PIRU AREA PLAN

September 2020

Ventura County 2040 GENERAL PLAN

Please see the next page.

VENTURA COUNTY GENERAL PLAN

PIRU AREA PLAN

Adopted by the Ventura County Board of Supervisors – September 15, 2020

Please see the next page.

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Introduction

Purpose

The Piru Area Plan is an integral part of the Ventura County General Plan serving as the Land Use Plan for the Piru Area of Interest (Figure P-1). In general, the purpose of an Area Plan is to specify the distribution, location, types, and intensity of land uses within a prescribed area, as well as provide specific policies concerning development in that area. “Area plan” is a term for plans that focus on a particular region or community within the overall general plan area. Area plans refine the policies of the general plan as they apply to a smaller geographic area and are designed to reflect the needs and desires of those individual communities. This Plan governs the distribution, general location, and extent of the uses of the land for housing, business, industry, open space, agriculture, and community facilities.

Pursuant to State law, all principles, goals, objectives, policies, and plan proposals set forth in an area plan must be consistent with the countywide general plan. To achieve this consistency, the County reviewed and used the goals, policies, programs, and maps of the Ventura County General Plan in drafting this Area Plan. The goals, policies, and programs that have been incorporated into this Area Plan supplement the Countywide General Plan, therefore, this Plan is intended to be read in conjunction with the Countywide General Plan.

Area Plan Chronology

In November of 1963, the Board of Supervisors adopted the “1985” General Plan for Ventura County. This plan contained area plans for various geographic areas of the County. The Fillmore-Piru Area Plan projected a population for the Fillmore-Piru area of approximately 40,000 people by 1985. That 1963 projection, turned out to be an overestimate. The 1963 projection was reflective of the thought that the County would continue to grow as rapidly as in previous decades. The City of Fillmore adopted a new General Plan in 1967 which then superseded the County's Fillmore-Piru Area Plan. In June of 1973, the County Open Space Plan was adopted. In December of 1974, the Fillmore portion of the Area Plan was deleted and the Piru portion was amended to accommodate a then proposed paper/plastic cup manufacturing business (Solo Cup Company). In portions of Piru, the uses allowed by the Open Space Plan and the Piru Area Plan conflicted. From 1973 to 1986, the more restrictive of the two plans dictated the allowable land uses. One of the objectives of the December 1986 adopted Plan was to eliminate those conflicts.

The County adopted an Amendment to the Area Plan in May 1988 as part of the reformatting of the Countrywide General Plan. In December 1989, Area Plan tables were updated to reflect minor County-wide policy changes to building intensity standards. An Amendment adopted in November 1992 provided the land use redesignation necessary to achieve consistency with a zone change to accommodate a low- and moderate-income housing project located southwest of Main and Via Faster, within the Urban boundary. An update to the Piru Area Plan was adopted by the Board of Supervisors in December 1996 to remove the superfluous Glossary and to bring certain text, programs, and tables into consistency with a concurrent Countrywide General Plan amendment. In July 1997, the Area Plan was amended to add the Piru Community Design Guidelines Appendix and was revised to be consistent with the Piru Community Enhancement Plan. In October 2001, the Area Plan was amended to accommodate the expansion of the highway-oriented commercial area at Main Street and Highway 126. A focused update to the Piru Area Plan was adopted in 2008, expanding the urban community to accommodate additional housing development adjacent to Main Street north of Highway 126, between Warring Wash and the United Water Conservation District percolation basins. This amendment also included changes to various goals, policies and programs and amended the Piru Community Design Guidelines to include design guidelines for residential development. The County has continued to refine and update the plan over the years, and has been amended nine times, in 1988, 1989, 1992, 1996, 1997, 2001, 2005, 2008, and 2011. As part of the 2040 General Plan Update process, the County updated this Piru Area Plan.

Content and Organization

This updated Area Plan focuses on essential, area-specific topics. The specific purposes for updating the Piru Area Plan were to:

- Update the Plan's technical information and goals, policies, and programs based on current conditions and changes in State law.
- Reduce redundancy with the 2040 General Plan.
- Eliminate goals, policies, and programs not specific to the Piru area.
- Provide continuity and consistency among the 2040 General Plan and other Area Plans.

Relationship to Other County General Plan Elements

The Ventura County General Plan is the Plan by which the unincorporated portions of Ventura County will develop in the future. In addition to the general goals, policies and programs contained in the General Plan, portions of the unincorporated area of Ventura County are governed by more detailed land use plans (area plans) designed to reflect the needs and desires of those individual communities. The Piru Area Plan is the detailed land use plan of the Ventura County General Plan for the Piru area.

State law also mandates that all elements of a General Plan be consistent with one another. Since the Countywide General Plan applies to the Piru area, repetition of materials from the General Plan has not been included in the Area Plan. The goals, policies and programs which have been incorporated into this Area Plan are intended to supplement the Countywide General Plan, therefore, this Area Plan is intended to be read in conjunction with the Countywide General Plan.

Local Setting

Overview of Plan Area

The Piru area is in eastern Ventura County, as shown in Figure P-1. The Piru area straddles Highway 126, between Fillmore and the Los Angeles County line.

Community History

Piru began as a small town in the late 1800's that served as a citrus stop for the Southern Pacific Railroad. Paralleling El Camino Real (now known as Telegraph Road), the rail line was built from east to west – Los Angeles to Ventura. The town of Piru was founded in 1888 by David C. Cook, a publisher of religious books from Illinois who had moved west for his health. Cook planned to create a "Second Garden of Eden" and planted over 900 acres of oranges, apricots, walnuts, olives, and other fruit and nut trees. Originally Highway 126 ran through the center of this town. A new bypass built in the 1980's moved the highway one half mile south.

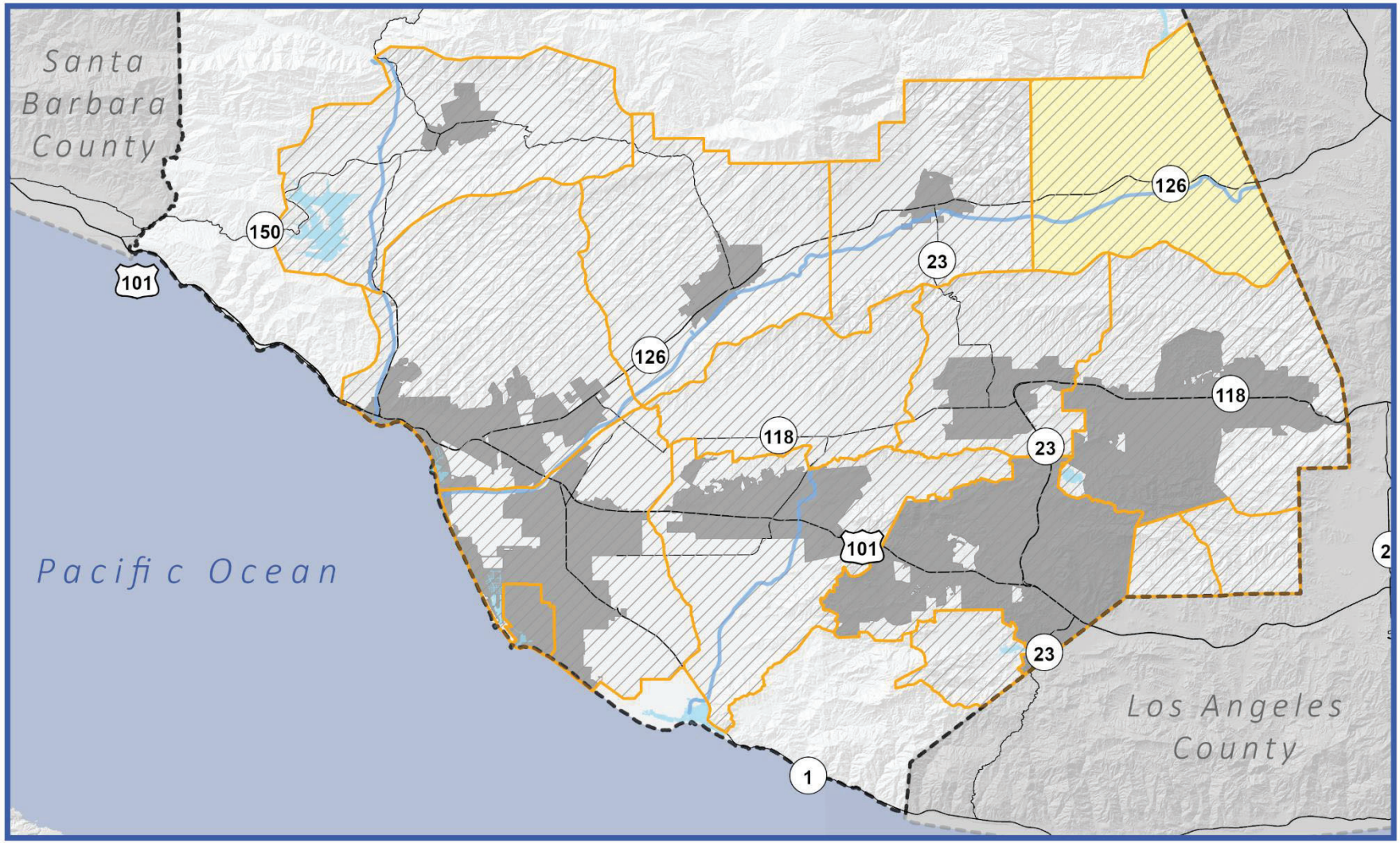


Figure P-1:
Areas of Interest

Revision Date: December 17, 2024
Source: County of Ventura, 2016.

0 5 10 Miles

N

Piru Area of Interest
Areas of Interest
Ventura County Boundary
Major Roadways
Major Waterways
Water Bodies
Cities

Land Use Designations and Standards

Area Plans include a distinguished set of land use designations that are specific to the unique needs, resources, and history of a specifically-defined area. These plans govern the distribution, general location, and extent of uses of the land within the area for housing, business, industry, open space, agriculture, and public facilities.

Table P-1 Piru Area Plan Land Use Designations

Land Use Designation		Description	Max. Density/ Intensity
Agriculture and Open Space		The purpose of the Agriculture and Open Space designation is to maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.	
Community Facility		The purpose of the Community Facility designation is to recognize existing and future public, homeowner association and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).	
Residential		The purpose of the Residential designation is to promote a diversity of housing types, tenure, and price to provide a variety of housing options and increase housing opportunities for persons of all income levels.	
Commercial		The purpose of the Commercial designation is to provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.	
Industrial		The purpose of the Industrial designation is to provide industrial uses to meet the service and employment needs of the Piru Community.	

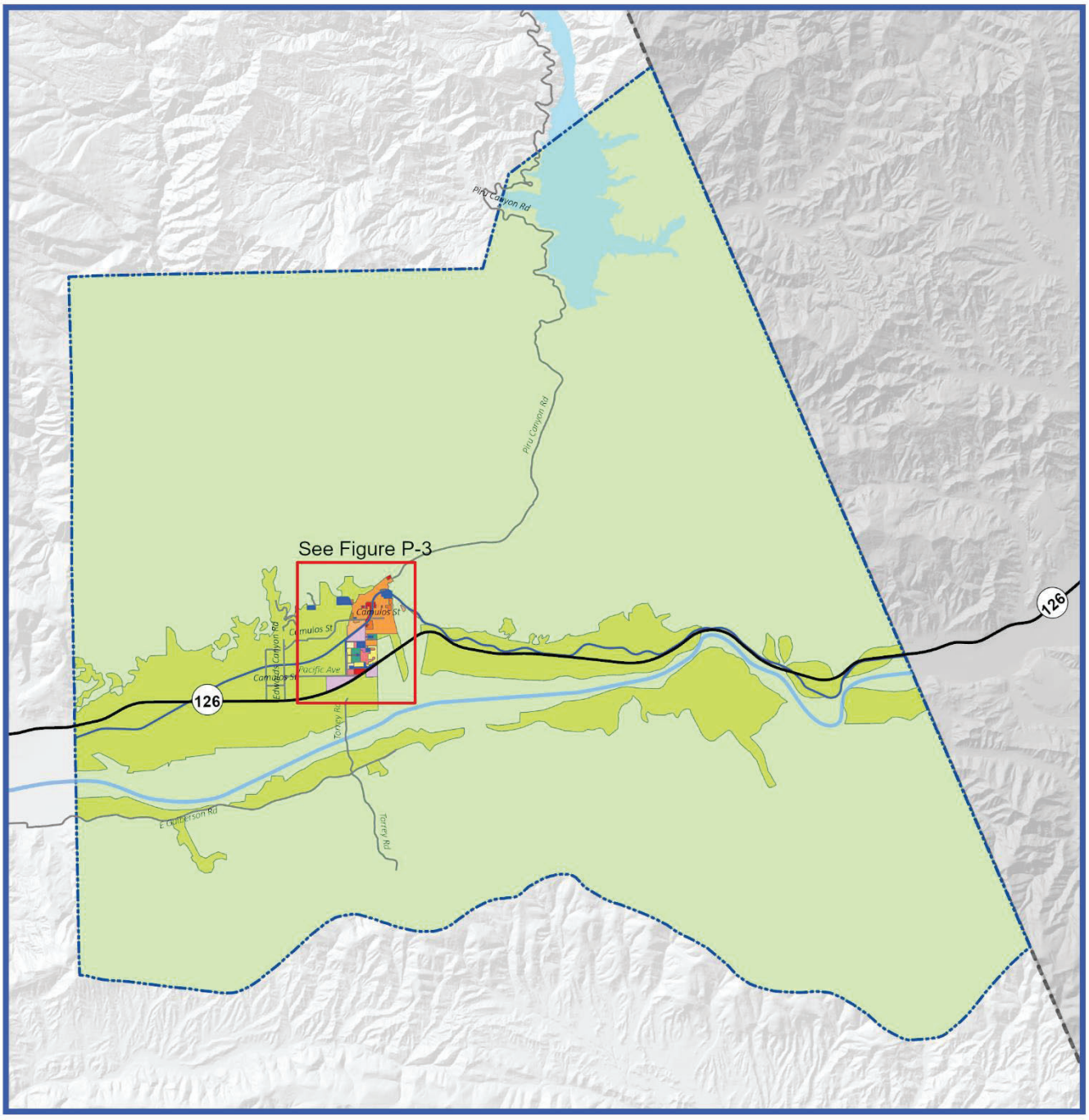


Figure P-2:
Area Plan Land Use Diagram – Piru Area Plan

Revision Date: December 17, 2024
Source: County of Ventura, 2016.

0 1.5 3 Miles

N

- Major Roadways
- Local Roads
- Major Waterways
- Water Bodies
- Area Plan Boundary
- Open Space 80 AC Min.
- Agriculture
- Community Facility
- Cottage Residential
- Single Family Estate
- Single Family Traditional
- Residential 2-4 DU/AC
- Residential 4-6 DU/AC
- Residential 10-15 DU/AC
- Residential 20 DU/AC
- Main Street Promenade
- Retail Mixed Use
- Commercial
- Industrial

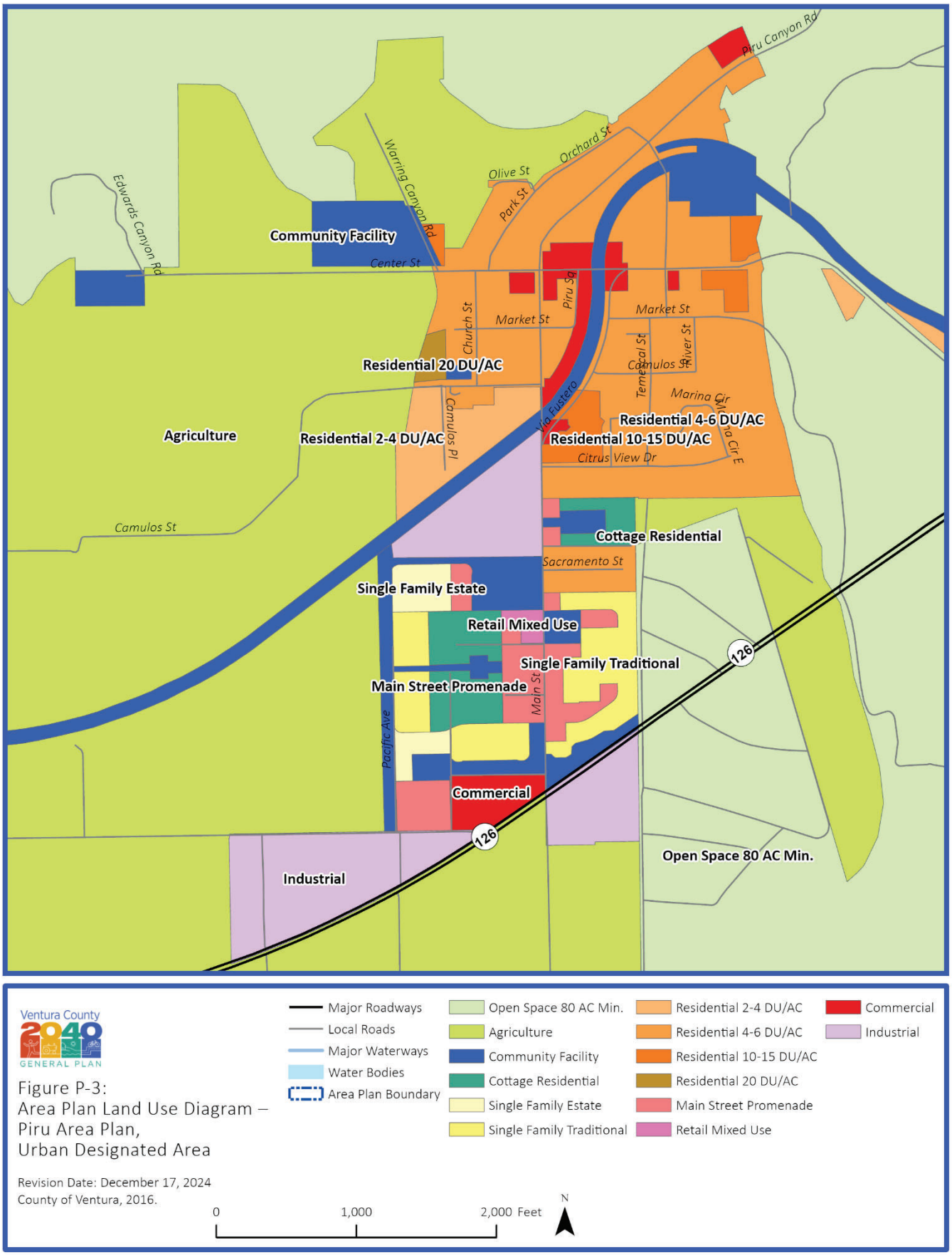


Figure P-3:
Area Plan Land Use Diagram – Piru Area Plan, Urban Designated Area

Revision Date: December 17, 2024
County of Ventura, 2016.

Table P-2 Zoning Compatibility Matrix

AREA PLAN MAP LAND USE DESIGNATIONS	ZONE																
	OS (10 ac min.)	AE (40 ac min.)	RA (1 ac min.)	RE (10,000 S.F. min.)	RO (20,000 S.F. min.)	R1 (6,000 S.F. min.	R2 (3.500 S.F./du)	RPD	RHD (20 du/ac)/Ac.)	SP	TP	CO	C1	CP-D	M1	M2	M3
Open Space (80 ac min.)	80 AC	80 AC															
Agriculture (40 ac min.)		■															
R-4 (Residential 2-4 du/ac)				■	■			4 U									
R-6 (Residential 4-6 du/ac)				■	■	■		6 U									
R-15 (Residential 10-15 du/ac)								15 U									
R-20 (Residential 20 du/ac)									20 U								
C (Commercial)													■	■			
I (Industrial)															■	■	
CF (Community Facility)	■	■		■		■		■						■			
PIRU EXPANSION AREAS LAND USE DESIGNATIONS																	
SFE (Single Family Estate, 204 du/ac)								4 U									
SFT (Single Family Traditional, 4-6 du/ac)								6 U									
MSP (Main Street Promenade, 6-8 du/ac)								8 U									
CR (Cottage Residential, 10-12 du/ac)								12 U									
RMU (Retail Mixed Use)														■			
CF (Community Facility)	■	■		5 AC		■		■						■			

Source: Piru Area Plan (6-28-11 edition)

Table P-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION	Open Space						
	Acres	Max. Bldg. Coverage (% Of Lot Area)[1]	Maximum Intensity (DU/Ac)[2]	Dwelling Units	Average Pop/DU[3]	Populat.	Avg. Populat. Density (Persons/ Acre)
Open Space (80 ac min.)	38,529	5%	0.10	481	3.66	1,760	0.05
Agricultural (40 ac min.)	5,037	5%	0.03	125	3.66	458	0.09
Totals	**43,566**			**606**		**2,218**	

LAND USE DESIGNATION	Residential						
	Acres	Max. Bldg. Coverage (% Of Lot Area) [1]	Maximum Intensity (DU/AC) [2]	Dwelling Units	Average Pop/DU [3]	Population	Average Population Density (Persons/ Acre)
R-4 (2-4 du/ac)	14	36%	4.0	56	3.66	205	14.64
R-6 (4-6 du/ac	112	45%	6.0	672	3.66	2,460	21.96
R-15 (10-15 du/ac	7	55%	15.0	105	3.66	384	54.86
RHD (20 du/ac)	1.51	60%	20	30	3.66	110	72.85
SFE (2-4 du/ac)	5	36%	4.0	20	3.66	73	14.60
SFT (4-6 du/ac.)	18	45%	6.0	108	3.66	395	21.94
MSP 6-8 du/ac.)	14	50%	8.0	112	3.66	410	29.29
CR (8-12 du/ac)	12	55%	12.0	144	3.66	527	43.92
Totals	**12**			**1,247**		**4,564**	

LAND USE DESIGNATION	Commercial/Industrial/Community Facility/Private Open Space					
	Acres	Max. Bldg. Coverage (% of Lot Area) [4]	Projected Floor Area (X 1,000 SF) [2]	Average Number of Employees Per 1,000 SF	Employees	Average Number of Employees/ Acre
C (Commercial)	13	60% [5]	65	2.0	130	10.0
RMU (Retail Mixed-Use)	1	60%	10	2	20	13.07
I (Industrial)	44	50%	313	2.0	627	14.25
CF (Community Facility)	160	60%	552	1.0	536[6]	3.35
Totals	**218**		**943**		**1,291**	

Source: Piru Area Plan (6-28-11 edition)

Notes:

[1] Excludes structures used for growing plants such as greenhouses, hothouses, and agricultural shade/mist structures, but includes structures used for preliminary packing, storage and preservation of produce and similar structures. For nonconforming lots of less than 10 acres in area, maximum building coverage shall be 2,500 square feet, plus 1 square foot for each 22.334 square feet of lot area over 5,000 square feet. Greater building coverage may be allowed under discretionary permits for uses listed in the zoning ordinance under the heading of "Crop and Orchard Production" and for Farmworker Housing Complexes.

[2] Excludes second dwelling units per Section 65852.2 of the State Government Code.

[3] Year 2000 Census [4] For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

[4] For nonconforming lots of less than one acre in area, maximum building coverage shall be as specified, or 2,500 square feet, plus 1 square foot of building area for each 4.596 square feet of lot area over 5,000 square feet, whichever is greater.

[5] Deviations may be allowed under the provisions of the Community Business District Overlay Zone.

[6] The 60% maximum building coverage standard is intended to allow flexibility for development of the more urban-type parks in the community. Employee estimates for the CF designation are based on 60% lot coverage for the total CF designated acreage. It is likely that this estimate is significantly high as much of the CF designation is planned for development of trails and open space.

Land Use and Community Character

Growth Management

P-1 To ensure that growth occurs in a manner consistent with the ability of service agencies to provide quality services.

P-2 To guide growth into developed areas and discourage the conversion of agricultural land to urban uses.

Land Use Designations and Standards

P-2.1 Land Use Map Conformance
The County shall require commercial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals and objectives (Figures P-2, P-3, P-6, and P-7).

P-2.2 Land Use Compatibility
The County shall subject new commercial development to either a Planned Development or Conditional Use Permit to assure compatibility with adjacent land uses. Such review shall give careful attention to landscaping, signage, access, site, and building design and size, drainage, on-site parking and circulation, operating hours, fencing and mitigation of nuisance factors.

P-2.3 Zoning and Development Land Use Map Conformance
The County shall require all zoning and development to be in conformance with the Land Use Maps which have been designed to reflect the above goals (Figure P-2, P-3, P-5, P-6, and P-7). The County shall require development within the Piru Expansion Area as depicted on Figure P-7 to be consistent with Table P-4 and P-6 and Figures P-8, P-9, P-10, P-11, and P-12. The Zoning Compatibility Matrix (Table P-2) indicates the zones which are consistent with the various Area Plan land use categories.

P-3 To provide commercial uses which meet the shopping, service, and entertainment needs of the residents of Piru and visitors to the community of Piru and Lake Piru.

P-4 To locate and design commercial land uses so as to minimize land use incompatibility with surrounding land uses, as much as is practical.

P-4.1 Highway-Oriented Development
The County shall require new highway-oriented development to be confined to the existing commercial area at Main Street and Highway 126.

P-4.2 Commercial Uses
The County shall require commercial uses which serve Lake Piru visitors to locate within existing commercial areas.

P-4.3 **Exterior Lighting**
The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-5 To ensure that the uses in the commercial area along Highway 126 complement the Commercial Town Center.

P-5.1 **Complementary Character**
The County shall require discretionary development in the Commercial designated area along Highway 126 to complement the Commercial Town Center.

P-6 To encourage a mixture of commercial and residential uses in the CBD overlay district.

P-7 To locate and design industrial land uses so as to minimize land use incompatibility with residential land uses.

P-7.1 **Industrial Development**
The County shall require industrial development to be located in conformance with the Land Use Map which has been developed in accordance with the above goals (Figures P-2, P-3, P-6, and P-7).

P-7.2 **Industrial Use Siting**
The County shall require industrial uses to be confined to locations adjacent to State Highway 126 and/or rail lines.

P-7.3 **Discretionary Review of Industrial Development**
The County shall subject new industrial development to either a Planned Development or Conditional Use Permit to assure compatibility with neighboring uses. Such review shall give careful attention to aesthetics, landscaping, signage, access, site and building design and size, drainage, on-site parking and circulation, fencing, operating hours, and mitigation of nuisance factors.

P-7.4 **Exterior Lighting**
The County shall require all exterior lighting to be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled.

P-7.5 **Hazardous Materials and Wastes**
The County shall require hazardous materials and wastes to be stored, handled, and disposed in a manner approved by the Environmental Health Division.

P-8	To promote a diversity of housing types, tenure, and price in order to provide a variety of housing options and increase housing opportunities for persons of all income levels.

P-8.1 **Residential Development Conformance with Land Use Maps**
The County shall require residential development to be located in conformance with the Land Use Maps (Figures P-2, P-3, P-6, and P-7) which has been developed in accordance with the above goals.

P-8.2 **Affordable Housing Requirement within the Piru Expansion Area**
The County shall require residential development within the Piru expansion area, but outside the Redevelopment area will ensure that 10.5% of the units will be maintained as affordable to low-income families. The County shall require covenants and restrictions to maintain affordability for a period of 45 years for ownership units and 55 years for rental units. The County shall allow payment of in-lieu fees only in cases where it can be shown by the applicant and determined by the County that actual construction of the units is unnecessary to meet the housing needs set forth in the Regional Housing Need Assessment Allocation.

P-8.3 **Low-Income Housing**
The County shall encourage well-designed low-income housing in accordance with demand.

P-9	To strive for a reasonable (three percent) vacancy rate in both rental and ownership housing in Piru.

P-10	To improve the condition of existing substandard housing and housing otherwise in need of rehabilitation.

P-11	To recognize existing and future public, homeowner association, and utility-owned properties which are, or will be, developed for schools, parks, pedestrian/bike trails, agricultural buffers, cemeteries, town greens, community centers, fire stations, utility facilities, railroad depot and a 100-foot railroad right-of-way for placement of tracts to accommodate excursion or commuter trains, and appurtenant commercial activities consistent with the Piru Community Enhancement Plan (1996).

P-11.1 **Community Facility Designation and the Piru Community Enhancement Plan (1996)**
The County shall require all discretionary development within the "Community Facility" designation to be consistent with the goals of this land use designation and the Piru Community Enhancement Plan (1996).

P-12	To maintain the bulk of the Piru Area of Interest in Agriculture or Open Space as a means of retaining the existing rural scenic character and limiting urbanization in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect resources, and the lack of public services and facilities required to support urban development.

P-12.1 **Agricultural and Open Space on the Land Use Diagram**
The County shall locate Agricultural and Open Space in conformance with the Land Use Diagram which the County developed in accordance with the above goals (Figures P-2, P-3 and P-5).

P-12.2 **Land Designated Open Space or Agricultural**
The County shall designate land outside the Piru Urban and Existing Community areas as Open Space or Agricultural.

Character and Design

P-13	To maintain the existing early 1900's small town character of Piru.

P-13.1 **Conformity with Piru Community Design Guidelines**
The County shall require discretionary development or redevelopment to employ the Piru Community Design Guidelines (see Appendix) which are intended to complement and maintain the community's unique early 1900's small town identity.

P-13.2 **Piru Community Design Guidelines Conformance**
The County shall condition discretionary residential development to incorporate good design standards and maintain the character of the Piru community consistent with the Piru Community Design Guidelines.

P-13.3 **Driveway, Parking Lot, and Landscaped Area Consolidation**
The County shall require commercial development to consolidate driveways, parking lots, and landscaped areas, whenever possible.

P-14	To ensure that existing and future land use patterns result in a cohesive and consolidated community.

P-15	To locate new development within a compact urban community and avoid encroaching on established agricultural operations.

P-15.1 **Urban Boundary Expansion**
The County shall discourage outward expansion of the Urban boundary, as delineated on the Land Use Map (Figures P-2, P-3,P-6, and P-7) if suitable developable areas exist within the Piru Community.

P-16	To provide a balance of industry, commerce, recreation and housing in order to encourage a sound economic base and afford opportunities to live, work, shop and play within the community.

P-16.1 **Impact Consideration for New Development**
The County shall require social, physical and economic impacts to be considered prior to the determination of the suitability and appropriateness of new development within the Piru Community.

P-16.2 **Building Intensity/Population Density Summary Table Conformance**
The County shall require all discretionary development projects to be reviewed and conditioned to ensure that they are in conformance with the Building Intensity/Population Density Summary Table (Table P-3).

P-16.3 **Community Business District Overlay Zone**
The County shall require the Commercial Town Center, Railroad Property, and Piru Expansion Area mixed-use site (Figure P-4) to be zoned with the Community Business District Overlay Zone.

P-17	To encourage the revitalization and rehabilitation of substandard or deteriorated areas in the Piru Community.

P-18	To allow reduction of development, parking, landscaping, and sign standards in the Community Business District (Figure P-4) to be consistent with the Piru Community Design Guidelines (see Appendix).

P-19	To ensure that new development in Piru is integrated with the existing community.

Civic Engagement

P-20	To Provide opportunities for the citizens of Piru to take an active role in determining community affairs.

P-20.1 **Piru Neighborhood Council**
The Board of Supervisors shall continue to recognize the Piru Neighborhood Council as the 'public review group for the Piru Area of Interest. The County shall require all applications for discretionary permits and all environmental documents for projects located within the Piru Area of Interest be distributed to the Piru Neighborhood Council.

P-20.2 **Notifications to the Piru Neighborhood Council**
All County departments shall make an effort to notify the Piru Neighborhood Council concerning issues and programs of importance to the Piru area prior to decisions being made regarding these matters.

P-20.3 Community Services District Review Authority

If a community services district (CSD) is ultimately formed with an elected Board of Directors, rhe County shall require the CSD board take the place of the Piru Neighborhood Council as the recognized public review group for review of discretionary permits.

Figure P-4 Community Business District

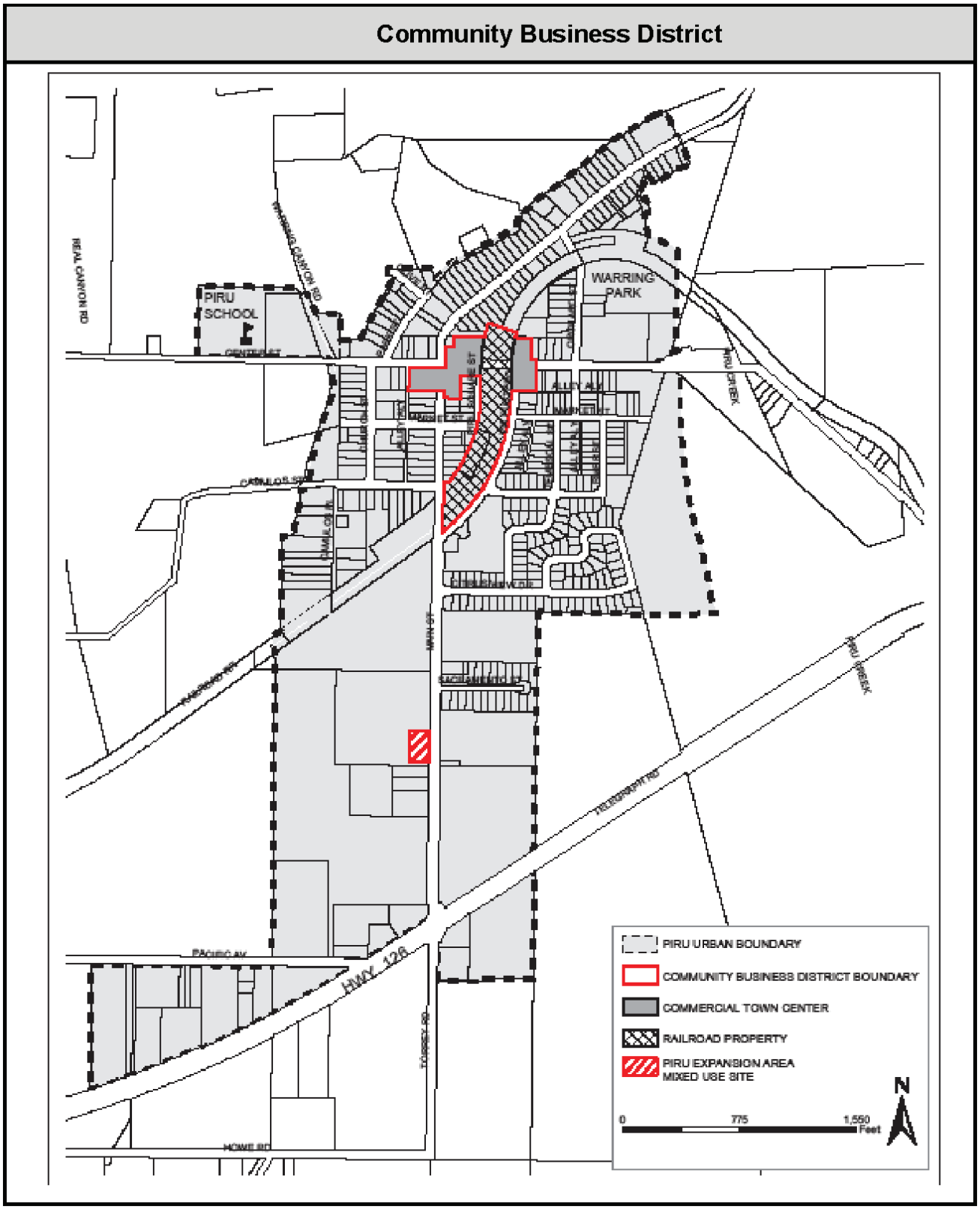


Figure P-5 Land Use Plan for the Piru Area of Interest

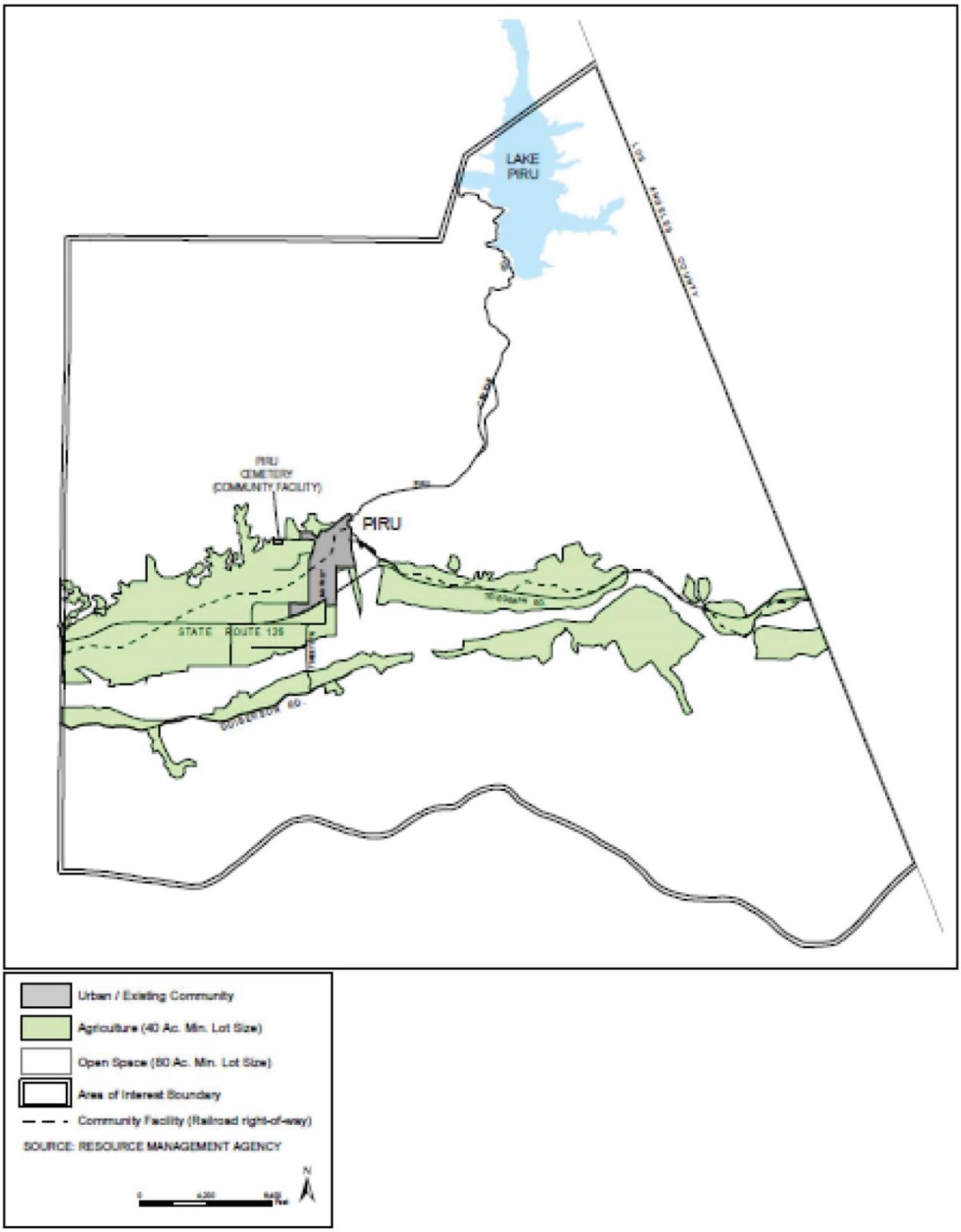


Figure P-6 Land Use Plan for Piru Community

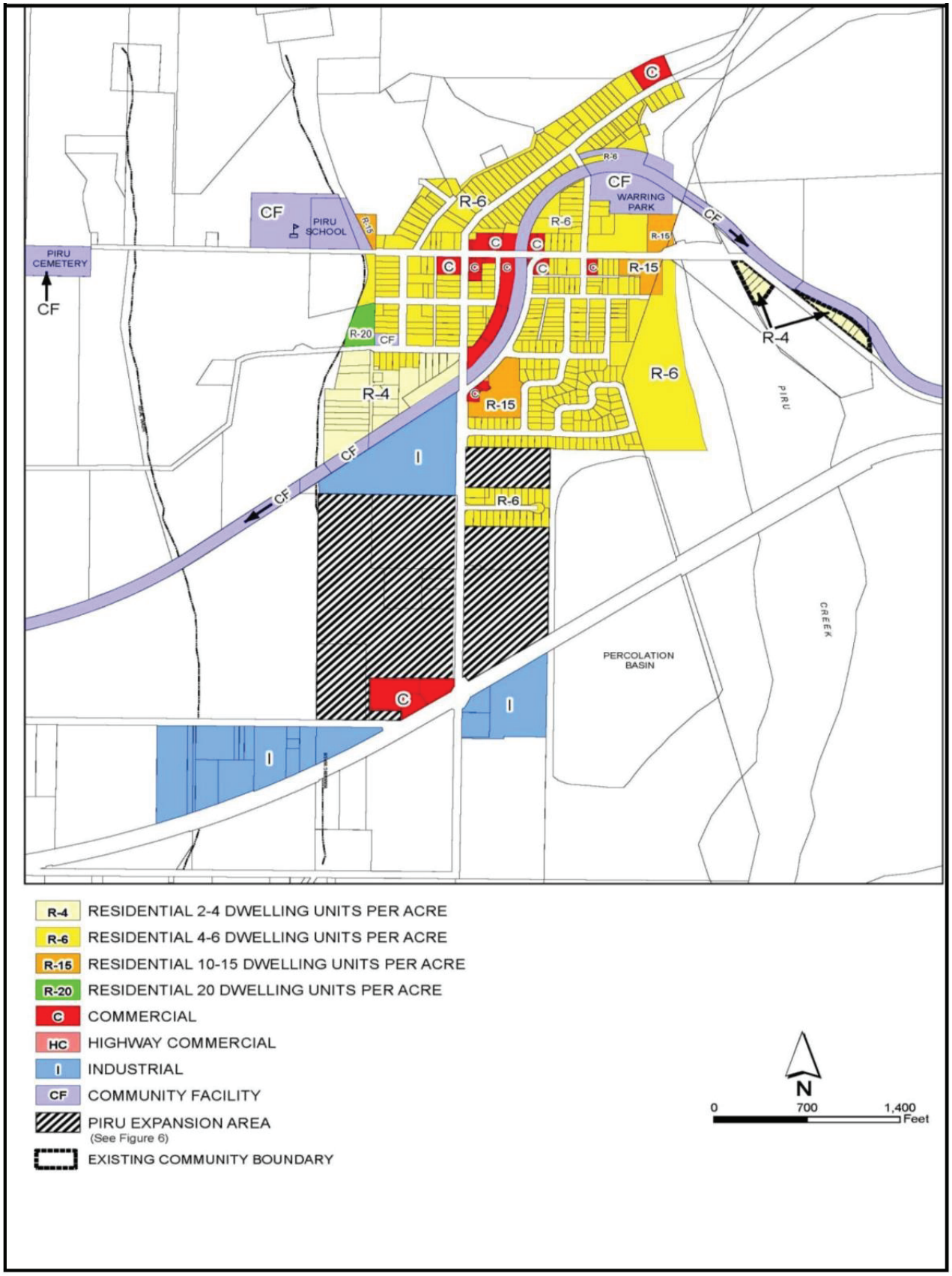


Figure P-7 Piru Expansion Area Land Use Designations



Table P-4 Description of Piru Expansion Area Land Use Designations

Description of Piru Expansion Area Land Use Designations

The Piru Expansion Area is comprised of six land use designations. These designations are illustrated in Figure P-7. Note that the precise alignment of parcel lines, roadways, location, size and configuration of land use designations and community facilities shown on Figure P-7 may be subject to minor adjustments by the Planning Director following review by the Piru Neighborhood Council if necessary to comply with requirements of other agencies or to achieve an improved project design. Major adjustments shall require approval of a General Plan Amendment by the Board of Supervisors. A description of each land use designation are described as follows:

- **Single Family Estate (SFE).** The SFE designation consists of single-family residential units located on lots varying in size from 8,000 to 10,000 square feet.
- **Single Family Traditional (SFT).** The SFT designation consists of single-family residential units located on lots 4,000 square feet or greater.
- **Main Street Promenade (MSP).** The MSP designation refers to the duplexes and triplexes that flank Main Street and Pacific Avenue. This designation is characterized by larger setbacks andgarages strategically placed in alleys behind Main Street to generate a pedestrian friendly, relaxed ambiance that mirrors existing homes on Main Street.
- **Cottage Residential (CR).** The CR designation is intended to provide high quality cottage cluster type residences that are higher density than the other residential designations in the Piru Expansion Area.
- **Retail Mixed-Use (RMU).** The RMU designation refers to a small commercial site adjacent to Main Street which includes attached residential apartments or condominiums on the second floor.
- **Community Facility (CF).** The CF designation is comprised of public parks, pedestrian/bike trails, private recreation areas, agricultural buffers, and stormwater detention basins and utility facilities. The CF designation could also accommodate community garden plots.

Permitted uses for each land use designation within the Piru Expansion Area are set forth in Table P-5. Note that not all uses permitted in the RPD zoning district are permitted within the Piru Expansion Area. Land uses are as defined in the Ventura County Non-Coastal Zoning Ordinance. In the event of an inconsistency between Table P-5 and the Non-Coastal Zoning Ordinance, the more restrictive requirement shall govern. Accessory uses and structures may be permitted consistent with the Non-Coastal Zoning Ordinance.

Development standards for the above land use designations are set forth in Figures P-8, P-9, P-10, P-11, and P-12. Note that residences that are currently present in the Piru Expansion Area will be allowed to remain indefinitely and are not considered nonconforming or noncompliant uses.

Table P-5 Allowed Land Uses in the Piru Expansion Area

Land Use	Land Use Designations					
	SFE	SFT	MSP	CR	RMU	CF
Residential Uses						
Dwellings, Single-Family	PD	PD	PD	PD	PD	-
Dwellings, Duplex, Triplex	-	-	PD	PD	PD	-
Dwellings, Multi-Family	-	-	-	PD	PD	-
Dwellings, Second	ZC	-	-	-	-	-
Commercial						
Art Galleries, Museums	-	-	-	-	PD	-
Banks and Related Financial Offices	-	-	-	-	PD	-
Eating Establishments	-	-	-	-	PD	-
Office (Business, Professional, Administrative)	-	-	-	-	PD	-
Retail Trade	-	-	-	-	PD	-
Personal Service Establishments	-	-	-	-	PD	-
Care Facilities						
Day Care Centers	-	-	-	-	CUP	-
Family Day Care Home	E	E	E	E	-	-
Intermediate: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Residential: (Care for 6 or Fewer Persons)	ZC	ZC	ZC	ZC	ZC	-
Residential: (Care for 7 or More Persons)	CUP	CUP	CUP	CUP	CUP	-
Meeting Places						
Churches, Synagogues	-	-	-	-	CUP	-
Clubhouses (No Alcoholic Beverages)	-	-	-	-	PD	-
Filming Activities						
Occasional	ZC	ZC	ZC	ZC	ZC	ZC
Recreational, Sport and Athletic Facilities						
Community Centers	-	-	-	-	PD	CUP
Athletic Fields	-	-	-	-	-	CUP
Parks	PD	PD	PD	PD	PD	PD
Parks with Buildings	-	-	-	CUP	-	CUP
Community Garden Plots	-	-	-	-	-	PD
Theater, Arcade, Billiard and Pool Establishments, and similar amusement/ recreation facilities.	-	-	-	-	CUP	-
Government / Utilities						
Libraries, Government Buildings	CUP	CUP	CUP	CUP	PD	CUP
Public Service/ Utility Facilities	See Non-Coastal Zoning Ordinance					

- = Use not allowed
- **E** = Allowed, but exempt from obtaining a Zoning Clearance
- **ZC** = Ministerial Zoning Clearance required
- **PD** = Use permitted but subject to issuance of a planned development permit for site plan review (Refer to Non-Coastal Zoning Ordinance for decision-making body)
- **CUP** = Use may be allowed subject to issuance of a conditional use permit (Refer to Non-Coastal Zoning Ordinance for decision-making body)

Figure P-8 Development Standards for the Single-Family Estate (SFE) Designation

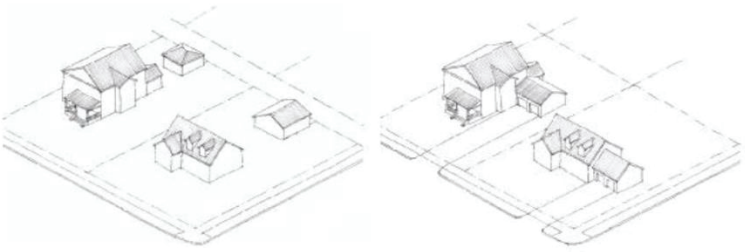
The Single Family Estate (SFE) designation is comprised of parcels with a minimum lot size of 8,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).

Purpose & Intent

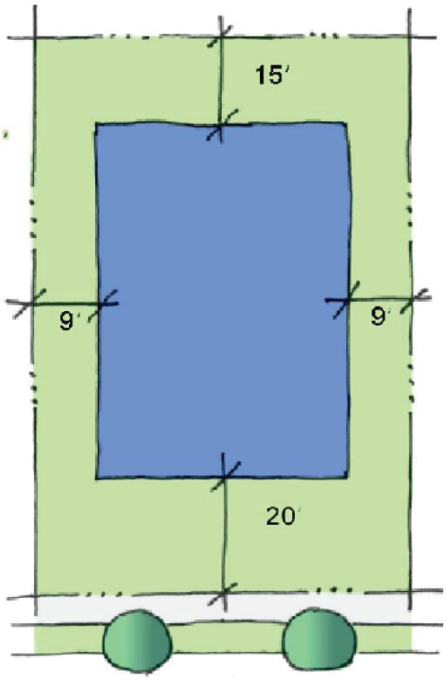
Minimum Lot Width shall be based upon the following standards:

- 45 feet: If garage entry is from a rear alley.
- 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway.
- 60 feet: If two or more garage bays face the street.

Lot Width



Single-Family (Alley-Loaded) Single-Family (Street-Loaded)



Minimum Front Setback: 20'

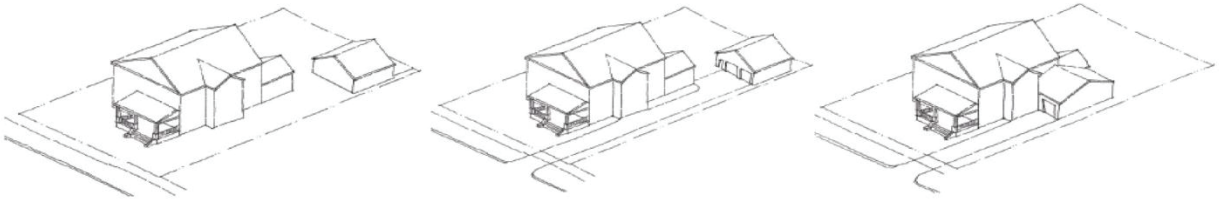
Minimum Side Setback: 9'

Minimum Rear Setback: 15' (detached garages may encroach on rear setback)

Maximum Height: 25'

Allowable Building Types

Building Placement & Height



No Front Driveway | Front Driveway with Rear Detached Garage | Front Driveway with Attached Garage

Allowable Frontage Type

Figure P-9 Development Standards for the Single-Family Traditional (SFT) Designation

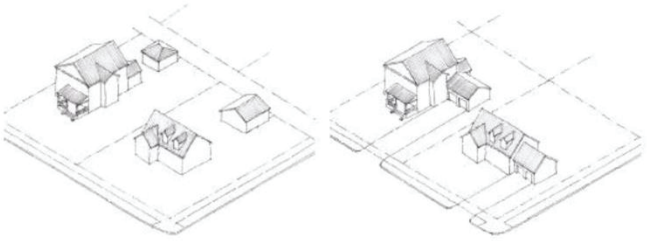
The Single Family Traditional (SFT) designation is comprised of parcels with a minimum lot size of 4,000 square feet. This designation provides single-family houses that are both alley loaded and street loaded (garages on the front façade).

Purpose & Intent

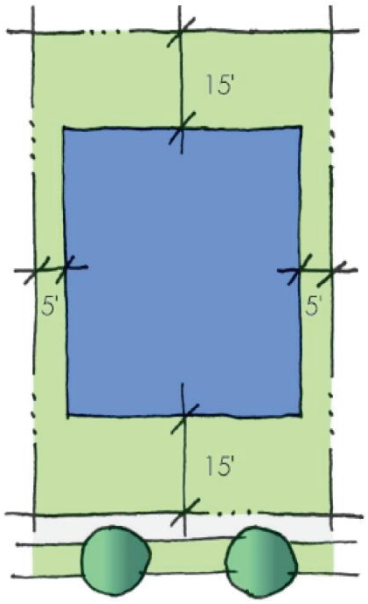
Minimum Lot Width shall be based upon the following standards:

- 45 feet: If garage entry is from a rear alley.
- 50 feet: If garage is set back behind the house and accessed by a single-car wide driveway.
- 55 feet: If garage is set back at least 15 feet from the front of the house.
- 60 feet: If two garage bays face the street and garages are set back less than 15 feet from the front of the house.

Lot Width



Single-Family (Alley-Loaded) Single-Family (Street-Loaded)



Minimum Front Setback: 15‘ (may be reduced up to 20% if average front setback on block is greater than 15’)

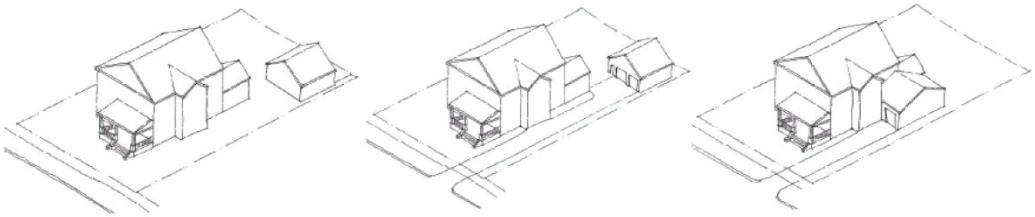
Minimum Side Setback: 5’

Minimum Rear Setback: 15’ (Garages may encroach on rear setback if side yard is increased to 15’)

Maximum Height: 25’

Allowable Building Types

Building Placement & Height

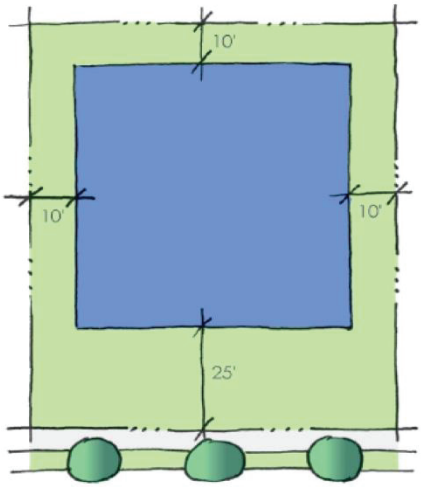


No Front Driveway | Front Driveway with Rear Detached Garage | Front Driveway with Attached Garage

Allowable Frontage Type

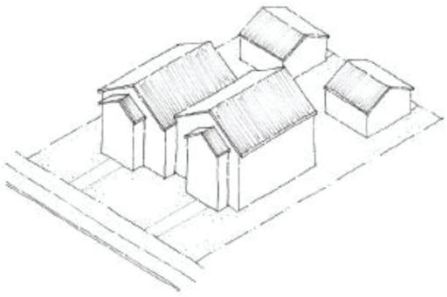
Figure P-10 Development Standards for the Main Street Promenade (MSP) Designation

This designation is characterized by duplex and triplex homes meant to appear like one larger home with gracious front setbacks and alley loaded garages. The Main Street Promenade is the primary entry to the existing Town of Piru and the recreational amenities north of town. This street corridor is perhaps the most important aspect of the expansion plan and every effort must be made to ensure that development mirrors that of the existing Main Street homes. Triplex units shall be limited to corner lots and lots adjacent to or facing parks.



Purpose & Intent

Duplex, Triplex (Alley Loaded



Allowable Building Types

Minimum Front Setback from Main Street/Pacific Avenue: 25' (May be reduced by the decision-making body when an existing residence on an adjacent property has less than 25' required setback)

Minimum Front Setback from Interior Streets: 15'

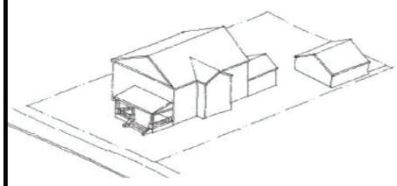
Minimum Side Setback: 10'

Minimum Rear Setback: 10' (Garages may encroach on rear setback if side yard is increased to 15')

Maximum Height: 25'

Minimum Lot Width: 75' (May be averaged)

Building Placement, Height & Lot Width







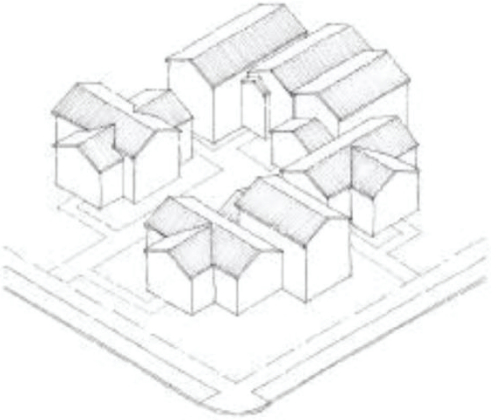


Allowable Frontage Type

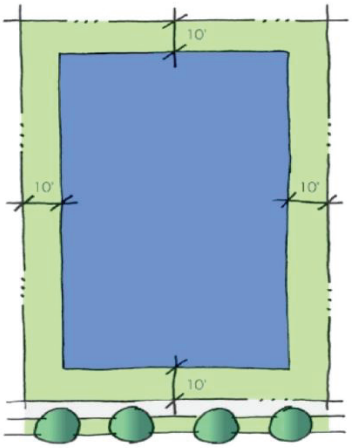
Figure P-11 Development Standards for the Cottage Residential (CR) Designation

The multi-family cottage clusters will provide the more affordable housing product, but every attempt will be made to ensure that development resembles single-family residential.

Purpose and Intent



Multi-Family Cottage Cluster



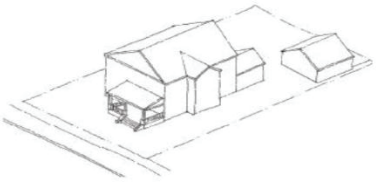
Minimum setback from Main Street: 25'

Minimum Front, Side and Rear street setback (other than Main Street: 10' (garages may encroach on side or rear setback)

Minimum Building Separation: O'

Maximum Height: 25'

Allowable Building Types | ***Building Placement & Height***



No Front Driveway





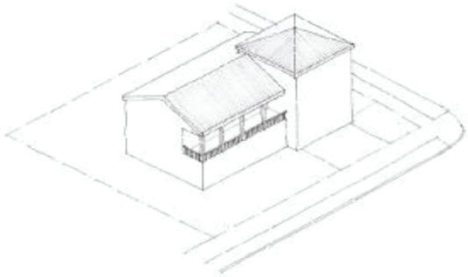


Allowable Frontage Type

Figure P-12 Development Standards for the Retail Mixed-Use (RMU) Designation

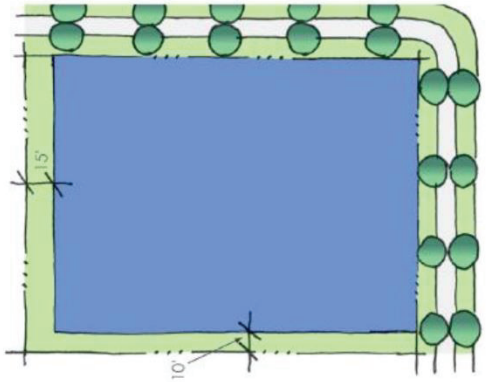
This designation will accommodate a mix of residential, retail commercial, restaurants, offices, civic uses and other compatible uses.

Purpose & Intent



Vertical Mixed-Use

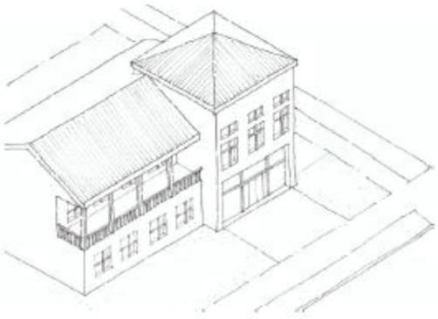
Allowable Building Types



Minimum Rear Setback: 15' (may be measured from centerline of rear alley)

Maximum Height: 35'

Building Placement & Height







Storefront

Allowable Frontage Type

Figure P-13 Development Standards for the Residential High Density (RHD) Designation

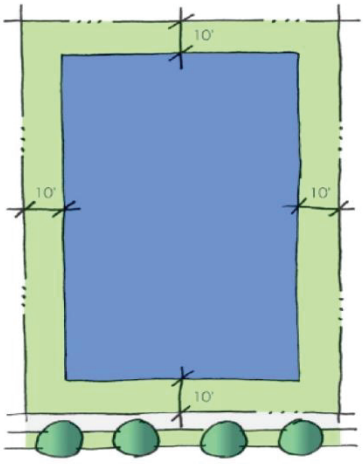
The residential high density multi-family developments will provide housing units for lower-income households, while also maintaining open space for the benefit and recreational use of residents.

Purpose and Intent



High Density Multi Family

Allowable Building Types



Minimum setback from public street: 10'

Minimum Front, Side and Rear street setback 10'

Minimum Building Separation: O'

Maximum Height: 35'

Building Placement & Height





Allowable Frontage Type

Circulation, Transportation, and Mobility

Roadways

P-21 To ensure an adequate circulation and transportation system to serve the needs of the existing and future residents of, and visitors to, Piru.

P-21.1 Conformance with the Circulation Map

The County shall require all road improvements to be in conformance with the Circulation Map which the County has designed to reflect the goals in this section (Figure P-14 and Table P-6).

P-21.2 Street Improvements within Urban and Existing Community

For street improvements within Urban and Existing Community designated areas (Figures P-2, P-3 and P-4), the following apply:

a. *Residential and Community Facility Designations:*

The County shall require public street improvements adjacent to Residential and Community Facility designations, with the exception of Center Street which is to be consistent with Policy P-21.2-b, below, to be constructed in accordance with County of Ventura Public Works Agency Plate B-4(A) (Residential Roads, Urban with Parkways) as it existed in the County Road Standards on January 28, 1986 (Table P-6).

b. *Commercial Designations Within or Adjacent to the Commercial Town Center:*

The County shall require public streets adjacent to Commercial designations within or adjacent to the Commercial Town Center (Figure P-4) to be constructed in accordance with County of Ventura Public Works Agency Plate B-3(D), (Secondary Free Access and Commercial and Industrial Roads) which requires a 10-foot monolithic sidewalk (Figure P-15).

c. *Main Street, South of the Railroad Tracks (Figures P-16, P-17, P-18, and P-19):*

Between SR 126 and the first intersection north of SR 126, the County shall require Main Street to be developed with an 8-foot wide multi-purpose pathway, an 8-foot wide landscaped parkway and a landscaped median.

North of the first intersection north of SR 126, the County shall require Main Street to be developed as above except that the center median would be eliminated.

At the intersection nearest the public park, the County shall employ bulb-outs and pedestrian-activated signals to facilitate safe pedestrian movement across Main Street.

South of the intersection with Via Fustero, the County shall provide a landscaped median island (Figure P-20).

P-22	To ensure that new development ties into the existing circulation system by an adequate street network.

P-22.1 Driveway and Access Point Consolidation
The County shall require discretionary development adjacent to State Highway 126 to be designed to consolidate driveways and access points, wherever possible, in order to minimize traffic disruption on this major arterial.

P-22.2 Design Plans Requirement Along Main Street Corridor
Prior to recordation of any tract maps along Main Street, south of the railroad tracts, the County shall require a detailed design plan to be prepared for the Main Street corridor from Highway 126 to the railroad tracts that will include drainage, landscaping, irrigation, street lighting, a community entrance monument, pedestrian/bicycle pathways and street crossing elements. The County shall require such design plan be reviewed by the Piru Neighborhood Council and approved by the Public Works Agency, the Fire Department, and the Planning Division and include a detailed funding program for construction and long-term maintenance.

Regional Multimodal System

P-23	To provide safe pedestrian and bicycle pathways throughout the Community.

P-23.1 Multimodal Access
The County shall plan discretionary development to facilitate pedestrian, bicycle, transit, as well as automobile access, both within and outside the development.

P-23.2 Street and Sidewalk Improvements
The County shall condition all discretionary development to provide street and sidewalk improvements as indicated in policy P-21.2, and in accordance with the Ventura County Design Criteria and Specifications for Landscape Plans and Recommended Street Tree List established by the Public Works Agency. With regard to those improvements indicated under policy P-21.2 the County shall require a landscape maintenance entity, subject to the approval of the Public Works Agency, to be established prior to Final Map Recordation or Zoning Clearance.

P-24	To encourage expanded commercial bus and rail service to and from Piru.

Funding

P-25	To distribute the cost of circulation improvements equitably among benefitting property owners and users.

P-25.1 **Fair Share of Road Improvements**

The County shall condition discretionary permits to dedicate land and/or construct road improvements as needed to meet County standards for street development and planned future roads consistent with this Area Plan.

Figure P-14 Circulation Plan

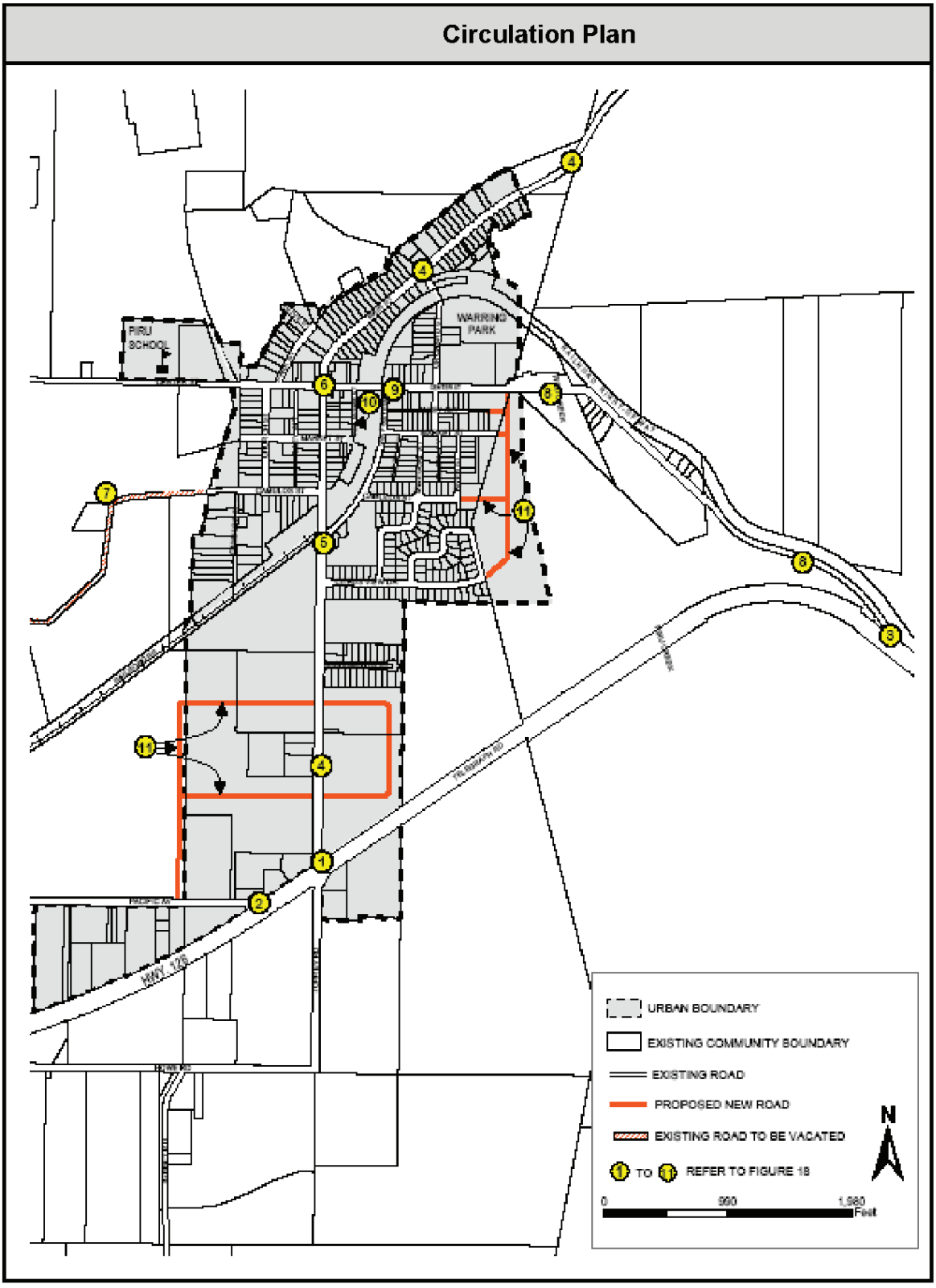


Table P-6 Description of Proposed Circulation Improvements

Number	Description of Proposed Circulation Improvements
1	**SR 126/MAIN STREET INTERSECTION:** Modify the signalization at SR 126 and Main Street to include the following: • Add left turn signals for east/west traffic on SR 126; • Add pedestrian signals for northbound and southbound crossing SR 126 • Modify "Signal Ahead" signing to have actuated/flash only when the signal is Red for SR 126 and provide "Prepare to Stop" extinguishable message signs; • Lengthen left turn lanes on SR 126 on both eastbound and westbound approaches; • Increase distance for advanced detection in both directions on SR 126 • Modify the striping on SR 126 on the eastbound approach to Main Street in advance of the left-turn lane to provide a median striped with double yellow lines on both sides and reinforced with channelizers; • Consider addition of "No Right-Turn on Red" signage to reduce cross-traffic on the proposed left-turn arrow; • Consider reduced speed on SR 126 to 50 mph in the approach to the Main Street and SR 126 intersection, similar to signage at the approach to the City of Fillmore; • Consider posting "No Parking" signs and/or red curb Main Street and on SR 126 adjacent to the gas station. • Provide a town identity monument on SR 126 near Main Street.
2	**SR 126/PACIFIC AVENUE INTERSECTION:** Signs prohibiting left-turns and driving on the shoulder should be installed on SR 126 at the SR 126/Pacific Avenue intersection.
3	**SR 126/CENTER STREET INTERSECTION:** Add a southbound right-turn lane on westbound SR 126 approaching Center Street.
4	**MAIN STREET/PIRU CANYON ROAD:** • A "25 MPH Zone Ahead" sign should be installed on southbound Piru Canyon Road approaching the developed area of Piru; • Piru sign at Orchard Street and Piru Canyon Road is damaged and should be removed; • The information/directional signs for Lake Piru should be relocated to indicate Main Street is the preferred route to access Lake Piru from SR 126; • Consider relocating the posted 25 mph sign on Main Street northbound from SR 126, to a location further south.
5	**STREET/VIA FUSTERO INTERSECTION:** Modify the intersection of Main Street and Via Fustero to provide stop signs for all intersection approaches. Consider adding a monument sign directing traffic to the Lake.
6	**MAIN STREET/CENTER STREET INTERSECTION:** Consider modifying the intersection of Main Street and Center Street to provide "Stop Ahead" signage and handicapped pedestrian curb/sidewalk improvements.
7	**CAMULOS STREET:** Road segment west of Warring Wash to be vacated.
8	**CENTER STREET:** • The speed limit on Center Street should be reviewed east of the Piru Creek Bridge to SR 126. Consider a 35 mph limit sign, if consistent with State Law.

Number	Description of Proposed Circulation Improvements
9	**CENTER STREET/VIA FUSTERO INTERSECTION:** Modify the intersection of Center Street and Via Fustero to provide stop signs for all legs. Pavement and sidewalk improvements are required on the southwest corner of the intersection. The striping should also be improved.
10	**PIRU SQUARE DRIVE:** Consider Vacating Piru Square Drive.
11	**NEW COLLECTOR STREETS:** Should be designed to provide adequate circulation to the Camulos Orchard area east of the Citrus View development and to the area along Main Street, north of Highway 126 and south of the Fillmore-Piru Citrus Association Packing Plant and Citrus View development. (Funding: Conditioning of adjacent discretionary development.)

Notes:

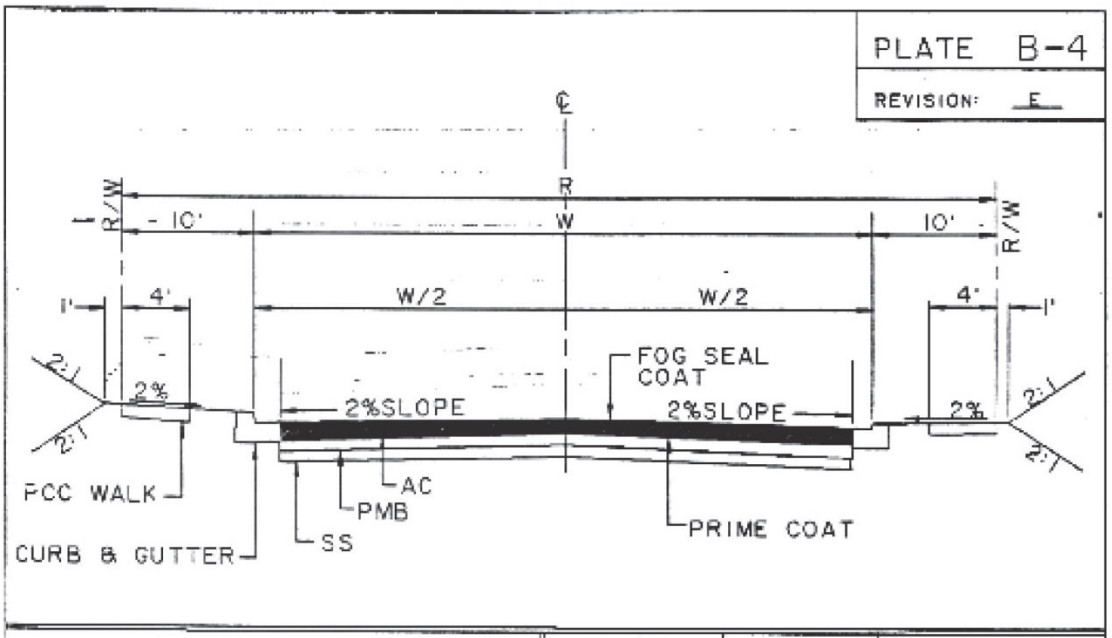
a. New road alignments are conceptual. Final design shall be subject to Public Works approval.

b. Funding for road improvements will be augmented by other sources such as State and Federal grants, and the County Road Fund when funds are available and in accordance with County-wide priorities. In addition, any discretionary development shall be conditioned to contribute toward road improvements from which they derive benefits.

c. The Public Works Agency shall consider comments and concerns of the Piru Neighborhood Council prior to implementation of circulation improvements in the Piru Area of Interest.

d. Improvements to Highway 126 will require an encroachment permit from Caltrans.

Figure P-15 1986 County Road Standards Plate B-4



DESIGN CRITERIA	B-4 A COLLECTOR	B-4 B MINOR	B-4 C CUL-DE-SAC
RIGHT OF WAY WIDTH, R(FT)	60	56	52
PAVEMENT WIDTH, W(FT)	40	36	32
CURB RETURN RADIUS(FT)	25	25	25
TRAFFIC INDEX > 200 LOTS SERVED	6.5	NA	NA
TRAFFIC INDEX 141-200 LOTS SERVED	6.0	NA	NA
TRAFFIC INDEX 51-140 LOTS SERVED	5.5	5.5	NA
TRAFFIC INDEX 21-50 LOTS SERVED	5.0	5.0	5.0
TRAFFIC INDEX ≤ 20 LOTS SERVED	4.5	4.5	4.5
LOTS SERVED, MAX (CUL-DE-SAC, LOT SIZE≤20,000 SF)	70	50	10
LOTS SERVED, MAX (CUL-DE-SAC, LOT SIZE > 20,000 SF)	200	140	39
LOTS SERVED, MAX(OTHER)	550	140	39
DESIGN SPEED(MPH)	30	25	25
CURVE RADIUS, MIN(FT)	300	250	200
GRADIENT, MIN/MAX(%) (SEE PLATE B-1b)	0/12.0	0/12.0	0/15.0
STOPPING SIGHT DISTANCE(FT)	200	160	60
CUL-DE-SAC LENGTH MAX (LOTS ≤ 20,000 SF)(FT)	ANY	800	200
CUL-DE-SAC LENGTH MAX (LOTS > 20,000 SF)(FT)	ANY	ANY	200
LOOP LENGTH, MAX(FT)	ANY	1600	0

ADOPTED BY BOARD OF SUPERVISORS: JAN 28 1986

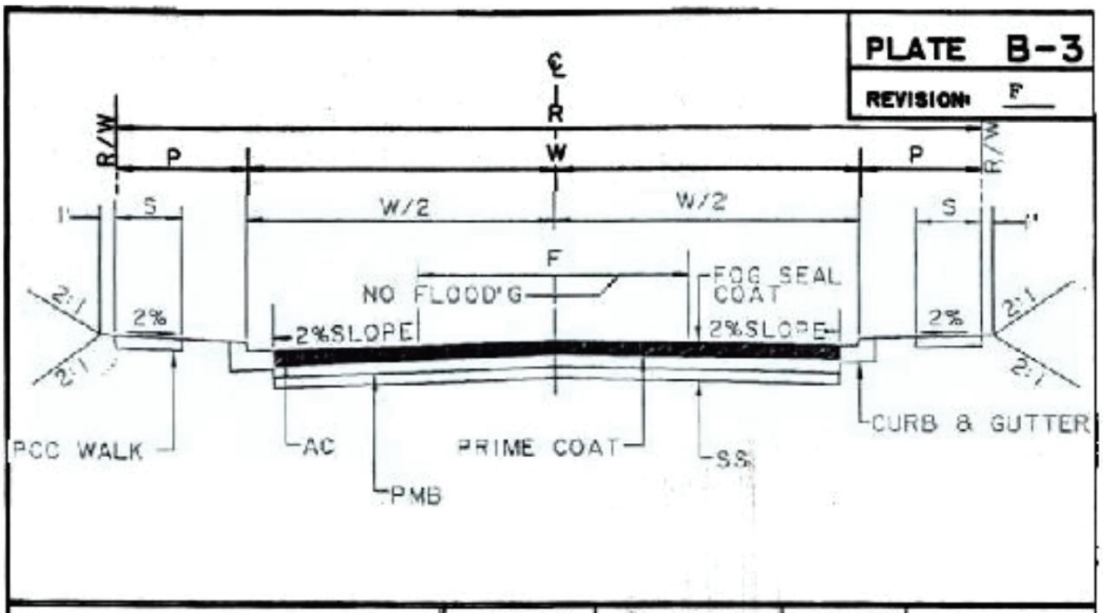
APPROVED: DIR.PUB.WKS.

RECOMMENDED: EXP 12/31/88 RCE 8634

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

ROAD STANDARDS
RESIDENTIAL ROADS
URBAN WITH PARKWAYS

Figure P-16 1986 County Road Standards Plate B-3



DESIGN CRITERIA	B-3 A SECONDARY	B-3 B MAJOR COMM OR IND	B-3 C COMM OR IND	B-3 D MINOR COMM OR IND
RIGHT OF WAY WIDTH, R(FT)	84	84(96WR)	68	60
PAVEMENT WIDTH, W(FT)	64	64	52	40
FLOODING FREE WIDTH, F(FT)	28	28	16	4
PARKWAY WIDTH, P(FT)	10	10(16WR)	8	10
SIDEWALK WIDTH, S(FT)	4	4(10-16WR)	8WR	10WR
CURB RETURN RADIUS(FT)	35	45	45	45
CURVE LENGTH, MAX/MIN(FT)	300/2640	300/2640	-	-
TANGENT LENGTH BETWEEN CURVES, MIN(FT)	200	200	-	-
TRAFFIC INDEX	7.5	7.5	7.5	7.0
ADT IN 20 YEARS(MAX)	20,000	20,000	16,000	8,000
DESIGN SPEED(MPH)	40	40	40	30
CURVE RADIUS, MIN(FT)	800	800	550	300
GRADIENT, MIN/MAX(%) (SEE PLATE B-1b)	1.0/5.0	1.0/5.0	1.0/6.0	1.0/10.0
STOPPING SIGHT DISTANCE (FT)	300	300	300	200

ADOPTED BY BOARD OF SUPERVISORS: [illegible] 9 [illegible]

APPROVED: [signature] 12/4/86 DIR.PUB.WKS.

RECOMMENDED: [signature] RCE 8634 Expires-12/31/88

COUNTY OF VENTURA
PUBLIC WORKS AGENCY

ROAD STANDARDS

SECONDARY FREE ACCESS AND COMMERCIAL AND INDUSTRIAL ROADS

Figure P-17 Enhanced Main Street Concept Plan

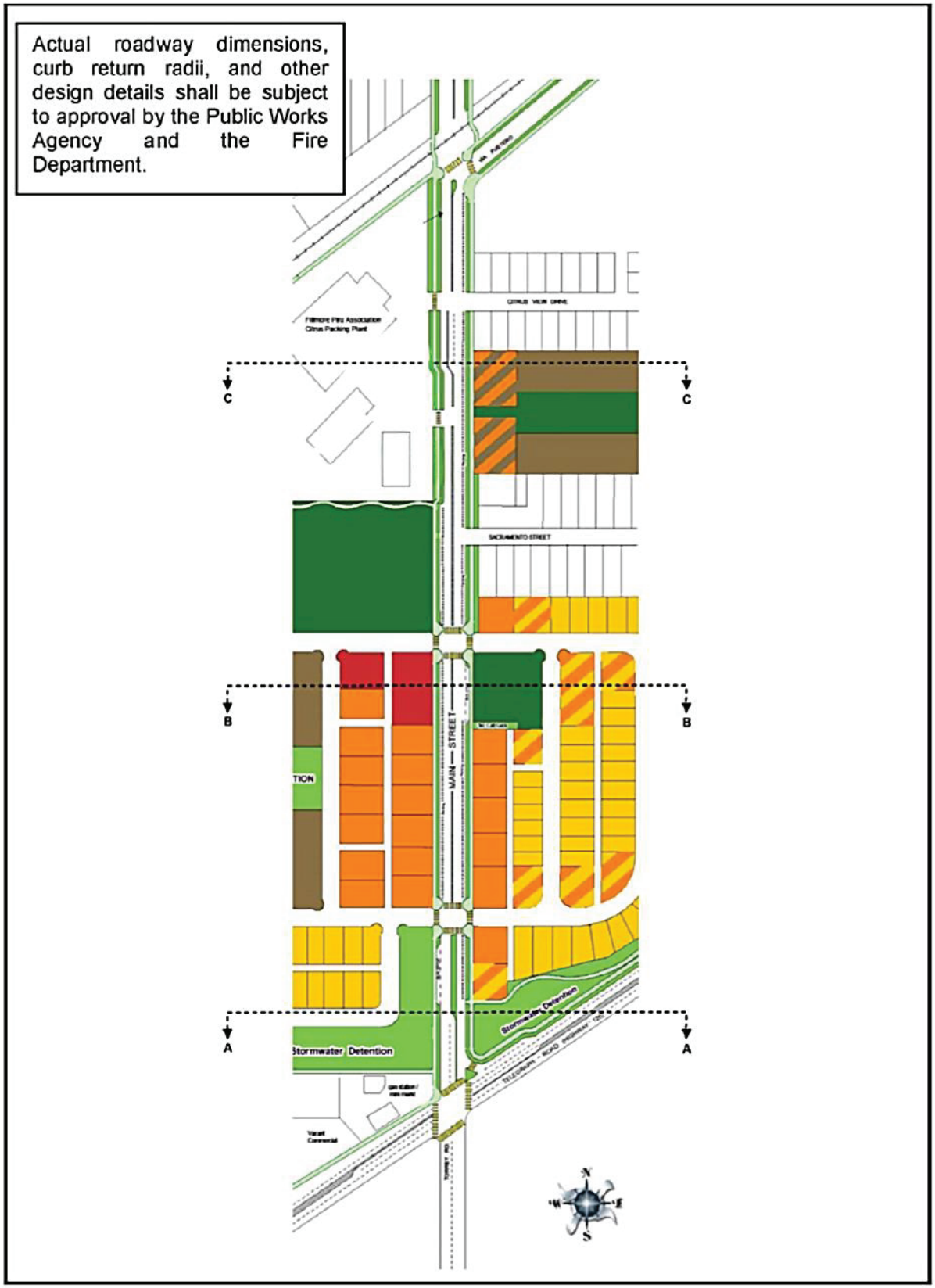


Figure P-18 Enhanced Main Street - Cross-Section "A"

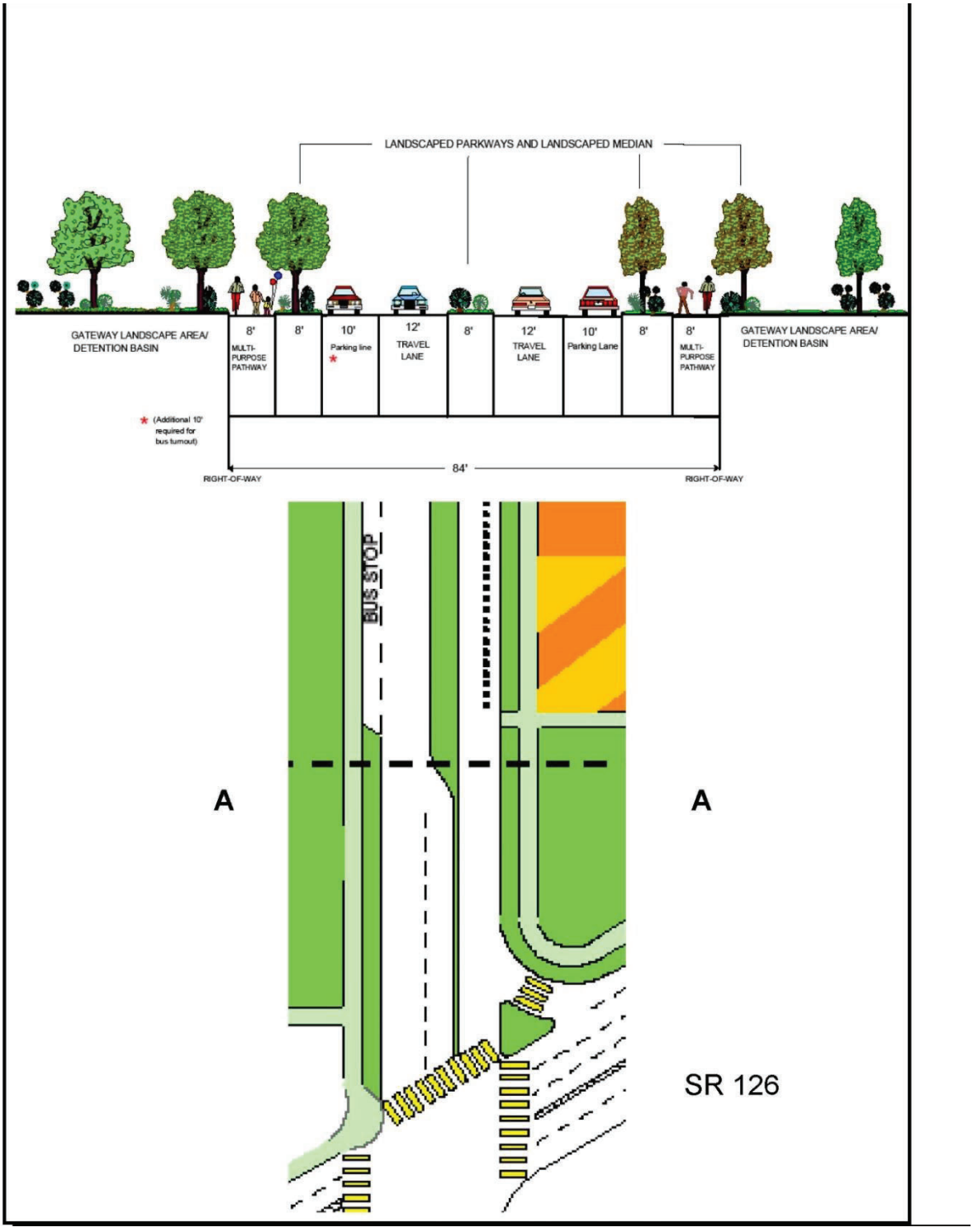


Figure P-19 Enhanced Main Street - Cross-Section "B"

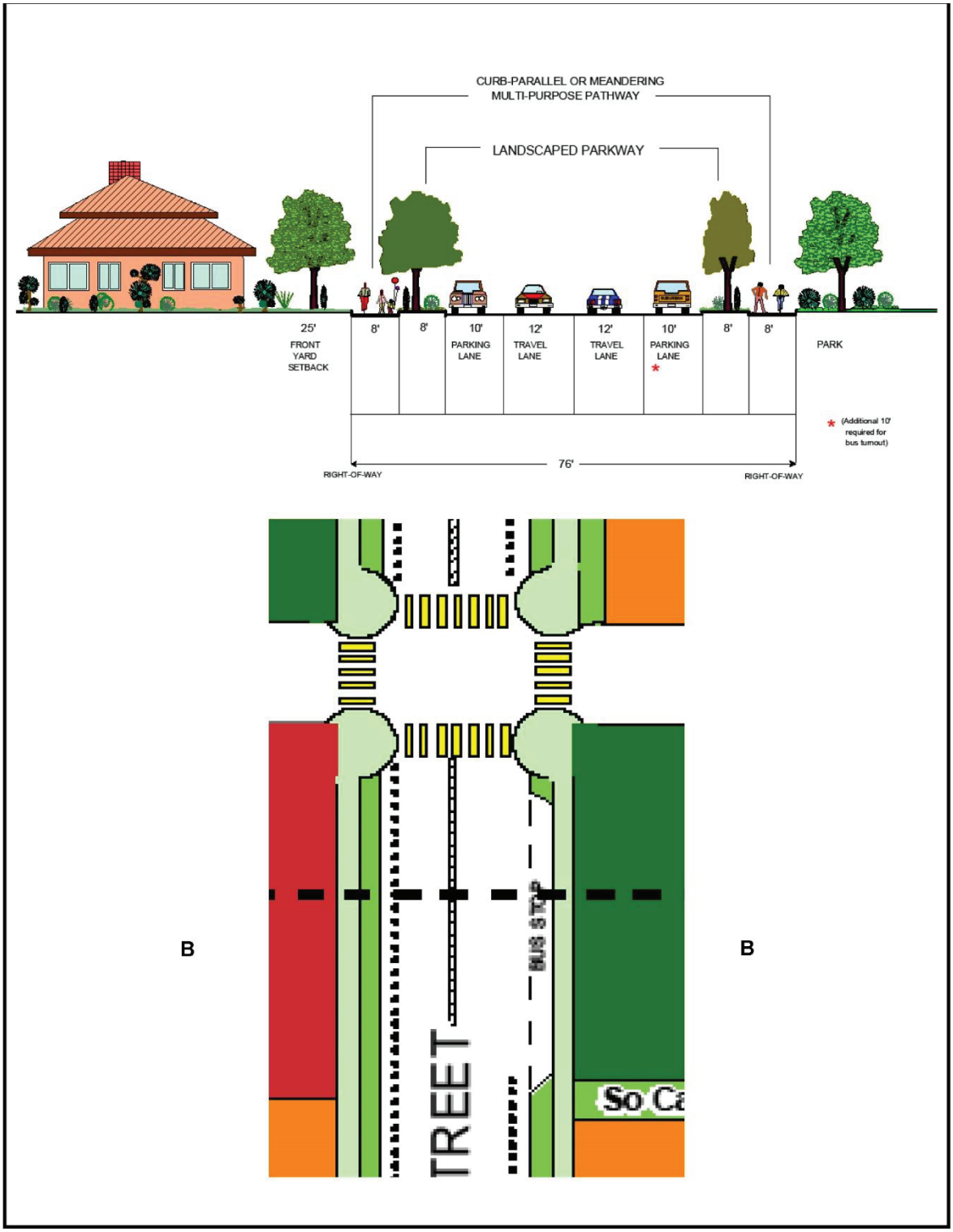


Figure P-20 Enhanced Main Street - Cross-Section "C"

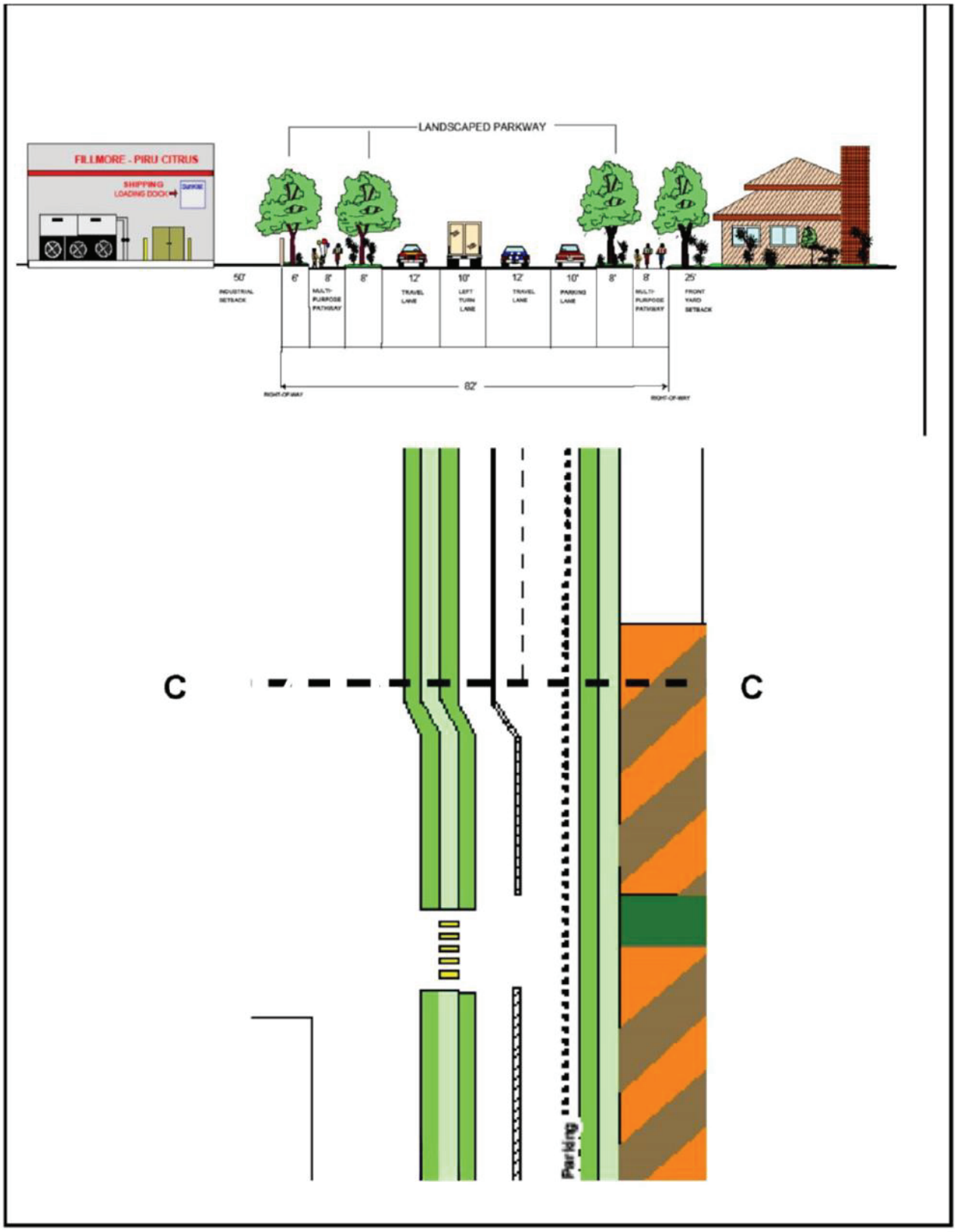
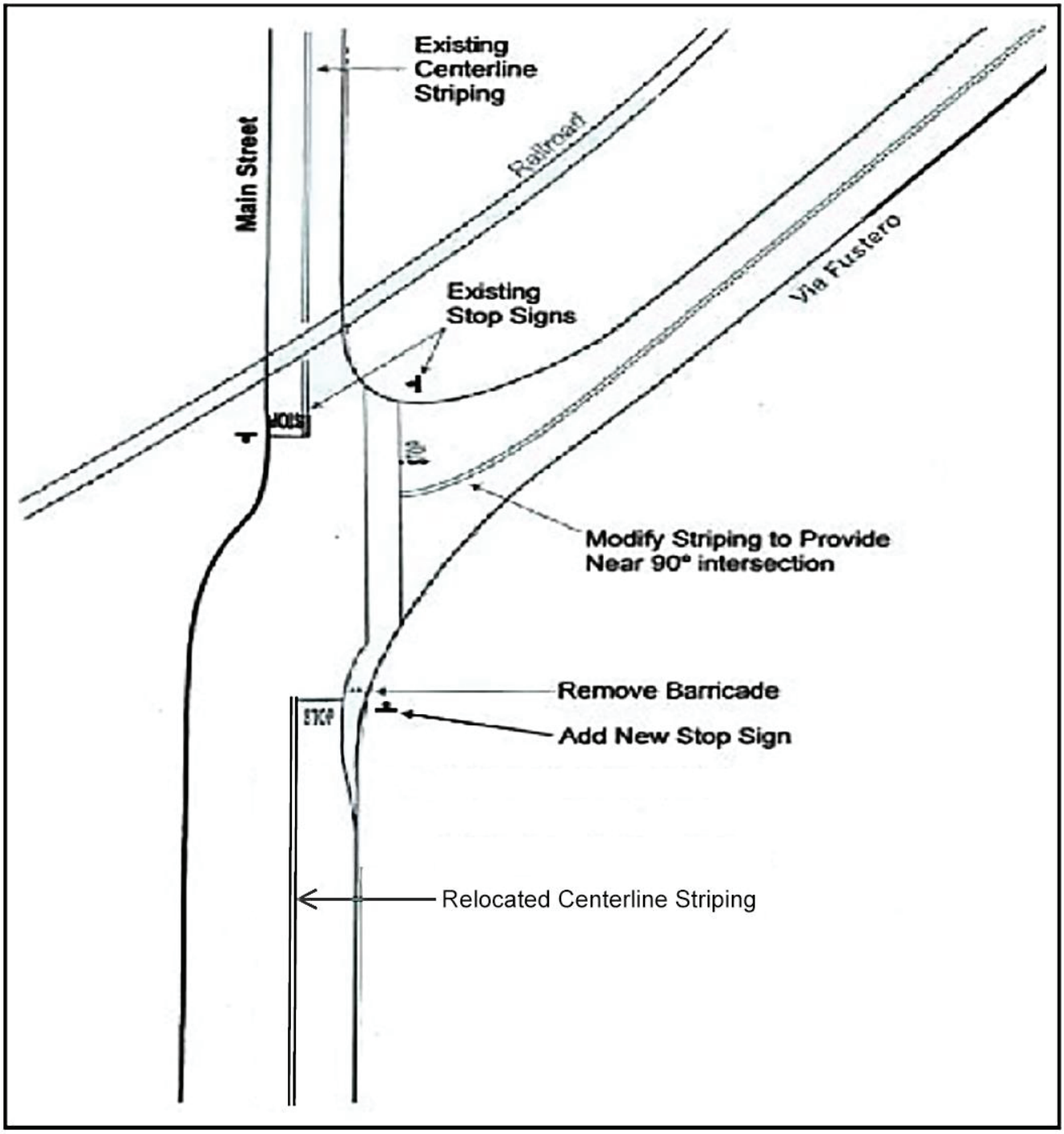


Figure P-21 Intersection Enhancements at Main Street and Via Fustero



Public Facilities, Services, and Infrastructure

Wastewater Treatment and Disposal

P-26 To ensure that wastewater treatment capacity is reserved at the Piru treatment plant for existing and potential development consistent with this Plan.

P-26.1 Sewer Availability
The County shall require all discretionary development within the Urban and Existing Community areas to be connected to the sewer system. All discretionary development shall obtain a sewer availability letter from Waterworks District #16 prior to project application.

P-26.2 Consistency with the County's Water Quality Management Plan
The County shall require any modification of the Piru sewage treatment plant to be consistent with the County's Water Quality Management Plan and to consider the feasibility of wastewater reclamation.

P-26.3 Excess Waste Disposal Capacity
The County shall require any waste disposal capacity in the Piru Treatment Plant, in excess of that required to service the existing and planned development in the Urban and Existing Community areas, to be reserved to allow for the orderly expansion of the Piru Community, consistent with the Land Use Plan for the Piru Community (Figures P-2, P-3, P-6. and P-7) as it may be amended in the future.

Solid and Hazardous Waste

P-27 To encourage recycling of solid waste materials.

Community Facilities

P-28 To encourage the provision of essential services to the homeless, jobless, and others in urgent need of public assistance within the Piru Area of Interest.

P-28.1 Small Day Care Facilities
The County shall encourage small day care facilities in the residential zones to provide necessary care for children of working parents.

P-29 To provide needed facilities for the elderly and handicapped.

P-29.1 Small Residential Care Facilities
The County shall encourage small residential care facilities for the elderly and handicapped in the residential zones.

Library Facilities and Services

P-30 To ensure a quality education for the children of Piru.

P-31 To minimize overcrowding in the schools serving Piru.

P-32 To ensure that adequate facilities and materials exist to provide high quality education in Piru.

P-32.1 **School District's Impact Mitigation Fee Programs**
The County shall require all residential development projects to comply with the School District's impact mitigation fee programs consistent with limitations imposed by State law.

P-32.2 **Fillmore Unified School District Project Review**
The County shall provide the Fillmore Unified School District with the opportunity to review discretionary residential development and public park and recreational facility proposals.

Park and Recreational Facilities

P-33 To provide a range of recreational opportunities and programs which are easily accessible to the residents of Piru.

P-33.1 **Limited Recreational Facility Expansion at Lake Piru**
The County shall encourage limited expansion of recreational facilities at Lake Piru, provided it is consistent with the open space character of the area.

P-33.2 **Private Recreation Areas**
The County shall condition Planned Residential Development projects to provide private recreation area within the development.

P-33.3 **Recreational Facilities and Services at New Parks**
As much as possible, the County should design any new parks to provide complementary recreational facilities and services.

P-34 To encourage cooperation of the School District in providing facilities for recreational purposes.

P-35 To encourage new residential developments to provide recreational facilities for the population expected to be generated.

P-35.1 **Fair Share of Park and Recreation Facilities**
The County shall condition subdivisions to provide land and improvements for park and recreation facilities or shall pay in lieu, fees to help finance needed park and recreation facilities (e.g., the expansion and development of Warring Park).

P-35.2 **New Park Sites Requirement for General Plan Amendments and Zone Changes**
The County shall not allow General Plan Amendments and Zone Changes that would result in an increase in population to become operative unless an additional park site has been identified with a willing seller and full funding program exists that will ensure sufficient funds for acquisition of commensurate acreage of parkland and sufficient funds for park development and long-term maintenance and operation.

Law Enforcement and Emergency Services

P-36 To ensure that an adequate level of effective law enforcement is provided within the Piru Area of Interest.

P-36.1 **Adequate Security During Construction**
The County shall condition discretionary development projects to provide adequate site security during the construction phase (e.g., licensed security guard and/or fencing around the construction site, and all construction equipment, tools, and appliances to be properly secured and serial numbers recorded for identification purposes).

P-36.2 **Adequate Security Lighting for Projects**
The County shall condition discretionary development projects to provide adequate security lighting (e.g., parking lots to be well lighted with a minimum one foot candle of light at ground level, lighting devices to be protected from the elements and constructed of vandal resistant materials and located high enough to discourage anyone on the ground from tampering with them).

P-36.3 **Landscaping Interfere with Police Surveillance**
The County shall condition discretionary development permits to avoid landscaping which interferes with police surveillance (e.g., landscaping must not cover any exterior door or window, landscaping at entrances and exits or at any parking lot intersection must not block or screen the view of a seated driver from another moving vehicle or pedestrian, trees must not be placed underneath any overhead light fixture which would cause a loss of light at ground level).

Fire Protection

P-37 To ensure that an adequate level of fire protection is provided within the Piru Area of Interest. *[Source: Existing Piru Goal 4.4.1.1]*

P-37.1 **Adequate Public Facilities and Services for Discretionary Development**
The County shall permit discretionary development only if adequate water supply, access, and response time for fire protection can be made available.

P-38	To encourage the upgrading of the Warring Water Service system to meet minimum fire flow standards in all areas of the system.

Conservation and Open Space

Biological Resources

P-39	To protect and enhance the significant biological resources in the Piru area.

P-39.1 **Discretionary Permits in Open Space Designations**
The County shall require all discretionary permits in Open Space designated areas to be consistent with the preservation and development of an environment suitable to wildlife and flora indigenous to the area.

P-40	To protect the Piru Creek wildlife migration corridor between the Los Padres National Forest on the north and the Santa Clara River and Oak Ridge Big Mountain habitat on the south.

P-40.1 **Riparian Habitats**
The County shall require all discretionary development located within 100 feet of Piru Creek or the Santa Clara River to be sited and designed to prevent impacts which would significantly degrade riparian habitats. The County shall condition discretionary projects located within or adjacent to these watercourses to dedicate wildlife corridor easements if deemed necessary by the County to protect biological resources.

P-41	To encourage and support the management policies of the U.S. Fish and Wildlife Services, California Department of Fish and Game and the Los Padres National Forest in its attempt to preserve and protect the California Condor and its habitat.

P-41.1 **Agency Consultation**
The County shall require the California Department of Fish and Game, the U.S. Fish and Wildlife Service and the National Audubon Society at the Condor Research Center be consulted when discretionary development proposals are submitted which may affect biological resources.

Scenic Resources

P-42	To protect the significant open views and vistas of the natural features endemic to the Piru Area of Interest.

P-42.1 **Public Views of Natural Ridgelines**
The County shall prohibit discretionary permits involving excessive and unsightly terracing, grading of hillsides, and development which will obscure or alter public views of the natural ridgelines.

P-43 To protect certain important views which lend identity to Piru or which have been historically enjoyed by the residents.

P-43.1 Public Views of Piru Mansion

The County shall discourage discretionary development which would obscure public views of the Piru Mansion.

P-43.2 Local Scenic Roads

The County shall designate State Highway 126, Main Street, Center Street, Piru Canyon Road, Guiberson Road, and Torrey Road as Local Scenic Roads (Figure P-23). The County shall require discretionary permits located within view of a Local Scenic Road to be reviewed for compliance with the following criteria:

(a) The County shall require a sign program to be submitted concurrently with a discretionary permit for all commercial and industrial development. Freestanding off-site advertising signs shall be prohibited. All on-site freestanding signs shall be limited to five feet in height.

(b) The County shall require outside storage to be landscaped and/or screened from public view.

(c) The County shall require existing healthy, mature trees to be retained, where feasible.

(d) The County shall require discretionary development to be designed consistent with the Piru Community Design Guidelines (see Appendix).

P-43.3 Scenic Resource Protection Zone

The County shall continue to designate the viewshed to the highest ridgeline surrounding Lake Piru as a Scenic Resource Protection Zone. Within this viewshed, the following requirements shall apply:

(a) The County shall require any request for significant grading to be evaluated through the discretionary permit process.

(b) The County shall require removal, damaging, or destruction of protected trees to be in compliance with the County's Tree Protection Regulations.

(c) The County shall prohibit discretionary development which would significantly degrade or destroy a scenic view or vista.

(d) The County shall prohibit freestanding off-site advertising signs.

P-43.4 Landscaped Setbacks along Highway 126

The County shall condition discretionary residential development along Highway 126 to provide a landscaped setback along the highway, which may be combined with a stormwater detention basin, sound attenuating berm and/or other features designed to screen and soften public views of the development and reduce noise impacts to residents.

P-43.5 Landscaped Screening Adjacent to the Percolation Basin

The County shall require landscape screening between the residential development and the United Water Conservation Percolation basin. In lieu of this requirement, the developer may elect to enhance the existing landscaping along Highway 126 at the percolation basin. The County

shall require the design for such landscape screening to be prepared by a landscape architect with input from an acoustical engineer, to include a funding program for long-term landscaping and wall maintenance, and to be reviewed by the Piru Neighborhood Council and approved by the Planning Division.

Cultural, Historical, Paleontological, and Archaeological Resources

P-44	To preserve and to protect the cultural resources of Piru and its Area of Interest, including archaeological and historical properties, and unique, ethnic and social values.

P-44.1 **Important Landmark Preservation**

The County shall require important local landmarks such as the Piru Mansion, Piru Methodist Church, Lechler's Museum, Juan Fustero Historical Marker, Round Rock Hotel, Piru Cemetery (including the cross above the cemetery), Old Center Street Bridge, Piru Train Bridge, and Camulos Ranch (including the ranch cemetery, chapel and walnut tree) be preserved and protected where feasible for the benefit of future generations by designation of eligible properties as County Historic Landmarks.

P-44.2 **Archaeologically Significant Area Review Requirement**

The County shall require all discretionary permits involving construction or earth movement within the Piru Area of Interest be reviewed by the State Central Coastal Information Center and Native American organizations as designated by the Native American Heritage Commission. If the development is located within an archaeologically sensitive area, the County shall require a field reconnaissance study be conducted by a County approved archaeologist to determine the potential for surface or subsurface cultural remains. The County shall require a qualified archaeological observer and Native American representative be present during any trenching or earth movement at such sites. If artifacts of historical or archaeological significance are uncovered, the County shall require the site be preserved until the County Planning Division determines the proper disposition of the site based on a recommendation from a qualified archaeologist and the local Chumash Native American Community.

P-45	To promote historic preservation programs which recognize cultural resources as central to an understanding of community history and character and necessary for the cultural persistence of contemporary peoples.

Soil and Mineral Resources

P-46	To protect aggregate mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive mining of the resource.

P-47	To avoid land uses which would preclude or hamper access to, or extraction of, significant mineral deposits.

P-48	To minimize the land use incompatibility between possible future mining activity and uses which may be impacted by such activity (e.g., residential).

P-48.1 **Minerals Resource Management Program Compliance**
The County shall require sand and gravel mining projects to comply with all requirements of the Minerals Resource Management Program (MRMP) as adopted by the Board of Supervisors. (Ventura County Ordinance Code, Section 8107-9 (et. seq.) and Board of Supervisors Resolution No. 222).

P-48.2 **Minerals Resource Protection Overlay Zone Restriction**
The County shall prohibit development within a Minerals Resource Protection (MRP) Overlay Zone (see General Plan - Goals, Policies, and Programs and Zoning Ordinance) if the use will significantly hamper or preclude access to or the extraction of aggregate resources.

Oil and Gas Resources

P-49	To protect liquid and gaseous mineral resources and provide for the orderly, timely, efficient, safe, and non-impactive extraction of the resource.

P-50	To ensure that oil and gas exploration and development projects in the surrounding area are conditioned so as to minimize adverse impacts.

P-51	To minimize the land use incompatibility between oil and gas drilling operations and uses which may be impacted by such activity (e.g., residential).

P-51.1 **Zoning Ordinance Compliance**
The County shall require oil operators to adhere to the Oil and Gas Exploration and Production provisions of the County Zoning Ordinance.

P-51.2 **Oil Truck Traffic Impacts**
The County shall condition oil development permits to minimize or avoid truck traffic impacts on the Community of Piru. Oil operators should consider alternate traffic routes or traffic mitigations such as centrifuging drilling wastes, pipelines and/or wastewater injection wells.

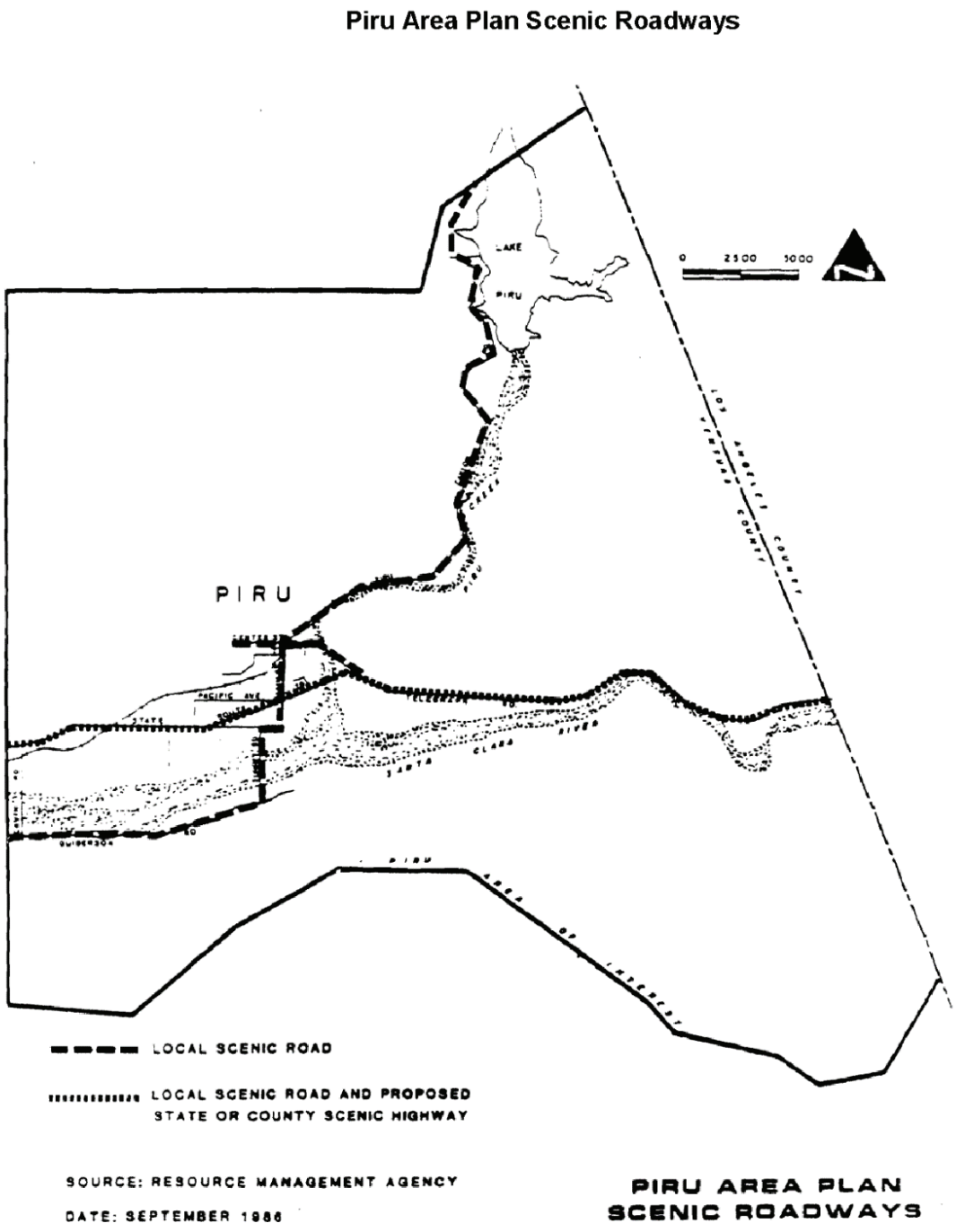
P-51.3 Production Site Screening Requirement

The County shall require all production sites to be screened from any public road, or residence located within 500 yards, by natural terrain or vegetation which will reach the height of production equipment within five years.

P-51.4 Oil Refining

The County shall prohibit oil refining in the Piru Area of Interest.

Figure P-22 Piru Area Plan Scenic Roadways



Energy Resource Conservation

P-52 To create a land use pattern which minimizes energy consumption.

P-53 To encourage the use of alternative sources of energy within new development.

P-54 To encourage the employment of energy conservation techniques in new development.

P-54.1 **Energy Conservation Plan Requirement**
The County shall require new discretionary development submit an energy conservation plan which shall demonstrate energy savings over conventional construction (e.g., by use of solar energy or other means).

Open Space

P-54.2 **Open Space**
The County shall encourage developers to provide adequate open space which respects natural features and scenic qualities.

Hazards and Safety

Fire Hazards

P-55 To protect the public and minimize public and private losses due to fire hazards.

P-55.1 **High Fire Hazard Area Building Requirements**
The County shall condition all discretionary permits in High Fire Hazard Areas to utilize fire retardant or fire proof building materials.

P-55.2 **High Fire Hazards Area Landscaping Requirements**
The County shall require discretionary development in High Fire Hazard Areas to develop landscape plans utilizing fire retardant plant materials, cleared areas or other acceptable means of reducing fire hazards.

P-56 To discourage development in High Fire Hazard Areas.

P-56.1 **Adequate Water and Access for Firefighting**
The County shall condition discretionary development permits to provide adequate water and access for firefighting purposes. The County shall not approve such permits if the County Fire Prevention District cannot provide adequate response time for fire protection.

P-57	To support the Ventura County Fire Protection District and Los Padres National Forest controlled burn program as a wildfire prevention tool, along with fuel breaks and other fire prevention measures.

Flood Hazards

P-58	To protect the public and minimize public and private losses due to flood hazards.

P-58.1 **Flood Plain Management Ordinance Compliance**
The County shall require new development located in the 100-year flood plain to be regulated by the County's Flood Plain Management Ordinance.

P-58.2 **Flood Hazard Protection**
The County shall require new development be protected from flood hazards and designed to avoid aggravating flood hazard to downstream properties in flood prone areas.

P-58.3 **Discretionary Development within the 100-Year Floodplain**
The County shall permit discretionary development outside the floodway but within the 100-year floodplain (Flood Fringe area) as designated on the Flood Insurance Rate Maps prepared for the United States Department of Housing and Urban Development's Federal Insurance Administration, only if it can be shown through engineering analysis that such areas will be protected from a 100-year flood.

P-59	To encourage the construction of adequate surface drainage and flood control facilities to serve the community.

Geologic and Seismic Hazards

P-60	To protect the public and minimize public and private losses due to seismic and geologic hazards.

P-60.1 **Seismic and Geologic Hazards**
The County shall require developers to provide all necessary information relative to seismic and geologic hazards which may affect their development proposals. The County shall require developers tp specify how they intend to alleviate the effects of the identified hazards on their development proposal.

P-60.2 **Seismic and Geologic Hazard Mitigation**
The County shall prohibit development in seismic and geologic hazard areas where hazards cannot be mitigated without significant adverse environmental effects or where public expenditures for mitigating would not be cost-effective.

P-60.3 **Geologic-seismic Investigation Requirement**
The County shall require a geologic-seismic investigation be performed and reports submitted for the following types of projects located within the Piru Area of Interest:

(a) Essential facilities (e.g., hospitals, schools, major utility facilities, trunk lines, and storage facilities, etc.)

(b) High occupancy buildings (e.g., theaters, churches, etc.)

(c) Major projects (e.g., multi-story residential buildings, large commercial and industrial buildings and facilities, etc.)

P-60.4 **County Building Code Compliance**
The County shall require all development be subject to the geologic and seismic requirements of the County's Building Code.

Noise

P-61
To provide for a quiet environment through proper land use planning and permit conditioning.

P-61.1 **Noise Compatibility**
The County shall require all discretionary permits be reviewed for noise compatibility with surrounding uses to protect residences and other noise sensitive uses from undesirable noise levels. If the Planning Division determines that a proposal involves potentially significant noise exposure to noise sensitive uses, the County shall require a noise report to be prepared by a qualified acoustical engineer as part of the project's environmental evaluation. The County shall require the report to include recommendations designed to eliminate or reduce the projected impacts.

P-61.2 **General Plan Noise Section Compliance**
The County shall require development proposals be subject to the policies and standards of the Noise Section of the Goals, Policies, Programs of the Ventura County General Plan.

P-62
To provide for a separation, where feasible, of noise sensitive uses and noise generating uses.

P-62.1 **Buffer for Sensitive Uses**
The County shall require noise sensitive uses, as defined in the Glossary of the Ventura County General Plan, to be buffered from noise generating facilities (such as highways, railways, and commercial, industrial and parking areas) by the placement of walls, berms, the establishment of setbacks, greenbelts or other appropriate means.

Air Quality

P-63 To promote a level of air quality which protects the public health, safety, and welfare and meets or surpasses State and Federal Primary and Secondary Standards.

P-63.1 Air Pollutant Mitigation
The County shall encourage bike lanes, bicycle parking programs, solar water heating, solar space heating, home delivery service programs, and all other feasible air pollutant mitigation measures in conjunction with discretionary development permits.

P-63.2 Drive-up Facilities
The County shall discourage drive-up facilities for restaurants, banks and similar businesses.

P-64 To ensure that any adverse air quality impacts resulting from commercial, industrial or residential development are mitigated to insignificant levels and that such development is consistent with the Ventura County Air Quality Management Plan.

P-64.1 Adverse Air Quality Impacts
The County shall condition discretionary projects which could have significant adverse air quality impacts to avoid, minimize, or compensate for the air quality impact. The County shall prohibit projects which are inconsistent with the Air Quality Management Plan (AQMP).

P-64.2 Air Pollution Control District Compliance
The County shall require projects subject to Air Pollution Control District (APCD) permit authority to comply with all applicable APCD rules and permit requirements, including using the best available control technology (BACT) as determined by the APCD. The County shall encourage developers to employ innovative technology, in order to minimize area pollution impacts.

P-64.3 Transportation Systems Management Plan Requirement
Where deemed necessary by the APCD, the County shall require discretionary development projects to submit a Transportation Systems Management (TSM) Plan in accordance with the requirements of the APCD.

Agriculture

Agricultural Land Preservation

P-65 To promote the conservation of soils classified as "Prime" or of "Statewide Importance" as a valuable natural resource.

P-65.1 Prime or Significant Farmlands
The County shall require discretionary permits located on land designated as "Prime" or "Statewide Significance" by the State's Important Farmlands Inventory to be planned and designed to remove as little land from agricultural production as possible and minimize impacts on topsoil.

P-65.2 **Land Conservation Act (LCA) Contracts**
The County shall encourage owners of qualified agricultural property to file for Land Conservation Act (LCA) contracts and to discourage their cancellation or non-renewal.

P-65.3 **Buffer for Agricultural Designations**
The County shall condition discretionary development adjacent to Agricultural designated land to provide an agricultural buffer (which may include a setback, vegetative screen, roadway, and/or an agricultural easement). The County shall require such buffer be subject to review and approval by the Agricultural Commissioner.

P-66	To control erosion and production of sediment, and to reduce environmental damage from hillside development.

P-66.1 **Hillside Erosion Control Ordinance and Building Code Compliance**
The County shall require agricultural and other hillside grading be regulated by the County's Hillside Erosion Control Ordinance and Ventura County Building Code (Appendix Chapter 33).

Agricultural and Urban Area Compatibility

P-66.2 **Impacts on Agriculture**
The County shall review all discretionary development to minimize impacts on agriculture.

Sustainable Farming and Ranching

P-67	To encourage and maintain agricultural operations in order to promote the farm based economy within the Piru Area of Interest.]

Water Resources

Water Supply

P-68	To ensure that adequate quantity and quality of water will be available to all residents, commercial and industrial users, and agricultural operations, in Piru.

P-68.1 **Water Availability Letter**
The County shall require all new development within the Piru Community to obtain a water availability letter from a County or State of California Department of Public Health approved water purveyor prior to project application.

P-69	To protect and enhance the water resources in the Piru Area of Interest.

P-69.1 **Water Quality Management Plan Compliance**
The County shall require all discretionary permits be reviewed for consistency with the goals, objectives and policies of the County's Water Quality Management Plan.

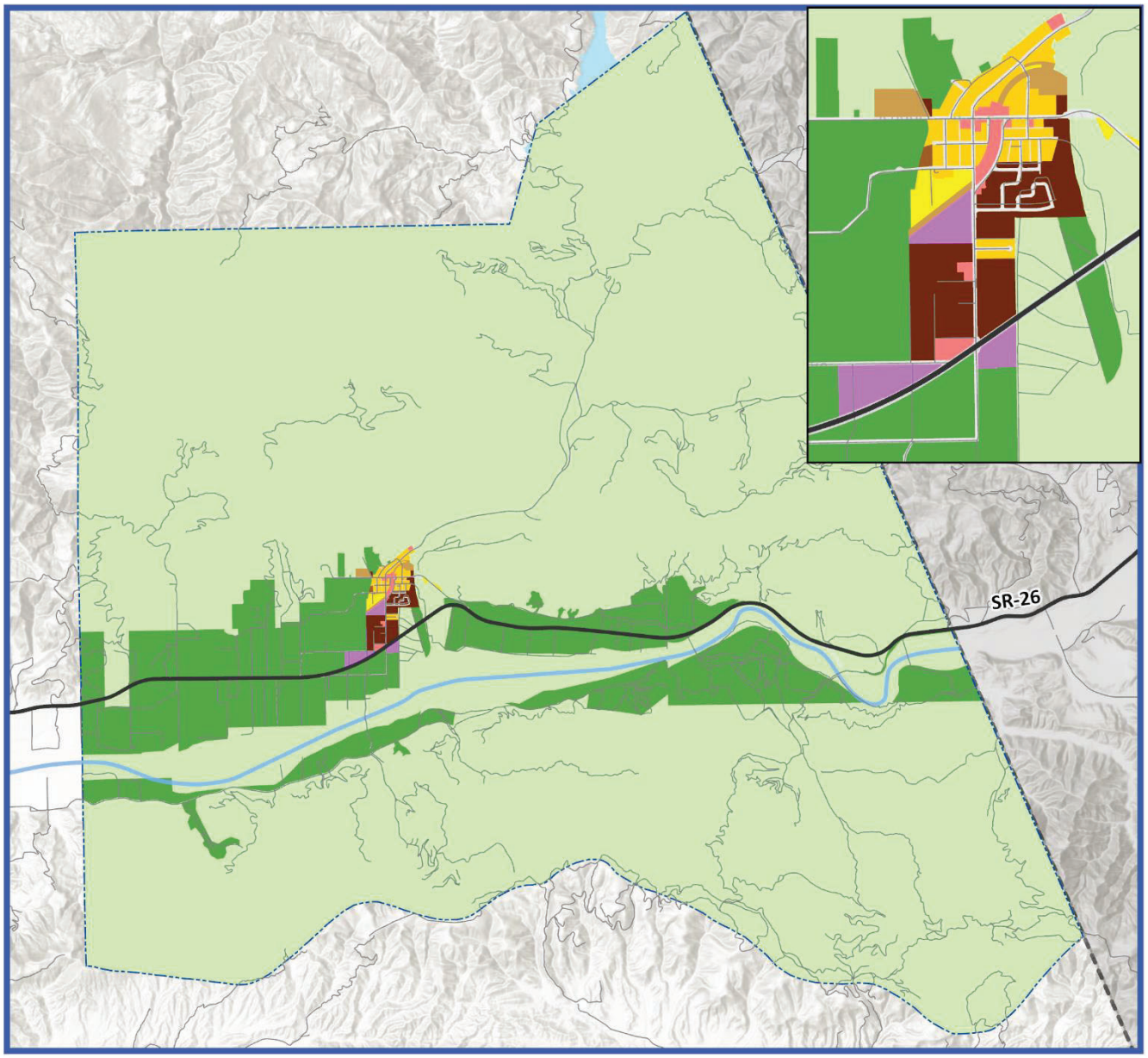
P-70	To encourage the maintenance of aquifer recharge operations at the Piru Spreading Grounds.

Water Conservation and Reuse

P-71	To encourage employment of water conservation techniques in new construction.

P-71.1 Water Conservation Plan Requirement

The County shall require developers of discretionary projects to submit a water conservation plan which should include consideration of low water usage landscape plants and irrigation systems and/or low water usage plumbing fixtures and other measures designed to reduce project water usage.



Ventura County 2040 GENERAL PLAN

Figure P-23: General Plan Land Use Diagram - Piru Area Plan

Revision Date: December 17, 2024

Source: County of Ventura, 2019.

0 1.5 3 Miles

N

- Area Plan Boundary
- Cities
- Major Roadways
- Local Roads
- Major Waterways
- Coastal Residential Planned Development
- Coastal Rural
- Residential Beach
- Rural
- ECU-Rural
- Very Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Residential Planned Development
- Mixed Use
- Commercial
- Commercial Planned Development
- Industrial
- Agricultural
- ECU-Agricultural
- Open Space
- ECU-Open Space
- State or Federal Facility

Table P-7 Implementation Programs

Programs	
A	**Greenbelt between the City of Fillmore and the Los Angeles County Line** At the request of the City of Fillmore, the Planning Division shall work with the City of Fillmore to establish a greenbelt between the City of Fillmore and the Los Angeles County Line.
B	**Public Review Group Authority** The County shall require the Piru Neighborhood Council to continue to be the Board of Supervisors' designated public review group, authorized to review all discretionary land use entitlements proposed within the Community of Piru to ensure that community design standards are adhered to, and that neighborhood compatibility issues are addressed.
C	**Area Plan Review** The County shall require the Piru Area Plan to be reviewed by the County Planning Division and the Piru Neighborhood Council concurrently with any major General Plan amendments in the Piru area. The purpose of such review is to bring the Plan up-to-date, to reflect any changes in County-wide policies and to ensure that the goals, policies and programs of the Piru Area Plan continue to reflect community standards.
D	**Information to the Piru Neighborhood Council** The County Planning Division shall continue to coordinate an information exchange with Los Angeles County to ensure that the Piru Neighborhood Council is informed of projects planned in Los Angeles County which could adversely affect the Piru Area of Interest.
E	**Consideration of Community Services District Formation** The County shall require, upon receipt of a valid application, the Local Agency Formation Commission (LAFCO) to evaluate the feasibility of forming a Community Services District (CSD) in Piru. The County shall consider consolidating one or more of the following functions into the CSD: sanitation (Water Works District No. 16), domestic water supply, street lighting (County Service Area No. 14), sidewalks (proposed Special Assessment District), parks (currently administered by the County General Services Agency), and other functions as may be deemed appropriate.
F	**Program Responding to the Property Owners' Request** When property owners representing 60 percent of all property within the Piru Community, or 60 percent of the linear frontage on each block proposed to be included in this program, sign a petition requesting that the County construct, maintain, or repair the sidewalks installed within the developed area of the Piru Community, the County Public Works, in consultation with the Piru Neighborhood Council, shall develop a program responding to the property owners' request. This program shall include funding mechanisms such as assessment and/or maintenance districts. Where feasible, the Public Works Agency shall make the cost of this program affordable to the Piru residents through local volunteer labor and/or extending the payback period.
G	**Television and Motion Picture Industry** The County shall encourage the television and motion picture industry to continue using Piru as a setting for movies and television shows.
H	**CBD Overlay Zoning District Amendment** The County shall require the Planning Division to prepare an amendment to the County Zoning Ordinance that would permit a mix of residential and commercial uses within the CBD Overlay zoning district.

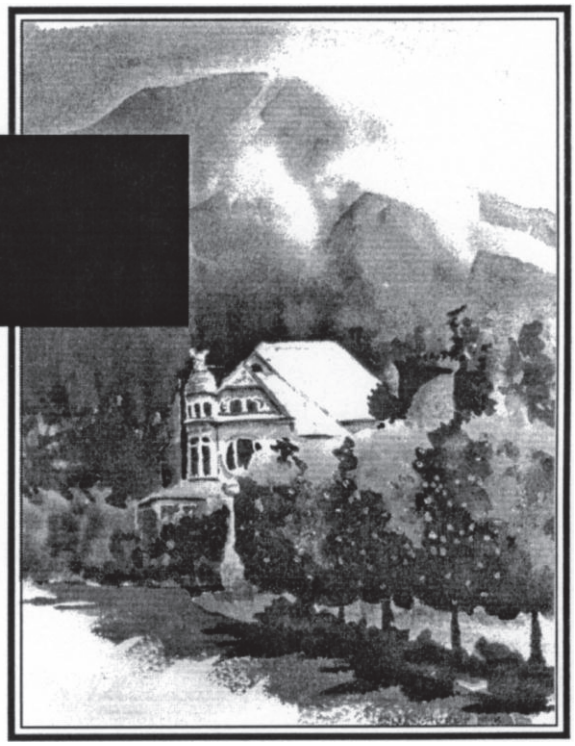
Programs	
I	**Colina Vista Residential Project** The County shall encourage the Area Housing Authority to continue to administer the Section 8 Colina Vista residential project, comprised of 35 single-family rental units, located east of Main Street and north of Citrus View Drive.
J	**Federal HOME Project** The County of Ventura shall continue to administer a Federal HOME project to support development of 22 single-family units to be built by Habitat for Humanity on the former Duneden Tract.
K	**Circulation Improvements** As funds permit, the Public Works Agency shall work to implement those circulation improvements identified by the Piru Area Plan (Table P-3 and Figure P-14) that are under the jurisdiction of the County. Additionally, the Public Works Agency shall work with Caltrans to encourage implementation of traffic safety recommendations for Highway 126 identified in the Katz, Okitsu & Associates Traffic and Circulation Study in the Town of Piru (February 2004), as appropriate and consistent with public law.
L	**Secure Bicycle Parking Facilities** The County shall encourage applicants for discretionary development projects to provide secure bicycle parking facilities.
M	**Incentives for Transit Use** The County shall encourage applicants for discretionary development projects to provide incentives to transit use (e.g., provide bus passes for their employees, residents or clients; establish a subscription bus service, or participate in car pool/van pool programs).
N	**Bus Service Extension** The County shall require the Piru Neighborhood Council to work with local residents and the Ventura County Transportation Commission to extend bus service from Piru to Los Angeles County as available funds and service demand warrant.
O	**Feasibility of Abandoning Piru Square Drive** The Public Works Agency shall study the feasibility of abandoning Piru Square Drive.
P	**Storm Drain Facilities** The County shall require the County Public Works Agency to continue to monitor and maintain, as necessary, the existing Piru storm drain system that is within the County road right-of-way (Transportation Department) and Ventura County Flood Control District Red Line Channels in the Piru Area of Interest. The County shall require improvements in the Piru area drainage systems to be made to consider deficiencies identified in the report on the Piru Master Drainage Plan (Koebig and Koebig, Inc., 1972). The County shall allow such improvements to be constructed concurrently with new development, or as funds become available and in conformity with County-wide priorities.
Q	**Social Services** The Public Social Services Agency shall continue to provide financial assistance, counseling, and other critical services to persons and families in need.
R	**Grants for Social Services** The Office of the Chief Administrative Officer shall continue to actively pursue Federal and State grant programs with potential benefit to persons and families in need within the Piru Area of Interest.

Programs	
S	**Programs for Young Adults in Recreation or Community Service** The County shall encourage programs involving young adults in recreation or community service activities.*]*
T	**Piru Community Redevelopment Agency Cooperation** The County shall require the Piru Community Redevelopment Agency to cooperate with the Ventura County Transportation Commission (VCTC) to develop and utilize the 100-foot railroad right-of-way to support the goal of the Community Facility land use designation.
U	**Expansion and Development of Warring Park** The General Services Agency shall take necessary steps to assure the expansion and development of Warring Park to meet the needs of residents of the Community of Piru.
V	**Collaboration for Development of Recreational Facilities** The General Services Agency shall encourage service clubs, civic groups, and individuals to help in the development of recreational facilities.
W	**Joint Use of Fillmore Unified School District Facilities** The County shall encourage the Fillmore Unified School District to jointly develop and use school property for recreational purposes.
X	**Information Exchange with the Fillmore Unified School District** The County Planning Division shall continue to coordinate an exchange of information with the Fillmore Unified School District regarding school needs and new residential development.
Y	**Use of Fillmore Unified School District Facilities during Off-School Hours** The County shall encourage the Fillmore Unified School District to utilize school facilities during off-school hours as appropriate for community meeting space, recreation, and other compatible functions.
Z	**Funding for the Fillmore Unified School District** The County shall encourage Fillmore Unified School District to explore all available funding sources for financing needed school facilities.
AA	**Adequate Provision of Law Enforcement** The Sheriff's Department shall continue to review discretionary permits to ensure provision of an adequate level of law enforcement.
BB	**Crime Prevention Programs** The County Sheriff's Office within the Community of Piru shall continue to encourage crime prevention programs such as the Neighborhood Watch Program.
CC	**Joint Efforts for Crime Prevention** The County Sheriff's Department shall continue to support and promote efforts to organize neighborhood, rural, and industrial crime prevention techniques and conducts residential security surveys and public awareness programs.

Programs	
DD	**Adequate Provision of Fire Protection** The County Fire Protection District Bureau of Fire Prevention shall continue to review all new development to ensure provision of an adequate level of fire protection.
EE	**Emergency Warning and Evacuation Plan** The County Sheriff's Department Office of Emergency Services shall maintain (and update as necessary) an emergency warning and evacuation plan to protect Piru area citizens in the event of the imminent failure of Santa Felicia Dam at Lake Piru and other dams upstream on tributaries to the Santa Clara River.
FF	**Blanket Oil Permit Modification** The County shall require existing "blanket" oil permits which allow unlimited drilling to be modified on a case-by-case basis, as problems occur, and as opportunities arise, so that new wells will be subject to environmental and jurisdictional review.
GG	**Scenic Highway Designation** The County shall require the County Planning Division to investigate the possibility of designating State Highway 126 as a County or State Scenic Highway due to its significance as a regional scenic corridor. This program would require a survey of State Highway 126, rezoning of adjacent properties with the Scenic Highway Protection Overlay Zone, and coordination with the State of California Department of Transportation to achieve State Scenic Highway designation.
HH	**Lake Piru Management** The United Water Conservation District should manage Lake Piru for multiple purposes, where appropriate (e.g., water conservation, flood control, recreation, and hydroelectric generation).
II	**Agricultural Education Programs** The County Agricultural Department, Farm and Home Advisor, and the Resource Conservation District shall continue education programs for farmers and ranchers and will encourage the development and implementation of best management systems, stressing application of biological and cultural pest control techniques with selective pesticides when necessary to achieve acceptable levels of control with the least possible harm to non-target organisms and the environment.

Appendix – Piru Community Design Guidelines

APPENDIX



PIRU COMMUNITY DESIGN GUIDELINES

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PIRU COMMUNITY DESIGN GUIDELINES

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PIRU COMMUNITY DESIGN GUIDELINES

Introduction

In May 1996, the Ventura County Board of Supervisors adopted in concept the Piru Community Enhancement Plan, prepared by Mainstreet Architects and Planners, Inc. and Stephanie Diaz, Planning Consultant. Included in the Plan were Architectural Design Guidelines, which were intended to encourage design compatible with the existing historical character of the Piru community. This Appendix has been created to facilitate the application of these guidelines, specifically to commercial development within the Commercial Town Center, Highway 126, and Railroad Property. The County of Ventura wishes to thank Nicholas Deitch, Mainstreet Architects and Planners, Inc. for his cooperation and assistance in the reformatting of the Piru Community Design Guidelines.

In April 2006, Downtown Solutions conducted a series of community planning workshops (visioning charrette) within the Piru community. One result of that exercise was a *Vision Poster* which became the model used by project proponents for their land use entitlements within the Piru Expansion Area. Additionally, Downtown Solutions produced a *Smart Growth + Mixed Use Study* which became the foundation for the development standards used by the Piru Area Plan for the Piru Expansion Area. This study also provided the basis for the Residential Design Guidelines which have been incorporated into the Piru Community Design Guidelines. Ventura County thanks Mark Brodeur, Kendra Stevens and Wendy Beattie and the rest of the Downtown Solutions team for their efforts on behalf of the Piru community.

PIRU COMMUNITY DESIGN GUIDELINES

Figure 1



***Architecture of the Commercial Town Center** displays an elegant simplicity unique to the Santa Clara River valley.*

These guidelines apply primarily to commercial and residential development within the Piru community and along Highway 126. All construction is encouraged to reflect the rural aesthetic of the community. *Any* building with historic significance should be handled with great care to preserve the historic character and fabric of the structure and its setting. Any application to change, alter, modify, remodel, remove or significantly affect any Designated Cultural Heritage Site shall be subject to review by the Cultural Heritage Board pursuant to the Cultural Heritage Ordinance (Ventura County Ordinance Code Section 1360, et. seq.).

For purposes of these Community Design Guidelines the use of the terms "shall" and "will" denote mandatory standards or requirements, while the terms "should" or "may" indicate recommended guidelines that may be modified or waived by County decision-makers if an applicant can demonstrate overriding circumstances that render the guideline infeasible or impractical given the circumstances, or if the intent of the guideline will be achieved in a different manner.

1. Intent

Piru is a small compact community with relatively few opportunities for new construction to occur. However, because it is so small, even a minor project can have a significant effect on the perceived character of the community. The primary intent of these design guidelines is to encourage good design that is compatible with the existing historic character of Piru – its "sense of place". This character is unique among the towns of the Santa Clara River Valley in that the community has remained compact, with clearly definable edges, a predominantly rural village character, and a distinctively simple Commercial Town Center – small but very urban in form.

Another key intent of these guidelines is to maintain a clear difference between the character of the Commercial Town Center (*Figure 1*), which is urban in nature, and the rest of the community, which is rural and residential in nature. This concern applies especially to commercial development at the highway and to development on the railroad Property. Such development should be designed to reflect the rural character of the community, and should in no way attempt to mimic the urban forms of the Commercial Town Center. Instead, structures at these locations should reflect an agrarian or rural highway aesthetic, as described herein.

All proposed structural or façade changes as well as new public or private construction in the Plan Area

that require the issuance of a discretionary permit, should be designed consistent with the Design Guidelines. It is also recommended that a Design Professional prepare the plans for such changes and new construction within the Plan Area. The process for design review is to be in compliance with the requirements in the County's Zoning Ordinance.

2. Building Design Criteria for the Commercial Town Center

The buildings of the Commercial Town Center are simple, small scale boxlike structures (*Figure 2*) which front the sidewalks and provide a distinct contrast to the surrounding community. These humble buildings make no attempt at "illusions of grandeur" (such as through the use of oversized parapets or enlarged cornices) typical of the small town main street of the time. Yet, in their simplicity they provide a very charming and memorable setting. Although there are some subtle variations among them, the basic features which make up this simplicity include:

- Simple rectangular building fronts which abut the sidewalk.
- Brick facing, generally earthen colors, with very simple patterning and detail.
- Door and window openings which are "punched" into the building face.

On the south side of Center Street (*Figure 3*), buildings incorporate some common elements:

- A concrete base or "bulkhead", across the building front, extending two to three feet above the sidewalk.
- A simple concrete or brick "soldier course" cornice capped with a plain concrete parapet.
- Vent openings in the brickwork are typically found in the upper central portion of the façade.

The Bank building also includes some stone or terra cotta detailing, including arched door molding and medallions.

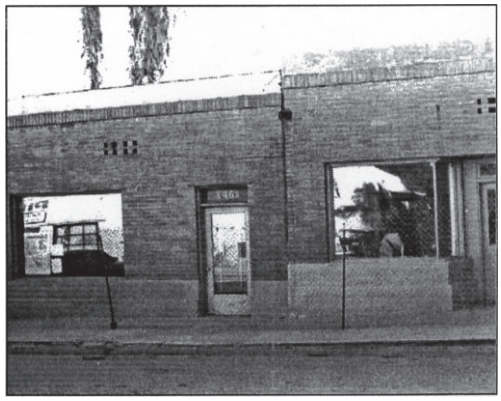
Renovations and infill construction within the Commercial Town Center should emulate the existing buildings by incorporating the features identified above.

Figure 2



Northeast corner of Main and Center Street.

Figure 3



Typical building front, south side of Center Street.

2.1 Building Mass and Organization

To assure that new and renovated buildings are compatible with the existing character and scale of the Commercial Town Center, new and infill buildings should be organized into increments of no less than twenty-five (25) feet and no more than fifty (50) feet in width (the historic panel increments typically found in the Commercial Town Center).

Buildings which occupy more than fifty feet of frontage should be designed to appear as several small buildings or several smaller but related parts of a larger structure. This can be accomplished in several ways, such as incremental changes in roof eave lines and/or ridge line; changes in wall plane; grouping of windows into varying or repetitious patterns; and coordinated

placement of design elements, including walls, fixtures, windows, and storefronts. Therefore, the criteria covered in the sections which follow should be addressed.

2.1.1 Street Level Building Increment

At street level, building design should reflect the regular and somewhat uniform pattern of alternating façades (the "building increment") of the existing Commercial Town Center. Each building is different, although each is made up of a similar combination of entries and storefronts, interrupted by brief structural walls which serve to define one shop or building and the beginning of another (*Figure 4*).

To support the objectives of these guidelines, the following exterior building design criteria should be applied:

Figure 4



*The **"building increment"** - a common language spoken in different ways - gives the street variety while maintaining a strong relatedness among buildings.*

a. ***Building Increment*** – Building increments should be a maximum of fifty (50) feet in width, but should typically vary between twenty-five (25) and fifty (50) feet (the historic parcel sizes within the Commercial Town Center). Buildings which exceed fifty (50) feet should be designed to reinforce the building increment and pattern of the existing Commercial Town Center.

b. ***Building Entrance*** – At least one building entrance should be provided every twenty-five (25) feet to encourage a high level of pedestrian activity at the street.

c. ***Larger Buildings*** – Larger buildings should be designed to appear as a collection of adjacent structures when street frontage exceeds fifty feet (*Figure 5*).

Figure 5



Larger buildings should be designed to respect the historic building increment.

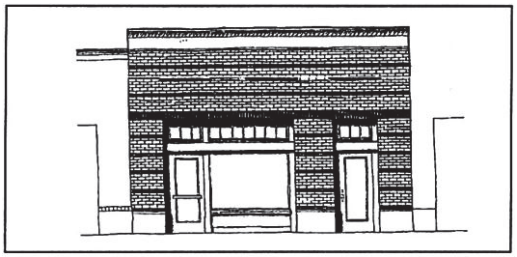
d. ***Storefront Openings*** – Storefront openings should be between 10 feet and 20 feet in width. Storefront systems within these openings should be designed in substantial conformance with these guidelines.

2.1.2. Roofline and Upper Level Building Design

Buildings within the Commercial Town Center are typically simple in mass and form. New buildings with lot frontages of fifty feet or less should present a profile expressive of this simplicity. Buildings with frontage which exceeds fifty (50) feet may incorporate changes in roof or parapet which serve to reinforce the expression of the historic building increment, as defined above. In addition, the following criteria should apply:

a. ***Single Story Buildings*** –- Single story buildings should emulate the simple "parapet" roofline or profile typical of other buildings in the Commercial Town Center (*Figure 6*).

Figure 6



***Single story building** of the smallest increment.*

b. ***Building Height*** – Building heights should match those of the existing Commercial Town Center,

with average floor to ceiling heights ranging between eleven (11) and fourteen (14) feet.

c. ***Two Story Buildings*** – The upper portion of two story building should be designed to reflect a refinement of the incremental rhythms and pattern of openings found at the street level of the building façade (*Figure 7*). The primary components at the upper story, such as windows, wall panels, projecting bays, etc., should typically be grouped in a manner consistent with the building increment established at street level.

Figure 7



Two story building *of the smallest increment.*

d. ***Cornices and Moldings*** – Cornices and molding, if used, should be used to unify and connect the composition of the building façade. They should be simple and used sparingly, consistent with other buildings of the Commercial Town Center.

2.1.3. Special Architectural Features

Highly prominent architectural features, such as towers and turrets, are discouraged. If used, they should be reserved for buildings occupying key locations within the Commercial Town Center, such as a street corner.

Decorative features such as gables, bay windows, balconies, finials, etc., should be used sparingly, if at all.

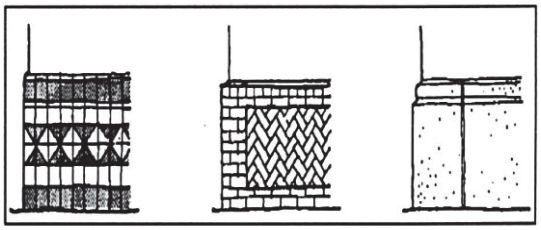
2.1.4 Architectural Elements

Buildings in the Commercial Town Center should incorporate some combination of architectural elements common to the historic building fabric, several of which are identified below:

a. ***Building Base*** – Where the building meets the sidewalk, and extending two (2) or more feet up the building face, is the opportunity to establish an architectural building base. This base may be as simple as a change in surface texture, a projection or break in the wall plane, or a change in material or color (*Figure 8*).

It is desirable to provide a base material that is highly resistant to damage, defacing, and general wear and tear. Cast-in-place concrete, precast decorative concrete, stone masonry, brick, and commercial grade ceramic tile are examples of excellent base materials. Hollow core fiberglass mesh reinforced precast concrete should not be used as a base material, as it is susceptible to breakage and puncture. Stucco is not a desirable material for building base.

Figure 8



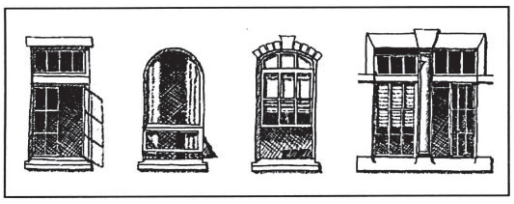
Building Base.

b. ***Windows, Doors, and Openings*** – Windows, doors, and other openings should be detailed in a traditional manner to establish them as important parts of the total façade composition.

In general, storefront openings should be horizontal, while upper level windows should be vertical or square orientation. Upper level windows may be paired to create a proportionate unit which is nearly square, or clustered to create pattern combinations which establish a rhythm of features of varying proportions which are related by the overall façade composition (*Figure 9*).

Sills, headers, and moldings can be used to frame and enhance the significance of an opening. In some cases an opening may warrant greater attention, such as at or above an entry. The molding and header may be enlarged or receive special detail in order to signify its importance in the overall façade composition. Sills and headers can also be used to tie adjacent windows together, or unify true windows and decorative wall panels.

Figure 9



Upper level windows *can be expressed in a variety of ways.*

c. Building Entries – In all cases entries should be placed a maximum of twenty-five feet apart within the Commercial Town Center. This will help maintain the intimate pedestrian scale and ensure lively pedestrian activity.

- Doorway Entries – Doorway entries (other than storefront entries to street level shops or secondary-service entries) should be emphasized in one or more of the following ways:
  - ► flanked by columns, decorative fixtures, or other details;
  - ► recessed within a larger arched or cased decorative opening;
  - ► covered by means of a portico (formal porch) projecting from or set into the building face (refer to zoning guidelines for allowable projections);
  - ► punctuated by means of a change in roof line, a tower, or a break in the surface of the subject wall.
- Corner Entries – Buildings situated at the corner of a public street may provide a prominent corner entrance to street level shops or lobby space, in a manner consistent with Main Entries, as described above (Figure 10).
- Side and Rear Entries – Where such entries are intended to serve the general public, they should receive design treatment similar to that described above. Where such entries are intended only as service or emergency access points, they should be designed consistent with guidelines for Service Entries described below, except that any such entry which faces onto a public street or right-of-way should be enhanced, though to a lesser extent than a main entry.
- Service Entries – are those entries which are not intended for use by the general public. The service entry should be designed to blend into the surrounding building façade, provided with simple detailing, trim, and finish consistent with the character of the building, such that it should not draw particular attention to itself, but should remain attractive and easy to identify.

Where trash and or storage areas are provided in conjunction with service entries, such areas should be completely enclosed and screened from public view by the use of walls, doors, and gates designed in a manner and with materials consistent with the architecture of the buildings.

Figure 10



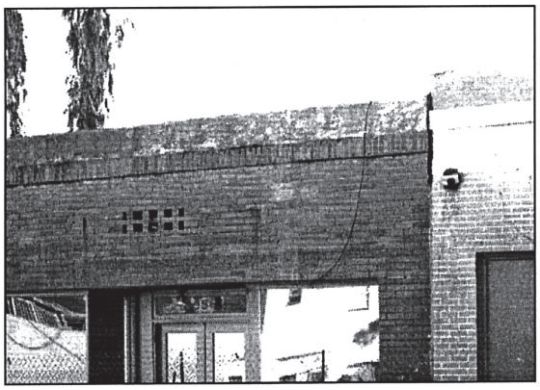
Corner entries *- one of many ways to express the corner.*

d. Cornices and Parapet Walls – should be used to delineate the building profile in a manner consistent with the historic character of the Commercial Town Center (*Figure 11*).

Buildings should incorporate the following design elements:

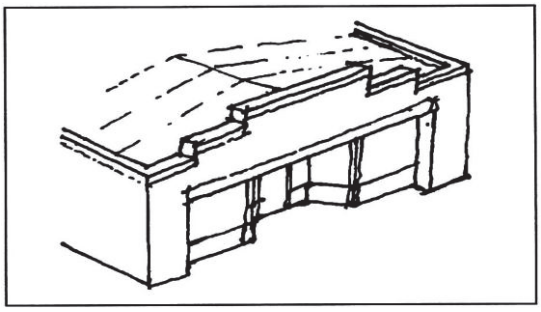
- Parapet walls to establish a consistent profile at the street elevation (Figure 12).
- A cornice may be used at the base of a parapet wall or roof curb. Lesser cornices of a similar architectural character may be used to complete the design at side or rear elevations which do not front on a public street.

Figure 11



A concrete parapet rests atop a soldier course of brick on a shop building in Piru's unique Commercial Town Center.

Figure 12



***Parapets** establish the profile of the building front.*

e. ***Pitched Roofs and Eaves*** – In the context of Piru, as in most downtown environments, pitched roofs, visible from the street, are a rare exception to the predominant and relatively uniform stage set of flat roofs and parapets. Pitched roofs should, in general, .be reserved for prominently situated buildings; for example, those of a civic nature, or those occupying key sites (i.e. street corners, plaza/park frontage).

Where pitched roofs are used, the building should incorporate the following:

- Eaves of pitched roofs should join the building walls with a decorative eave cornice complementary to the design of the building face.
- Where overhang is provided, eaves should present either exposed rafter tails with decoratively shaped ends, or a decorated soffit with soffit vents incorporated into the design.
- Plain and unadorned stucco eave soffit should be avoided.

Rain gutters and downspouts should be concealed, unless designed as a specific architectural feature of the building. Where rain gutters are exposed as a design detail, they should be of copper, or properly primed and painted metal of a color complementary to the building design.

f. ***Side and Rear Building Façades*** – Building design character should be consistent over the entire building, especially where the building will be visible from publicly accessible areas such as streets, alleys, or parking areas. Although details may be simplified, elements such as finish materials, cornices, and window trim should be consistent on each elevation.

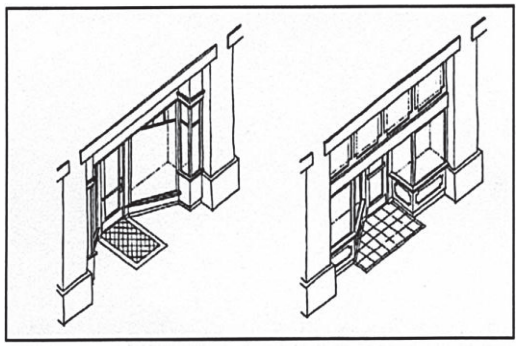
g. ***Blank Wall Areas*** – Walls without openings should not be permitted at the street front. Where a building abuts a side property line at the interior of a block, and where that building's side wall is likely to remain invisible for an extended period of time, that building elevation should reflect a design treatment consistent with the building's established street-front design.

2.2 Storefront Design

Interesting and enticing storefronts are perhaps the most crucial ingredient in promoting a vital and active street life in a commercial district. Storefronts should be generous, providing ample display window and entry points into shops, and a level of design detail which establishes some individuality for each shop or building, while assuring a relatedness from structure to structure (*Figure 13*). A unique aspect of buildings in Piru, most notably along the south side of Center Street, is that many of the "storefronts" are actually just large windows, rather than the more typical storefront opening which extends down to grade level. Either approach is acceptable, providing that the design is in keeping with the typical context of the Commercial Town Center.

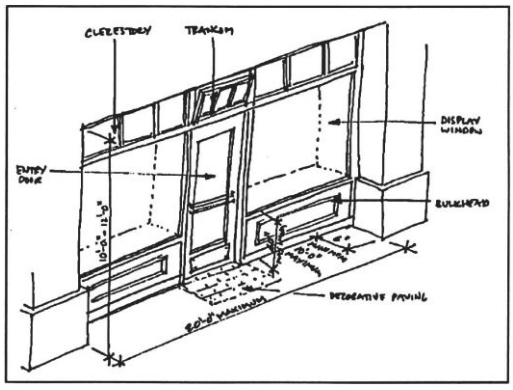
Figure 14 illustrates the storefront design criteria and elements outlined below:

Figure 13



Storefronts with subtle variations lend interest to the street and keep window shoppers intrigued.

Figure 14



Storefront Design

2.2.1 Maximum Storefront Opening

Storefront openings should not exceed twenty (20) feet in width. Many buildings in the Commercial Town Center have much smaller openings, ranging from eight (8) to fourteen (14) feet.

2.2.2 Storefront Height

Storefront openings may extend up to fourteen (14) feet in height, but in general should range from ten (10) to twelve (12) feet in height, as measured from average elevation at the sidewalk.

2.2.3 Recess

Storefront window systems should be set into the building face. This will allow the building face material to return at the corner of the storefront opening, establishing a strong sense of mass and substance to the building.

Storefront windows should be recessed a minimum of six (6) inches from the building face, while eight (8) to twelve (12) inches is preferable.

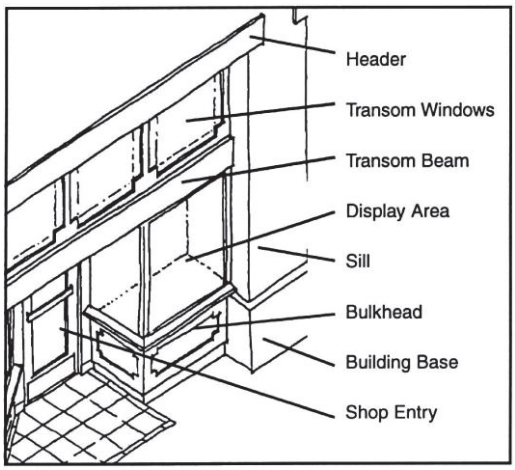
Storefront windows and entries may be recessed a maximum of ten (10) feet from the building face.

2.2.4 Design Elements for Storefront Systems

Traditional storefront systems are made up of several parts which, when integrated, provide the opportunity for variation in detail and character, while also ensuring a relatedness form building to building (*Figure 15*). Storefront systems should address the inclusion of most or all of the following elements:

a. Bulkhead – At the base of the storefront which extends down to grade, the bulkhead provides a transition between the sidewalk or paving and the glass display area.

Figure 15



Design Elements *of a traditional storefront.*

Bulkhead may be of wood panel, tile, or masonry. Base materials should be compatible and consistent with the building design. Where wood is used, a curb detail should be provided to lift the wood slightly above the adjacent paved surface.

The Bulkhead and associated trim should not extend higher than forty (40) inches above adjacent paving, to ensure ample window area visible to pedestrians.

b. Display Windows and Glazing – These should be generous and highly transparent.

Windows should occupy sixty (60) to seventy (70) percent of the storefront system area. Multi-pane windows may be used, but are not encouraged for the majority of display window serving retail ship space.

Dark tinted windows or windows of reflective "mirrored" glass are strongly discouraged, as they hinder pedestrian "window shopping". Where sun control is a design factor, windows should be recessed and/or provided with awning or other shading device.

c. Transom Windows – These are upper glazed openings, above display windows, which are primarily intended to provide light to the interior of the shop space. These windows typically rest atop an immediate trim or header which is exposed or trimmed-out with sill and glazing stops. Sometimes this beam is oversized to allow for shop signage to be placed integrally within the storefront system.

Transoms are recommended for street-level shop space in all commercial buildings within the Commercial Town Center, and should be an integral part of the building's storefront system.

Transoms need not be of transparent glass. There are a number of translucent glass types which will admit light while reducing heat gain and glare.

d. Doors and Entry Treatment – As previously stated, a building entry provides the opportunity to create a detailed point of arrival for pedestrian users (*Figure 16*). This portion of the building will receive more personal contact by users than any other on the building exterior. Thus, what is seen and touched should be of attractive and durable quality.

The following design elements should be considered to enhance building entries:

- Entry doors may be recessed to provide visual emphasis as well as protection from inclement weather.
- Where the entry is recessed, a decorative paving material such as tile, marble or slate, may be used adjoining at the sidewalk edge.
- Doors should be decorative and substantial, with high quality and very durable hardware. Commercial grade materials should be used to accommodate long term wear.
- Wooden doors should be provided with a "kick plate" of brass or other durable material to resist wear at the door base.
- Aluminum or metal doors are out of character with the historic context and are strongly discouraged.
- Where doors are recessed, decorative ceilings with beam work, molding, or coffering should be incorporated.
- To punctuate an entry, decorative lighting may be incorporated, either wall mounted or suspended from an ornamental ceiling.

Figure 16



Building Entry – *the part of a building we see the closest – and actually touch. It should be designed to be welcoming and lasting.*

e. Recessed Entries in Storefront – A common feature in traditional storefront design is the recessed display and entry area. This recess serves several valuable purposes: it provides weather protection at the entry; it expands the linear feet of window display that a shop may present to passersby; and, along with awnings, it helps

protect displayed merchandise from costly damage by direct and prolonged exposure to sunlight.

Maximum width of such recesses should not exceed sixty (60) percent of the storefront opening.

Maximum depth of such recesses should not exceed ten (10) feet.

f. ***Storefront Details and Materials*** – In general, storefront systems should be of high quality and durable construction with traditional detailing, including moldings, beaded glass stops, paneled soffits, sills, etc. (refer to items above regarding the design features of a traditional storefront). Materials may include wood or metal, always exterior grade and of a finished quality, typically painted. Aluminum storefront systems are *not* encouraged.

g. ***Renovated Storefronts*** – Renovated storefronts should be restored to their original character. Details and materials which match the original should be seen throughout, especially where visible from the street. Where renovation is not feasible, the new storefront system should be designed in the spirit of the original, incorporating like or similar details and configurations.

2.3 Exterior Building Design

Materials should be selected based upon appropriateness to downtown Piru's early 20th Century character, the architectural style or the particular building, and lasting beauty and durability of the finish. Although the accessibility of some traditional materials may be limited, many are still available and practical. There are also many contemporary materials which are quite compatible with the desired character of the Commercial Town Center.

Of primary importance is the use of quality products and the proper detailing and application of these products. One of the most important characteristics of buildings in downtown Piru is the obvious level of quality that went into the original work, both in terms of materials and details. Most downtown buildings have only one face – a front – to present to the public. The investment in quality can therefore be condensed and increased at the street face.

2.3.1 Exterior Walls

Material for exterior walls will incorporate two aspects – color and texture. If the building's exterior design is complicated, with many "ins and outs", columns and design features, the wall texture should be simple and subdued. However, if the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.

The following materials are considered appropriate for buildings within the downtown (the number of different wall materials used on any one building should be kept to a minimum, ideally two or less):

a. ***Brick Masonry*** – brick is a very versatile material available in a wide range of colors and sizes. Brick surfaces may be patterned by combining different colors and coursework. Traditional brickwork incorporates a wide array of structural and functional building components such as beams, headers, arches, sills, bases, trim, etc.

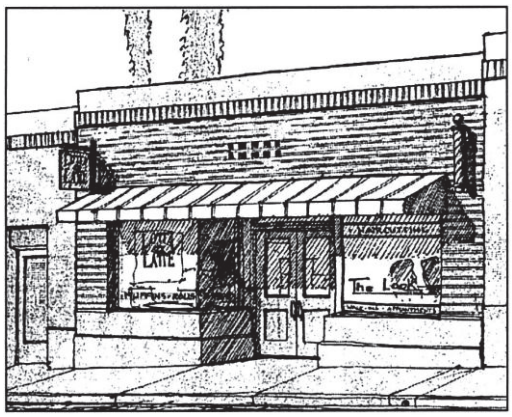
In new construction in California, brick will almost always be used as a veneer or finish material over a frame of wood or steel, or as a facing for concrete masonry. Care should be taken to properly detail the veneer application in an authentic manner consistent with traditional masonry (*Figure 17*).

Edges and openings, such as at windows, should receive special care to assure that the masonry appears solid and substantial.

If "thin brick" or brick tile veneer is used, care should be taken to incorporate corner pieces and other details which serve to mask the veneer application.

The bonding pattern (the orientation of the brick) plays an essential role in the successful use of brick or other masonry. Bonding patterns of the existing historic context are typically very simple.

Figure 17



***Brick** plays an important role in bringing visual richness to the simple buildings of Piru.*

b. Stone Masonry (and veneer) – stone masonry, especially cut stone, is similar to brick in application and provides a very heavy and somewhat formal appearance. Stone also works well in combination with brick, providing a base with visual mass to "support" walls of brick masonry. Stone may be used as an inset detail on brick façades for sills, headers, or other accessory features such as keystones or wall caps.

c. Stucco – stucco is a very versatile material. With proper detailing, a stucco building can achieve an elegance and level of refinement equal to that of brick masonry. In fact, the traditional "stucco" building was a masonry structure with an application of stucco applied as a finish material. For this reason, the stucco building should also convey a sense of mass and sturdiness similar to a brick or other masonry building. The same attention to detail applies here as with buildings of brick or stone.

d. Terra Cotta and Other Glazed Tile – Terra Cotta tile was a common finish material for urban buildings in the early part of the 20th century. The bank buildings at the southeast corner of Center Street and Main Street are a good example of the use of Terra Cotta. Other glazed ceramic materials, such as glazed tile, block, or brick, may also be considered for use as an exterior wall finish. These types of materials have a hard, stain resistant surface which makes an excellent base material. Only glazed materials graded for commercial use should be considered for use as an external finish material.

2.3.2 Windows

Windows make up an important part of a building façade's composition. Windows are also the connector between the life and activity on the street and that within the building. Both of these "sensed experiences" are important in establishing an urban environment that is comfortable and friendly. Because of this, attention to window detail is important..

a. Window ratio – The amount of window, other than storefront systems, at street level should occupy between 50% and 60% of the wall area. Above the street level this ratio should fall to between 30% and 50%, depending on building style and other architectural criteria *(Figure 18)*.

Figure 18



***Window Proportions** – at street level, openings should be 50% to 60% of the face, with 30% to 50% at the second floor.*

b. Materials – Window sash and frame may be of wood or metal, painted or otherwise finished to provide a durable and long lasting surface. Where divided windows are desired, true-divided lites are strongly recommended. "Snap-in" type mullions or grilles which simulate this appearance are not recommended.

c. Glazing – Clear glazing is preferable, especially where street level display is the objective. Where tinted glazing is used, the tint should be kept as light as possible. Dark windows create the

impression of emptiness. "Low E" coating, which appears clear, is recommended where heat gain is a concern. Reflective or mirrored glazing is strongly discouraged.

2.3.3 Roofs

Visible roof elements should be designed consistent with the general building character. Materials and colors should complement the style of the architecture. Roof elements may include the following:

a. ***Flat roof*** – areas should be detailed and of a material to provide a clean, uniform appearance from windows of adjacent buildings.

b. ***Pitched roofs*** – should be designed to crown or punctuate the building. Roof elements should terminate with detailed eaves, utilizing eave molding, shaped rafter rails, or other means of termination appropriate to the architecture of the building.

c. ***Mansard type roofs*** – should be avoided, unless specifically related to the architectural style of the building (as in the "Victorian" style).

d. ***Dormer type roof elements*** – may be incorporated into sloped roof designs, especially where such area occupies a substantial percentage of the building's linear frontage.

e. ***Materials*** – Acceptable materials include the following:

- Clay or concrete tile – commercial grade, of a color and style complementary to the building design.
- Ceramic tile – on decorative elements such as domes or parapets.
- Metal seam – standing seam or batten seam, natural copper, anodized or factory coated finishes. Site painted metal roofing is not recommended.

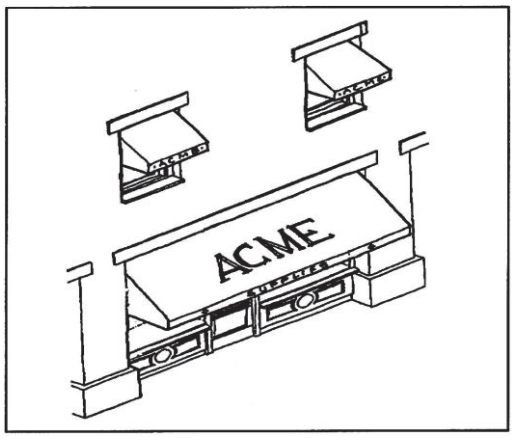
2.3.4 Building Accessories and Details

There are a number of design elements which may be incorporated into the building design, especially at street level, in order to add to the experience of the pedestrian while meeting important functional needs as well. The following accessories and details are recommended for inclusion in the building:

a. ***Awnings*** – Awnings provide the opportunity for color and visual relief. Awnings serve a very functional purpose by protecting shop windows from intense direct sunlight. The most functional awnings are "retractable", having a frame and support structure with the ability to be adjusted up or down depending on lighting condition. Where awnings are used, it is recommended that they be of *retractable* design (*Figure 19*).

Awnings should be of a durable commercial grade fabric, canvas, or similar material having a matte finish. Awning frames and support should be of painted or coated metal or other noncorroding material. Glossy or shiny plastic or similar awning material is not recommended.

Figure 19



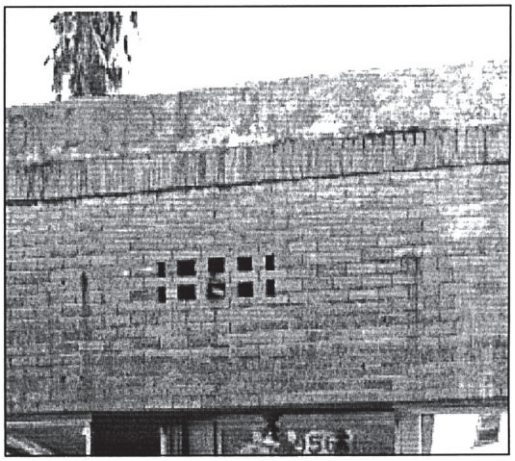
Awnings – *simple, retractable awnings provide very functional sun protection and design interest.*

b. ***Venting, Grillework and Other Details*** – There are a number of details, often thought of as mundane, which may be incorporated into the design to add a degree of visual richness and interest while meeting functional needs. Such details include items such as the following:

- Vent openings can be seen in several of the buildings in the Commercial Town Center. These are achieved by a simple voiding pattern in the masonry face. The openings are typically provided with internal screening to keep out birds and insects. (Figure 20).

- Metal grillework, at vent openings or as decorative features at windows, doorways, or gates;
- Decorative scuppers, catches and downspouts, preferably of copper;
- Balconies, rails, finials, corbels, plaques, etc;
- Flag or banner pole brackets;
- Fire sprinkler stand pipe enclosures and hose-bib covers, preferably of brass.

Figure 20



Brickwork vent *- a simple vent helps reinforce the humble language of Piru's existing Commercial Town Center.*

c. Exterior color design – Exterior colors play an important role in the way we perceive a building and its details. Colors can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call for your attention, for better or for worse. Consideration for these issues should be given as noted below:

- *Primary Exterior Building Colors* – should be muted and earthen, while trim and detail colors should provide a contrasting accent. Several paint manufacturers provide historic color palettes as a reference for period color design.
- *Neutral or Light Colored Walls* – should be contrasted with a darker or more intense trim color, while dark colored walls should be contrasted with light colored accents and details.
- *Finish Materials with Natural Colors* – materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.
- *Bright or Intense Colors* – should be used sparingly, and should typically be reserved for more refined or delicate detailing, such as grillework, as well as more transient features such as awnings, signs, and banners.

2.4 Additions, Renovations and Restorations

With few exceptions, buildings within the Commercial Town Center already possess the desired characteristics which this Plan is intended to support. Modifications to buildings with these characteristics, and especially to buildings having historical significance, must be done with extreme care and respect for this existing character, and in accordance with the following:

2.4.1 Preservation of Traditional Features and Details

Sensitive response to existing materials, details, and proportions, as well as patterns of materials and openings, is required when any such work will affect the appearance of an existing building's exterior.

2.4.2 Windows and Window Replacement

Where existing windows are to be replaced, they should match the originals in design character. Where new window openings are to be provided, sizes and patterns of existing window openings should be matched or closely replicated.

In the case of historically designated buildings, replacement of existing windows should be done in such a manner as to match the originals as closely as possible.

2.4.3 Doors and Door Replacement

Where existing doors are to be replaced, they should match the originals in design character. Where new door openings are to be provided, sizes and patterns of existing door openings should be matched or closely replicated.

In the case of historically designated buildings, replacement of existing doors should be done in such a manner as to match the originals as closely as possible.

2.4.4 Removal of Elements Inconsistent with Original Façade

Buildings are often altered over time in an effort by owners or shopkeepers to "keep up with the times" or "remake a tired image". Unfortunately, such changes often ignore the original design integrity and are executed in a "tacked-on" and often destructive manner. Such changes result in gradual but severe erosion of the original character and cohesion of the downtown. Restoration of buildings which have been substantially or carelessly altered is strongly encouraged.

2.4.5 Additions to Existing Buildings

Additions should be done with care and sensitivity to assure compatibility between the old and new. In general, any addition to an existing building should reflect one of the following two basic approaches:

a. ***Replication of Existing Character*** – in which the design incorporates the proportions, details, and features of the existing building or adjacent buildings in a manner very similar or identical to the original construction.

b. ***Interpretation of Existing Character*** – in which the new design responds to the existing building "sympathetically": for example, using like proportions in combination with stylized or simplified details inspired by the originals.

2.4.6 Seismic Retrofitting

As a result of the Northridge earthquake of January 1994, many of the buildings in Piru's Commercial Town Center have been structurally modified to increase seismic strength. Where additional structural improvements for seismic retrofitting are to affect the building exterior such improvements should be done with care and consideration for the impact on the appearance of the building. Where possible, such work should be concealed; where not possible or practical, the improvements should be planned to carefully integrate into the existing building design.

Seismic tie straps, to secure floor and roof framing to the adjacent walls, are one of the most common improvements made today. However, the straps are often installed by workers with no guidance about the careful placement of the ties. Often the tie holes are drilled without alignment or through key features or details, resulting in a haphazard and destructive result which can permanently scar the building.

Seismic improvements should receive the same care and forethought as any other building modification, and an exterior building elevation is required showing the location and appearance of all such improvements.

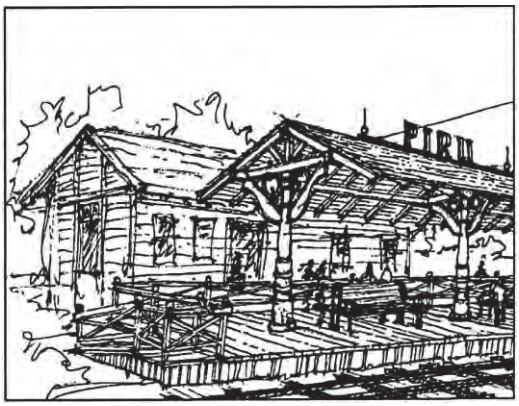
3. Railroad Property Development Guidelines

As was previously stated, a key intent of these guidelines is to maintain a clear difference between the character of the Commercial Town Center and other developed areas. This concern applies especially to commercial development at Highway 126 and on the Railroad Property. Such development should not attempt to mimic the urban forms or the Commercial Town Center. Instead, structures at these locations should reflect a more agrarian or rural country aesthetic, with regard to the highway commercial, and a traditional railroad design with regard to the railroad-oriented properties, as described herein.

3.1 Character and Scale

The "Railroad Property" was the site of the original Railroad Depot, constructed by David Caleb Cook in the late 1800's to provide rail service for visitors and in support of his citrus ranching. The original depot is gone, and except for a portion of the original packing house, the property has remained mostly undeveloped for nearly a century as the town has grown up around it. These guidelines establish appropriate and differing design requirements for structures on the Railroad Property, and similarly for Highway-related commercial development *(Figure 21)*

Figure 21



Railroad Buildings – these buildings should be distinct from the buildings of the Commercial Town Center – rural, not urban in character.

3.2 The Depot and Support Structures

Development on this portion of the property should provide a backdrop of railroad related architecture, reflecting the simple agrarian character appropriate to the small town character of Piru. One building representing the original Depot, possibly a reconstruction, should establish a focus or main element for the site. Other buildings should emulate a more utilitarian or packing house character, not without detail and prominence, but of a simpler nature. Unlike the buildings of the Commercial Town Center, these buildings should reflect the simple forms, materials, and design typified by the original Piru Depot, the packing house (prior to present day modifications), and other railroad related structures, incorporating pitched roofs, overhangs, and heavier more rustic detailing than will be found in the Commercial Town Center.

In addition, docks, deck areas, and loading platforms can play an important role in reestablishing the presence of the railroad. These areas are typically raised, along with the associated buildings, to provide more direct access to the trains. In these situations the deck areas should be made to look as authentic as possible while also addressing contemporary code issues, such as wheelchair access and provision of guard rail.

3.3 Site Development

The Piru Community Enhancement Plan incorporates a Conceptual Site Plan for the Railroad Property depicting a level of site development compatible with the Community of Piru's desire to maintain a low-key rural community with opportunities for tourism. The proposed development of the Railroad Property provides a new community focus in the form of a Town Square and Town Green, and provides for a moderate degree of tourist-related development supportive of the tourist-train and day trip users from Ventura and Los Angeles Counties. This Site Development Concept includes:

- The provision of important public space, in the form of a Town Square and Town Green, for community activities and special events, supported with restrooms, a bandstand, and other amenities.
- The provision of railroad and tourist-related buildings, possibly a loading platform, a "depot building" (possibly a reconstruction of Cook's original depot), conversion of the remaining portion of the Piru Packing House into a Museum (and possibly reconstruction of the portion which was demolished), an open-air "Citrus Market Pavilion" which could be made available for festivals, community events, craft shows and farmers' markets.
- Development of a community trail for walking/biking, using a portion of the Railroad Property to connect from Main Street at Via Fustero through the Commercial Town Center to Warring Park. This trail could eventually be linked to a Countywide Trail System.

3.4 Exterior Building Materials

Exterior building materials should be selected based on appropriateness to Piru's original railroad architecture, the architectural style of the particular building, lasting beauty and durability of the material.

Wood is the preferred exterior finish material for:

- Wall siding, typically "ship-lap".
- Posts, heavy timber, often shaped.
- Decks and ramps.
- Railings, traditionally detailed.
- Exposed rafter and eave areas.

Materials for window and sash frame should be of wood, painted to provide a durable and long lasting surface. Where divided windows are appropriate, true-divided lites should be used. "Snap-in" type mullions or grilles which simulate this appearance are not recommended.

3.5 Roofing Elements and Materials

Pitched roofs are encouraged in buildings on the Railroad Property, in keeping with the historic references. Roof planes should terminate with detailed eaves, utilizing eave molding, shaped rafter tails, or other means of termination appropriate to the architecture of the building.

Dormer type roof elements, either for window or venting, may be incorporated into pitched roof designs, especially where such roof area occupies a substantial percentage of the building's linear frontage.

Acceptable roofing materials include:

- ***Wood shake or tile***, if permitted by the County Fire Department.
- ***Higher grade composition shingles*** with "dimensional thickness".
- ***Concrete tile***, of a commercial grade, color, and style complementary to the building design.

"Flat roof" areas should be minimized or avoided.

3.6 Exterior Color Design

Exterior colors play an important role in the way we perceive a building and its details. Colors can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call attention, for better or worse. These issues should be considered as noted below:

3.6.1 Primary Exterior Building Colors

Should be muted and earthen, while trim and accent colors should provide a contrasting accent. Several paint manufacturers provide historic color palettes as a reference for period color design.

Neutral or light colored walls should be contrasted with a darker, more intense trim color, while dark colored walls should be contrasted with light colored accents and details.

3.6.2 Finish Materials with Neutral Colors

Materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.

3.6.3 Bright or Intense Colors

Should be used sparingly, and should typically be reserved for more refined or delicate detailing, such as grillework, as well as more transient features such as awnings, signs, and banners.

4. Highway Commercial Development Guidelines

Highway commercial development at the town of Piru should remain very limited in quantity and use. Like the buildings on the Railroad Property, this development should present a clear contrast to the buildings of the Commercial Town Center. The Highway Corridor in this area remains very picturesque, with orchards, streams, and small farms set against a backdrop of sturdy hills. The existing commercial development at the intersection of Main Street and Highway 126, although worn and weathered, feels as though it belongs to the valley, and represents an authentic example of highway commercial development of the region *(Figure 22)*.

New highway commercial development should reflect some of this rustic, rural character, with shady porches, wood siding, pitched roofs, etc.

Figure 22



Existing highway commercial *– the Plan acknowledges the need for revitalizing Piru's highway frontage consistent with the image of the town.*

4.1 Site Development

Highway commercial development should be designed to encourage neighborhood walk-in/vehicular traffic as well as highway traffic. Highway commercial buildings shall be oriented toward both the highway and adjacent residential development.

Parking should be situated either adjacent to or behind the buildings to minimize the negative visual impact of a large expanse of paving and cars.

Highway commercial development should not be walled off from the residential area.

Buildings should be set back from the highway, and should maintain a low profile, minimizing obstruction of valley and orchard views from the highway. Site improvements should take care to preserve the rural atmosphere of the setting, extending the rustic character of the buildings into the site with landscaping, lighting, and fencing consistent with the rural theme.

4.2 Building Design

Buildings should be designed to avoid a large, monolithic appearance. As mentioned above, the rustic character of farm and ranch architecture is recommended for this setting. Exterior building materials should be selected based on appropriateness to the region, the architectural style of the particular building, lasting beauty and durability of the finish.

Wood is the preferred exterior finish material for:

- Wall siding, typically "ship-lap".
- Posts, heavy timber, often shaped.
- Porches.
- Railings, traditionally detailed.
- Exposed rafter and eave areas.

Materials for window sash and frame should be of wood, painted to provide a durable and long lasting appearance. Where divided windows are appropriate, true-divided lites should be used. "Snap-in" type mullions or grilles which simulate this appearance are not recommended.

4.3 Roofing Elements and Materials

Pitched roofs are recommended. Roof planes should terminate with detailed eaves, utilizing eave molding, shaped rafter tails, or other means of termination appropriate to the architecture of the building. Dormer type roof elements, either for window or venting, may be incorporated into pitched roof designs, especially where such roof area occupies a substantial percentage of the building's linear frontage. Mansard roofs should be avoided. "Flat roof" areas should be minimized or avoided.

Acceptable roofing materials include:

- ***Wood shake or tile***, if permitted by the County Fire Department.
- ***Higher grade composition shingles*** with "dimensional thickness".
- ***Concrete tile***, of a commercial grade, color, and style complementary to the building design.

Aluminum or other nontraditional materials are not recommended.

4.4 Exterior Color Design

Exterior colors play an important role in the way we perceive a building and its details. Color can be used to draw attention to specific parts of a building, such as entries. Color can also be used to mask or diminish the visual importance of a particular feature, for instance a service area, simply by altering colors, or the contrast between surfaces and details, in a certain area. In general, contrast (light against dark or dark against light) will call attention, for better or worse. These issues should be considered as noted below:

a. Primary Exterior Building Colors – Colors should be muted and earthen, while trim and detail colors should provide a contrasting accent. Several paint manufacturers provide historic color palettes as a reference for period color design.

Neutral or light colored walls should be contrasted with a darker, more intense trim color, while dark colored walls should be contrasted with light colored accents and details.

b. Finish Materials with Natural Colors – Materials such as brick, stone, copper, etc. should be used where practical and left in their natural colors.

c. Bright or Intense Colors – should be used sparingly, and should typically be reserved for more refined or delicate detailing such as grillework, as well as more transient features such as awnings, signs, and banners.

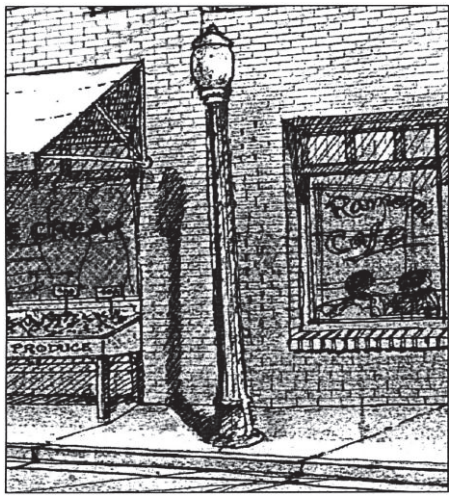
5. Mixed Use Development

Mixed use commercial and residential development is encouraged in the CBD (Community Business District Overlay Zone pursuant to the requirements of the Non-Coastal Zoning Ordinance Section 8109-4.6.5. In addition mixed use development within the Piru Expansion Area shall be subject to Section 2 herein (Building Design Criteria for the Commercial Downtown).

6. General Architectural and Site Lighting

Lighting should be considered as an integral part of building design (*Figure 23*). Proper lighting design will have a positive effect on the building and its users, as well as help to promote a safe and enjoyable nighttime pedestrian environment in the downtown core.

Figure 23



Street Lighting – *the Enhancement Plan calls for traditional lighting in the Commercial Town Center.*

6.1 Types of Lighting

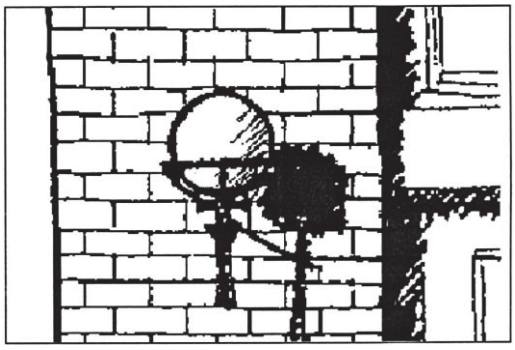
Within the commercial areas there will be a need for several exterior lighting types:

a. Area Lighting – is for public and private parking lots, alley ways, parkways, and walks. Such lighting should be set in a manner that assures maximum lighting benefit without allowing stray light to intrude into windows of nearby residents or to create glare problems for nearby automobile traffic.

b. Ornamental lighting – is not intended to light large areas or wall surfaces. Ornamental lighting plays an important role in bringing visual life to streets at night (*Figure 24*). Colors, finishes, and design of ornamental lighting should be compatible with the design characteristics of the architecture.

c. "Hidden Source" Lighting – is for certain prominent architectural features. Hidden source lighting can be used to create dramatic effects, illuminating towers or other unique architectural characteristics. Such lighting can be concealed in soffits, behind ledges or parapets, or even set into landscape areas with the light directed at the desired element to be highlighted.

Figure 24



Lighting can *add a functional punctuation to the building exterior.*

6.2 Design Integration

It is recommended that a lighting design professional be consulted as an integral part of the design process for determining types and intensities of lighting to be used. In addition, the following "rules of thumb" should apply:

- Use the minimum brightness necessary for illumination of large areas.
- Use brighter, more intense lighting to highlight architectural features and focal points.

6.3 Materials

Lighting fixture materials should be compatible with the design objectives of these guidelines. Where lighting is mounted to a building, its materials, finishes, and colors should complement and coordinate with those of the building. Lighting fixture material recommendations include:

a. Glass and Globes:

- Clear acrylic or polycarbonate with Fresnel patterns.
- Borosilicate glass.
- Translucent clear-frosted or white acrylic or polycarbonate globes.

b. Glass and Globes which are not recommended:

- Clear or tinted smooth finish acrylic or polycarbonate globes.
- Any dark-tinted or mirrored glass diffusers.

c. Recommended lamp types:

- Color corrected high pressure sodium (HPS).
- Color corrected metal halide (3,000 degrees K).
- Color corrected standard fluorescent (2,700-3,000 degrees K).

d. Lamps which are not recommended:

- Standard "peach" high pressure sodium.
- Low pressure sodium.
- Standard mercury vapor.
- Non-color corrected, standard fluorescent.

It is recommended that a professional lighting consultant be involved in any project where business success depends on quality lighting and display.

7. Sign Guidelines

Commercial signs are one of the most important elements of a healthy downtown core. Signage communicates more than just the name of a business. It communicates the degree to which the businesses in that core are alive and whether or not those businesses still care about the business they are doing. A well maintained sign, with bright colors and lighting that is functional, says to potential customers "We are here, we care, and we want your business." Likewise, a dull and worn sign says "We are tired and may not be around much longer – your business isn't that important to us."

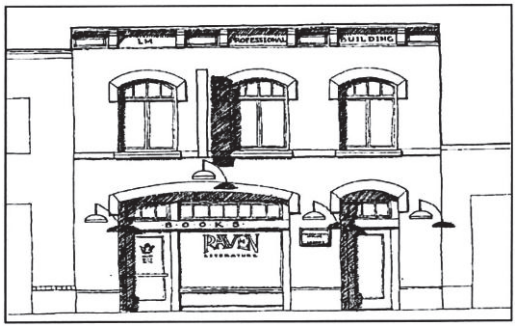
These guidelines are intended to encourage excellence in signage as a communication tool and as an art form (*Figure 25*), to attract customers, to make a statement about the quality of the business represented, and to contribute positively to the overall quality of the downtown core. Businesses are encouraged to use signage in a manner that will clearly express the spirit of their unique enterprises while at the same time enriching the visual life of the downtown street for everyone (*Figure 26*).

Figure 25



Essential communication *– good signing says, "We are open for business and customers are welcome!"*

Figure 26



Variety with balance *– these* ***guidelines provi****de for a variety of signing needs.*

7.1 Types of Recommended Signs

The following sign types are recommended within the Commercial Town Center:

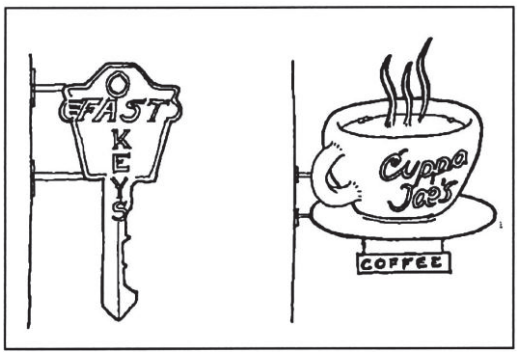
a. ***Wall signs*** – should be located on the building face in an area specifically designed for signage, or where such signage will appear integral to the building design. Such signs may be flush-mounted attached panel or individually mounted letters. "Can" or cabinet type wall signs are not encouraged. Wall signs should not block or cover any significant architectural features or details of the building.

b. ***Painted Signs*** – applied directly to the building face in an appropriate location.

c. ***Projecting Signs*** – may be attached to the building such that no portion of the sign extends lower than seven (7) feet above the adjacent finished grade, nor may any portion extend beyond three (3) feet from the face of the building wall. Projecting signs may be directly attached to the building face or suspended from decorative brackets. The sign face and structural support should be designed as a compatible unit and should be attached to the building in a manner which will not damage or interfere with the building's character.

d. ***Figurative Signs*** – advertise the occupant business through the use of graphic or crafted symbols such as shoes, keys, glasses, books, etc. and are encouraged (*Figure 27*). Figurative signs may be incorporated into any of the allowable sign types identified here.

Figure 27



Figurative Signs – good signing says a lot with only a few words.

e. ***Awnings and Canopy Signs*** – should be integrated into the design of the awning or canopy, subject to the following:

- Sign area should be limited to twenty (20) percent or less of the total awning or canopy area.
- Internal or "backlit" illumination is not recommended.

f. ***Applied Window Signs*** – must be applied or painted directly onto the glass, and should not exceed thirty (30) percent of the window area at street level, or twenty (20) percent of the window at the second floor. Window signs should not be painted over an opaque background, in order to preserve transparency of the window.

g. ***Directional, Alley, and Service Signs*** – should be discreet and integrated into the design of the building being served.

h. ***Murals*** – should be allowed only on blank side walls of buildings, and be subject to special review and approval.

7.2 Design Integration

In all cases, the location, style, and detail of the sign should be compatible with, and reflect the spirit and quality of, the Piru Community Design Guidelines, utilizing text, graphics, and design features which promote the image of "small town America's Main Street".

7.3 Allowable Sign Area

Total aggregate allowable sign area for any building should not exceed one square foot of sign area for every lineal foot of building frontage (that portion which faces the street), up to a total of 100 square feet. Buildings which face two streets, such as at a corner, may count both frontages in calculating the maximum area, not to exceed 120 square feet of total sign area.

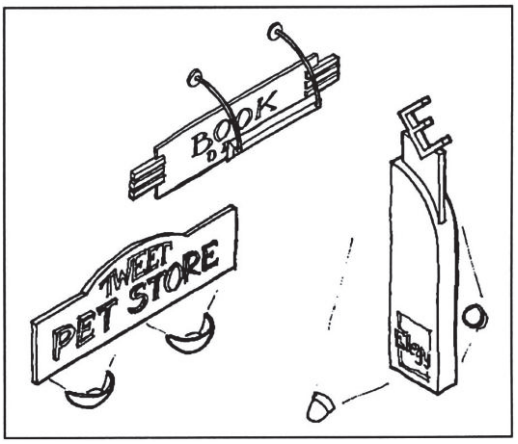
7.4 Sign Lighting

Lighting should be considered as an integral part of sign design, and may be either internal or external, with the following considerations:

- Where light fixtures are visible, they should be compatible in character with both the sign and the building design.

- Outside lighting should be directional, and should be positioned such that no glare or hazard is created for onlookers (*Figure 28*).

Figure 28



***Sign lighting** – well integrated lighting becomes a part of the sign's design statement.*

7.5 Recommended Materials

The following materials are recommended for use in signs:

Wood – carved, sandblasted, etched, and properly sealed, primed and painted, or stained.

Metal – formed, etched, cast, engraved, and properly primed and painted or factory coated to protect against corrosion.

High density preformed foam or similar material new materials may be very appropriate if properly designed in a manner consistent with these guidelines, and painted or otherwise finished to compliment the architecture.

Custom neon tubing, in the form of graphics or lettering, may be incorporated into several of the above permitted sign types.

Unique materials and designs which are not identified here, but which are compatible with the objectives of this Specific Plan, may be considered, subject to review and approval by the Planning Director.

8. Residential Design Guidelines and Standards

Residential projects, including subdivision maps and residential projects requiring a Planned Development Permit or Conditional Use Permit, must be treated with special care to ensure that they enhance and maintain the existing community character, especially as viewed from public streets and access ways. Residential development will be reviewed to ensure that the overall character reflects the rural aesthetic of the Piru Community.

Residential Projects are encouraged to provide a variety of housing styles, models, colors and exterior treatment options in order to avoid excessive uniformity.

Desirable features include lots with front yards oriented toward Main Street (rather than side streets which foster subdivision walls); relatively narrow interior streets; rural fences and walls; landscaped parkways between curbs and sidewalks; large canopy trees; and detached or recessed garages/outbuildings located at the rear of the lots.

The Residential Design Guidelines and Standards are comprised of the following components: (1) Site Planning; (2) Landscaping; (3) Building Design; (4) Site Features; and (5) Additional Development Standards and Guidelines for the Piru Expansion Area.

The following residential guidelines should be complied with when feasible:

8.1 Site Planning

8.1.1 Lot Layout

Intent:

Carefully consider building placement and orientation to enhance the visual impact on the streetscape, minimize the visibility of garage doors, retain natural site features, and conserve energy. Subdivision design layouts should be designed to limit repetition and monolithic, regimented tract appearance.

Guidelines/Standards:

- Significant existing trees and vegetation should be incorporated into residential developments and site design.

- Maximize energy conservation by considering climactic factors (e.g., prevailing winds, shade trees, window and door orientation, and the positioning of buildings on the site, etc.).
- Promote connectivity by providing pedestrian and bicycle access to adjacent neighborhoods, open space, and other land uses where possible (Figure 29).
- Provide residents with privacy in and out of their homes by utilizing site layout techniques including alternating the placement of windows, rear yard outdoor patio areas, and entrances.
- Minimize or eliminate the visual impact of large monolithic structures by creating a cluster of smaller multi-family homes, or the appearance of a series of smaller "cluster-like" structures (Figures 30 and 31).
- Residential uses are to be buffered or transitions provided from incompatible adjacent uses by intensifying landscaping, increasing setbacks adjacent to other uses, and designing appropriate orientation of structures to minimize the use of sound walls for sound attenuation.
- Useable common open space is required within subdivisions (Figure 32).
- Create a feeling of diversity and variety by providing a minimum five-foot variation in front setback, lot width and/or building height for at least every fifth house for single-family homes (Figure 33).
- Minimum setback requirements for structures shall be met. However, for taller structures, a proportionally larger setback should be provided.

Figure 29



*Whenever possible, provide **pedestrian and bicycle paths** to promote connectivity*

Figure 30

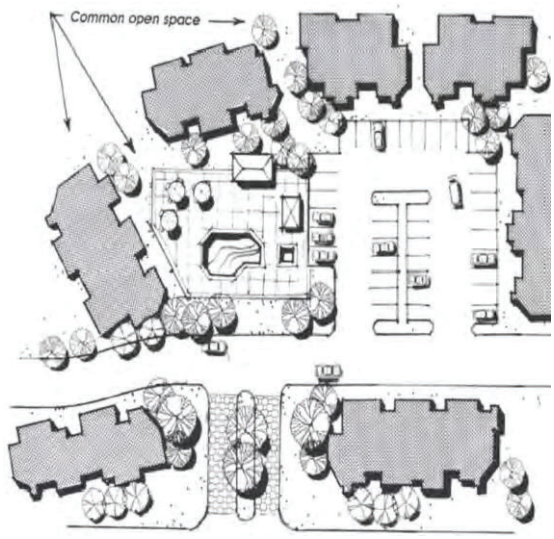


Figure 31



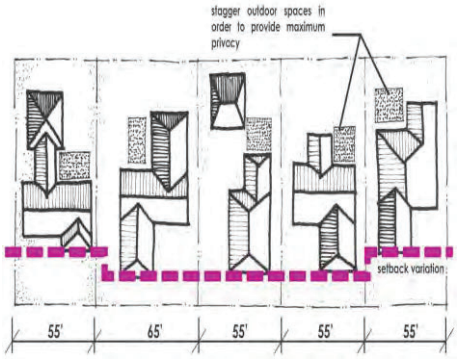
The Clustering of smaller buildings in multi-family residential developments is more appealing than large imposing monolithic buildings.

Figure 32



Buffer buildings with landscaping and provide adequate setbacks and usable common open space. Avoid sound walls where feasible.

Figure 33



Create unique lot conditions by varying front setbacks, lot width and location of entrances and private spaces.

8.1.2 Project Entry and Character

Intent:

Coordinate site amenities, entries, and features to be complementary and create a holistic project appearance. The goal is to have the elements and character of the project be planned holistically without appearing uniform or too planned.

Special attention should be paid to the terraced sound wall to be located behind the gateway landscaped buffer area buffer north of Highway 126 to ensure that it is screened with landscaping materials and is attractive and well maintained (Figure 34).

Guidelines/Standards:

- Incorporate a combination of the following accent features into the project entry and individual property entry gates (Figures 35 and 36):
  - ► Public art,
  - ► Large specimen trees,
  - ► Landscaped medians,
  - ► Stonewall features,
  - ► Rail fences,
  - ► Colored/textured/permeable paving treatment,
  - ► Signs,
  - ► River rock
- Project entry features will reflect the overall architectural identity and character of the project. Entry features should consist of authentic materials such as real rock, stone, wood, iron-work, etc. (Figures 35, 36 and 37).
- Residential tracts are strongly encouraged to employ early 20th century historic-style street furniture, such as street lamps, signage and mailboxes, Avoid use of tall, modern-looking street lamps.

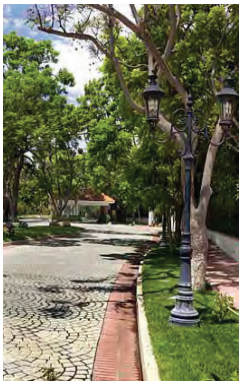
Figure 34



Example of an attractive sound wall that is appropriate to buffer highway 126 noise.

Figures 35 and 36





Simple Entry Sign and specimen trees reflect rural theme. Accent pavement creates a "sense of arrival."

Figure 37



***Entry monument sign** with clean, simple lettering comprised of natural materials creates an easily identifiable and pleasing entry.*

8.1.3 Grading and Drainage

Intent:

Address drainage patterns in site grading and landforms while providing subtle transitions of architectural elements to grade. In addition to compliance with the County's Hillside Erosion Control Ordinance and Ventura County Building Code, site grading should be consistent with the following guidelines when ever possible:

Guidelines/Standards:

- Coordinate with drainage methods of adjacent properties.
- Duplex or triplex lots along Main Street should be graded to establish a first floor elevation that is at least three feet higher than the sidewalk (Figure 38).
- Parking lots in multi-family or mixed-use developments should drain to a single concrete swale at the edge of the aisle (Figure 39).
- Use of porous asphalt or pervious concrete is encouraged in driveways, multi-purpose pathways, parking areas and alleys.
- Use of open swales and biorentention cells (rain gardens) is encouraged in parks and other open space areas.

Figure 38



***Home facades on Main Street** should be prominent and elevated at least 3 feet higher than the sidewalk.*

Figure 39



***Parking lots** should collect and drain in a single swale*

8.1.4 Access and Circulation

Intent:

Pedestrian and vehicular circulation should be well defined and easily identifiable.

Guidelines/Standards:

- Subdivisions should employ traffic calming devices such as bulb-outs or roundabouts at intersections to slow traffic and encourage a pedestrian-oriented environment (Figures 40 and 41).
- Pedestrian connectivity to adjacent sites and throughout the entire expansion area should be promoted whenever possible to decrease reliance on travel by vehicle (Figures 42 and 43).

The Following Guidelines are applicable for multi-family and mixed-use developments:

- Drive aisles should be designed to link to or provide future access opportunities for adjacent sites.
- Easily identifiable pedestrian connections from the street/sidewalk to key areas within or adjacent to the site should be provided (Figure 44).
- Pedestrian walkways should be safe, visually attractive, and well defined by landscaping or lighting (Figure 45).
- Decorative materials should be used to clearly demarcate pedestrian travel areas. Use of specialty paving or porous paving for walkways is encouraged.

Figure 40



Bulb-outs, as seen in the foreground, slow traffic, and create safer pedestrian crossings.

Figure 41



*Landscaped **traffic circles** create focal points, slow traffic and create a safer environment for pedestrians.*

Figure 42

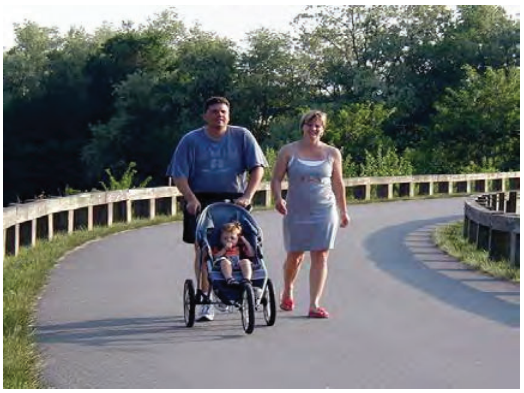


Figure 43



*Provide **pedestrian connections** as an alternative to travel by vehicle.*

Figure 44



Provide pedestrian connections from the street into the site.

Figure 45



This trail is appropriately lit, well landscaped, safe, and fits with the rural lifestyle.

8.1.5 Parking

Intent:

Provide well-landscaped and screened parking areas that avoid large expanses of paved areas and long rows of parking spaces. Landscaping should create a functional and attractive parking environment. The following guidelines are applicable for multi-family and mixed-use developments:

Guidelines/Standards:

- Parking spaces should be separated from structures by a pedestrian sidewalk and a landscape strip (Figures 46, 47 and 48).
- Incorporate canopy trees in parking areas to reduce the impact of large expanses of parking, to provide shade, and to reduce glare and heat buildup (Figures 47 and 48).
- Landscaped finger islands should be provided to break up parking lots (Figure 47).
- Landscaping within parking areas should be protected from encroaching vehicles by curbing or raised planting areas (Figures 49 and 50).
- Minimize the length of the parking areas to avoid long imposing parking lots.
- Parking areas should be separated by each other by structures or by a landscape buffer to reduce the impact of large parking areas (Figure 50).
- Porous paving should be utilized to reduce surface runoff.

Figure 46

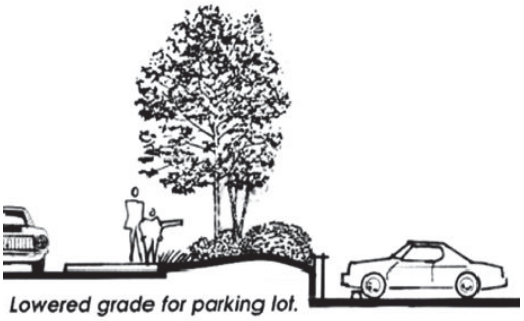


Figure 47

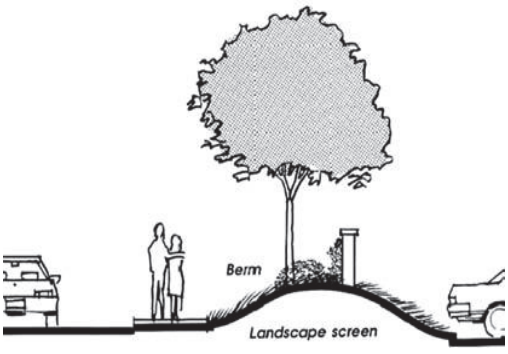


Figure 48



A sidewalk and landscaping buffers multi-family residential from parking areas.

Figure 49



Figure 50



Sidewalks, shade trees, and landscape finger islands provide residents and visitors with a safe and attractive parking area.

8.2 Landscaping

8.2.1 Landscaped Planting Areas

Intent:

Landscaping should be used to define areas (e.g., entrances to mixed-use buildings and multi-family homes to provide a buffer to incompatible land uses, and provide screening when necessary).

Guidelines/Standards:

- A variety of height, textures, and colors should be used in the planting palette. Incorporate a combination of trees, shrubs, and ground cover into landscaping plans (Figure 51).
- Large specimen trees (48" box) should be strategically placed to assist new development in looking "established" as quickly as possible.
- Plant materials should not interfere with the lighting of the premises or restrict access to emergency apparatus (e.g., fire hydrants, fire alarm boxes, etc.). Trees or large shrubs shall not be planted under overhead lines or over underground infrastructure if growth could interfere with public utilities (Figure 52).
- Provide a consistent aesthetic by coordinating landscaping efforts with adjacent property owners whenever possible (Figure 53).
- Pursuant to Piru Area Plan Policy 4.1.2-3, monolithic sidewalks are not permitted in residential areas. Planted parkways shall be provided on all public roadways between the street and the sidewalk.
- Parkways shall be planted with shade trees to provide a pleasant pedestrian environment and contribute to streetscape continuity. Parkway trees should be selected and spaced to grow into a continuous shaded canopy,
- Trees and shrubs should be spaced to allow for mature and long-term growth.
- Landscaping should be used to define areas in multi-family and mixed-use developments (e.g., building entrances, key activity hubs, focal points, the street edge, etc.), provide screening for unattractive and/or unsightly service areas, and serve as buffers between neighboring uses (Figures 54, 55, 56 and 57).
- As much as practicable, landscaping in parkways and other public areas should utilize native and xeriscape plants to minimize irrigation water usage. Except for sports fields, public landscaped areas shall discourage lawn grasses in favor of decorative clump grasses.
- More natural patterns of landscape should be employed rather than long rows of a single species.
- Palm Trees should be generally avoided as they provide minimal shade, cooling and dust reduction.

Figure 51



Vary colors, height, and texture in landscaping to create visual appeal.

Figure 52



Lighting and trees must not conflict with one another.

Figure 53



Coordinate plantings within a community to create a uniformed look and interesting streetscape.

Figure 54



Figure 55



Trees, shrubs and ground cover should all be incorporated into the landscaping plan.

Figure 56



Figure 57



Landscaping serves as a focal point and buffers residences from parking areas.

8.2.2 Irrigation and Water Conservation

Intent:

Incorporate water conservation techniques into landscape plans for multi-family and mixed use developments and public or homeowner association managed landscaped areas. Examples of these techniques include drought tolerant plant materials, automatic controller, drip irrigation, or matched precipitation rate sprinkler heads (Figures 58 and 59).

Guidelines/Standards:

- Landscaped areas should have automatic irrigation systems with moisture sensors installed to ensure plant materials survive.
- Irrigation systems should be designed to prevent overspray onto walkways, paving areas, structures, and fences.
- Sprinkler heads in areas of high foot traffic should be "pop-up" style.
- Use of native and low water plants in conjunction with an efficient water system (i.e., drip irrigation) is strongly recommended.
- Provide root barriers when trees are planted five feet or closer to any hardscape element (e.g. curbs, sidewalks, other paving, etc.) or structure. The distance is measured from the center of the tree trunk to the nearest hardscape or structure.

Figure 58



Figure 59



Examples of native species and efficient water systems used in landscaping.

8.3 Building Design

8.3.1 Building Form

Intent:

The scale and massing of new homes and additions should be compatible with the general scale and shapes of neighboring homes. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to reduce the perceived scale of the structure, and to avoid a monotonous neighborhood appearance (Figures 60 and 61).

Care and attention should ensure that duplex and triplex homes on Main Street appear to be one larger single-family residence instead of two or three individual homes.

Guidelines/Standards:

- Massing should accentuate entry and minimize garage prominence whenever possible (Figures 62, 63 and 64).
- Wall planes on all sides of the house should be variable if visible from a public street and pedestrian pathway.
- Variation in mass and building height in higher density developments along streets and public right-of-ways should be provided by providing a mix of single-story and two-story homes. Two-story homes should have single-story elements on prominent elevations.
- A second story should not exceed 80 percent of the first floor square footage (Figure 66).
- To reduce the scale and massing of residential buildings, the second story of a two-story residential structure should be stepped back from streets, courtyards, or open space areas (Figure 65).
- Multi-family development adjacent to single-family neighborhoods should provide a buffer of single-story and/or detached units along the adjoining property line.
- In multi-family developments, no more than eight attached units should be allowed in a single structure. Massing on multi-family structures should clearly articulate individual units (Figure 66).
- In multi-family developments, buildings should be designed to create variation in mass and structure height by incorporation of combinations of one, one-and-one half, and two story units .

Figure 60



Figure 61



*Changes in wall planes and a consistent level of **articulation** should be incorporated into every elevation of the home visible from public view.*

Figure 62



Figure 63

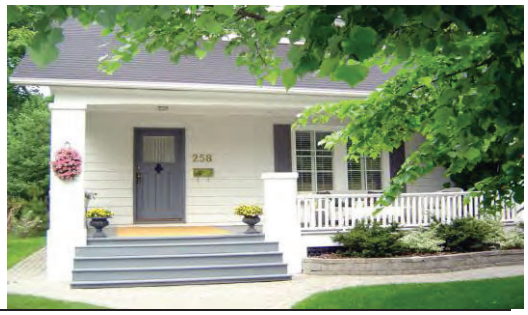
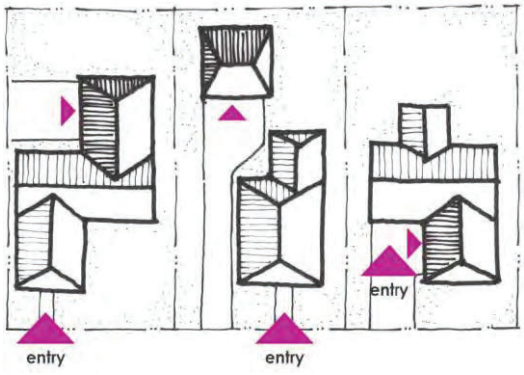


Figure 64



Building layout, design and articulation should highlight the main entry and front facade rather than the garage.

Figure 65



Second floor, stepped back – reduces scale and massing of the building – second stories should be recessed from the front facade and should not exceed 80% of the first floor square footage.

Figure 66



No more than eight attached units should be contained in one building. Attached multi-family structures should articulate individual units, and the design of such units should ensure that multi-family development resembles single-family residential.

8.3.2 Roof Forms

Intent:

Promote visual diversity by incorporating multiple rooflines and designs.

Guidelines/Standards:

- In multi-family developments, multiple rooflines should be incorporated throughout the project (e.g., gabled, hipped, dormers, etc.) to create diversity (Figure 67).
- Varying roof forms/changes in roof plane should be used on all structure elevations visible from a public street or pedestrian right-of-way (Figure 68).
- Where applicable to the architectural style, roof eaves should extend a minimum of 24 inches from the primary wall surface to enhance shadow lines and articulation of surfaces.
- Residential buildings should be designed to create varying roof forms and break up the massing of the building by employing multi-form roofs, (e.g., gabled, hipped, and shed roof combinations) (Figure 69).
- In multi-family and mixed-use developments, rooflines should be broken at intervals no greater than 50 feet long by changes in height or step-backs.
- In multi-family and mixed-use developments, rooflines will be designed to screen roof mounted mechanical equipment (Figures 70, 71 and 72).
- Ancillary structures should incorporate similar or complementary roof pitch and materials to the main structure within the project to create a holistic aesthetic.

Figure 67



Multiple rooflines create visual diversity.

Figure 68



Figure 69



Housing roofs visible from public right-of-ways should have various pitches and elevations.

Figure 70

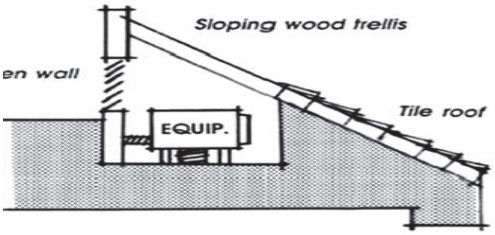


Figure 71

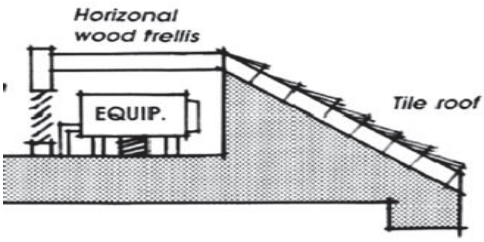


Figure 72



Roof Design *should incorporate the screening of mechanical equipment*

8.3.3 Garages and Driveways

Intent:

Integrate garages into the home to ensure that they do not dominate front facades. Alley loaded homes (homes with detached garages accessible by the alley) are encouraged.

In multi-family and mixed use developments carport, detached garages, and other ancillary structures should be designed as an integral part of the development.

Guidelines/Standards:

- Whenever possible, garages should be located to provide vehicular access from alleys and side streets, or located toward the rear of an interior lot. When garages are accessed from the front of the house, the following shall apply:
  - ► A maximum of two car bays may face a street. If there is a third bay, it must be oriented differently. However, in the case of a custom home on a large lot, more than two garage bays may face the street if the garage is placed towards the rear of the site,
  - ► Garage doors facing the street should be set back from the exterior face of the house or otherwise visually de-emphasized to help reduce their visual dominance (Figure 73).
  - ► Attached garages facing the public street shall not exceed 50% of the front width of the house (Figure 74). This does not apply to garages accessed by a rear alley or garages set back behind the house and access by a single-car wide driveway.
  - ► Garage doors should be recessed a minimum of six inches from the face of the garage.
  - ► Garage doors should incorporate panels and/or windows to articulate large planes.
  - ► Roof forms , trellises and balconies should be located directly above garage doors to help minimize the impact of garage doors on the street scene.
- Vary garage door placement and layout to minimize the dominance of garage doors on the street (Figure 75).

- In multi-family or mixed-use developments, carport roofs visible from streets should incorporate roof slopes and materials to match adjacent structures. Flat roofs on carports and ancillary structures may be allowed if they are not visible from public streets.
- Multi-family or mixed-use developments should design attached garages to provide direct access to the accompanying housing unit (Figure 76).
- Excessive pavement in the front yard should be avoided. Driveway pavement in the front yard should be minimized by utilizing pavement ribbons or grass pavers, where appropriate (Figures 77 and 78).
- Use of porous asphalt, pervious concrete, or porous pavers (modular interlocking concrete pavers) for driveways is encouraged.
- In multi-family or mixed-use developments, carport roofs visible from structures or streets should incorporate roof slopes and materials to match adjacent structures. Flat roofs on garages, carports, and ancillary structures may be allowed, if they are not visible from public streets.

Figure 73



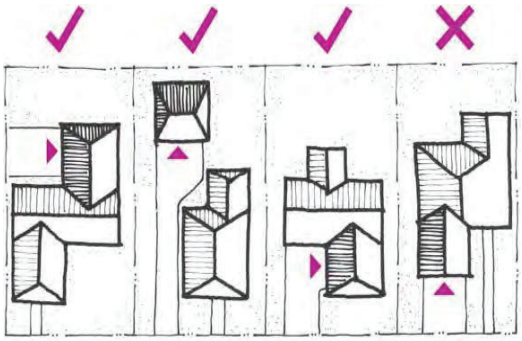
Placing detached garages in the back of the site creates a more desirable scene.

Figure 74



*Avoid **garage dominated housing**. The Garage should be less than 50% of the total frontage.*

Figure 75



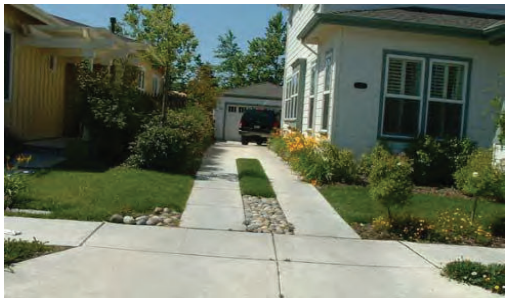
***Garage placement** should vary throughout the project. Garages behind the primary home are preferred.*

Figure 76



***Attached garages** are preferred in multi-family developments.*

Figure 77



***Driveways with pervious strips** down the center allow for extra infiltration and capture of transportation-related pollutants.*

Figure 78



***Grass pavers** allow infiltration of stormwater while providing a load-bearing surface. This picture shows the project in the final stages of completion. The voids between the concrete lattice structure should be filled with a loamy material to allow for sufficient infiltration rates.*

8.3.4 Windows, Doors, Entries and Porches

Intent:

Help capture the desired architectural style of the building by carefully designing windows, doors, entries, and porches. The main entrance should be clearly identifiable and distinguished from the rest of the structure. Entrances should be emphasized using lighting, landscaping, and architecture.

Guidelines/Standards:

- The main entrance to a home should be clearly identifiable and should be articulated with projecting or recessed forms (Figures 79, 80 and 81).
- Windows should be articulated with sills, trim, kickers, shutters, or awnings and be of a type, material, shape, and proportion that complements the architectural style of the building (Figures 82 and 83).
- Windows should be located to maximize incoming daylight and reduce the need for indoor lighting and promote energy efficiency. EPA "Energy Star" windows with low e-coatings shall be used.
- To enhance privacy, windows on side elevations should be staggered whenever possible and not be positioned directly opposite of the adjacent structure's windows.
- Windows should have divided lights (window panes) appropriate to the architectural style of the structure.
- Where architecturally appropriate, windows should be generously inset from structure walls to create shade and shadow detail. The minimum inset should be three inches. Flush windows are not allowed on homes (Figures 78 and 79).
- Upper floor entries should have a distinct design that complements the main structure frontage.
- Porches should be employed on every home. The porch should be placed a minimum of 18 inches above grade (Figures 84, 85, 86 and 87).
- Porches should be a minimum of six feet deep with materials and/or details that are necessary to achieve an authentic architectural style (Figures 84, 85, 86 and 87).
- A porch should be covered and should not be less than 54 square feet (Figures 84, 85, 86 and 87).
- In multi-family developments, each unit's entry should be easily identifiable, distinguishable, and oriented to the street.
- In multi-family and mixed-use developments, long monotonous balconies and corridors that provide access to multiple units should be avoided. Instead, access points should be clustered.
- In multi-family and mixed-use developments, project icon, thematic pilasters, special paving treatment, and specialty landscaping should be used at entryways for the structure and common space to unify the development.

Figure 79



Figure 80 and 81



Recessed entries, windows, roof, column/stairs and balconies help emphasize the entry.

Figure 82



Figure 83



Windows *should be inset to create shade and shadow. Windows should be articulated with sills, trim, shutters, or awnings that are authentic to the homes architectural style.*

Figure 84



Figure 85



Figure 86



Figure 87



Porches *should be appropriate to the architectural style and usable (at least 54 square feet)*

8.3.5 Articulation

Intent:

Designers of buildings should incorporate 360-degree articulation. 360-degree articulation is the full articulation of facades including variation in massing, roof forms, and wall planes, as well as surface articulation. Architectural elements (e.g., overhangs, trellises, projections, awnings, insets, material, texture, etc.) should be used to create shadow patterns that contribute to a structure's character.

Guidelines/Standards:

- Similar and complementary massing, materials, and details should be incorporated into every structure elevation (Figures 88 and 89). It is understood that there may be some budget constraints to implementing this guideline. However, it is expected that the highest level of articulation should occur on the front façade and side facades visible from public streets.
- Architectural elements that add visual interest, scale, and character should be employed (e.g., recessed or projecting balconies, trellises, recessed

windows, verandas, porches, etc.) (Figures 90, 91 and 92).

- Architectural elements (e.g., overhangs, trellises, projections, awnings, insets, material, texture, etc.) should be used to create shadow patterns that contribute to a structure's character and to achieve a pedestrian scale.
- Elements and details of structures should be consistent with the chosen architectural style (Figures 93, 94 and 95).
- Chimneys should be exposed as architectural features rather than hidden with a wall surface, and chimney caps should be decorative and conceal spark arrestors.
- Exterior stairways should be designed as an integral part of the overall architecture of the structure, complementing the structure's mass and form. Stairwells should be solid and prefabricated metal stairs shall not be used.

Figure 90



Figure 91 and 92





***Architectural elements** create character.*

Figure 88



Figure 89



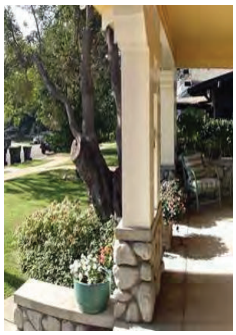
*A highly **articulated front facade** promotes a desirable aesthetic.*

Figure 93



Figure 94 and 95





***Recessed porches** comprised of architecturally appropriate materials are highly desirable.*

8.3.6 Materials and Colors

Intent:

Use high quality, authentic, durable materials to create a look of permanence within the project. Materials and colors should be varied to generate visual interest in facades and to avoid the monotonous appearance that can be common in tract home developments.

Guidelines/Standards:

- The building façade should be enhanced by use of varying material and complimentary colors (Figures 96, 97 and 98).
- Material changes when made, should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect (e.g., chimney, pilaster, projection, fence line, etc.).
- Projects of three or more homes should provide a minimum of three distinctly different color/material palettes (Figures 99, 100 and 101).
- Excessive use of stucco on the front of the house should be avoided, (except for Spanish eclectic style homes)
- Heavier materials should be used lower on the structure elevation to form the base of the structure (Figures 100 and 101).
- Contrasting, but complementary, colors should be used for trim, windows, doors, and key architectural elements.
- Roof materials and colors should be consistent with the desired architectural style (Figures 102 and 103).
- Traditional red-tile roofs are consistent with Spanish eclectic architecture.
- Attention should be paid to paving materials to ensure that they are compatible with the project aesthetic and a rural feel. Permeable paving materials are encouraged (Figure 104).

Figure 96



Figure 97



Figure 98



*The use **of varying materials and complementary colors** create visual appeal.*

Figure 99



*Examples of **wall materials and colors** which are appropriate to a rural style.*

Figure 100



Figure 101



*The **base of buildings** should be comprised of heavier materials and/or colors.*

Figure 102



Figure 103



*Examples of **roof materials** and colors which are appropriate to a rural style.*

Figure 104



*Examples of **paving materials** and colors which are appropriate to a rural style.*

8.3.7 Architectural Design

Intent:

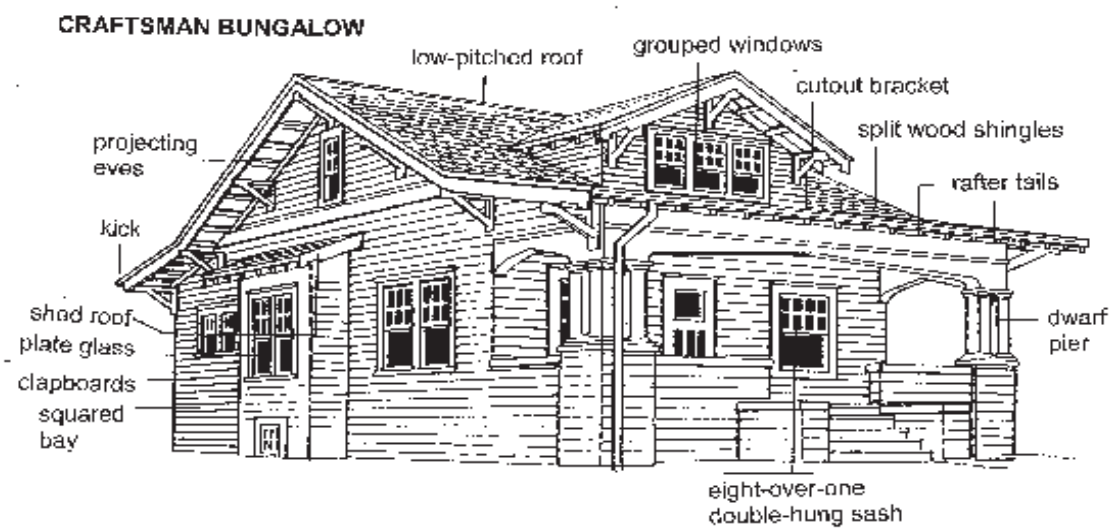
Architectural design of all residences throughout the expansion plan area should reflect the Piru community's rural character and be respectful of the natural adjacent agricultural open spaces. New residential development should employ architectural designs and forms which reflect the historical and cultural traditions of the area. The existing architectural styles in the community include Craftsman, Victorian and Spanish Eclectic and Traditional Ranch style architecture. Unless otherwise determined by the Piru Neighborhood Council, new residential development will incorporate features reflective of one or more of these styles. Note: Developers need not recreate an authentic early 20th century housing development, but are encouraged to incorporate some of the above architectural features into the project design to create an aesthetic connection to the best architectural elements of the existing Piru community.

Guidelines/Standards:

- Craftsman-style (Figures 105, 106 and 107) includes architectural features such as:
  - Low-pitched roofs,
  - Wide eaves with exposed roof rafters,
  - Decorative braces
  - Usable porch with square columns,
  - Clapboard or shingle siding,
  - Use of river rock, patterned brick or stone accents
  - Stone or brick chimneys,
  - Gabled dormers,
  - Sloping foundation
- Victorian/Queen Anne-style (Figures 108 and 109) includes architectural features such as:
  - Steeply-sloped roofs with overhanging eves
  - Wrap-around porch
  - Ornamental spindle-work
  - Bay windows and/or stained glass windows
  - Balconies
  - Use both rounded and rectangular elements
  - Use both vertical and horizontal elements
  - Decorative moldings and brackets
  - Steeply pitched gabled dormers
  - Patterned shingle siding accents
  - Tower or turret with finial
  - Patterned brick or stone masonry accents
- Spanish Eclectic (Including Spanish Colonial Revival and Mediterranean-style) (Figures 110, 111, 112 and 113) includes architectural features such as:
  - Low pitched roof or flat roof with crenelated parapets
  - Red roof tiles and accents
  - Little or no overhanging eaves
  - Stucco siding
  - Arches, especially above doors, porch entries and main windows
  - Courtyards
- Traditional Ranch style houses have many of these features (Figures 114 and 115):
  - Single story
  - Low pitched gable roof
  - Deep-set eaves

- Horizontal, rambling layout: long, narrow, and low to the ground
- Rectangular, L-shaped, or U-shaped design
- Large windows: double-hung, sliding, and picture
- Sliding glass doors leading out to patio
- Attached garage
- Built from natural materials: wood or brick exterior
- Lack decorative detailing, aside from decorative shutters and porch-roof supports

Figure 105



Craftsman Bungalows were designed by the British for use in colonial India. Therefore, they are fashioned for warm weather. The roofs are hipped, thereby providing large attics for storage and for capturing the heat in the summer. Windows are grouped for greater sunlight and for greater ventilation. Bungalows have broad overhanging eaves, again to hold off the heat, as well as big porches to sit on in the evening. The **Craftsman** style, of which Bungalows are a subset, is characterized by simplicity and lack of the fanciful ornamentation one finds in Victorian homes.

Figure 106



*Example of Piru **Craftsman** style home*

Figure 107



*Example of a modern home with **Craftsman** style features*

Figure 108



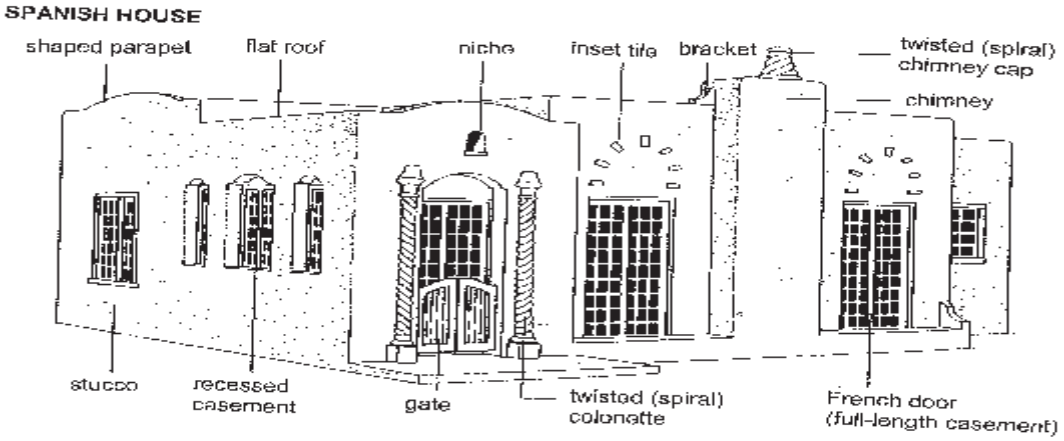
*Piru Queen-Anne Style **Victorian** Mansion*

Figure 109



*Modern Home with **Victorian** style features*

Figure 110



***Spanish Eclectic** (Spanish and Mediterranean) style homes employ clay tile roofs to keep the house cool during the hot summer months. These homes are usually finished with white or pastel stucco exteriors and feature accents such as arched openings or wood beams.*

Figure 111



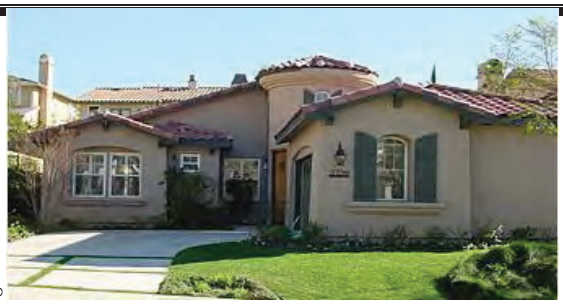
*Piru **Spanish** style apartment units*

Figure 112



*Piru **Spanish** style home*

Figure 113



*Modern home with **Spanish** style features*

Figure 114



*Piru Traditional **Ranch House***

Figure 115



*Modern house with traditional **Ranch House** features*

Figure 116



Additional examples of housing compatible with Piru's community character

8.4 Site Features

8.4.1 Walls, Fences and Screening

Intent:

Where fencing and walls are absolutely essential, these elements should be designed to be as rural as possible to complement the architecture of the project and should be heavily landscaped and screened from the public right-of-way (Figures 117, 118, 119, 120 and 121).

Guidelines/Standards:

- Fences and walls should be constructed of natural materials (natural woods, common brick, stone, river rock, clinker brick, and wooden beams for example), rather than exposed concrete block, chain link, or any other material that could be called an "urban solution". It is acceptable to use concrete or other contemporary materials as long as they appear natural.
- Enclosures should not be visible from primary entry drives.
- Enclosures should have a concrete apron for trash/recycling containers to be rolled onto for collection.
- Fences and walls should be constructed as low as possible while still performing screening, noise attenuation, and security functions.
- Non-transparent perimeter walls should incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.
- Non-transparent perimeter walls and/or fences should be architecturally treated on both sides and should incorporate landscaping whenever possible.
- Fences and walls required for screening purposes should be of solid material. Chain link fencing with inserts are strongly discouraged. Fences placed adjacent to a street shall be screened with landscaping.

Figure 117

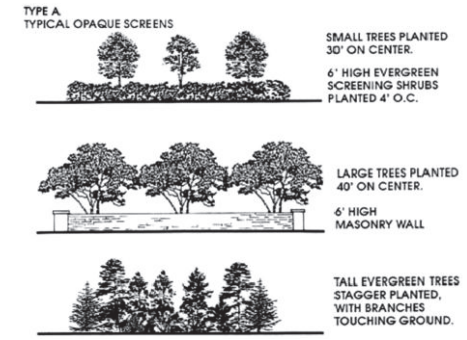


Figure 118

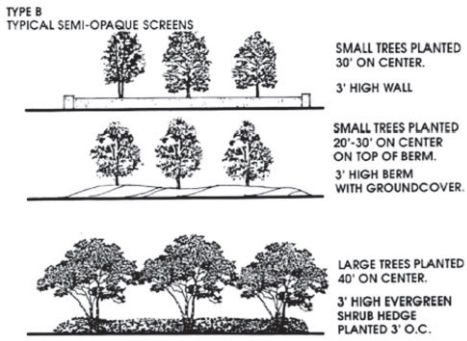


Figure 119

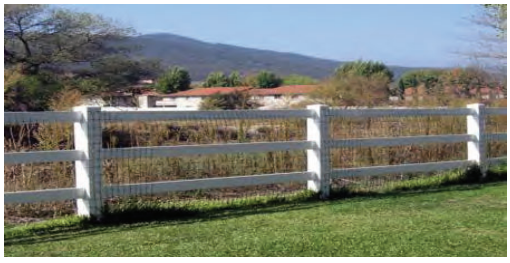


Figure 120



Figure 121



*Examples of appropriate **walls, fences and screening***

8.4.2 Trash Enclosures

Intent:

Trash enclosure areas in the multi-family and mixed-use developments should be carefully designed, located, and integrated into the site plan (Figures 122, 123, 124 and 125).

Guidelines/Standards:

- Enclosures should be separated from adjacent parking stalls with landscape planters and paved surfaces behind the curb to ensure adequate space is available for individuals to access vehicles.
- Trash/recycling containers should be large enough, placed frequently throughout the site, and collected often enough to handle the refuse generated.
- Trash enclosures should be designed with similar finishes, materials, and details as the primary structures within the project and should be screened with landscaping.
- Chain link fencing and gages with wood slats are discouraged.
- Enclosures should be unobtrusive and conveniently located for trash disposal by tenants and for collection by service vehicles.
- Where feasible, a pedestrian entrance to the trash enclosure should be provided so that large access doors do not have to be opened.
- Enclosures should not be visible from primary entry drives.
- Enclosures should have a concrete apron for trash/recycling containers to be rolled onto for collection.

Figure 122 and 123

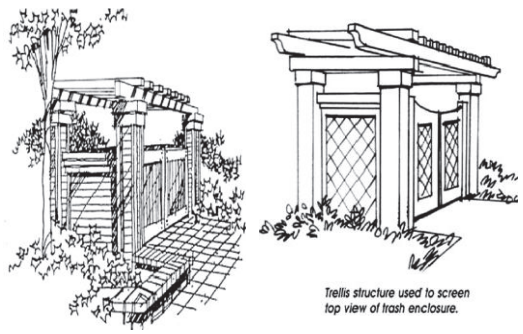
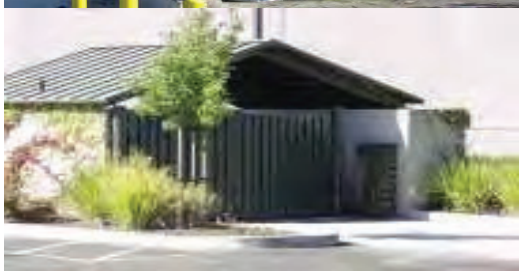


Figure 124



Figure 125



*Examples of appropriate **trash enclosures**.*

8.5 Additional Development Standards and Guidelines Applicable to the Piru Expansion Area

In addition to the above guidelines, new development within the Piru Expansion Area is subject to the provisions of the following guidelines and development standards which are intended to ensure that development reflects the desires of the Piru Community, and to ensure that development of the entire expansion area is cohesive and unified.

8.5.1 Development Adjacent to South Main Street

Intent:

Main Street serves as the primary entrance to the Piru community and is the primary visual link between the new development area and the existing community. The Main Street corridor should be designed as a consistent and cohesive visual element. The following guidelines are intended to be applied to Main Street, south of the railroad right of way.

Guidelines/Standards:

- Residential development will face Main Street.
- Driveways should take access off rear alleys. Individual driveways taking access from Main Street will be avoided.

- No residential walls, fences or hedges over three feet in height will be permitted along Main Street within the front yard setback.
- No residential walls, fences or hedges over three feet in height will be permitted along Main Street within the front yard setback.
- Wide landscaped parkways and large front yards should be landscaped by the subdivision developer and maintained by a homeowners association to ensure the Main Street corridor will be aesthetically attractive and visually cohesive. Decorative clump grasses and xeriscape plants should be favored over the use of lawn grass.
- A double row of staggered trees should be planted in the parkway and in front yards to create an attractive landscape canopy for the Main Street multi-purpose trail.
- Properties adjacent to Main Street should be developed with duplexes and triplexes designed to look like single-family homes. Triplexes should be restricted to corner lots.
- Developers should employ at least three distinctly different building footprints with at least two distinctly different architectural styles reflective of the existing community.
- Development on both sides of Main Street should utilize similar development standards, with respect to lot width, setbacks, building height, landscaping and architecture to ensure a cohesive appearance along south Main Street.
- Development adjacent to Main Street should incorporate river rock wherever possible in fences, lighting elements, benches, bollards, curbs, etc.
- The multi-purpose pathway should be meandering and constructed of porous asphalt or pervious concrete, colored to resemble decomposed granite in order to maintain a rural appearance and reduce surface runoff.

9. Implementation

Plan Review

Development plans shall be reviewed for consistency with the Piru Community Design Guidelines by the Piru Neighborhood Council (PNC) and approved by the Planning Division. The PNC shall respond in writing to the Planning Division, either recommending design approval or providing a list of corrections necessary to achieve consistency with the Piru Community Design Guidelines. Such response shall be provided within 45 days of PNC's receipt of a detailed design package including building elevations, a palate of colors and materials, site plans, energy conservation plans and water conservation plans, grading and drainage plans, landscape plans, plans for walls and fences, lighting plans signage plans and plans for traffic calming and specialty paving, as applicable. If substantial changes are made by the applicant in response to the PNC determination, the Planning Director may request an additional review by the PNC. If the PNC fails to provide a written response within 45 days, the Planning Director is authorized to approve the project design, subject to the normal appeal process.

Maintenance of Private Areas

Maintenance of private streets and alleys, detention basins and private landscape/recreation areas shall be the responsibility of a homeowner's association or other means acceptable to the County. Such facilities shall be subject to review by the Sheriff's Department to ensure defensible space issues are addressed.

Tree Trimming

Tree trimming within the parkways and medians shall be the responsibility of a landscape maintenance district or other entity acceptable to the County.