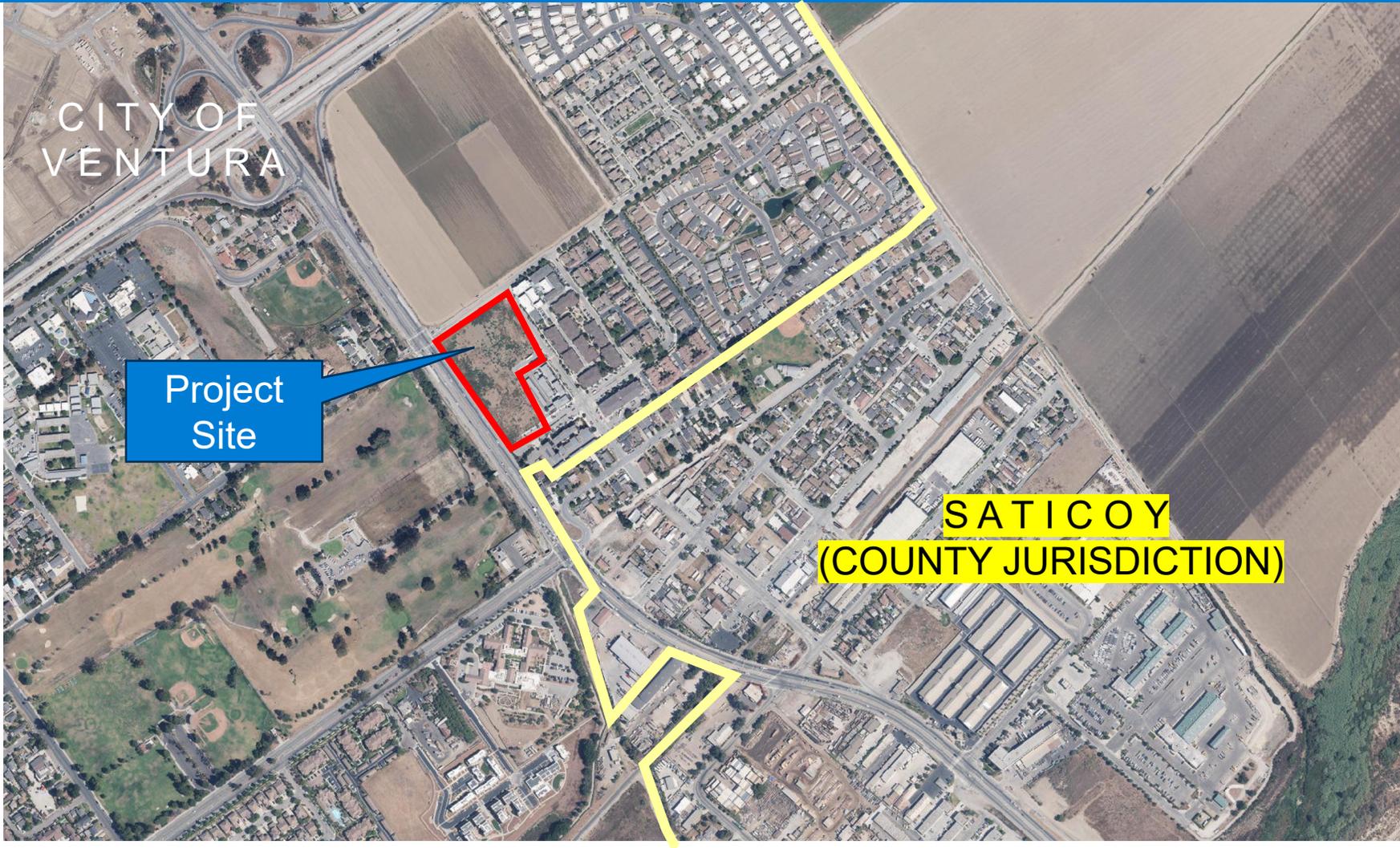


Saticoy East Village City of Ventura

Planner: Jared Rosengren, Principal Planner

Vicinity





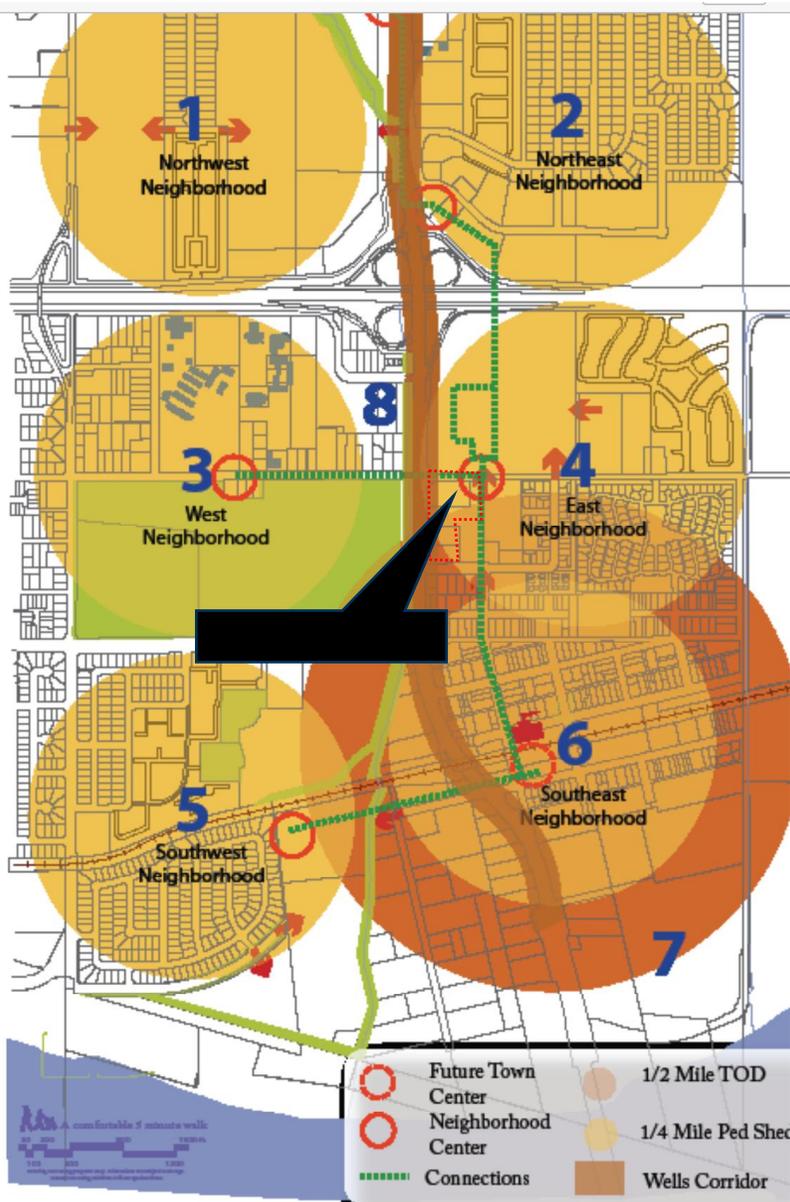
General Plan



- ### Planning Designations
- Neighborhood Low up to 8 Units/Acre
 - Neighborhood Medium 9-20 Units/Acre
 - Neighborhood High 21-54 Units/Acre
 - Commerce
 - Industry
 - Public / Institutional
 - Parks & Open Space
 - Agriculture
 - Specific Plan
 - Right of Way

Saticoy & Wells Community Plan

- Adopted in 2009
- Traditional Neighborhood Development
- Network of Thoroughfares
- Highest Design Quality
- Mixed Uses
- Retail



Saticoy Village Specific Plan

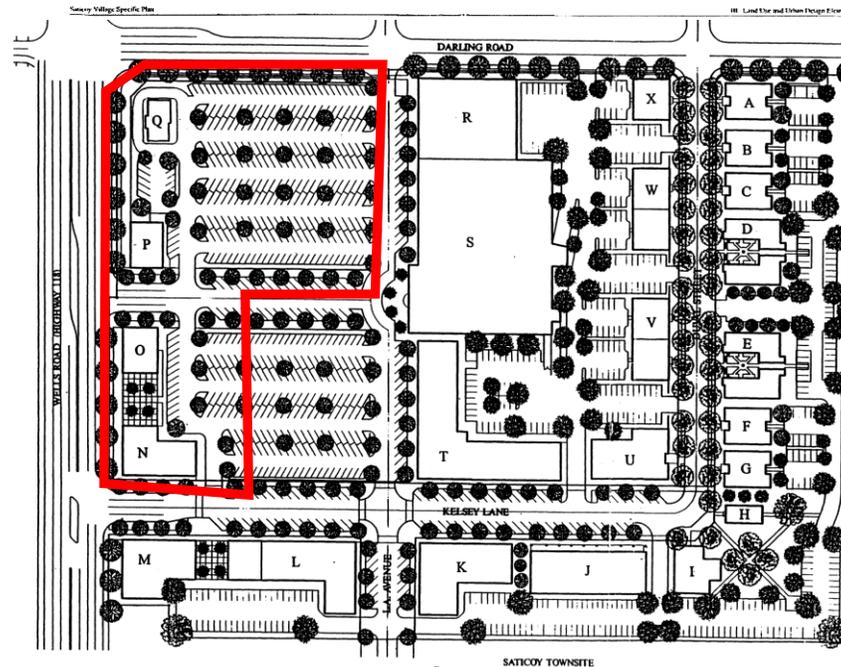
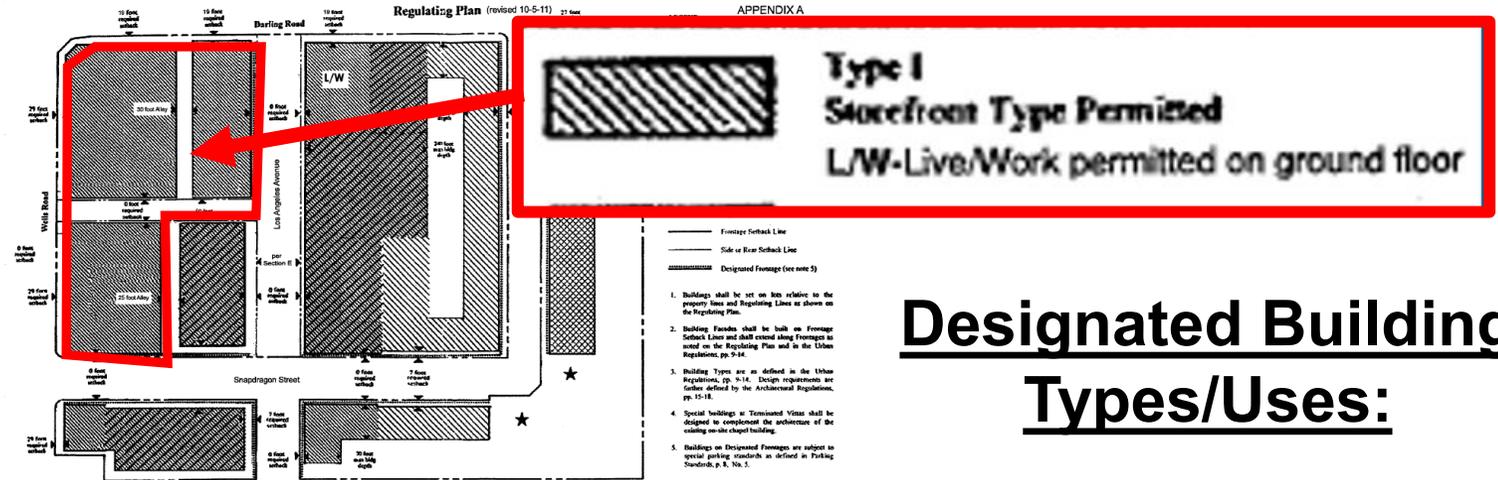
Saticoy Village Specific Plan

SP-5



Typical view of Market and Shops from parking Plaza looking to the Southeast.

The Rosewood Park Partnership



Designated Building Types/Uses:

Q = Restaurant

P = Restaurant

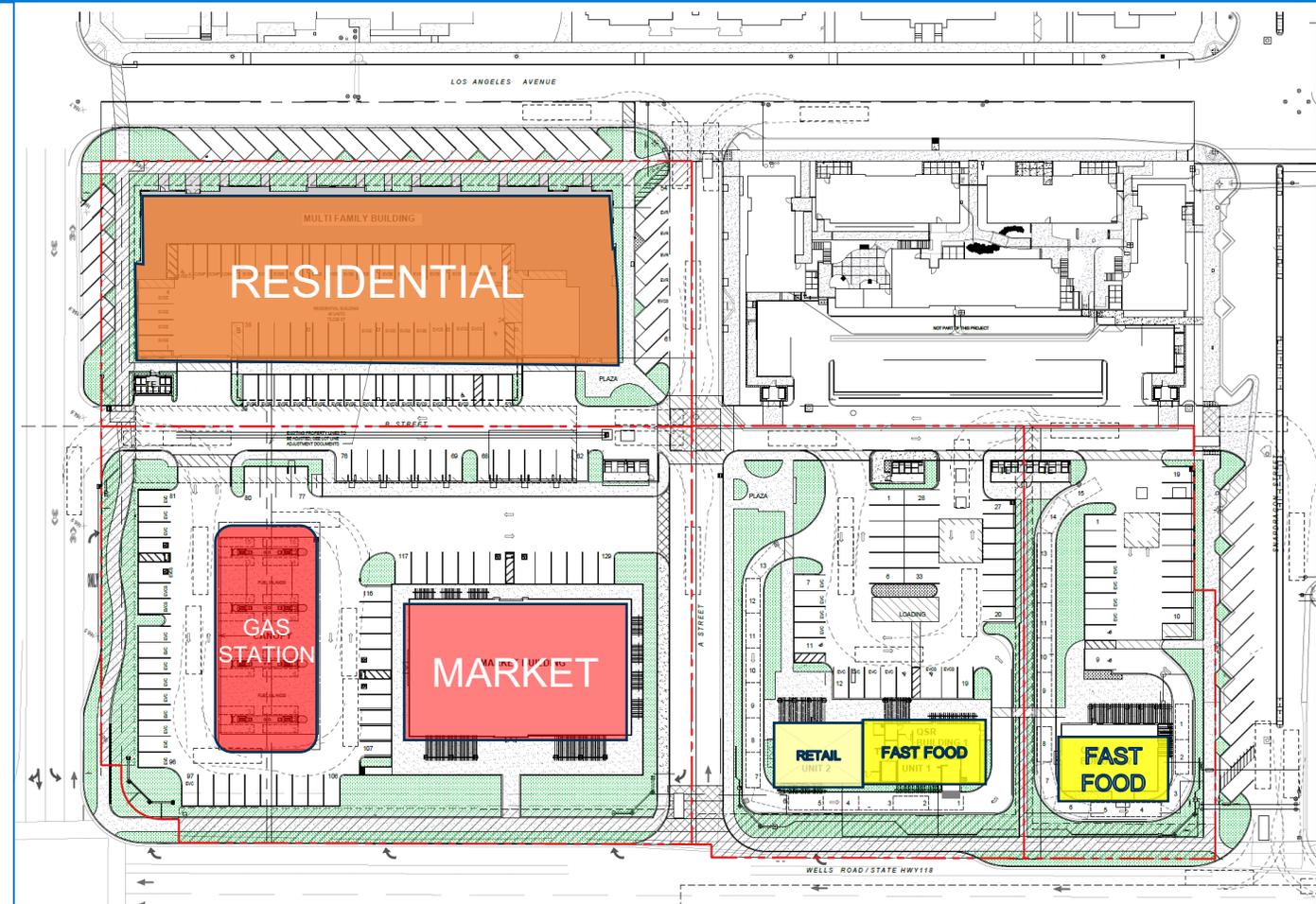
O = Restaurant

N = Restaurant/Retail

Site Location

Mixed Use Development

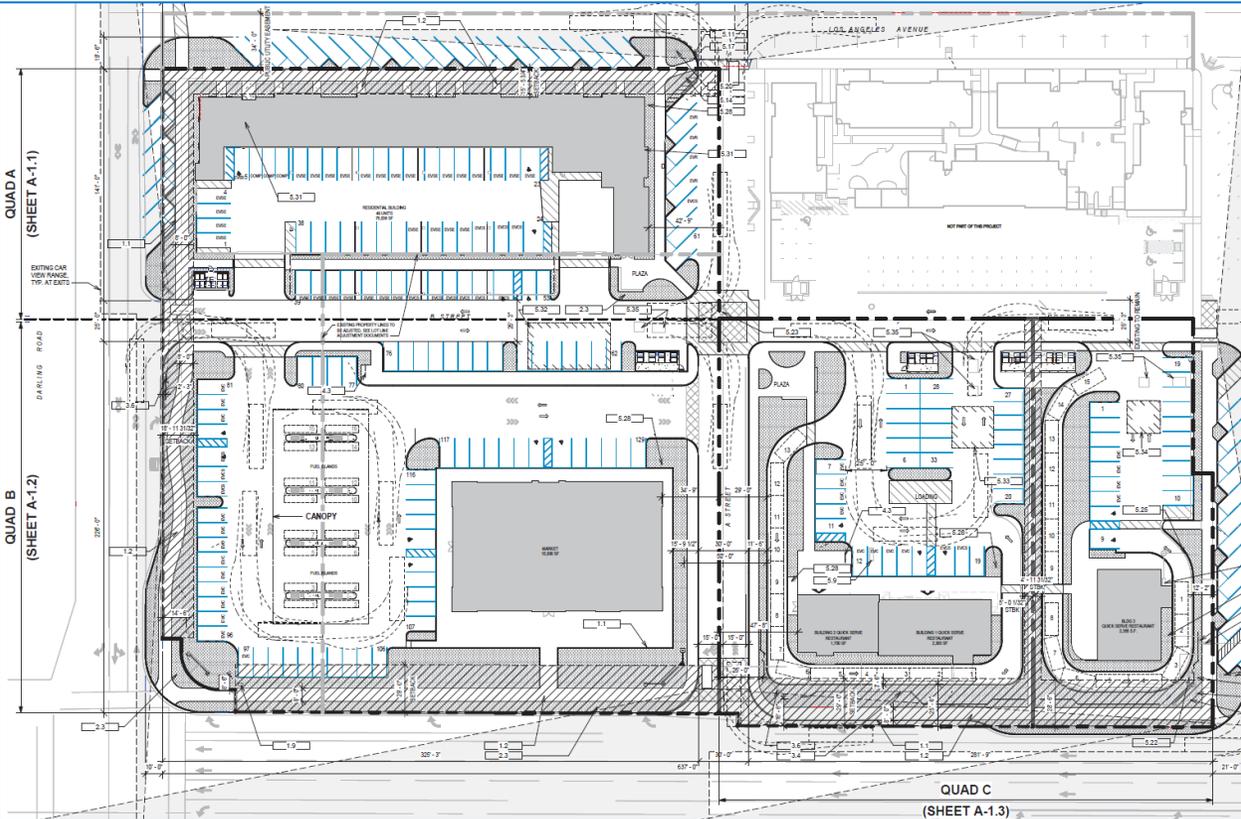
- 49-unit apartment building*
- Gas station with drive thru and market
- Two fast-food drive-thru developments



Background

September 3, 2025 DRC

- Unifying Design Elements
- Building Scale and Massing
- Window Styles
- Landscaping and Intersection Design
- Materials and Architectural Tie-Ins
- Fitness Trail or Parcourse

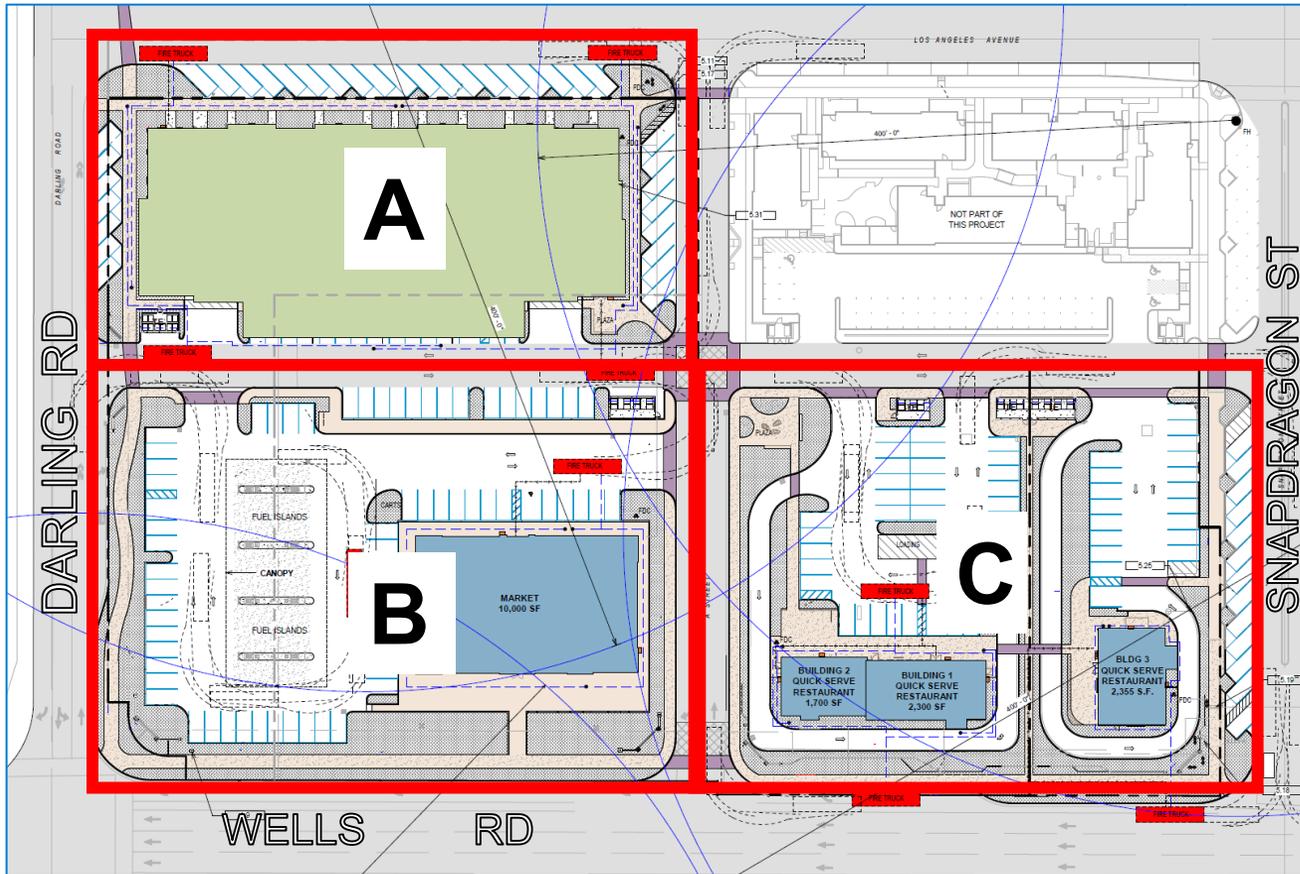


September Design

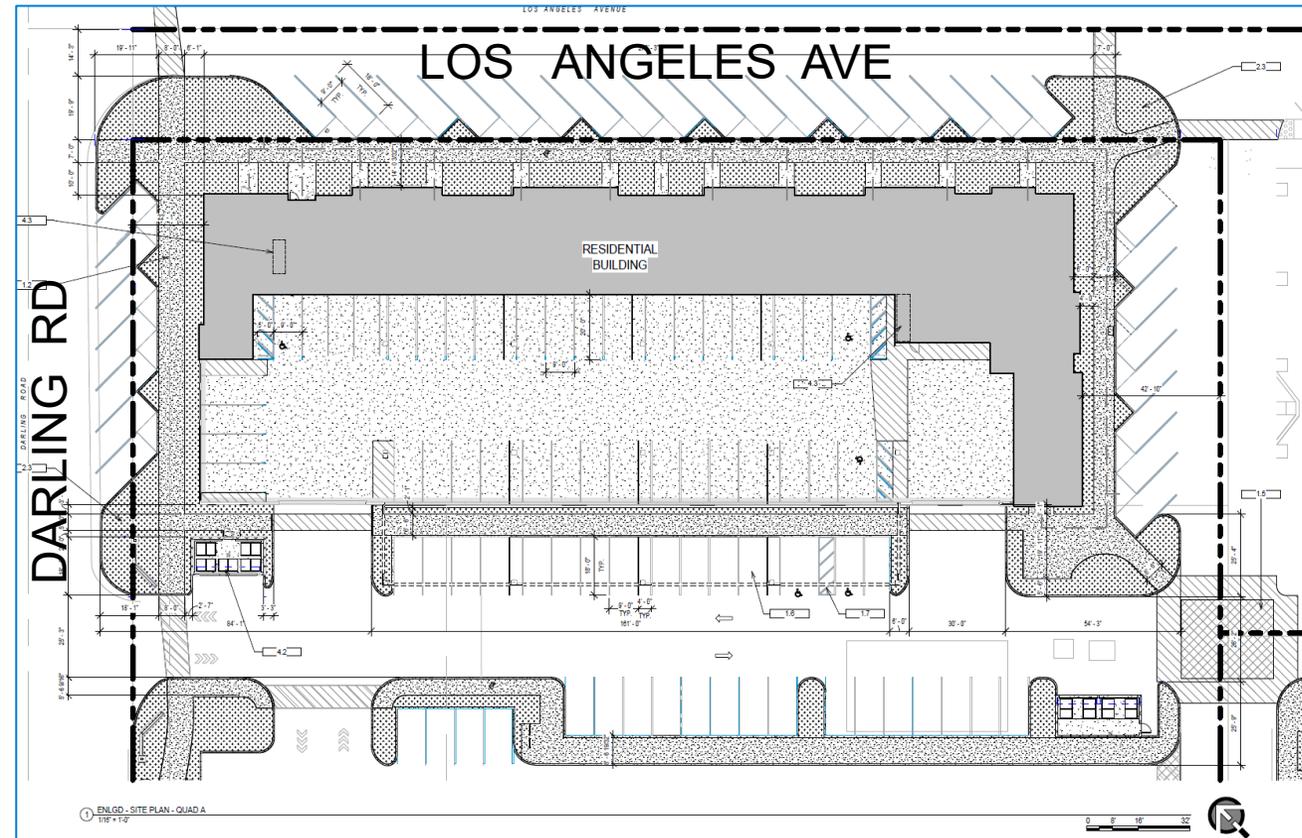
Plans

Quadrants

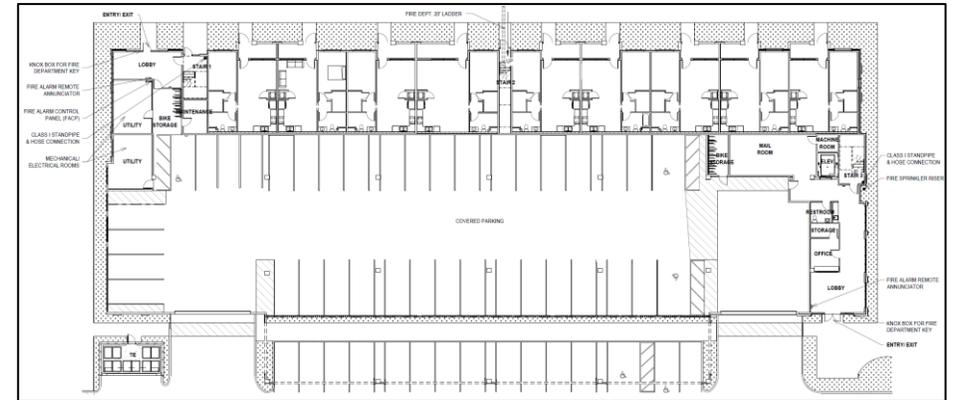
- A – Residential
- B – Gas Station/Market
- C – Drive Thrus



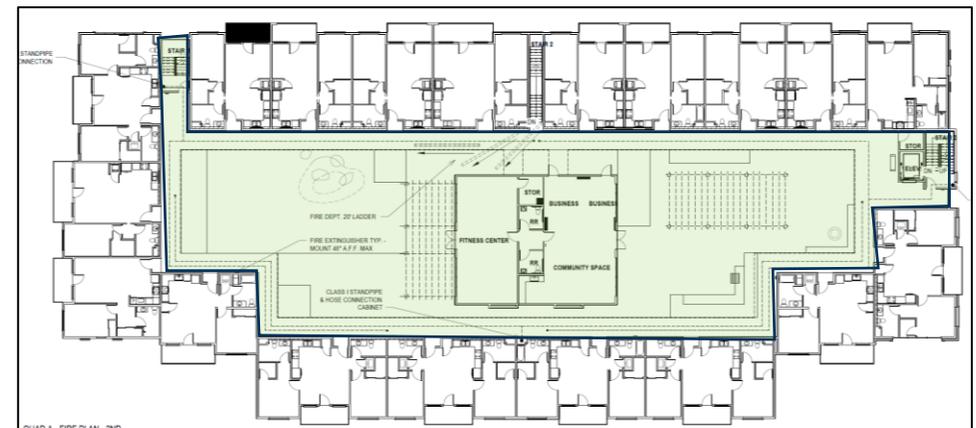
Quadrant A (Residential)



Ground Level, Footprint



Ground Level, Floor Plan



Podium Courtyard Level

Quadrant A (Residential)



Revisions

- Farmhouse Architecture Style
- Gabled Roof Elements
- Wood Trellises
- Corrugated Metal Siding

Quadrant A (Residential)



FRONT ELEVATION, LOS ANGELES AVE



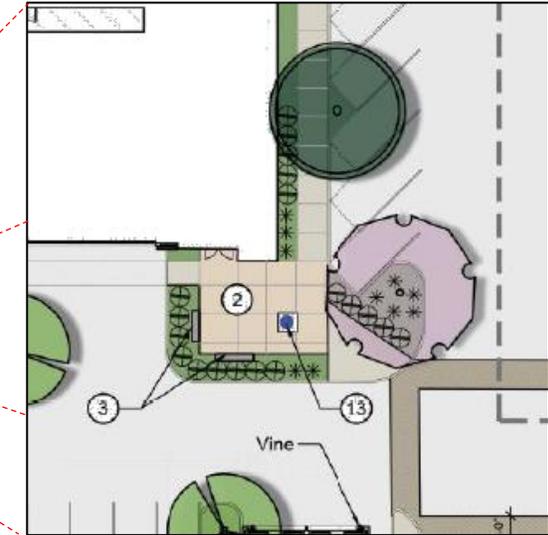
REAR ELEVATION, STREET B



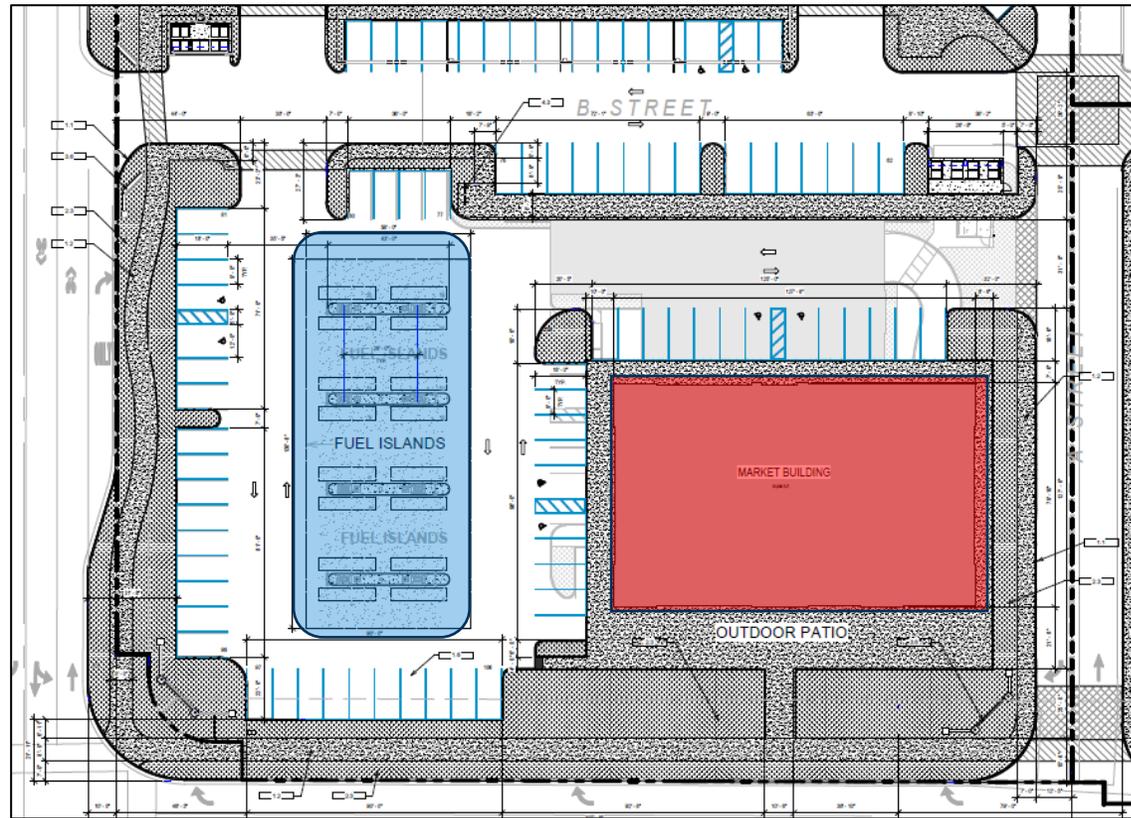
SIDE ELEVATION, DARLING RD



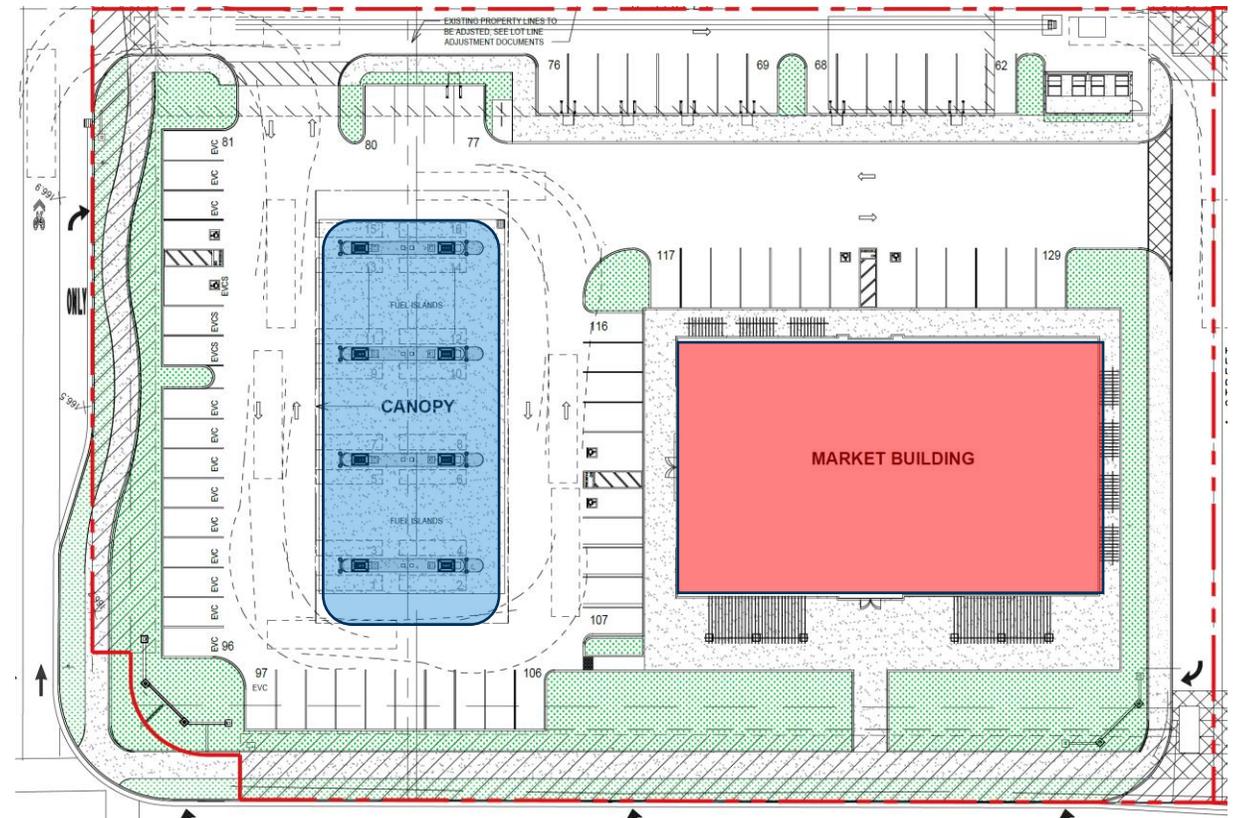
SIDE ELEVATION, STREET A



Quadrant B (Market)



September 2025



Revised Design

Quadrant B (Market)

Revisions

- Pitched tower elements
- Sloped window awnings
- Brick veneer
- Trellis elements
- Wall-mounted gooseneck lighting
- Contextual appropriate

Market Design
September 2025



Market Design
November 2025



Option 1 Market Design



MARKET ELEVATION - Facing A Street

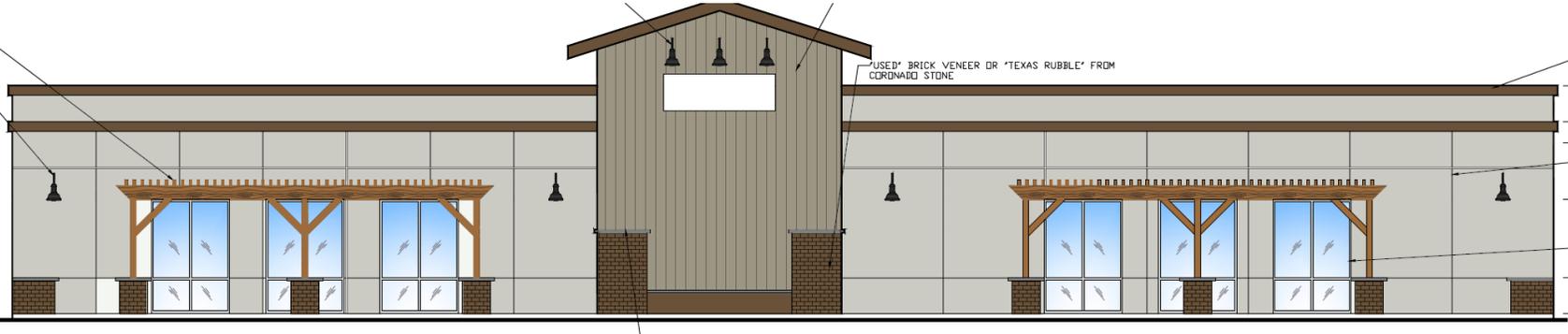
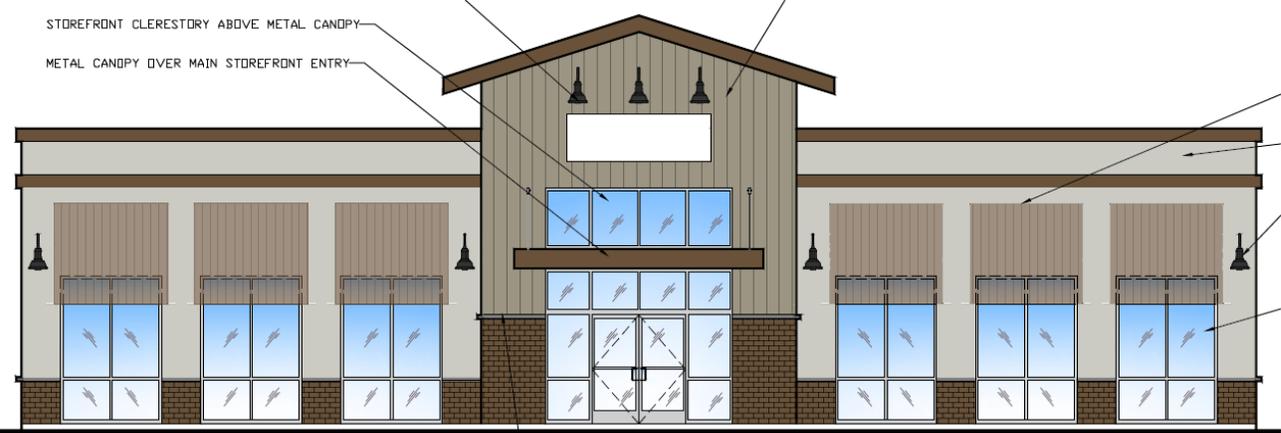
MARKET ELEVATION - Facing Darling St



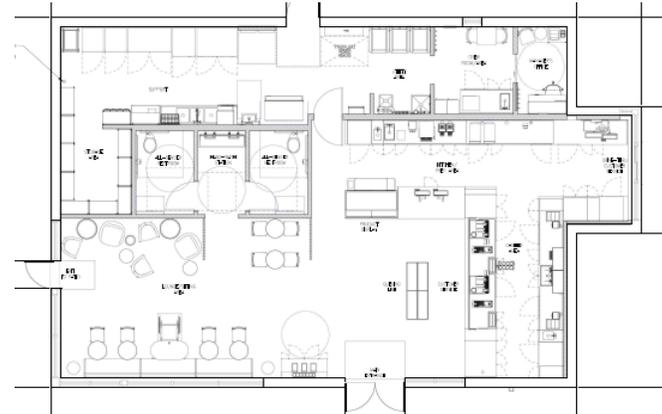
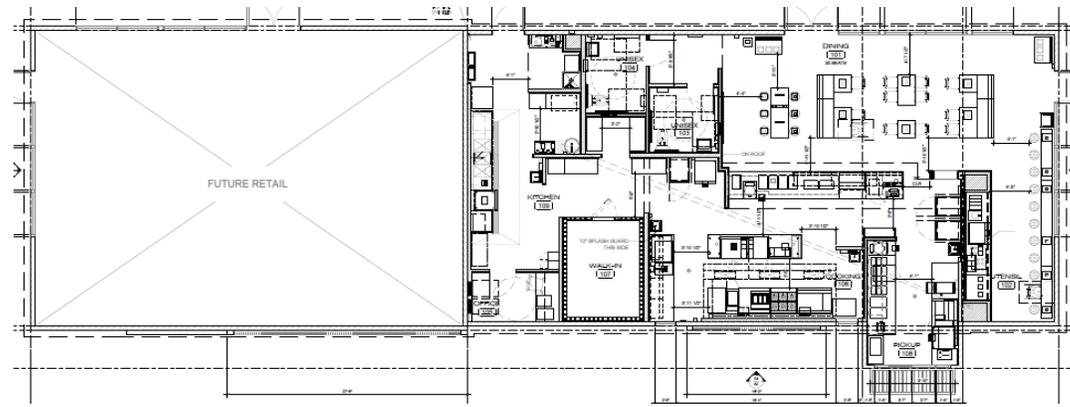
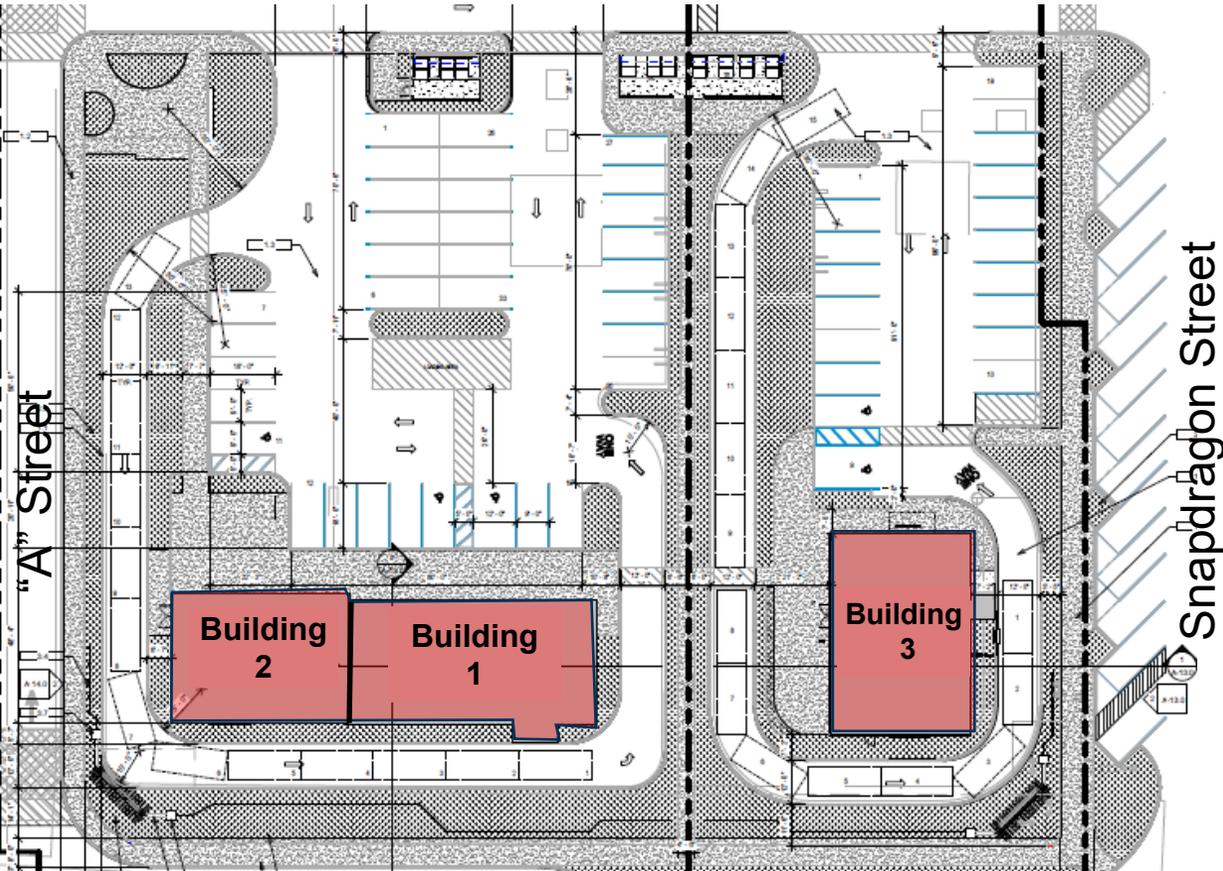
MARKET ELEVATION - Facing B Street & Apartments

- Brick Veneer
- Board and Batten Gable End
- Heavy Timber Wood Trellis
- Gooseneck Lighting
- Metal Awnings
- Storefront Windows

Quadrant B (Market, Option 2)



Quadrant C (Drive-Thrus)



Site Plan

Wells Road

Snapdragon Street

Floor Plans

Quadrant C, (Retail Building)

September 2025



November 2025, Revised Elevation



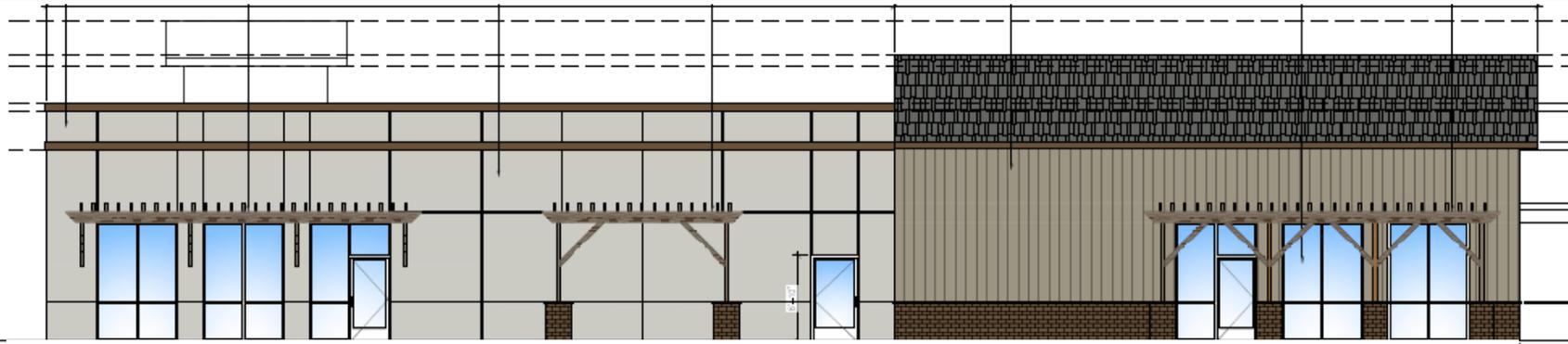
September 2025



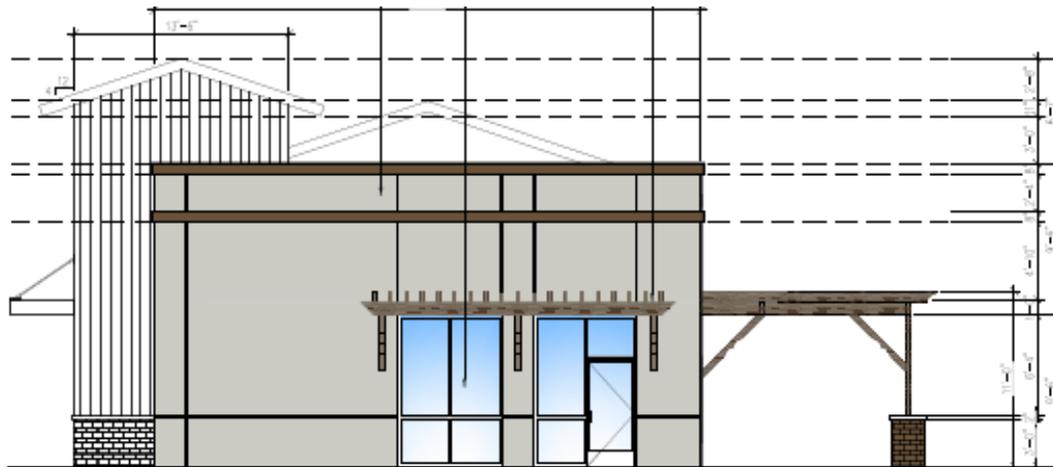
November 2025, Revised Elevation



Retail Building



EAST ELEVATION, RETAIL ENTRANCES



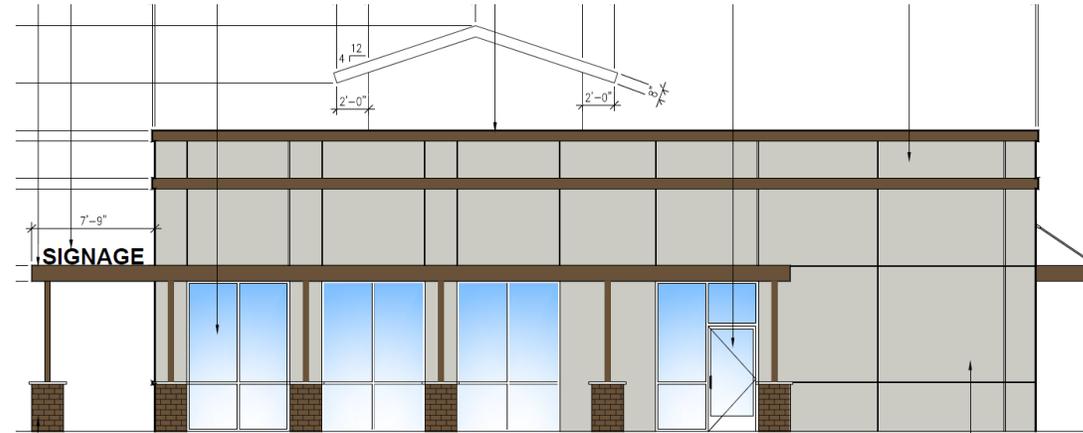
SOUTH ELEVATION

-  SHERMAN WILLIAMS
COLOR: LIBRARY PEWTER "1"
-  SHERMAN WILLIAMS
COLOR: FEATHERSTONE "2"
-  SHERMAN WILLIAMS
COLOR: FRONT PORCH "3"
-  SHERMAN WILLIAMS
COLOR: GRIZZLE GRAY "4"
-  SHERMAN WILLIAMS
COLOR: COWBOY BOOTS "5"

Quadrant C, Building 3

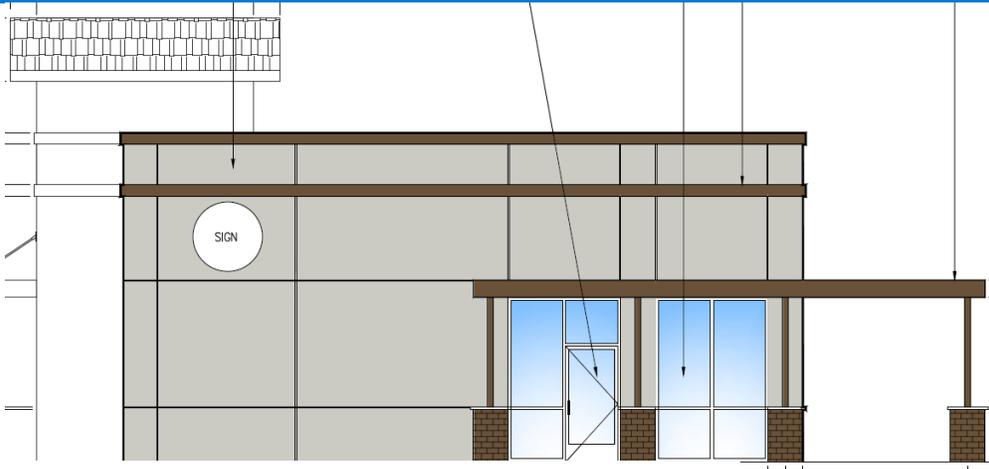


WEST ELEVATION, STARBUCKS

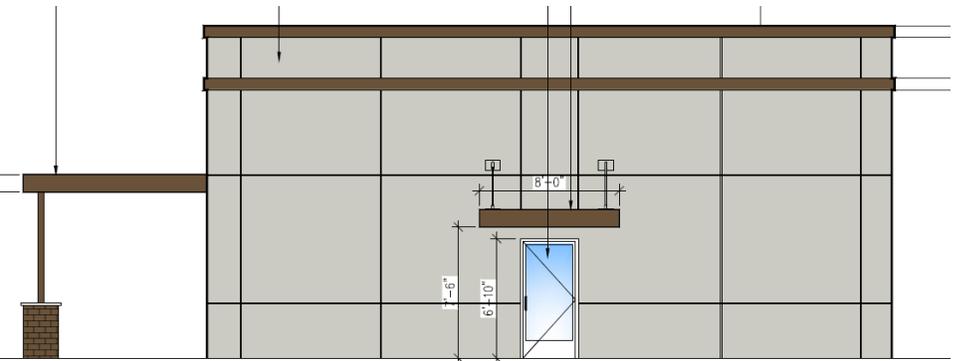


EAST ELEVATION, STARBUCKS

Quadrant C, Starbucks



SOUTH ELEVATION, STARBUCKS RESTAURANT



NORTH ELEVATION, STARBUCKS RESTAURANT

-  SHERMAN WILLIAMS
COLOR: FEATHERSTONE "2"
-  SHERMAN WILLIAMS
COLOR: FRONT PORCH "3"
-  SHERMAN WILLIAMS
COLOR: GRIZZLE GRAY "4"
-  SHERMAN WILLIAMS
COLOR: COWBOY BOOTS "5"

Landscape Plan

Los Angeles Ave



Wells Road

PROPOSED TREE IMAGES

