

INTRODUCE A VARIETY OF
PARKS AND OPEN SPACES



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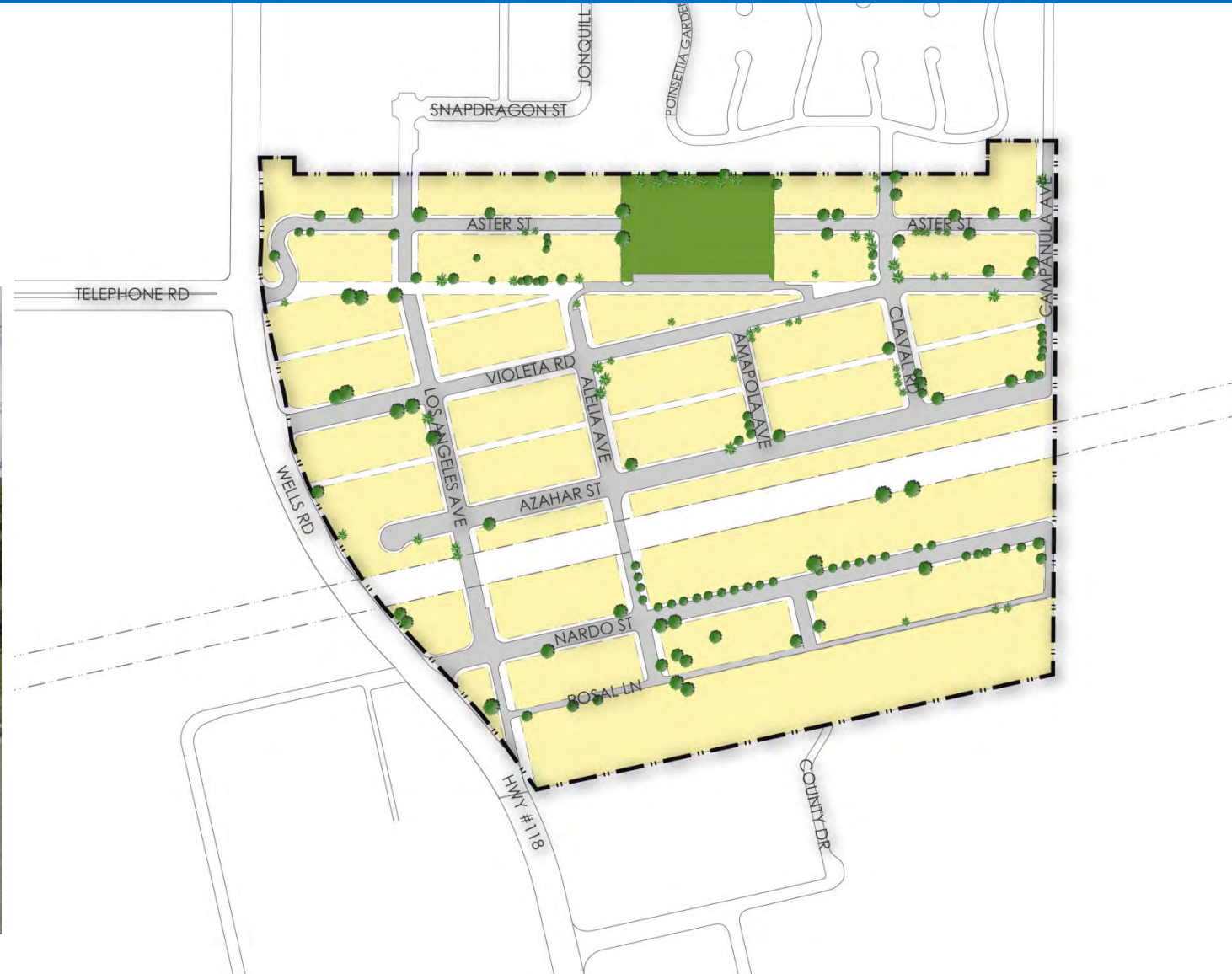
NETWORK OF COMPLETE STREETS

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



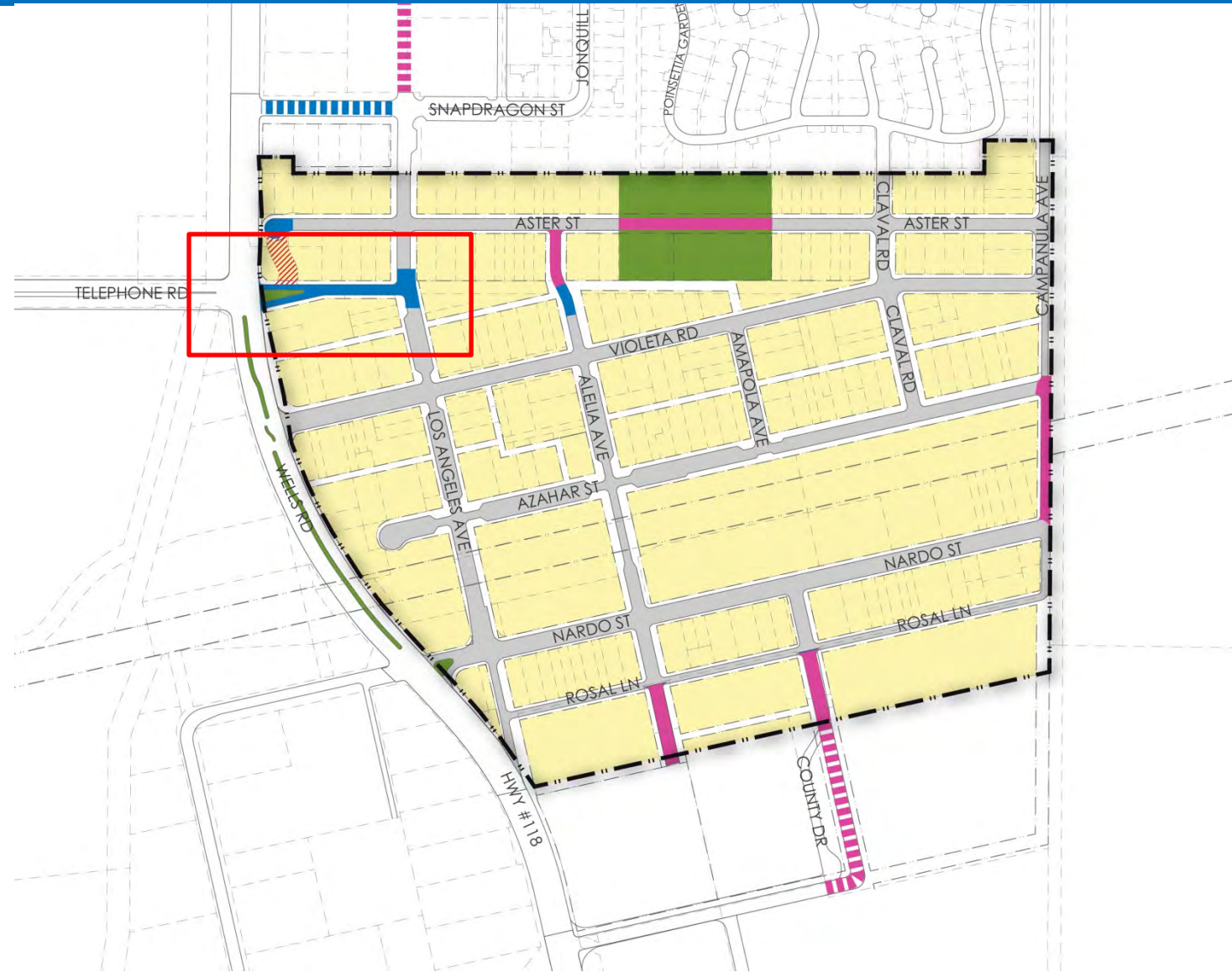
NETWORK OF COMPLETE STREETS

CIRCULATION BARRIERS



NETWORK OF COMPLETE STREETS

NEW STREET CONNECTIONS

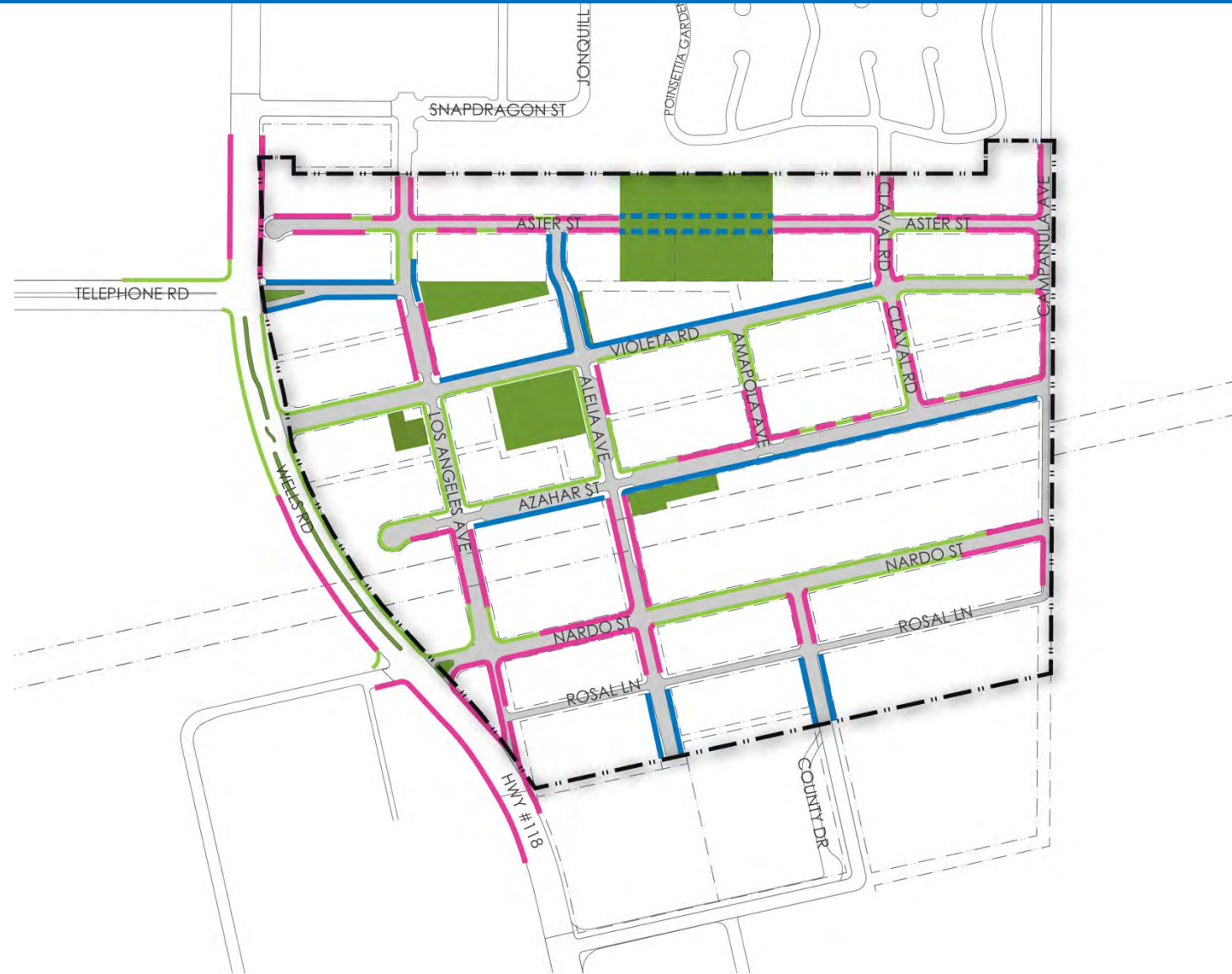


NETWORK OF COMPLETE STREETS

SIDEWALKS

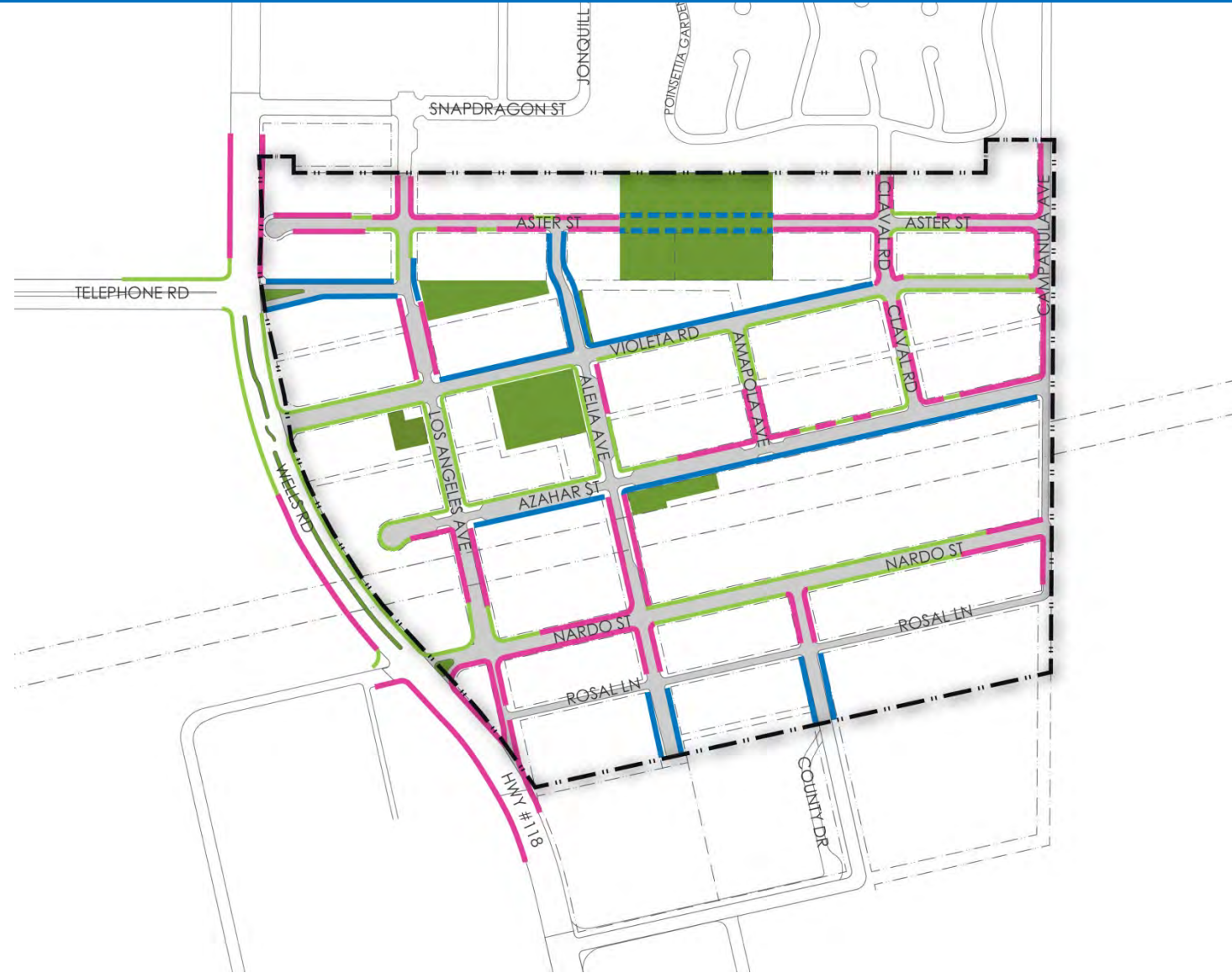
Legend

- 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



SOUTHEAST TRANSIT VILLAGE MASTER PLAN



SARGENT TOWN PLANNING

NETWORK OF COMPLETE STREETS

STREETSCAPE IMPROVEMENTS



NETWORK OF COMPLETE STREETS

PEDESTRIAN AND TRANSIT PRIORITIES

Legend

Streetscape Improvements

- First Priority
- Second Priority
- Third Priority

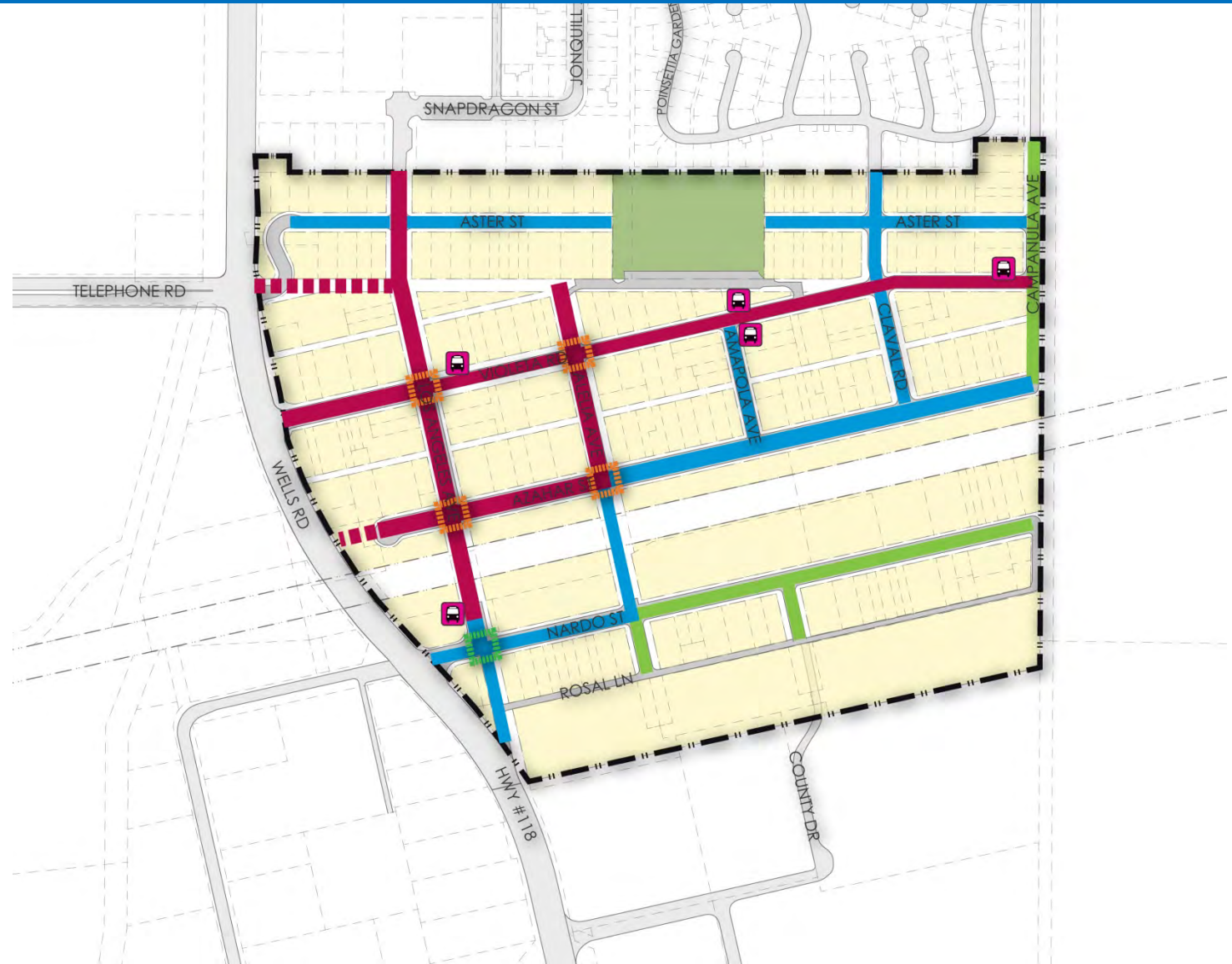
Plan Boundary

Crosswalk Improvements

- First Priority
- Second Priority

Bus Stop Improvements

- First Priority



NETWORK OF COMPLETE STREETS



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