



# VICTORIA AVENUE REVISED POLICY

Community & Economic Development Department

Utility Services/Land Use/Energy Development Committee  
September 9, 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:
  - a) Revised Policy finalized
  - b) Identified group to develop tree species list



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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 (3) 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

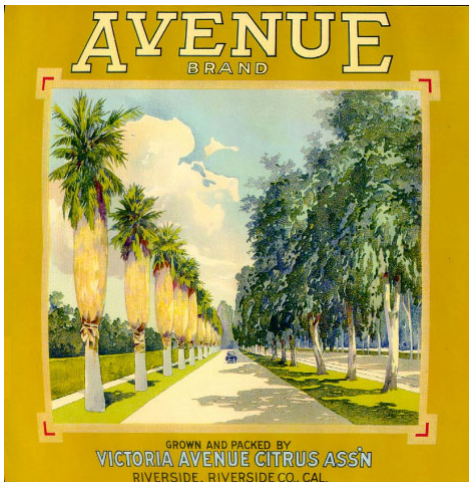
1. Two-story structures fronting, siding, and reversing onto Victoria Avenue:
  - a) Continue to be discouraged
  - b) Must be set back 50 feet from Victoria Avenue
2. Reverse frontage required for new development between Washington Street and Myrtle Avenue;
3. New development between La Sierra Avenue 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.

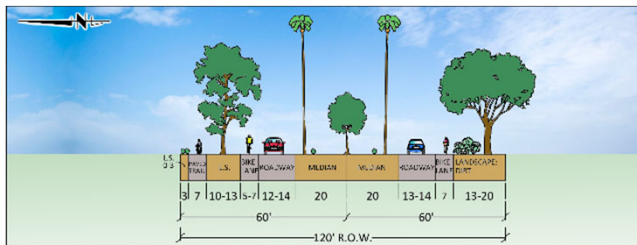


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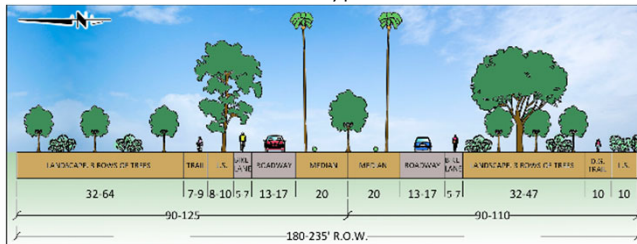
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## RIGHT-OF-WAY

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



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



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## RECOMMENDATION

Staff recommends that the Utility Services/ Land Use/ Energy Development Committee:

1. Recommend that City Council approve the revised Victoria Avenue Policy as an amendment to the 2003 Victoria Avenue Ad-Hoc-Committee Policy related to tree planting, right-of-way, parkway improvements, maintenance and other requirements for new development; and



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