

## 2. Form and Character

### 2.1 Introduction

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The key design principles of East Area 1 are related to the core concept that it be a walkable neighborhood, connected to the existing City and respecting the adjacent agricultural uses. These principles include:

- A network of pedestrian-oriented streets that organize the neighborhood into small interconnected blocks,
- A mix of uses within easy walking distance of one another, including up to 1,500 residences of diverse types– ranging from larger family houses, to smaller houses and town houses, to modest apartments – flexible live-work and work-live and mixed-use buildings that support small businesses of various types, a range of neighborhood serving commercial uses totaling up to 285,000 s.f., and up to 150,000 s.f. of light industrial and employment uses;
- Public spaces and civic facilities in the form of parks, greens, plazas and paseos.

This Section of the Specific Plan describes the intended form, character, and uses of East Area 1, and introduces the Development Standards–detailed in Section 5–that implement the policies described in the previous section. These policies are the foundation for planning and design of the master plan for East Area 1, and are the basis for the Development Standards.

The Development Standards guide design and construction of all improvements and the location and nature of all land uses within the Specific Plan area by applying its regulations through the City's development review process. The Development Standards are intended to ensure that all buildings, related site improvements, and public improvements work together to define the pedestrian-oriented public realm – harmonious with each other in scale and architecture – to create an attractive, walkable neighborhood. Figures 2-1, 2-2, 2-3 and 2-4 illustrate the envisioned character.

**Figure 2-1: Rendering of the Central Park**



*The Central Park at the joint between the Haun Creek Neighborhood and the Civic District.*

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**Table 2-1: East Area 1 Land Use Summary**

Planning Area	Land Use	Acreage	Light Ind. SF by Planning Area	Commercial SF by Planning Area	Civic/ Institutional SF by Planning Area	Dwelling Units by Planning Area
<b>A</b>	<b>Santa Paula Creek Neighborhood</b>					
	RESIDENTIAL: NE,NG1-3	33.1				326
	UNDEVELOPED LAND: PARKS, GREENWAYS	5.1				
	UNDEVELOPED LAND: AGRICULTURAL PRESERVE	14.3				
	ROADS, MEDIANS, ETC.	21.4				
	<b>Subtotal</b>	<b>73.9</b>				<b>326</b>
<b>B</b>	<b>Foothill Neighborhood</b>					
	RESIDENTIAL: NE,NG1-2	66.4				359
	UNDEVELOPED LAND: OPEN SPACE PRESERVE	79.4				
	UNDEVELOPED LAND: PARKS, GREENWAYS	11.4				
	UNDEVELOPED LAND: AGRICULTURAL PRESERVE	40.7				
	ROADS, MEDIANS, ETC.	26.0				
	<b>Subtotal</b>	<b>223.9</b>				<b>359</b>
<b>C</b>	<b>Santa Paula Creek Civic District</b>					
	CIVIC: SCHOOL	8.3			110,400	
	CIVIC: SHARED FACILITIES	5.6			65,000	
	CIVIC: POSTSECONDARY EDUCATION	11.6			165,000	
	UNDEVELOPED LAND: SHARED ATHLETIC FIELDS	23.2				
	UNDEVELOPED LAND: PARKS, GREENWAYS	12.0				
	ROADS, MEDIANS, ETC.	13.1				
	<b>Subtotal</b>	<b>73.8</b>			<b>340,400</b>	
<b>D</b>	<b>Haun Creek Neighborhood</b>					
	RESIDENTIAL: NC,NG2-3	28.0				745
	COMMERCIAL: ASSISTED LIVING	3.0		75,000		
	COMMERCIAL: OFFICE/RETAIL	10.0		150,000		
	CIVIC: SCHOOL	10.8			35,400	
	UNDEVELOPED LAND: PARKS, GREENWAYS	37.3				
	ROADS, MEDIANS, ETC.	21.0				
	<b>Subtotal</b>	<b>110.1</b>		<b>225,000</b>	<b>35,400</b>	<b>745</b>
<b>E</b>	<b>East Santa Paula Railroad District</b>					
	WORK/LIVE	7.3				70
	WORK: LIGHT INDUS/EMPLOY	7.3	150,000			
	COMMERCIAL: OFFICE/RETAIL	2.4		60,000		
	ROADS, MEDIANS, ETC.	2.4				
	<b>Subtotal</b>	<b>19.4</b>	<b>150,000</b>	<b>60,000</b>		<b>70</b>
<b>TOTALS FOR SPECIFIC PLAN AREA</b>		<b>501.1</b>	<b>150,000</b>	<b>285,000</b>	<b>375,800</b>	<b>1,500</b>

Source: HDR Town Planning, 2007

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This Specific Plan anticipates development of up to 1,500 dwelling units of various sizes and types, while preserving or enhancing approximately 223 acres of undeveloped land (open space preserve, parks and greenways, athletic fields, and agricultural preserve). It also allows development of approximately 285,000 s.f. of commercial space – in the forms of retail, restaurants, offices, and assisted living facilities – and approximately 150,000 s.f. of employment generating light industrial uses. The Specific Plan sets aside over 36 acres of land for educational and other civic facilities, which together with approximately 35 acres of parks and athletic fields in the Civic District add up to over 70 acres of “civic land.” The detailed breakdown of developed and undeveloped areas is provided in Tables 2-1 and 2-2, and illustrated in Figure 2-5.

The development of East Area 1 will be comprised of three neighborhoods and two districts, as detailed on Figure 2-5, Illustrative Plan, and the Illustrative Plan details, Figures 2-6 through 2-10. These include the following:

**Figure 2-2: Rendering of the Park Blocks**



*The historic Well House is the landmark of the Park Blocks in the heart of the Haun Creek Neighborhood.*

**Table 2-2: Undeveloped Land Summary**

Planning Area	Open Space [acres]			Total Open Space [acres]	Agricultural Preserve <sup>1</sup> [acres]	Total Undeveloped Land [acres]
	Open Space Preserve	Parks & Greenways	Shared Athletic Fields			
A	-	5.1	-	5.1	14.3	19.4
B	79.4	11.4	-	90.8	40.7	131.5
C	-	12.0	23.2	35.2	-	35.2
D	-	37.3	-	37.3	-	37.3
E	-	-	-	-	-	-
<b>Totals</b>	<b>79.4</b>	<b>65.8</b>	<b>23.2</b>	<b>168.4</b>	<b>55.0</b>	<b>223.4</b>

<sup>1</sup> Not open to the public.

Source: HDR Town Planning, 2007

1. The Santa Paula Creek Neighborhood (Figure 2-6) is located in the northwest quadrant of East Area 1, along the east bank of Santa Paula, north of the Civic District and west of the foothills. This neighborhood will also include a range of residence types, but will be characterized by a predominance of single family residences, some attached but most detached.

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The neighborhood is flanked by parks – along the Creek, along Hallock Drive, and along the north edge of the Civic District – with trail heads leading to the foothills and along the Creek to the Santa Paula Branch Line Trail. The neighborhood also contains a neighborhood park and a neighborhood green, both of which are to be surrounded by homes for which special design criteria are defined in the Development Standards.

2. The Foothill Neighborhood (Figure 2-7) occupies the northeast quadrant of East Area 1. This neighborhood rises from the relatively flat terrain of the southerly half of East Area 1 up the shallower portions of the slopes of the hills to the north. Development is limited to those portions of the foothills that require only moderate grading, leaving the steeper and more visible portions of the hills untouched and in agricultural production. This neighborhood will be characterized by almost exclusively single-family detached residences. At the center of the neighborhood is Foothill Neighborhood Park. Along the north edge of this neighborhood, multiple trail heads are to be provided leading to recreational trails in the foothills.

3. The Santa Paula Creek Civic District (Figure 2-8), located in the southwest quadrant of East Area 1, is substantially reserved for a high school, community college or other post-secondary educational institution, community facilities and community play fields. If the City's goal of locating a post-secondary educational facility on this land cannot be realized, a portion of this land could alternatively be developed with a housing and care facility for seniors, providing a continuum of care that might include skilled nursing care and other medical facilities.

4. The Haun Creek Neighborhood (Figure 2-9) is located on the historic Teague-McKevett Ranch site, in the southeast corner of East Area 1. This neighborhood is intended to include a wide variety of residence types, ranging from single-family detached residences along the creek, to residential and live-work rowhouses, to apartments and condominiums, some of which will be in mixed-use buildings with ground-floor commercial uses. The center of this neighborhood is organized around a public green in which the historic Ranch Well House will be a central landmark, and along the westerly edge of the neighborhood a mixed-use neighborhood-serving commercial

**Figure 2-3: Rendering of a Neighborhood Street**



*A typical Neighborhood Street in the Haun Creek Neighborhood.*

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center is located along Hallock Drive. This neighborhood is the preferred location for senior housing and assisted living uses, for which an alternate site is provided in a portion of the Civic District.

5. The Santa Paula Railroad District (Figure 2-10) abuts the Railroad along the south edge of the Civic District. This area is provided with this special designation for a number of specific reasons. First, the property abuts the Santa Paula Branch Line Railroad, and the development and uses must be compatible with the noise created by that line. Second, the property flanks the south side of Santa Paula Street, the main direct connection between Downtown Santa Paula and East Area 1. Third, this property is across Santa Paula Street from both the Civic District and from the mixed-use core of the Haun Creek Neighborhood. Accordingly this District is intended to include a mix of light industrial, office, and limited retail uses, with the possibility of limited residential uses in the form of work-live units, or upper floor residences over commercial space. The Development Standards defines special standards for this District to help ensure that this mix of uses is realized

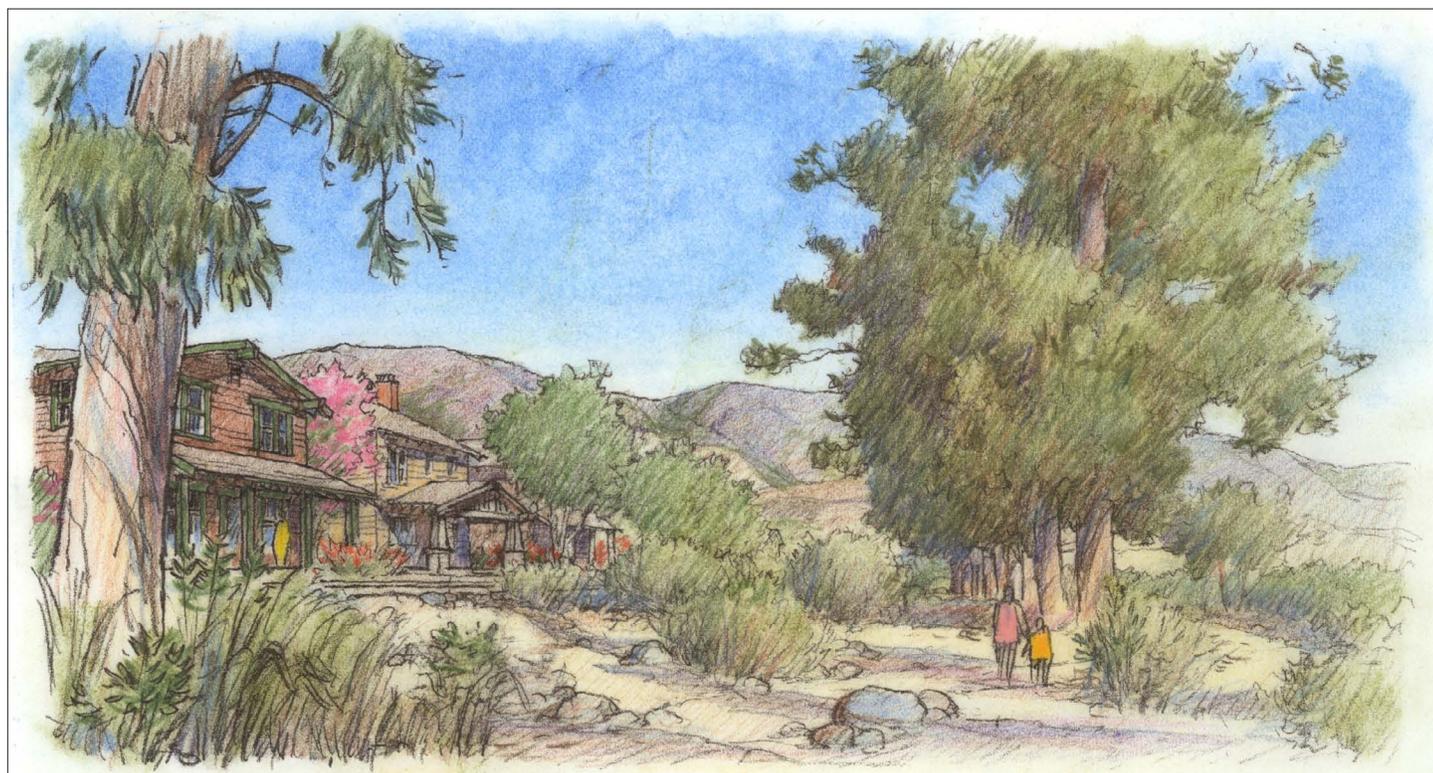
in buildings that are compatible with the Railroad. This District also has the potential to accommodate additional post-secondary educational facilities, or related commercial and light industrial uses. A new fire station and police sub-station are planned to be located in the Railroad District

#### The Illustrative Plan

The Illustrative Plan (Figure 2-5) is a graphic representation of the form and character the development of East Area 1 might take. The Illustrative Plan is based upon the Land Use Goals, Policies and Programs presented in this Section, and their underlying design intentions and planning principles.

The Illustrative Plan and the plan details for each neighborhood and district (Figures 2-6, 2-7, 2-8, 2-9, and 2-10) show how East Area 1 could be developed in accordance with the standards and regulations of this Specific Plan's Development Standards. While the Illustrative Plan represents only one of many permitted and viable development scenarios, it paints a picture of the intended physical form of the three neighborhoods and two districts.

**Figure 2-4: Rendering of the Haun Creek Greenway**



*Houses overlooking Haun Creek Greenway along the eastern edge of the Haun Creek Neighborhood.*

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Figure 2-5: East Area 1 Illustrative Plan



<sup>1</sup> The historic Packing House

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Figure 2-6: Santa Paula Creek Neighborhood Illustrative Plan (Planning Area A)



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Figure 2-7: Foothill Neighborhood Illustrative Plan (Planning Area B)



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Figure 2-8: Santa Paula Creek Civic District Illustrative Plan (Planning Area C)



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Figure 2-9: Haun Creek Neighborhood Illustrative Plan (Planning Area D)



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Figure 2-10: East Santa Paula Railroad District Illustrative Plan (Planning Area E)



<sup>1</sup> The historic Packing House

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