



# PLANNING AREA (1-4)

PROPOSED STREET TO IMPROVE TRAFFIC FLOW/CIRCULATION

- MIXED USE 1 (3-STORY MAX)
- MIXED USE 2 (4-STORY MAX)
- MIXED USE 1 (LIVE/WORK ARTISTS LOFTS) (3 STORY MAX)
- (HYBRID) MIXED USE 1/ LIGHT INDUSTRIAL ZONE (3 STORY MAX)
- PARK

- LIGHT INDUSTRIAL (3-STORY MAX)
- COMMERCIAL (W/ 3 STORY OVERLAY MAX)
- COMMERCIAL (W/ 4 STORY OVERLAY MAX)
- (HYBRID) COMMERCIAL 4 STORY/LIGHT INDUSTRIAL 3 STORY ZONE
- OFFICE/R&D

\* THESE ZONES NOT PREVIOUSLY USED IN GPAC MAPS

**Baseline Requirements for All Plan Areas:**

- No buildings to exceed 4 stories "as built" (inclusive of any density bonus), regardless of the zoning.
- Create "transition zones" for new development bordering Single Family Residences. 3 stories max if adjacent to existing residential R1/R2 homes.
- No housing units within 250' of Hwy 101 (parking, commercial, office, etc. is okay)
- Designate a central park located within Plan Areas 1 or 2 for new residents
- Eliminate all industrial north of the Santa Paula Branch line