

VICTORIA AVENUE REVISED POLICY

Community & Economic Development Department

City Council
November 19, 2019

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BACKGROUND

1. 2003 Policy - Preserve Victoria Avenue's historic agricultural character, the City's citrus heritage, and the greenbelt:
 - a) Proposition R
 - b) Measure C
 - c) General Plan 2025
2. City Council adopted Victoria Avenue Ad-Hoc Committee Recommendations.



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BACKGROUND

1. 2003 City Council Direction:
 - a. Recommended design and development standards;
 - b. Directed staff:
 - i. Initiate an overlay zone for Victoria Avenue;
 - ii. Design & development standards along Victoria Avenue; and
 - iii. Designate Victoria Avenue as a linear park.
2. October 2018 Land Use Committee (LUC):
 - a. Work with VAF on revising Victoria Policy; and
 - b. Input on right-of-way, tree maintenance, & citrus alternatives.



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BACKGROUND

1. May 6, 2019: Working Group Meeting #1:
 - a) Input provided on 2003 Policy and possible revisions
2. June 6, 2019: Working Group Meeting #2:
 - a) Discussed, refined, and reached consensus on Revised Policy
3. June 27, 2019: Working Group Meeting #3
 - a) Revised Policy finalized
 - b) Identified group to develop tree species list
4. September 9, 2019: Land Use Committee
 - a) Recommended Approval of the Revised Policy with added language as suggested by the working group



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REVISED POLICY

1. Tree Rows and Species
2. Trails
3. New Development Requirements
4. Right-of-Way
5. Maintenance Responsibilities



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TREE ROWS AND SPECIES

1. Retain requirement for three rows of trees
 - a) Citrus preferred and encouraged;
 - b) Allows for “non-deciduous, flowering trees...similar in size and character of citrus;”
 - c) Allows greater flexibility to respond to quarantines or diseases;
 - d) Alternative must be climate appropriate, resistant to disease and pests, and consistent with Urban Forestry Guidelines;
 - e) Subject to approval by City Urban Forester; and
 - f) Approved tree list to be developed through tree subcommittee.

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TREE ROWS AND SPECIES



1. Protect healthy, existing trees within 100 feet of Victoria Avenue during construction;
2. Maintenance consistent with the Urban Forestry Policy Manual;
3. Ensure sufficient irrigation for trees and other landscaping, even during times of water shortage or restrictions;
4. Identify funding for the preservation, protection, and replacement of trees and irrigation; and
5. Limit tree removal to diseased, dead, dying, or trees posing safety hazards per the City's Urban Forester.



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TRAILS

1. Decomposed granite Trail designated on south side:
 - a. La Sierra Avenue to Arlington Avenue;
 - b. Equestrian uses limited to segment between La Sierra Avenue and Washington Street; and
 - c. Encourage continuation and expansion.



Victoria Avenue looking west at Cross Street



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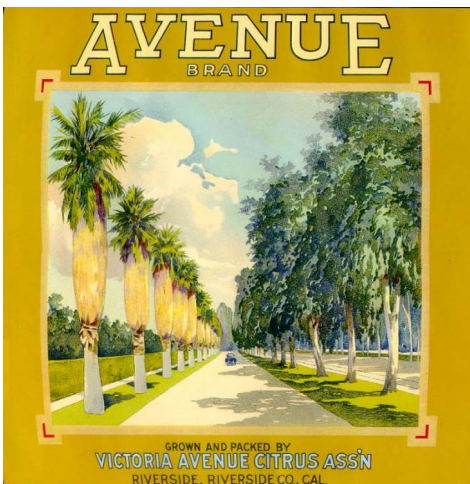
NEW DEVELOPMENT REQUIREMENTS

1. Two-story structures fronting, siding, and reversing onto Victoria Avenue:
 - a) Continue to be discouraged
 - b) Must be set back 50 feet from Victoria Avenue
2. Reverse frontage required for new development between Washington Street and Myrtle Avenue;
3. New development between La Sierra Avenue and Washington Street to front onto Victoria Avenue where possible; and
4. Driveways with direct access to Victoria Avenue:
 - a) Allowed on north side of Avenue
 - b) Discouraged on south side of Avenue



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NEW DEVELOPMENT REQUIREMENTS



1. Expanded requirement for Historic Preservation review:
 - a. Any building constructed within 200 feet of Victoria Avenue; and
 - b. Driveway design and location.



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RIGHT-OF-WAY

Figure 1 - Cross Section: Existing Typical Undeveloped R.O.W. Condition

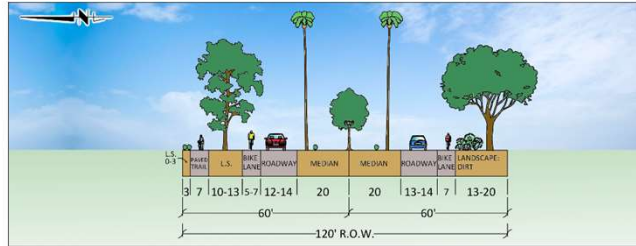
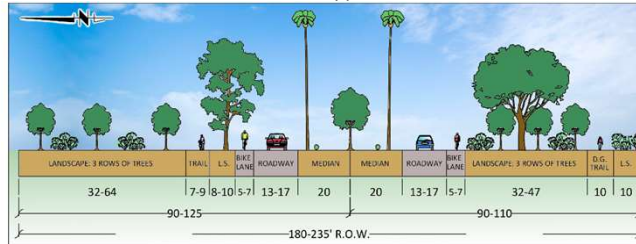


Figure 2 - Cross Section: Preferred Typical Ultimate R.O.W. Condition

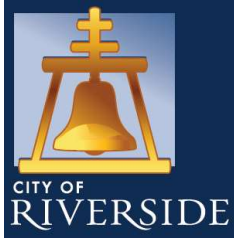


RECOMMENDATIONS

That the City Council:

1. Determine that the proposed Victoria Avenue Policy is exempt from the California Environmental Quality Act subject to Section 15061 (b) (3), as it can be seen with certainty that the document will not have the potential to cause a significant effect on the environment; and
2. Approve the revised Victoria Avenue Policy as an amendment to the 2003 Victoria Avenue Ad-Hoc-Committee Policy related to tree species selection, landscaping, irrigation, trails, roadway maintenance, development standards, right-of-way dedications, and other improvements in conjunction with new development.





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