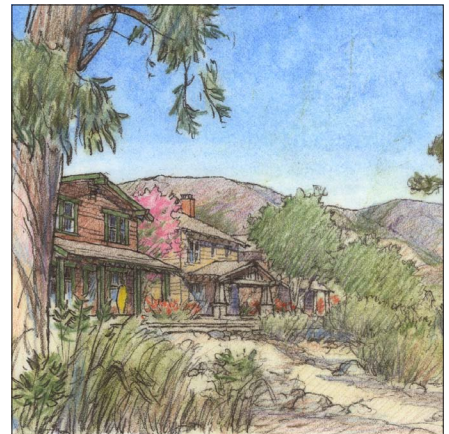
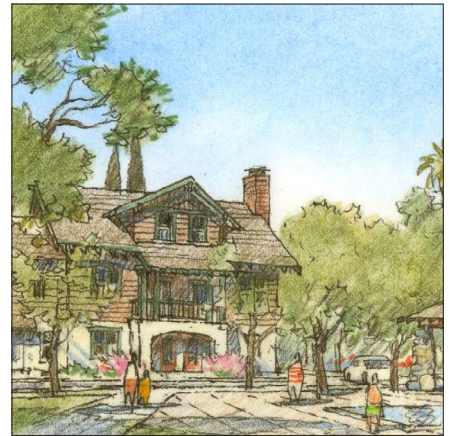
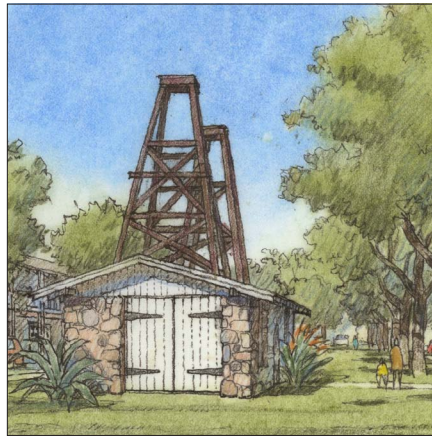
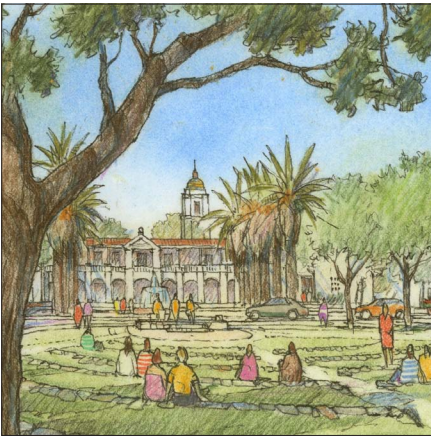


East Area 1 Specific Plan SP-3

Santa Paula, California



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East Area 1 Specific Plan SP-3 Santa Paula, California

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1. Introduction

1.1 Introduction to the Specific Plan

1.1 Introduction to the Specific Plan

The East Area 1 Specific Plan property is located in Ventura County, California, and is situated at the eastern edge of the City of Santa Paula (Figures 1-1 and 1-2). The City of Santa Paula is generally located directly north of Highway 126, west of the City of Fillmore, and East of the City of San Buenaventura. The property comprises approximately 501 acres and is bounded by hillside agricultural land to the north, Haun Creek to the east, Main Street and Ventura County Transportation Commission (VCTC) railroad right-of-way to the south, and Santa Paula Creek to the west. Direct access to the site from the surrounding region is provided by Highway 126 or Main Street via the Southern Pacific Rail Road. Additionally, the Specific Plan includes the construction of a bridge to allow access to the site via Santa Paula Street.

Although the East Area 1 Property is currently located within the unincorporated area of Ventura County, the entitlement process for the Specific Plan Property includes annexation of the Property into the City of Santa Paula. Therefore, the City of Santa Paula General Plan is the applicable document with which the Specific Plan must comply. Consequently, this Specific Plan treats the City of Santa Paula General Plan as the document of record.

The City of Santa Paula is located in the heart of the Santa Clara River Valley and surrounded by groves of oranges, lemons and avocados. The historical significance of the citrus industry led the City to be known as the Citrus Capital of the World.

Santa Paula is a city steeped in cultural diversity and a blended heritage, which have made it the unique community it is today. Celebrated for its sense of tradition and architectural integrity, the city is a virtual showcase of classic architectural styles, from American Farmhouse, Mission and California Bungalows, to the more ornate Queen Anne and English Tudor.

Santa Paula's colorful history can be traced through its diverse residential areas, as well as classic structures like the Limoneira Building, the Mill Building, and the California Oil Museum. This historic character will be the foundation of residential and commercial architectural design within the East Area 1 Specific Plan Area.

Figure 1-1: Regional Location Map

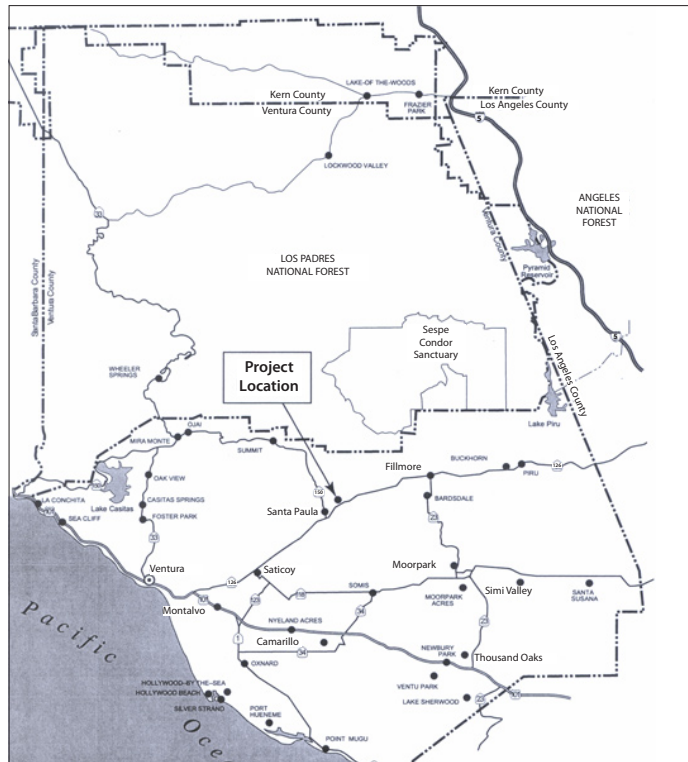
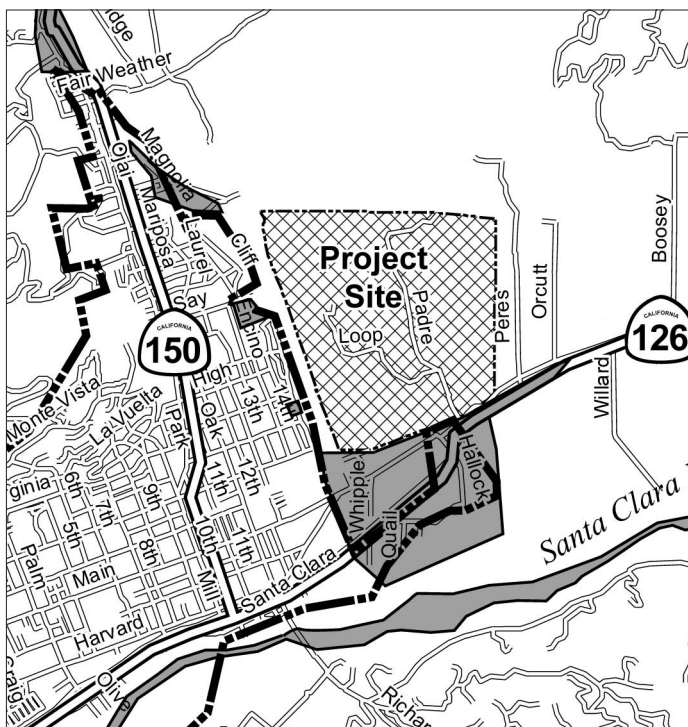


Figure 1-2: Specific Plan Area Location



1. Introduction

1.2 Specific Plan Area

This Specific Plan includes comprehensive development guidelines and implementation measures to ensure the creation of a vibrant, livable community with readily accessible amenities and attractive streetscapes and public places.

In addition, a continuous network of permanent open space is provided along Santa Paula and Haun Creeks to help balance the requirements of a new urbanized area with the need to protect wildlife habitat, provide recreational opportunities, and buffer neighboring agricultural activities.

1.2 Specific Plan Area

The General Plan identifies East Area 1 as approximately 541 acres based on the general level of mapping completed for the General Plan Update. More precise mapping completed for this specific plan, based on new detailed aerial photography, indicates East Area 1 as defined in the General Plan is 501 acres in size. The East Area 1 property has traditionally been used for agricultural uses. The property is currently designated as Agricultural, Agricultural – Urban Reserve, Open Space, and Urban in the County of Ventura General Plan. The zoning designations for the site under County Ordinance Code are Agriculture Exclusive and Limited Industrial. After annexation into the City of Santa Paula, the East Area 1 Property will have a Specific Plan designation in the City’s General Plan. The proposed land uses are Open Space 1, Open Space 2, Open Space 3, Civic/Institutional, Neighborhood Edge, Neighborhood General 1, Neighborhood General 2, Neighborhood General 3, Neighborhood Center and East Santa Paula Railroad District. See Figures 1-2, 1-3, and 1-4 for plan area location and context.

1.3 Relationship to the Santa Paula 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. - see Figure 1-5). As shown in Appendix B (General Plan Consistency Review), the East Area 1 Specific Plan is consistent with the Santa Paula General Plan. The Specific Plan also conforms to the State requirements for specific plans (see Section 3 for more discussion).

Figure 1-3: Oblique View of the Specific Plan Area and Vicinity



Figure 1-4: Overhead View of the Specific Plan Area and Vicinity



1. Introduction

1.3 Relationship to the Santa Paula General Plan

The General Plan identifies the project area (East Area 1) as one of six expansion areas that is anticipated to be urbanized and developed and specifies particular requirements summarized in this section (City of Santa Paula General Plan, Land Use Element, pages LU-19 and 20). Consequently, the General Plan envisions an amendment to the City of Santa Paula's Sphere of Influence to include East Area 1 with a variety of land uses. Further, for East Area 1 to ultimately become urbanized and developed as identified in the General Plan, a Specific Plan must be developed in accordance with Government Code sections 65450 et. seq. The Specific Plan must reflect the land use buildout and relevant development policies as described in the General Plan with the corresponding details of siting, design, infrastructure, provision of open space, and financing. In addition to the Specific Plan requirement, the General Plan requires that each expansion area provide a market and fiscal analysis to determine the feasibility of the Specific Plan development under consideration at the time of application. These requirements provide the basis with which to prepare and process this Specific Plan.

1.3.1 General Plan Description of East Area 1

The General Plan discusses East Area 1, as follows: "Approximately 541 acres of land are located to the east of Santa Paula Creek to Haun Creek, the eastern boundary. Most of the land is located to the north of the railroad tracks and SR 126. Primary access to town should be taken by extending Santa Paula Street. Additional road connections to SR 126 should also be developed. A multi-purpose trail should link East Area 1 to neighborhoods in Santa Paula Canyon via a trail-only bridge spanning Santa Paula Creek. The development would have minimal impacts on traffic on SR 126. Extension of Sewer service to this site would be costly due to its distant location from the treatment plant and trunk lines. Other utilities, however, would be relatively easier to provide. Expansion into East Area 1 would result in conversion of existing agricultural lands. The site is within the Santa Paula – Fillmore greenbelt, so amendment of the agreement would be necessary. The impact on wildlife would be low because of the area's current agricultural use, which provides no significant habitat value. The site is in the Santa Paula Creek flood plain. Santa Paula Creek is slated for improved flood control facilities in 1997-1998 and 1998-1999 by the [U.S. Army] Corps of Engineers."

Figure 1-5: Specific Plan Requirements

Specific Plan REQUIREMENTS
CALIFORNIA GOVERNMENT CODE
SECTION 65450

Section 65450 et seq. of the California Government Code prescribes the required contents of a Specific Plan, and describes its relation to the general plan as follows:

65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare Specific Plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

65451. (a) A Specific Plan shall include a text and a diagram or diagrams which specify all of the following in detail:

- (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- (2) 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.
- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The Specific Plan shall include a statement of the relationship of the Specific Plan to the general plan.

1.3.2 Proposed Specific Plan

Each of the zones in the Development Standards (see Section 5) identifies a mix of housing and/or commercial uses in a compatible and complementary layout. Zones are buffered by streets, parks, and mixed-use development as appropriate. A Phasing Plan for the proposed East Area 1 Property development can be found in Section 4, Plan Implementation. Four Phases are established to ensure orderly development of the infrastructure and the neighborhood. After its adoption and annexation of the site property, all new development proposals within the Plan area must be found to be consistent with this Specific Plan.

1. Introduction

1.4 Plan Preparation Process

1.4 Specific Plan Preparation

The East Area 1 Specific Plan preparation began with creation of the East Area 1 Steering Committee (“Committee”) comprised of Mayor Mary Ann Krause, Councilmember Gabino Aguirre, City Manager Wally Bobkiewicz, Harold Edwards, Alan Teague, and Rob Sawyer. At the direction of the property owner, based upon Steering Committee comments, a design team prepared different designs for public consideration. Among other things, the design team’s efforts incorporated aerial photography; surveying; title research; review of applicable law; review of relevant environmental data; review of circulation and utility infrastructure; survey and interviews with community leaders and local residents; and other, similar, matters.

Thereafter, the Committee held a series of public meetings on January 24, 2006, February 23, 2006, and March 2, 2006 to solicit public input from the property owners, City residents, City staff, other City officials, and other public agencies. Among other things, the Committee received information related to land use, circulation, economic development, and design.

On March 2, 2006, the Committee considered a conceptual design which reflected public input and forms the basis for this Specific Plan.

Section III of the Land Use Element to the General Plan (the “Save Open-space and Agricultural Resources Santa Paula City Urban Restriction Boundary Initiative” or “SOAR”) and Measure L6 (aka the “81-Acre Initiative” or the “Citizens Advocating Responsible Expansion Initiative”) require voter approval to urbanize East Area 1. SOAR and Measure L6 require voter approval because (1) the project proposes to amend General Plan Figure LU-4a by changing the City Urban Restriction Boundary (“CURB”) to incorporate East Area 1; and (2) the project proposes to increase the density and land use intensity set forth in General Plan Figure LU-5 and Table LU-7 as they affect East Area 1 and, more specifically, the Project Site.

Because East Area 1 is located in the unincorporated area of Ventura County, its development under the City of Santa Paula’s jurisdiction will require annexation approvals from the Ventura County Local Agency Formation Commission (LAFCO). The Ventura LAFCO was formed and operates under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

(California Government Code Sections 56000 et seq.). State law provides for LAFCOs to be formed as independent agencies in each county in California. LAFCOs implement state law requirements and state and local policies relating to boundary changes for cities and most special districts, including spheres of influence and changes in organization. The Ventura LAFCO is the boundary agency for the City of Santa Paula.

1.5 Organization of the Specific Plan

The East Area 1 Specific Plan is organized to include all required elements of a specific plan, as well as to include design elements that will shape the future community in a way that is sustainable. The Illustrative Plan presented in Figure 2-5 summarizes the design intentions. The Specific Plan is organized into five sections 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 East Area 1’s context within the City, including an overview of the Plan’s relationship to the Santa Paula General Plan, demographics analysis, and existing market conditions. The section also describes the land use goals, policies and objectives for the East Area 1 property.
- 2. Form and Character.** This section describes and illustrates form, character, and uses of the East Area 1 development.
- 3. Infrastructure and Services.** This section provides a summary of infrastructure systems and public services necessary to support the East Area 1 Property.
- 4. Implementation.** The implementation section describes the steps leading to the implementing and financing of this Specific Plan.
- 5. The Development Standards.** This section describes the physical design of the East Area 1 property, including the layout and design of streets and blocks, the location and extent of the land uses planned for the area, and the development standards that will shape new development. This Plan places a primary emphasis on the physical form and character of new development, with a strong emphasis on the uses within the buildings.

1. Introduction

1.6 Overview of Existing Conditions

The core of the Plan is Section 5, the Development Standards. It is a graphically oriented “Regulating Code” which describes the required urban and architectural design patterns, while also regulating the uses of the buildings and lots within the Plan area. The Development Standards specify 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 forms the framework and provides the infrastructure for the East Area 1 Property, focusing on a circulation network that balances the use of all travel modes.

1.6 Overview of Existing Conditions

Ventura County is comprised of the following 10 incorporated cities: Camarillo, Fillmore, Moorpark, Ojai, Oxnard, Port Hueneme, Santa Paula, Simi Valley, Thousand Oaks and San Buenaventura. Like the other cities in Ventura County, Santa Paula is experiencing new growth and rising housing prices. Santa Paula anticipates continued population and housing growth over the next 20 years.

1.6.1 Demographics

Santa Paula’s demographic information shows:

- The population increased 14.67% since 1990, from 25,062 in 1990 to 28,598 in 2000 (U.S. Census).
- A significant percentage of residents are Hispanic or Latino (over 71.19%) (U.S. Census).
- The homeownership rate (about 56.26%) slightly outpaces renter-occupied housing (U.S. Census).
- The average household size (3.49 people per household) is similar to adjacent cities and slightly higher than Ventura County (3.04 people per household) (U.S. Census).
- The City has experienced an increase in median income from \$35,788 in 1990 to \$45,419 in 1999 (U.S. Census).

Overall, the area is experiencing growth from a variety of households attracted by less expensive real estate. This has significant implications for the residential and commercial real estate markets, in that new development can serve a wide variety of households. First-time homebuyers include not only the more typical small households without children,

but also households with large families that have been in the area for a significant amount of time. See Table 1-1 for detailed demographic information.

1.6.2 Environmental Setting

Table 1-1: Demographic Information

Characteristic	2000
Population	28,598
Housing Units	8,341
Average Household Size	3.49
Average Family Size	3.86
Owner Occupied Housing Units	4,693
Renter Occupied Housing Units	3,443
Age Groups	
Under Age 5	2,529
5 – 19	7,393
20 – 34	6,669
35 – 64	8,959
65 and up	3,048
Hispanic or Latino	20,360
Not Hispanic or Latino	8,238

Source: U.S. Census Bureau, 2000 Census

The City of Santa Paula was founded and continues to be largely sustained by agriculture and its associated industry. The downtown commercial center of the City grew from the proximity to the railroad and the residential areas spread northward into the hills. The Santa Clara River and Santa Paula Creek acted as natural boundaries to the growth of the city. The East Area 1 Specific Plan Area is located across Santa Paula Creek from the developed areas of existing Santa Paula.

With the exception of the northern portion of the Specific Plan Area, the land slopes gently to the southeast with slopes between 0 and 5 percent on a majority of the southern portion of the Specific Plan Area. The steep hills in the northern portion of the site have slopes between 15 and 30 percent. A transitional plateau between these steep hills and the lower portion of the site contains slopes between 5 and 15 percent.

1. Introduction

1.7 Land Use Goals, Policies, and Objectives

The Specific Plan Area includes three different basic geologic formations. The northern steep portion is comprised of a bedrock formation of silts and sands prone to erosion. Alluvium and older alluvium deposits, relatively rocky in character, form the flatter portions of the site.

The Specific Plan Area overlies a portion of the Santa Paula and Fillmore groundwater basins. Water for the existing agricultural operations is provided by onsite wells.

The Specific Plan area has been utilized for intensified agricultural activities for many years. The established orchards and related farm buildings and improvements are the dominant features of the site at this time. Santa Paula Creek forms a boundary between the Specific Plan and the existing City boundaries. Haun Creek forms a natural edge to the Specific Plan Area and the beginning of the larger agricultural corridor to the east of the Specific Plan Area. Some remnants of native vegetation are present both in Haun Creek and in the steeper hills on the northern portion of the site.

1.7 Land Use Goals, Policies and Objectives

Goal: A desirable outcome or future condition toward which the City will work.

Policy: A short statement intended to guide decision-making.

Objective: A measurable outcome that implements the intent of the Specific Plan.

Goals

East Area 1 is planned and designed to incorporate the following:

1. Establish an interconnected network of walkable streets and blocks: Santa Paula's historic community fabric is based on a network to provide multiple routes for pedestrians, cyclists and motorists to move throughout the community. East Area 1 incorporates such a network, ensuring that the size, scale and pattern of new development are consistent with Santa Paula's historic and walkable neighborhoods and districts.
2. Establish a variety of development intensities and a mix of uses: Santa Paula's active and vibrant older neighborhoods - adjacent to downtown and McKeveatt Heights - include a variety of development intensities and uses, providing a range of housing choices within the same neighborhood and neighborhood-serving commercial and civic uses within a walking distance. East Area 1 incorporates this approach.
3. Integrate sustainable design: Santa Paula's finest historic neighborhoods - McKeveatt Heights and Fern Oaks - integrate housing and streets with the natural terrain and landscape. East Area 1 is based on the same fundamental principles of sustainable placemaking. East Area 1 incorporates guidelines for green building practices for neighborhoods and structures.
4. Conserve natural resources: Santa Paula's history and identity are closely connected with its natural resources and landscape. The plan responds to and integrates such resources as Santa Paula Creek, the views of the hills to the north, and views of the Santa Clara River to the south. The plan conserves the natural open space that surrounds Santa Paula by providing a significant increment of

1. Introduction

1.7 Land Use Goals, Policies, and Objectives

the City's future housing within compact, walkable neighborhoods to reduce the pressure for further outward urban expansion.

5. Develop East Area 1 as three pedestrian-oriented neighborhoods served by a civic, a mixed-use, and an employment district that will encourage people to walk as an alternative to driving for many of their daily needs.
6. Establish the new neighborhoods based on the principles of Smart Growth, Sustainable Development and, Traditional Neighborhood Design. See Section 5.1.3 for definitions of these terms.
7. Connect East Area 1 with the rest of town, particularly the downtown, with streets that accommodate automobile traffic, but not at the expense of providing high quality routes for pedestrians, bicyclists and transit.
8. Integrate the plan area into the greater community as its eastern gateway through appropriate street connections and design of Santa Paula Bridge and Hallock Drive to and through the plan area.
9. Become a mixed-use and mixed-income neighborhood development that provides a wide variety of housing types and lifestyle choices with authentic and recognizable architectural styles based on Santa Paula traditions.
10. Help revitalize the existing built environment and economic climate of surrounding areas by directing new investment into a new part of town that is based on the attributes of Santa Paula's history.
11. Provide a range of open spaces that will encourage and support informal social activity and recreation and reinforce the community's identity and connection to its natural and agricultural surroundings.

Plan-Wide Policies

- A. Neighborhoods have a clear center.** Each neighborhood has a discernible center. This is often a square or green and sometimes a busy or memorable street corner. A transit stop can be located at such a center.
- B. Neighborhoods are structured around an approximate 5-minute walk from center to edge.** Most dwellings are within a five-minute walk of the neighborhood center to promote walking and alternatives to driving. Such a

structure uses blocks that are between 220 and 800 feet in length depending upon the context and scale of a particular neighborhood or district.

- C. Shops and Offices are adjacent.** Non-residential uses are integrated to promote walkability, trip-capture and choices in the neighborhood.
- D. Small and strategically dispersed playgrounds.** Such playgrounds are accessible to all dwellings, typically serving a radius of one to two blocks, enabling activity to be in a compatible scale with surrounding dwellings. To this end, trailheads to the adjacent hills to the north are enabled where appropriate.
- E. Small ancillary buildings are accommodated.** Lots are designed so as to accommodate future small ancillary buildings in the rear, such as a home office, craft workshop, or second unit (e.g., "granny flat").
- F. Variety of dwelling types.** A wide variety such as flats, lofts and townhouses over commercial space to rowhouses, apartments, detached and executive houses provides the young and old, singles and families with several options.
- G. Elementary school sites are located within walking distance of most houses.** An elementary school site is close enough to neighborhoods that most children can walk from their home. For those that choose to drive, the school site is integrated into the neighborhood or district by street type(s) and open space(s) that front and engage rather than displace adjacent uses.
- H. Civic buildings are located on prominent sites.** Certain prominent sites such as the termination of a street vista or within the neighborhood center are reserved for civic buildings. These buildings and sites provide venues for activity that is community-oriented but not commercial or residential, adding cultural opportunity to the neighborhood. Historic resources can be utilized as civic buildings and tangibly connect new development with the area's culture.
- I. Streets are balanced to serve pedestrians, cyclists and motorists.** Streets are balanced and scaled to their context and role for use by motorists while creating an environment suitable for pedestrians and bicycles that includes on-street parking and rows of shade trees. Paved widths,

1. Introduction

1.7 Land Use Goals, Policies, and Objectives

curb radii and sidewalk widths are scaled appropriately. A palette of traditional neighborhood street types provides several options within categories: mixed-use, residential, corridor, rural. All street types use the pre-condition of neighborhood geometry, tailoring their sectional and performance characteristics to support walkability while accommodating vehicular mobility.

- J. Buildings create outdoor rooms.** Buildings of all types are located to positively shape and activate public space, particularly around greens, squares and plazas. These spaces engage the adjacent streets and buildings, visually adding to the horizontal open space and overall character.
- K. Parking is accommodated while maximizing the public realm.** Off-street parking is strategically located behind or near the rear of a lot to allow the streetscape and other public spaces to be spatially defined by buildings, trees and people. Alleys or 'lanes' efficiently support this policy.
- L. Neighborhoods provide a variety of places for gathering.** Each neighborhood is organized around public spaces in scale to its particular context and character, adding identity and a sense of place within the overall plan area.

Plan-Wide Objectives

In addition to the above plan-wide policies, the following objectives apply to the entire plan area:

1. The 501-acre plan area is planned and developed as 3 neighborhoods and 2 districts that are completely interconnected and integrated at the scale of a neighborhood and at the scale of a block to maximize walkability, provide multiple route-choice, and leverage the individual components into viable neighborhoods of long-term value.
2. The plan-area provides housing options that benefit the public.
3. The plan-area provides a sufficient concentration of housing options that translate to a minimum of 1000 total dwellings to support viable neighborhood-serving commercial uses.
4. Using proximity, walkability, and a sufficient concentration of residents and neighborhood-serving uses in East Area

1, the plan-area achieves a weighted average of 55% internal vehicle trip-capture to minimize the need for new infrastructure and to simultaneously reduce external traffic-generation.

Objectives by Neighborhood/District

In addition to the above plan-wide objectives, the following are achieved:

A. Santa Paula Creek Neighborhood

- Connect this neighborhood with Santa Paula Street through at least 3 routes
- Achieve approximately 14 acres of agricultural preserve, approximately 5 acres of neighborhood parks and 326 dwellings
- Utilize at least 3 residential street types to support walkability and generate appropriate blocks
- Generate frontage along Santa Paula Creek so that this neighborhood 'fronts' the creek.
- Achieve a minimum of 10% trip-capture through the proximity of non-residential uses to dwellings and through the interconnected network of streets
- Emphasize single-family dwelling types organized around pedestrian-scaled greens and squares.
- Mix the dwellings, by size, on a block to promote variety, interest and appeal
- Structure the pattern of blocks on lengths of 220 to 600 feet
- Set buildings back from frontage lines, depending upon the context of a particular block, helping to define a more suburban streetscape and produce a variety of front yard designs that create an authentic sense of neighborhood.
- Provide a trail connection between the open space north of the plan area and the Santa Paula Branch Line Trail.

B. Foothill Neighborhood

- Connect this neighborhood with Santa Paula Street through at least 3 routes.
- Achieve approximately 79 acres of open space preserve, approximately 11 acres of neighborhood parks, approximately 41 acres of agricultural preserve, and 359 dwellings

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1.7 Land Use Goals, Policies, and Objectives

- Connect to the Santa Paula Creek neighborhood through at least 2 points.
- Utilize at least 3 residential street types to support walkability and generate appropriate blocks
- Concentrate development on the portion of the area that only requires moderate grading leaving the remainder in agricultural production.
- Achieve a minimum of 10% trip-capture through the proximity of non-residential uses to dwellings and through the interconnected network of streets
- Emphasize single-family dwelling types organized around a pedestrian-scaled green with blocks that reflect the topography of this area.
- Mix the dwellings, by size, on a block to promote variety, interest and appeal
- Structure the pattern of blocks on lengths of 220 to 600 feet for blocks in the lower portion of this neighborhood. Blocks closer to or at the north (steeper) end of this area may use blocks up to 400 by 800 feet, with longer blocks broken by paseos.
- Set buildings back from frontage lines, depending upon the context of a particular block, helping to spatially define a more suburban streetscape and produce variety

C. Civic District

- Reserve approximately 25 acres for a secondary and a post-secondary educational institution
- Achieve approximately 300,000 to 375,000 square feet of civic and educational facilities and approximately 35 acres of recreational open space for community use.
- Continue the city's street network into the plan area using traditional neighborhood street types
- Generate frontage along Santa Paula Creek to enable recreational activity and connect the plan-area with the rest of town
- Connect Santa Paula Road with Hallock Drive to enhance access to the Downtown and support pedestrian-scaled development
- Achieve a minimum of 10% vehicle trip-capture through the proximity of non-residential uses to dwellings and

through the interconnected network of streets

- Integrate this district with the west edge of the Haun Creek Neighborhood through appropriate mixed-use street type(s) and public open space.
- Utilize at least 2 mixed-use street types to support neighborhood-serving commercial uses, walkability and corridor development
- Connect to the Haun Creek Neighborhood through at least 4 points
- Structure the pattern of blocks on walkable lengths of 300 to 700 feet
- Locate buildings close to or at frontage lines, helping to spatially define the street space.
- Accommodate, as needed, the potential for emergency services to locate in the district.

D. Haun Creek Neighborhood

- Integrate the creek and the plan-area's east boundary into a lower-intensity development pattern that 'fronts' the natural and agricultural open space to the east.
- Achieve approximately 37 acres of neighborhood park space, approximately 10 acres for a school site, approximately 745 dwellings, approximately 150,000 square feet of commercial space and approximately 35,000 square feet of civic space.
- Provide a transition between the civic district and lower-scale residential development
- Serve as the mixed-use core, providing a range of commercial and civic amenities to the plan-area
- Provide the plan-area's focal community space organized around a unique historic structure.
- Achieve a minimum of 15% trip-capture through the proximity of non-residential uses to dwellings and through the interconnected network of streets
- Utilize at least 2 residential street types and 2 mixed-use street types to support walkability and define appropriately scaled blocks
- Activate a variety of public spaces framed by mixed-use and/or civic buildings

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1.7 Land Use Goals, Policies, and Objectives

- Integrate historic resources into public space to strengthen community identity
- Utilize public space-types that enhance the space defined by adjacent streets and buildings, creating the 'outdoor room' effect
- Concentrate senior housing in or adjacent to the neighborhood center, which provides a range of amenities within easy walking distance.
- Connect to the Foothill Neighborhood through at least 3 points
- Structure the pattern of blocks on lengths of 400 to 800 feet, breaking longer blocks with pedestrian paseos or mid-block playgrounds.
- Locate buildings near or at frontage lines, depending upon the context of a particular block, helping to spatially define mixed-use and residential streetscapes and produce variety
- Utilize a variety of building types ranging from courtyard housing to sideyard houses to produce a varied and complex neighborhood pattern.
- Mix the dwellings, by size, on a block to promote variety, interest and appeal, and to provide a range of housing options in each block.
- Provide location for stormwater detention basin(s) to address flooding.
- Achieve a minimum of 10% trip-capture through the proximity of non-residential uses to dwellings and through the interconnected network of streets
- Reserve at least 2 blocks of commercial frontage for neighborhood-serving uses along Hallock.
- Locate buildings near or at frontage lines, depending upon the context of a particular block, helping to spatially define a more mixed-use streetscape and produce variety.
- Emphasize wide, shallow buildings that create a relatively continuous urban wall along the south side of Santa Paula Street, protecting the neighborhoods to the north from freeway noise.
- Accommodate emergency services to locate in the district. Provide a location for a fire station and a police sub-station within the district.

E. Railroad District

- Generate frontage along the extension of Santa Paula Street for building types that enable light industry, office and limited residential.
- Achieve approximately 150,000 square feet of light industrial space, 60,000 square feet of industrial-serving commercial space and 70 dwellings.
- Utilize at least 2 mixed-use street types to generate the appropriate frontage and to positively connect with the Civic District and the Haun Creek Neighborhood.
- Connect north at a minimum of 4 points along Santa Paula Road to promote walkability and maximize choice of routes.