

Rancho Commercial Recreation Master Plan

Rancho Commercial Recreation Master Plan

Prepared by:

The Rancho Master Plan Advisory Committee

The Community Development Department
City of Burbank

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For Submission to:

The Planning Board and City Council
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Study Session Draft

City Of Burbank



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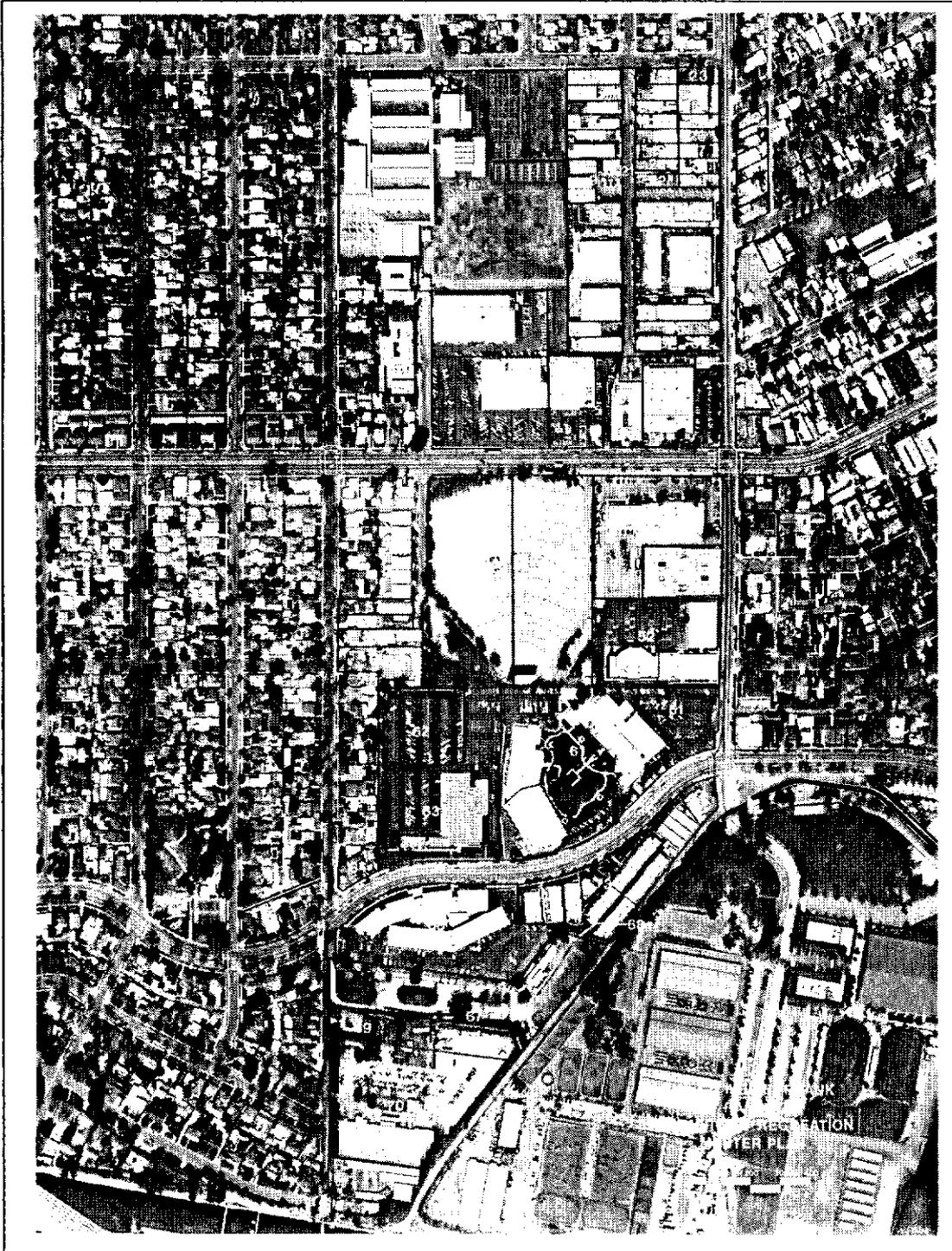
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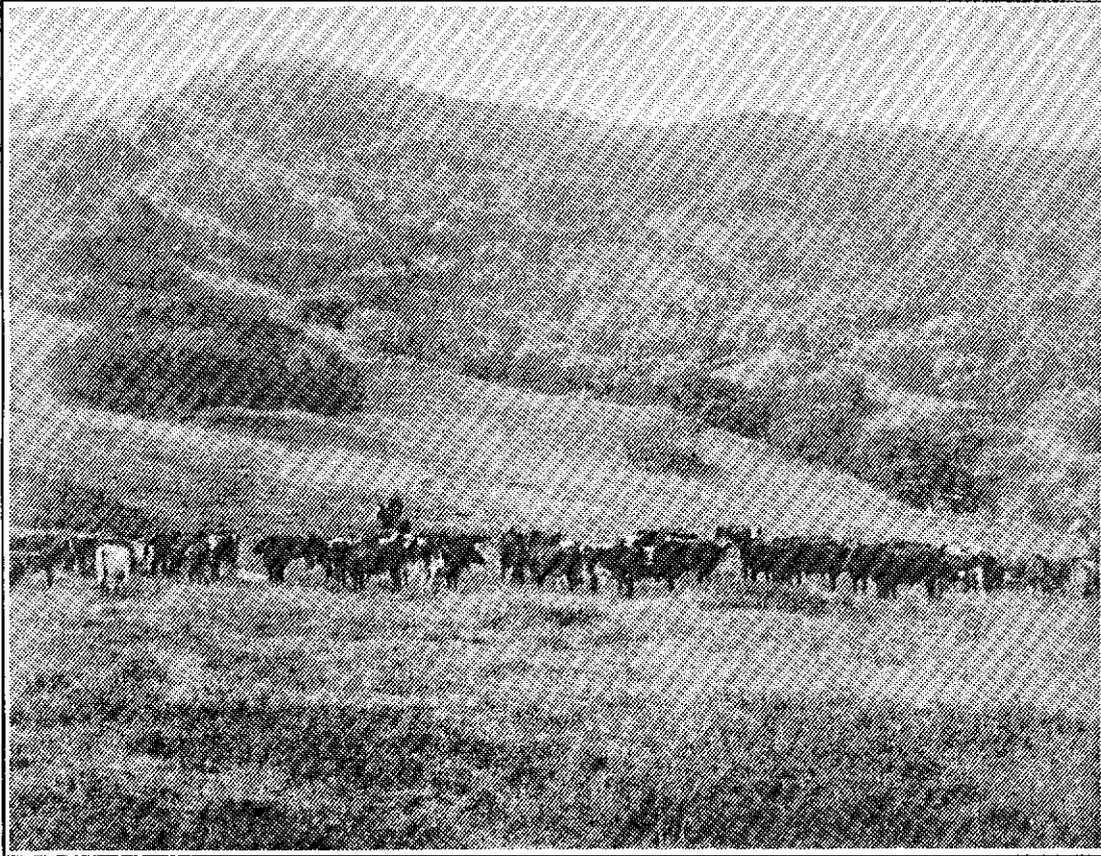
Purpose and Scope

The purpose of the Rancho Commercial Recreation Master Plan is to provide a link or "bridge" between the general plan of the City of Burbank, with its community-wide goals and policies, and the detailed procedures and site-specific restrictions inherent in implementation tools such as the zone text of the Municipal Code.

The California Government Code authorizes cities to adopt Area Plans and Specific Plans either by resolution as policy, or by ordinance as regulation. When adopted by resolution, an Area Plan or Specific Plan expands upon the broad policy direction of the general plan by further defining goals and objectives for a precise area with the intention of implementing that policy. Adoption by resolution is common when no existing zoning ordinance or other code is amended.

When adopted by ordinance, the customized development regulations and guidelines of the Area Plan or Specific Plan supplement the Municipal Code and in effect become the zoning for the project area.

Through customized regulations and standards augmenting existing zoning, the Area Plan or Specific Plan provides additional controls on the character and quality of future development in a finite planning area. Supplemental design guidelines are intended to stimulate responsible individual project design while maintaining a high degree of development flexibility.



Cattle graze near the Los Angeles River in the "rancho" period of the mid-1800's

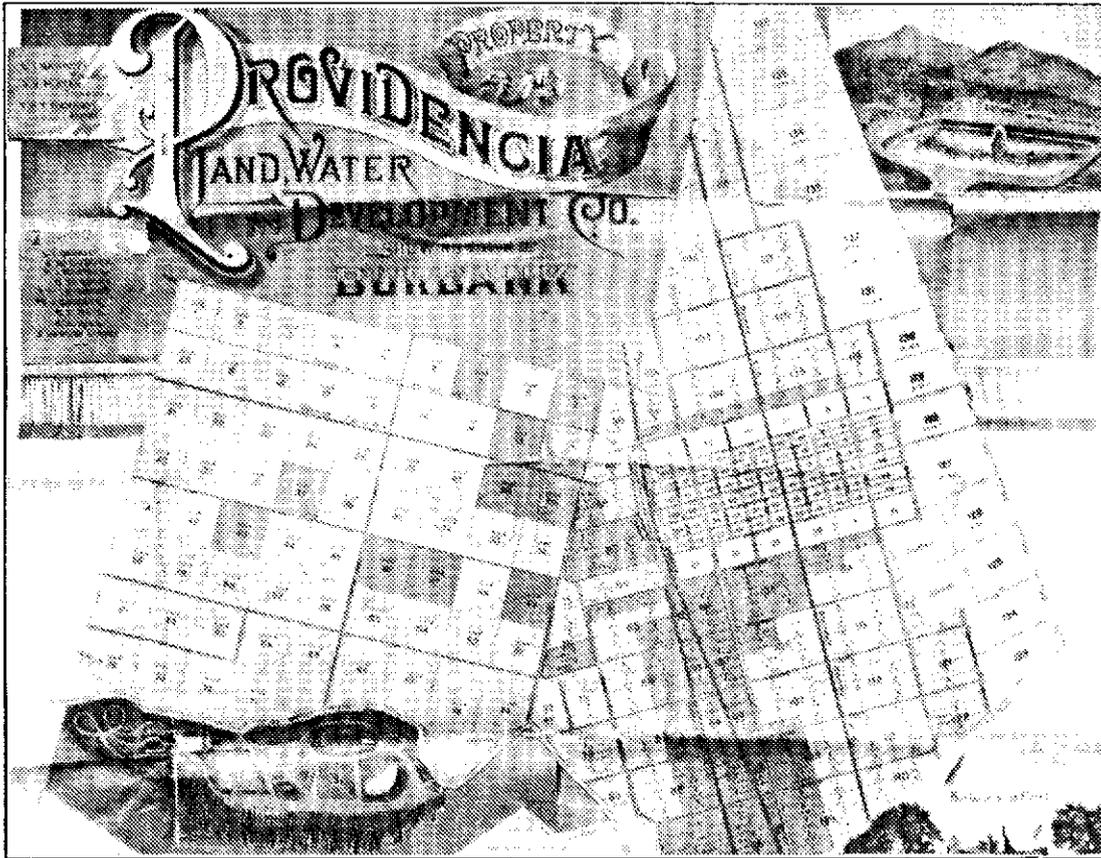
Area History and Setting

In the late 1700's to encourage the settlement of California, the Spanish government granted large tracts of land called "ranchos" to the Spanish Dons. Burbank is located on parts of two of these ranchos, San Rafael and La Providencia.

Rancho San Rafael was granted to Jose Maria Verdugo in 1798, at *eight leagues* or 36,404 acres probably the largest land grant ever given. It included the areas known as Glendale, Garvanza (now Highland Park), Eagle Rock, York Valley, Casa Verdugo, and much of Burbank - from the edge of the Arroyo Seco in present day Pasadena to the Rancho Ex-Mission San Fernando. Rancho Providencia, located to the west, was a Mexican land grant created after Mexico won her independence from Spain in 1821. The grant consisted of 4600 acres west of the Ranch San Rafael given to three people: Commandante J. Castro, Luis Arenas, and Vincente de la Ossa. Flocks of sheep and herds of cattle grazed the land, or grains such as wheat and barley were raised, as a requirement of the land grants.

In 1845, the Battle of Providencia unseated the tyrannical Mexican governor Micheltorena and replaced him with the *Californio* Pio Pico. Heavy cannonading from the batteries characterized the afternoon of February 20, but as both armies kept in close shelter along the banks of the Los Angeles River, little damage was done. La Providencia, with the future Rancho District at its heart, emerged a proud, slightly battle-scarred old rancho as the Spanish period ended in 1847 with the signing of the Treaty of Cahuenga.

To David W. Alexander and Alexander Bell goes the honor of being the very first Americans to own land in any portion of Burbank. These men, members of the first Los Angeles City Council, bought Rancho Providencia early in 1851 for the sum of \$1500 before one Jonathan Scott purchased the hilly areas on the west side of Rancho San Rafael from the heirs of Jose Verdugo in 1857. Though in 1862 Scott's planting of extensive vineyards on his land started the grape and wine industry in the area, none of the three did much to develop their land holding. In 1867 ownership of the two properties was acquired by Dr. David Burbank, a local dentist soon to become a successful sheep rancher and real estate investor, for roughly \$1 an acre.



*Subdivision of the Rancho Providencia into 10 to 40 acre farms, 1886
Even then equestrian facilities were the "Rancho" area's hallmark*

In 1867, with the coming of the railroad fare wars, land prices soared in southern California and more than 100 towns were formed. Burbank was one of those towns. But the severe drought of 1886 hit the farms and ranches of the burgeoning community hard and thousands of sheep and cattle died. Dr. Burbank was to sell nearly 9000 acres of his property that year to a group known as the Providencia Land, Water and Development Company for \$250,000., remaining as one of the Company's directors. The land was surveyed and a business district was laid out, surrounded by residential lots. The outlying area was divided into small farms. The original plat of the townsite of Burbank extended from what is now Burbank Boulevard on the north, to Grandview Avenue in Glendale on the south, and from the top ridge of the Verdugo Hills on the east to what is now Clybourn Avenue on the west. The following year, 1887, Burbank was founded and officially became a town as the lots and farms were offered for sale.

When in 1889 a depression hit the Los Angeles area, real estate values tumbled. Most of the men who had promoted the Providencia Land, Water and Development Company were ruined financially and few of them lived to see their dream of a city beautiful come true.

The outlying area of the Burbank townsite had been divided into 10, 20, 30 and 40 acre farms. The natural fertility of the land enabled some ranchers to make a living on the farms during the long dry spell which followed the land boom collapse of 1889. In five of the seven dry years, less than ten inches of rain fell each season. Water conservation was unknown and there were few reservoirs to store water for irrigation. The fine sand loam and underground wells gave Burbank some of the finest vineyards in the world. Burbank became famous for its fine wines and large wineries, such as Gai's Winery pictured. Other lands produced crops of peaches, alfalfa, melons (particularly cantaloupes), pumpkins and grains. These lands were located in the Toluca area near or actually over the natural storage basin of the great San Fernando Valley.

Burbank incorporated as a city in 1911, the same year the Pacific Electric Railroad line was completed from Los Angeles. The "Valley District," encompassing the Rancho are, was annexed in April, 1915, increasing the new city's size fourfold.



*Mark Smith, Showman and Trainer of the 1940's
The Mark Smith Burbank Stables were at 1100 West Alameda*

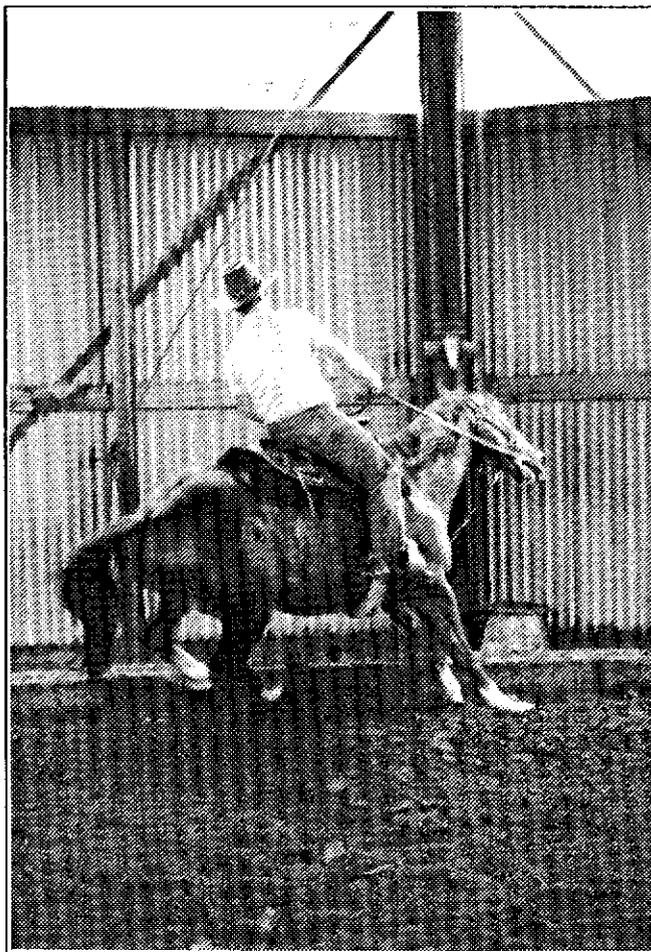
By 1930, 16,662 people called Burbank their home. Most of them lived close to the business district or in the Magnolia Park area. Many vineyards were still maintained both north and south of the developed area above San Fernando Road. The last of the grapevines gave way to housing in the 1940's.

The First National Studio, later Warner Brothers, was joined in Burbank by other movie companies. In 1935, the Columbia Studios built a "ranch" on the site which had been on the Burbank Motion Picture Stables at Hollywood Way between Verdugo Avenue and Oak Street. A special zone variance allowed the "shooting" of pictures any time, day or night.

Walt Disney Productions outgrew their Los Angeles studio and, in 1939, purchased 51 acres on Buena Vista Street between Alameda Avenue and Riverside Drive. The completion of the Disney studios late that year reinforced Burbank's position as the world's motion picture producing center.

Real estate values in Burbank increased when wartime building restrictions ended. Potential home buyers, trying to find a place to live in the city, created a postwar building boom. Large housing tracts consumed all vacant areas. Over 7,000 new residents moved into Burbank from 1945 to 1950.

The population increased by approximately 12,000 from 1950 to 1960, to reach a total of 90,155. Growth of the city's industries increased. The electronic, assembly, and other light manufacturing industries thrived as advanced technology was applied to consumer products and to the needs of a government concerned with rocketry and atomic age defense.



Boarding, training and recreational riding "Horsekeeping" continues a vital part of the present day Rancho District

History of the Master Plan and The Citizen Advisory Committee

During the public hearing and City Council discussion in late 1990 of Planned Development No. 89-9, the Rancho Market Place (Von's Pavilion), The Burbank City Council recognized the critical need to prepare a master plan for areas within the Rancho Area designated Commercial Recreation and Restricted Industry, in order to preserve the equestrian aspect of this very unique neighborhood. Planning boundaries were established and staff was directed to prepare a master plan for the commercial and industrial area bounded by Oak Street to the north, commercial properties on the east side of Main Street to the east, Riverside Drive to the south, and Mariposa Street to Alameda Avenue north to Shelton on the west.

After completing a cost comparison of staff time to consultant time to prepare the plan, Council chose to contract services for plan preparation. The Planning Center was selected to prepare the plan. All advisory committee and staff recommendations were also to be incorporated and the final product would be an initial draft of the master plan. Crain and Associates were subcontractors to prepare the neighborhood protection portion of the master plan.

Following the choice of the consultant, The Planning Center, the Council appointed an 11-member citizen advisory committee on May 7, 1991, and added an additional member at a later date. This 12-member committee represents both residential and commercial property owners.

Beginning on August 15, 1991, and for the next eight months, the committee regularly met, discussed and reached consensus on various components of the master plan.

The goal of the master plan is to preserve the equestrian character of the Rancho area while planning for compatible commercial uses and development standards for each of the proposed land use designations. The proposed uses and development standards will facilitate a compatible environment, acceptable traffic levels of service, and acceptable uses that do not present a negative environmental impact to the surrounding equestrian residential area. This objective will be accomplished through the master plan which includes the neighborhood protection plan, as specified in the Median District Specific Plan (MDSP).

Rancho Commercial Recreation Master Plan

Land Use

Traffic

General Plan

Zoning

Existing Conditions

City Of Burbank

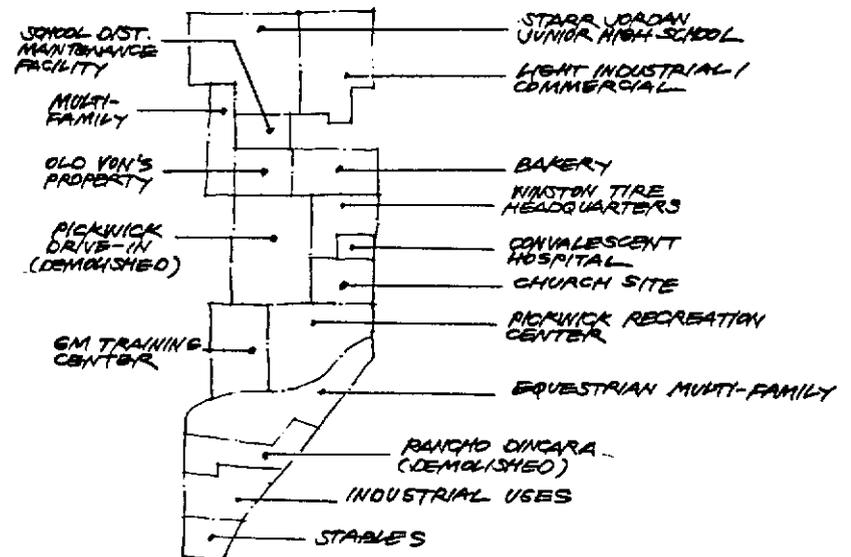
Existing Conditions

Land Use

The general plan and current zoning designations for the project area were examined. Existing land use was examined for consistency or non-conformance.



Aerial View of the Rancho Master Plan Area 1991

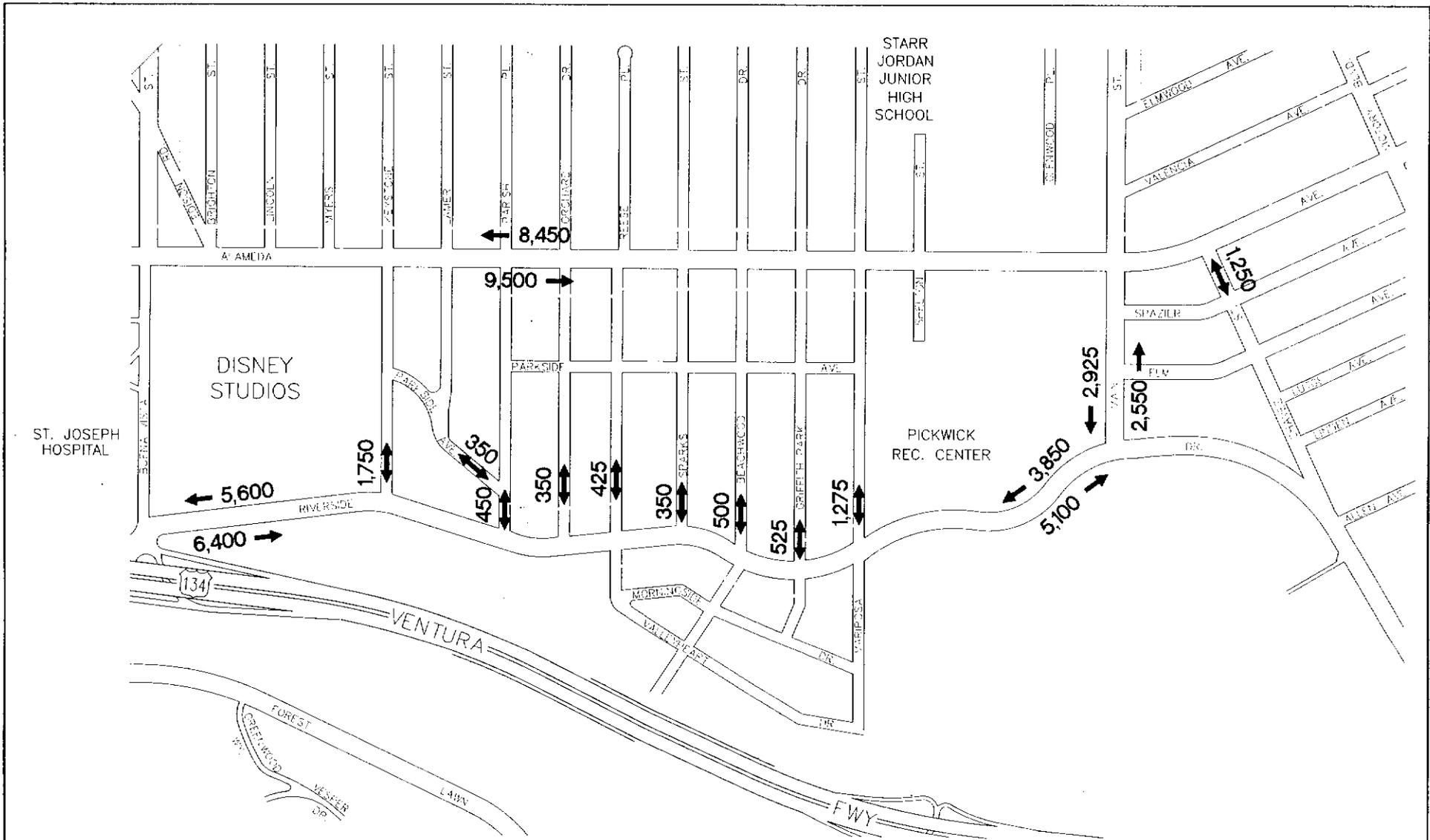


Rancho Commercial Recreation Master Plan

Existing Conditions

Traffic

The general plan and current zoning designations for the project area were examined. Existing land use was examined for consistency or non-conformance.



DAILY TRAFFIC VOLUMES
(AVERAGE OF TWO WEEKDAYS)

Existing Traffic Volumes, Rancho Community
Source: Crain and Associates, April 1992

Land use designations presently applied to the project area in the City of Burbank General Plan include the following:

SINGLE FAMILY LOW DENSITY

- Intended to provide for neighborhoods of SFD detached dwellings
- Overall density not to exceed 7 DU/Acre
- Minimum lot size of 6,000 s.f. except for Planned Development (up to 15 DU/Acre)
- Non-residential uses (by CUP) should serve neighborhood eg. private schools or churches
- Areas recognized as Single Family Horse-keeping Areas:
The area bounded by California Street, Riverside Drive, Fairview Street and the City Limits;
The general area bounded by Keystone Street, Alameda Avenue, Mariposa Street and the City limits;
The general area bounded by Riverside Drive, Main Street, Alameda Avenue, Victory Boulevard and the City limits; and
The general area bounded by Alameda Avenue, Main Street, Valencia Avenue and Victory Boulevard.
- Duplex Zoning- existing only, no new duplex permitted

MULTI-FAMILY MEDIUM DENSITY

- Intent is to accommodate medium density apartments and condominium developments, not to exceed 58 DU/ net residential acre overall, or one dwelling unit for each 750 s.f. lot area
- Planned Developments may have a maximum density of 87 DU/ net residential acre
- Nonresidential, compatible uses such as schools, churches and libraries

LIMITED COMMERCIAL

- Intended to provide land primarily for general commercial uses such as business and professional offices, retail sales and commercial services.
- Multiple family residential or mixed use projects if approved as a Planned Development

SCHOOL AND PUBLIC FACILITY

- Closed public schools retained by City for public school related use

RESTRICTED INDUSTRY

- Intended to provide land for those industrial operations which require in environment free from nuisances such as odors, noise, vibration or smoke and which themselves are relatively non-obtrusive
- Non-manufacturing industry, hospitals, media-related industry, wholesale and warehousing/storage, supply and distribution.

SHOPPING CENTER

- Intended for grouped commercial facilities primarily related to and dependent on the adjacent and surrounding areas for the majority of customers.
- Provide essential goods and services to adjacent land uses, i.e., food, drug, clothing stores, service shops, offices, professions and services relating to the needs of the surrounding areas.
- Retail sales and neighborhood-oriented services on the ground floor with professional offices and commercial limited to upper floor occupancy.

COMMERCIAL RECREATION

- Intent to provide suitable land for facilities that require large areas for parking and access related to regional highways. Function as essential supplements to the public recreational facilities, such as: bowling alleys, theaters, skating rinks and stables.
- Related commercial uses compatible with the primary use intended for this category include motels, restaurants and lounges.
- Any development must be as a Planned Development.

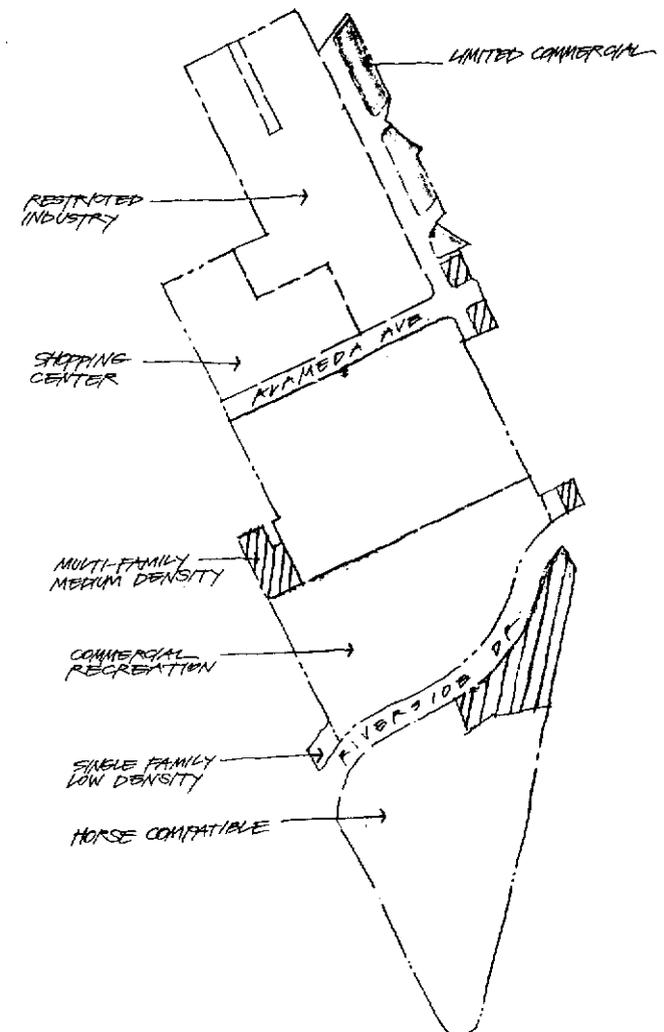
HORSE COMPATIBLE

- Intent to provide land for light industrial, quasi-industrial or other uses which are compatible with adjacent single family horsekeeping neighborhoods and equestrian facilities in the area.
- Unlikely to create significant noise, dust, odor or other nuisances for the adjacent single family neighborhood
- Unlikely to create heavy volumes of traffic during evenings or on weekends when such traffic could create a hazard for the equestrian traffic in the neighborhood.

Existing Conditions

General Plan Designations

The general plan and current zoning designations for the project area were examined. Existing land use was examined for consistency or non-conformance.



The following descriptions of the intent of zoning designations presently applied to the project area have been abstracted from the Municipal Code:

- R-1-H RESIDENTIAL ZONE
- R-4 RESIDENTIAL ZONE
- C-4 COMMERCIAL ZONE
- M-1 INDUSTRIAL ZONE
- PD PLANNED DEVELOPMENT

R-1-H RESIDENTIAL ZONE (DIVISION 3)

Purpose

"... single family horse zone is intended for single family dwellings upon lots on which horses may be kept..."

R-4 RESIDENTIAL ZONE (DIVISION 6)

Purpose

"... intended for medium density multiple dwellings."

C-3 COMMERCIAL ZONE (DIVISION 3)

Purpose

"... Commercial General Business Zone is intended for general business establishments and other commercial uses which are related directly to the highway for patronage."

M-1 INDUSTRIAL ZONE (DIVISION 1)

Purpose

"... Limited Industrial Zone is intended for the development of industrial uses which include fabrication, manufacturing, assembly or processing of material that are in already processed form."

PD PLANNED DEVELOPMENT (DIVISION 10)

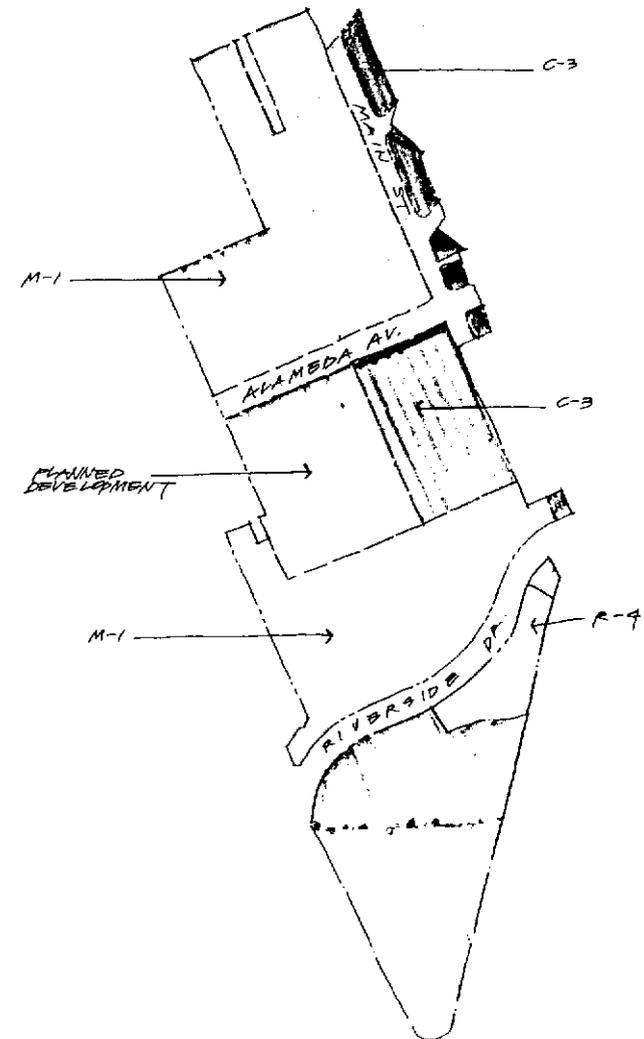
Purpose

This division is intended as an alternate process to accommodate unique developments for residential, commercial, professional, or other similar activities, including combinations of uses and modified development standards, which would create a desirable, functional and community environment under controlled conditions of a development plan.

Existing Conditions

Zone Text Designations

The general plan and current zoning designations for the project area were examined. Existing land use was examined for consistency or non-conformance.



Rancho Commercial Recreation Master Plan

Plan Alternatives

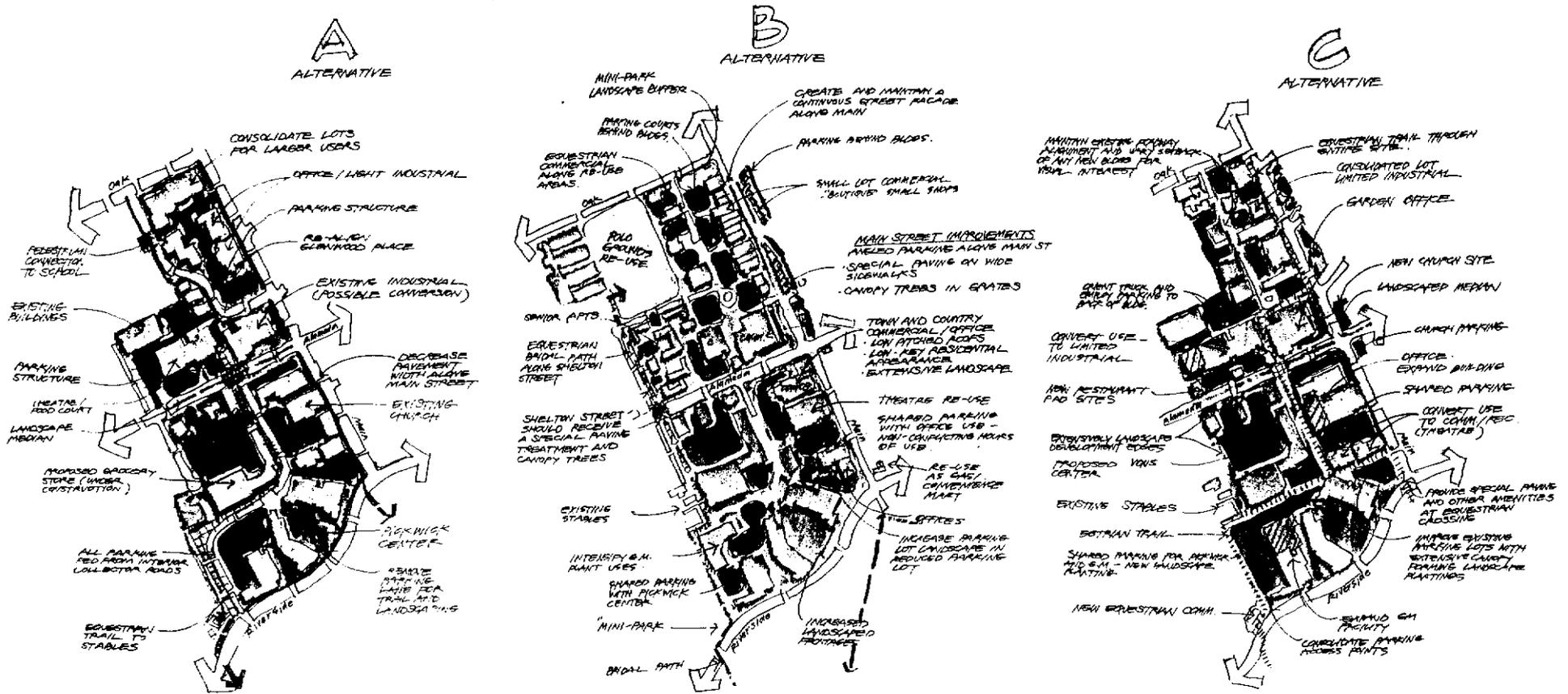
Evaluation and Testing

The Preferred Plan

Selecting A Plan Alternative

Plan Alternatives

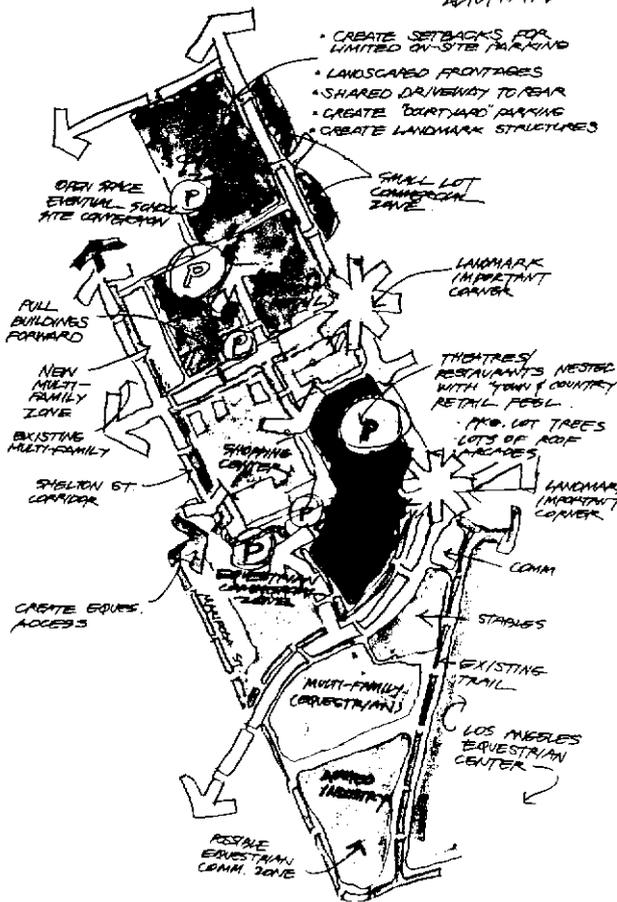
A variety of plan alternatives representing intensification of uses and a variety of circulation options were examined.



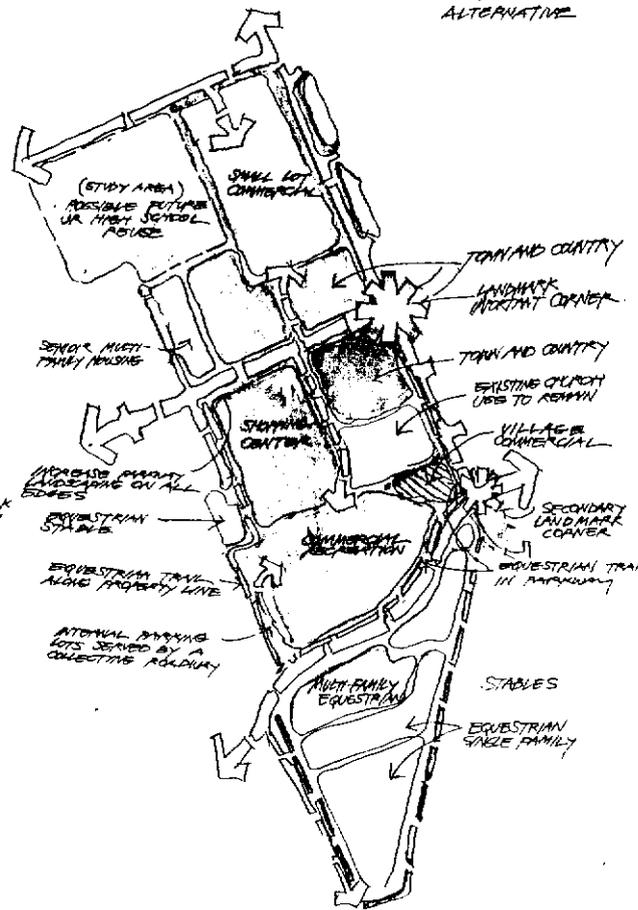
Evaluation and Testing

Evaluation and testing of plan alternatives sought to maximize shared parking, utilize available access, and clearly address the limitations of parcel size.

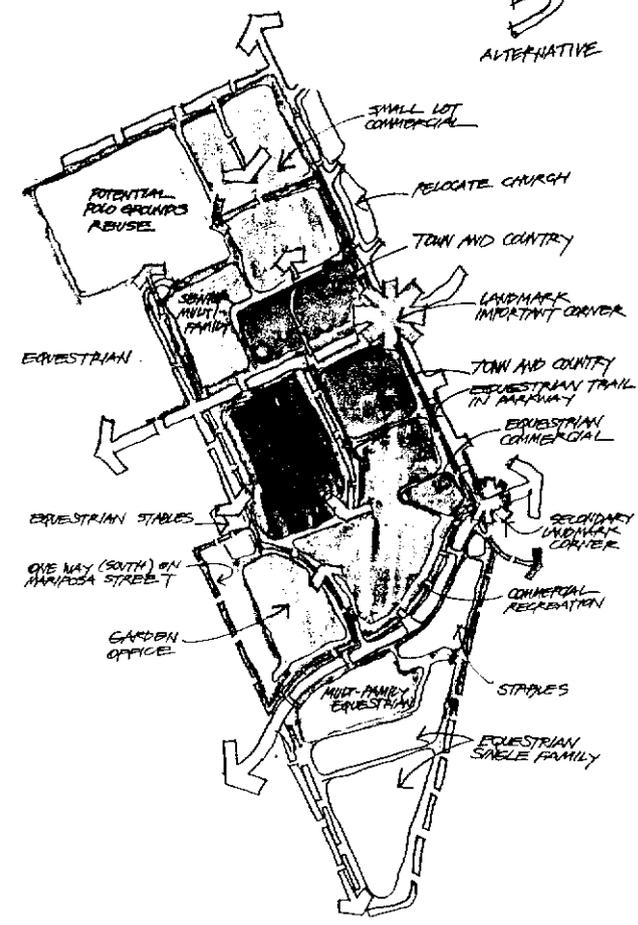
1
ALTERNATIVE

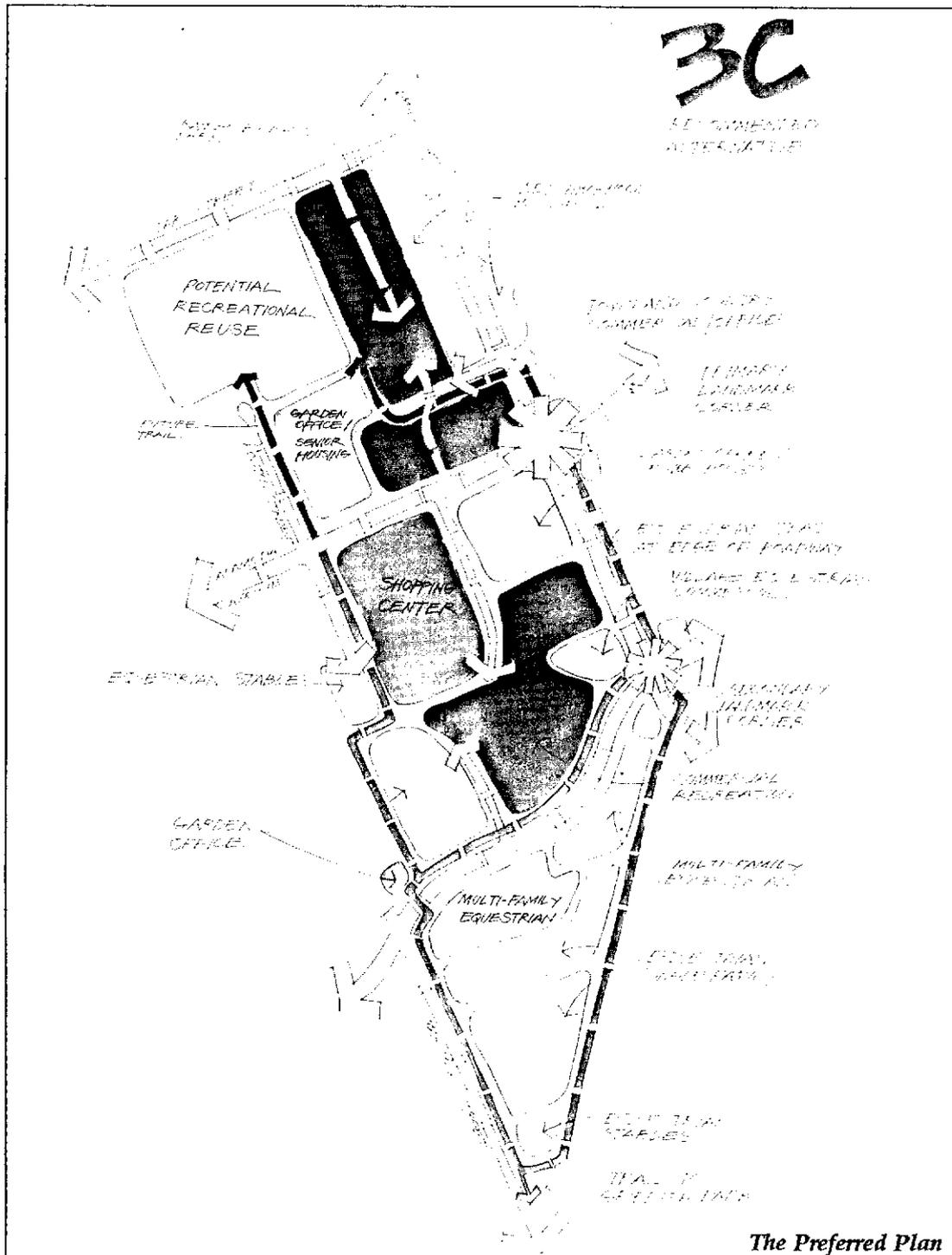


2
ALTERNATIVE



3
ALTERNATIVE





The Preferred Plan

The Preferred Plan

Land Use Designations

"Town and Country" Commercial/Office

The "Town and Country" commercial/office zone is designed to encourage and support the development of community-oriented retail and service commercial uses in conjunction with professional offices.

Village "Equestrian Commercial"

This district is intended to provide for the development of clustered convenience commercial uses to serve the immediately surrounding residential neighborhoods and the adjacent Los Angeles Equestrian Center. Equestrian-oriented commercial uses are encouraged to concentrate in this zone.

Garden Office

The "Garden Office" Zone is intended to encourage the development of professional and general office uses of a one to three story nature in a heavily landscaped "garden-like" setting. The zone additionally serves as a transition between low-intensity residential uses and retail commercial or commercial recreation activities.

Rancho Business Park

This district is intended to perpetuate the existence of the small business, incubator industrial users abutting Glenwood Place in the Rancho project area. It is recognized that the areas that provide small businesses a place to establish and prosper are becoming increasingly scarce and therefore increasingly desirable. It is the intent of this category to respond to the community need for smaller and more affordable light manufacturing/commercial space.

Neighborhood Business

The Neighborhood Business Zone is intended to accommodate a selective blend of commercial and office uses requiring visibility and convenient access. It is intended to be applied to the existing small lots abutting both sides of Main Street.

Senior Housing/Garden Apartments

The Senior Housing/Garden Apartment Zone is intended to provide seniors a medium density garden like environment within close proximity (walking distance) of senior services.

Rancho Commercial Recreation Master Plan

Design Objectives

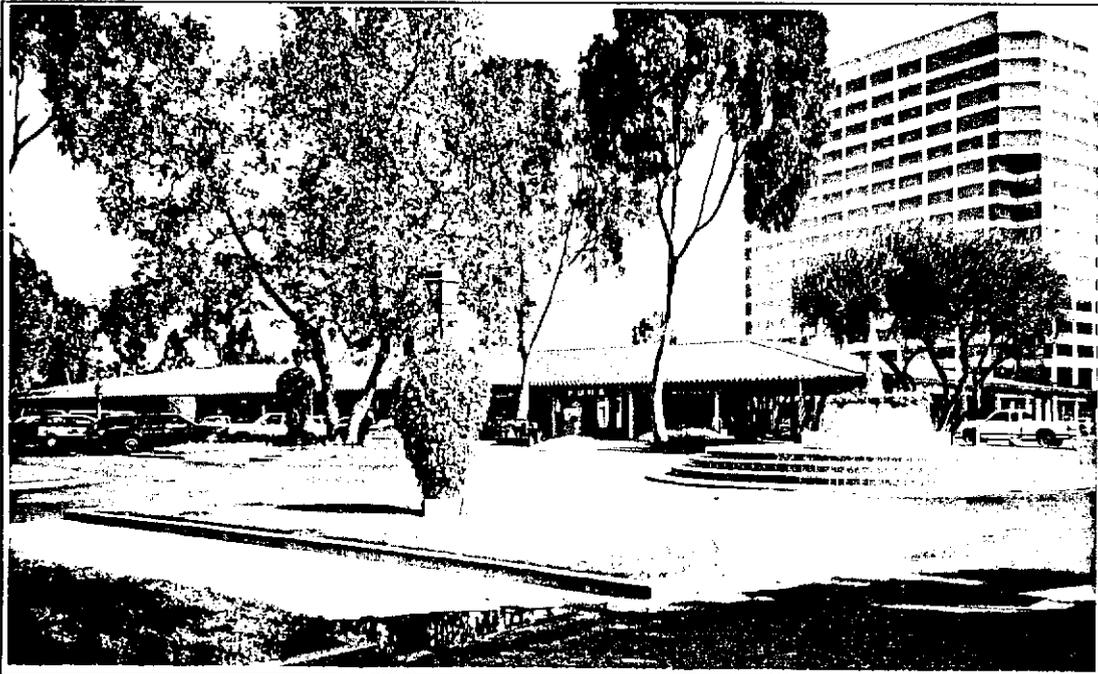
Permitted Uses Matrix

Land Use Zone Designations

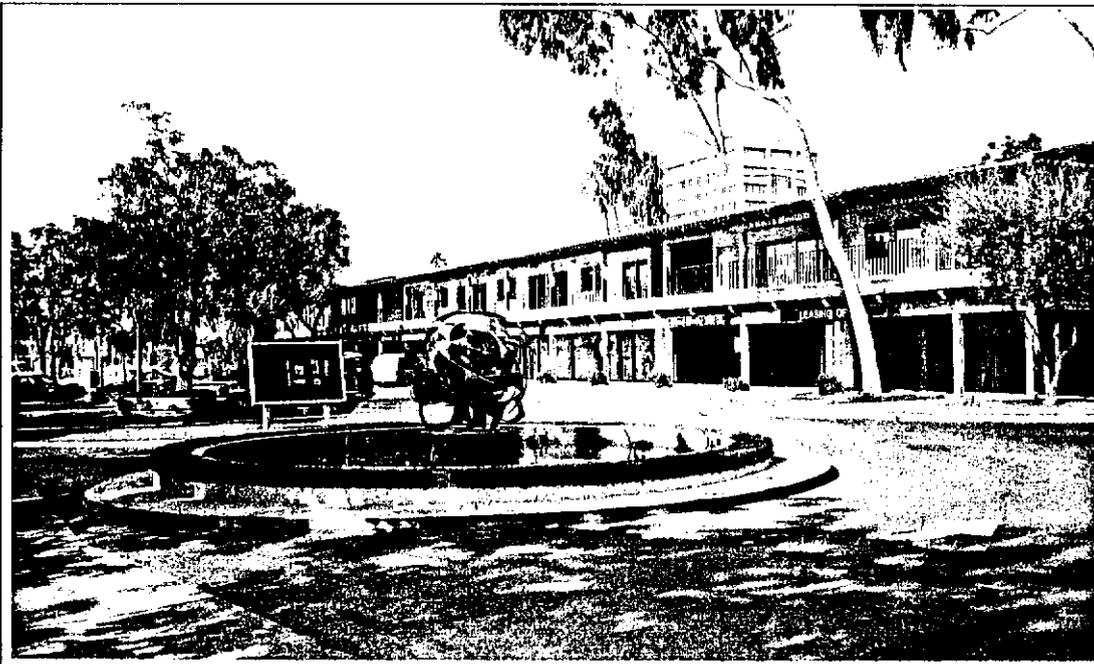
Land Use Zone Designations

Purpose and Intent

Each Land Use Zone described on the Preferred Plan is characterized by a discreet set of physical design objectives.



Low profile buildings predominate, massive pitched roofs, "signature" Sycamore trees



Multiple structures with "residential" ambience, parking "courts" with amenities

"Town and Country" Commercial/Office Zone

Purpose and Intent

The "Town and Country" commercial/office zone is designed to encourage and support the development of community-oriented retail and service commercial uses in conjunction with professional offices.

Design Objectives

Building Height: One, two and three-story structures,

Scale: Low profile buildings, single or clustered; building elements and materials compatible in scale with existing "Rancho" residential fabric.

Roof Form: Predominant pitched roof with overhangs,

Building Form: Use of covered arcades, recessed windows, bays encouraged; all facades to receive design consideration. Avoid box-like buildings; encourage stair-step facades along major street frontages.

Setbacks: All project edges to receive landscape treatment; generous landscape setbacks or parkways along all major street frontages.

Massing: Impact of allowable building volume to be reduced by creating multiple structures where possible; pedestrian "courtyards" and "paseos" to be provided between or within buildings.

Parking: Parking to be broken into landscaped parking "courts" with abundant trees; arterial curb cuts to be limited in frequency.

Landscape: Incorporate signature "California Sycamore" tree, bouganvillea vines and other native or "early California" materials; provide adequate landscape to create a pleasant environment and adequate project perimeter buffer.



Covered arcades, recessed windows, parking broken by landscape and trees

"Town and Country" Commercial/Office Zone

Typical Permitted Uses

The following uses shall be encouraged as primary uses at the ground floor level:

- Higher-end retail sales
- Antique and art galleries
- Book stores, camera shops
- Toys and specialty gifts
- Luggage and leather goods, jewelry
- Furniture and home accessories
- Interior decorating, picture framing
- Garden shop (No heavy equipment or nursery)
- Travel agencies
- Real estate or stock brokerage offices
- Sit-down restaurants

The following uses shall be encouraged as accessory uses at either the ground floor, second floor or third level:

- Professional offices
- Medical and dental offices, optometry
- Architecture, graphics and design studios
- Special small-scale office space not generally available and suitable for post-production facilities
- Advertising and real estate offices



Covered arcades, architectural forms and materials reflect LA Equestrian Center

Village "Equestrian Commercial" Zone

Purpose and Intent

This district is intended to provide for the development of clustered convenience commercial uses to serve the immediately surrounding residential neighborhoods and the adjacent Los Angeles Equestrian Center. Equestrian-oriented commercial uses are encouraged to concentrate in this zone.

Design Objectives

Building Height: Single story structure(s).

Scale: Building elements and materials compatible with adjacent Los Angeles Equestrian Center.

Roof Form: Pitched roof, hipped form encouraged.

Building Form: Roof overhangs with covered arcades; all facades receiving design consideration. Orient primary visitor access from internal parking; secondary visitor access from street.

Massing: Multiple buildings are encouraged but not required. Facade offsets should be provided to create visual interest.

Setbacks: Provide generous landscaped parkways or setback area containing neighborhood "signature" trees along all major street frontages.

Parking: Shared parking and access to adjacent parcels is encouraged. Limit frequency of curb cuts into parking area.

Landscape: Incorporate signature "California Sycamore" tree, bouganvillea vines and other native or "early California" materials; provide adequate landscape to create a pleasant environment and adequate project perimeter buffer. Screen service areas.



Simple forms and landscape echo LA Equestrian Center

Village "Equestrian Commercial" Zone

Typical Permitted Uses

The following uses shall be encouraged as primary uses:

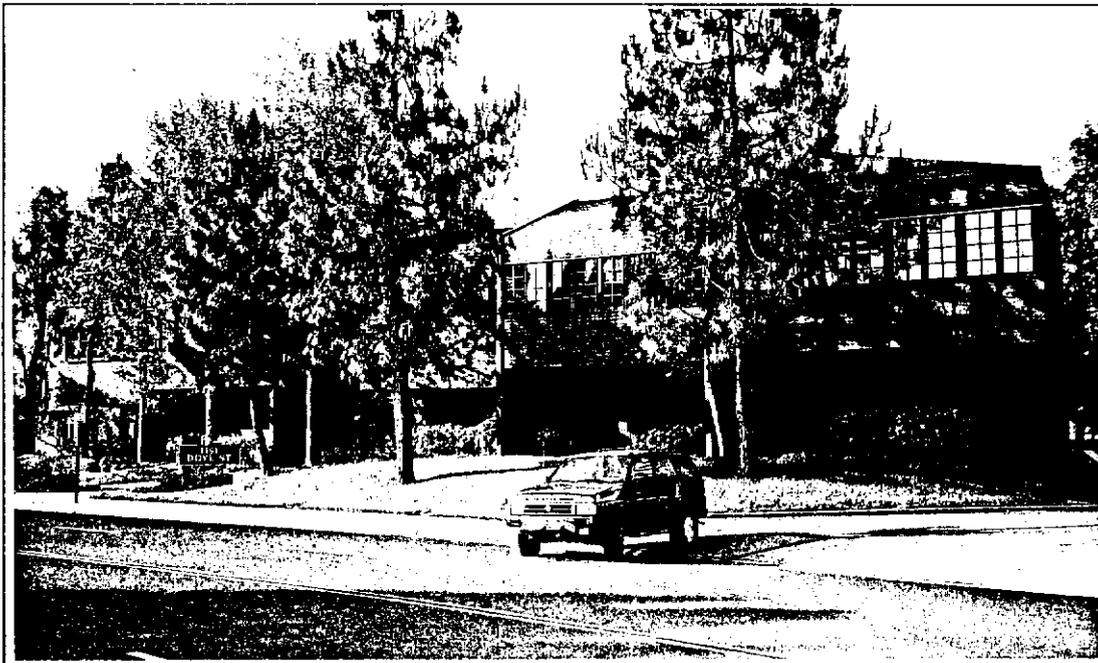
- Food market or convenience store (less than 8,000 s.f.)
- Laundromat
- Dry cleaners (no dry cleaning done on premises)
- Radio and television repair- incidental sales
- Barber shop or beauty salon
- Shoe repair
- Bookstore
- Cafe or delicatessen (excluding fast food)

The following uses shall be encouraged as accessory uses:

- Riding tack sales including custom manufacturing of saddles or harnesses.
- Riding apparel sales
- Veterinary services
- Small animal hospital



Low profile structure(s) in a garden setting; predominant pitched roofs; parking "courts"



Residential-scaled materials, generous parkway landscape, "signature" trees

Garden Office Zone

Purpose and Intent

The "Garden Office" Zone is intended to encourage the development of professional and general office uses of a one to three story nature in a heavily landscaped "garden-like" setting. The zone additionally serves as a transition between low-intensity residential uses and retail commercial or commercial recreation activities.

Design Objectives

Building Height: Two and three-story structures, residential in appearance.

Scale: Compatible in scale, elements and materials with the adjacent residential fabric.

Roof Form: Pitched roofs, residential in appearance.

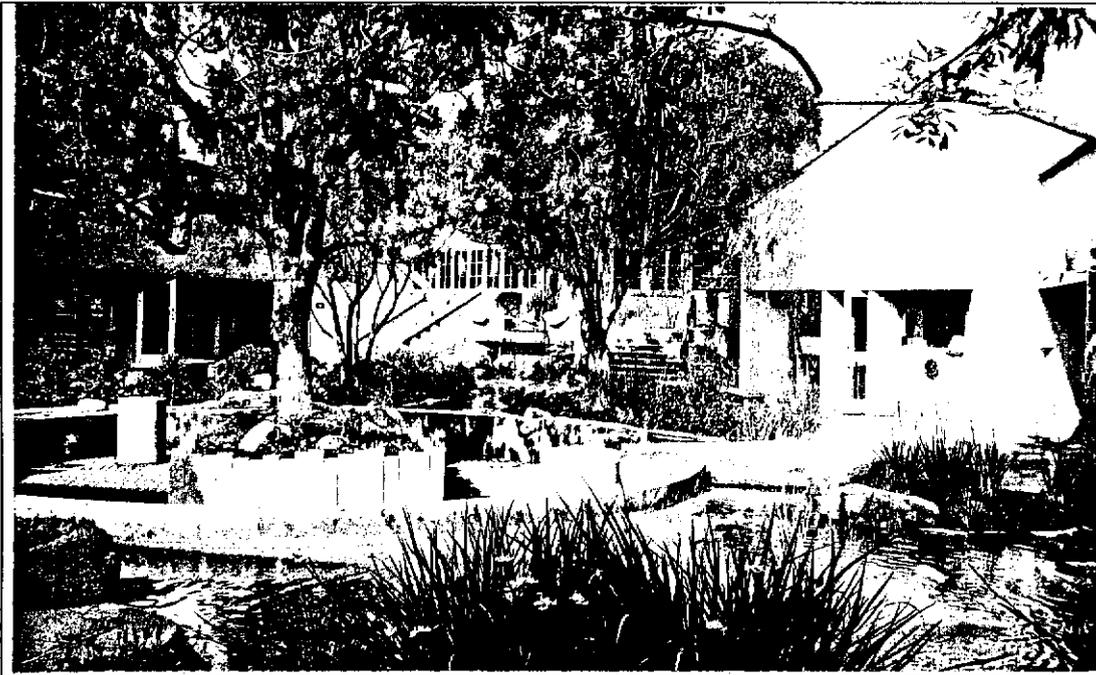
Building Form: Low profile structures in a garden setting; building may surround a courtyard or series of patio courts visibly accessible from the exterior.

Setbacks: Create stairstep elevation at streetside to reduce box-like appearance. Visually buffer project edges. Create generous landscape setback or parkways along all major street frontages.

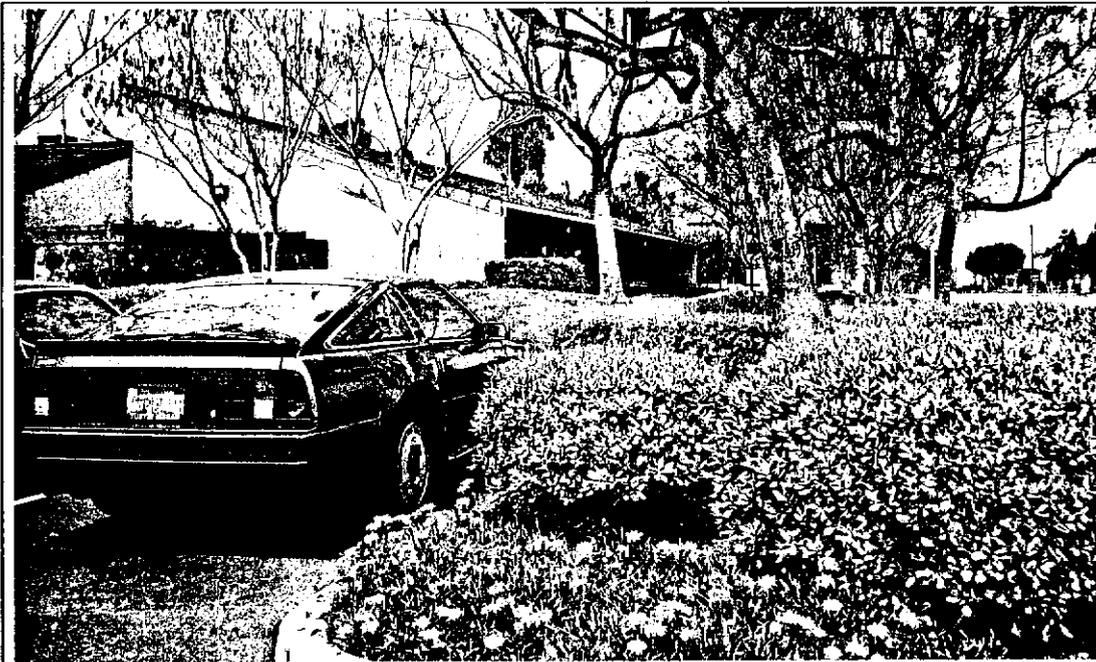
Massing: Buildings should be grouped to create a common interior open "courtyards" or sequence of courtyards where landscape will be emphasized.

Parking: Create landscaped parking "courts" to break up mass of paving. Provide accessible short-term parking space near buildings. Subgrade parking is encouraged.

Landscape: Interior spaces between buildings should receive extensive landscape treatment. Incorporate signature "California Sycamore" tree, bouganvillea vines and other native or "early California" materials; provide adequate landscape to create a pleasant environment and adequate project perimeter buffer.



Landscaped courts or "paseos" between buildings, visitor amenities



Limit number of vehicles/parking bay, permit landscape penetrations

Garden Office Zone

Typical Permitted Uses

The following uses shall be encouraged as primary uses:

- Professional Offices: attorney, accountant, etc.
- Medical and dental offices, optometry (excluding medical centers or medical groups)
- Architecture, graphics and design studios
- General Offices: ad agency, drafting, escrow, insurance, etc.
- Travel Agencies
- Real estate or stock brokerage offices
- Bank, savings and loan

The following support uses are encouraged as accessory uses within the zone:

- Post office and public utility branch offices
- Blueprint and copy shop
- Dry cleaners (no dry cleaning done on premises)
- Small restaurant or delicatessen (excluding fast food)



Simple forms, quality materials; limited visitor parking in front of buildings



Mansard roof and well-placed parking buffer landscape soften building forms

Rancho Business Park Zone

Purpose and Intent

This district is intended to perpetuate the existence of the small business, incubator industrial users abutting Glenwood Place in the Rancho project area. It is recognized that the areas that provide small businesses a place to establish and prosper are becoming increasingly scarce and therefore increasingly desirable. It is the intent of this category to respond to the community need for smaller and more affordable light manufacturing/commercial space.

Development Objectives

Building Height: One and two-story buildings.

Scale: Encourage new construction which will maintain the established pattern of small lot manufacturing/warehouse district with limited parking.

Roof Form: Flat, with parapets if desired; mansard roofs acceptable in certain circumstances.

Building Form: Simple box-like forms, quality materials; muted color palette with colored awning or fixture accents. Orient building entries toward on-site parking.

Setbacks: Minimal. Discourage subdivision of parcels. Visually screen project edges with fencing or low walls in combination with landscape.

Massing: Allow common walls for developments, increase mass rather than create a collection of small service-oriented buildings.

Parking: Screen parking by landscape or low walls.

Landscape: Encourage low maintenance plantings. Use plants to buffer and screen unsightly views.



Use of "signature" tree creates visual tie to "Rancho" community

Rancho Business Park Zone

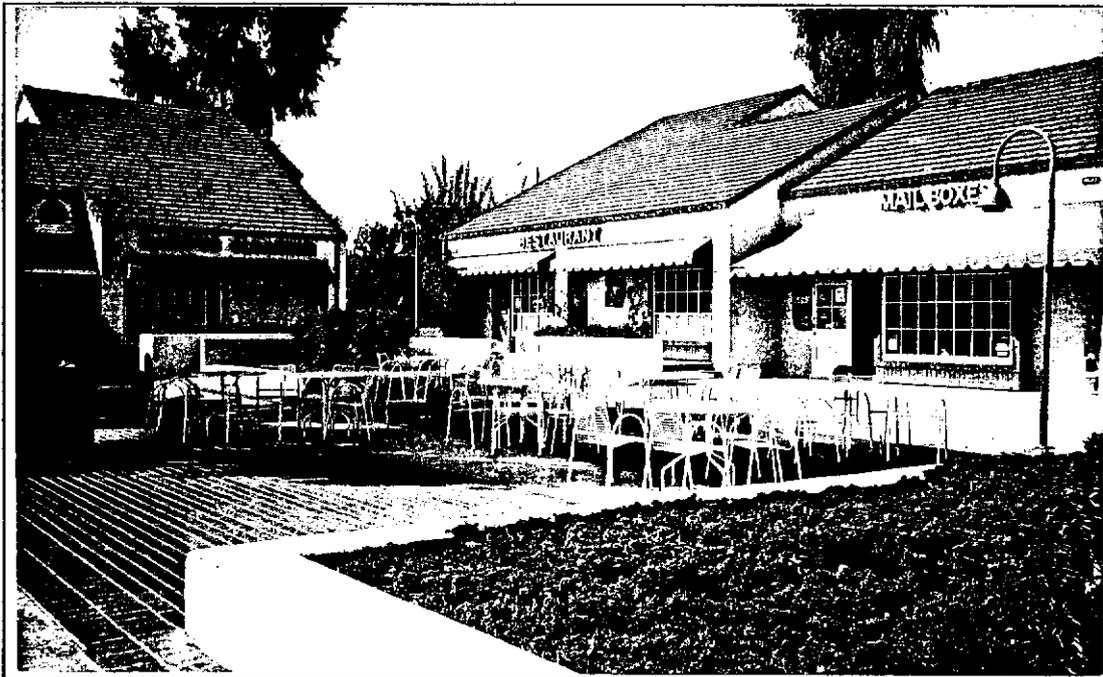
Typical Permitted Uses

The following uses shall be encouraged as primary uses:

- Light manufacturing
- Light industrial uses
- Small professional offices involved in industrial related activities such as engineering, industrial design and consultation.
- Warehousing and distribution
- Maintenance facilities, yards and utilities.
- Offices in conjunction with any other permitted use as long as the office use does not occupy in excess of 40% of the total building square footage.

The following uses shall be permitted as accessory uses within the zone when developed and used in conjunction with one or more of the principal permitted uses:

- Employee recreation facilities and play areas.
- Permitted wholesale sales and services ("will call" types of business).
- Parking structures and surface parking lots.
- Open storage incidental to a principal use provided the storage is screened from public view by a solid wall. Stored material shall not be stacked above the height of the wall and shall not be located within the required parking area.



Simple building form, varied facade plane and roof line



Pitched roof with optional dormers; quality building materials

Neighborhood Business Zone

Purpose and Intent

The Neighborhood Business Zone is intended to accommodate a selective blend of commercial and office uses requiring visibility and convenient access. It is intended to be applied to the existing small lots abutting both sides of Main Street.

Development Objectives

Building Height: One and two-story structures.

Scale: Compatibility of building scale and material with existing residential fabric.

Roof Form: Pitched roof; mansard roofs discouraged.

Building Form: Single structures with varied facade plane and roof line; recess windows and entries.

Setbacks: Limited to capitalize on minimal parcel depth. Orient commercial uses toward Main Street and encourage parking behind structures.

Massing: Facade design should create a rhythmic collection of shops and offices along a variable building line.

Parking: Parking should be primarily accessible from alley. Internal parking areas shall act as buffers to adjacent residential areas.

Landscape: Incorporate signature "California Sycamore" tree, bougainvillea vines and other native or "early California" materials. Screen service areas and provide generous landscape buffering along the rear yards adjacent to residential uses.



Covered pedestrian arcade; landmark features (eg. clock tower)

Neighborhood Business Zone

Typical Permitted Uses

The following uses shall be permitted as primary uses:

- Retail businesses conducted within a building
- Service businesses including retail sales incidental thereto
- Nurseries and garden supply
- Service stations

The following uses shall be encouraged as accessory uses at either the ground floor or second floor level:

- Professional offices
- Medical and dental offices, optometry
- Medical centers or medical groups
- Real estate offices, title and escrow



Avoid box-like buildings; encourage stair-step facades along street frontages



Design all facades: bays, balconies and window recesses breakup building volume

Senior Housing/Garden Apartment Zone

Purpose and Intent

The Senior Housing/Garden Apartment Zone is intended to provide seniors a medium density garden like environment within close proximity (walking distance) of senior services.

Development Objectives

Building Height: One, two and three-story structures.

Scale: Compatibility of building scale and materials with existing multi-family units along Shelton Street.

Roof Form: Pitched; mansard roofs discouraged.

Building Form: Avoid box-like buildings. Smaller and interconnected building volumes rather than one massive structure; use of fenestration, balconies, bays, and overhangs encouraged. Ample use of courtyards and patios (open and enclosed). All facades should receive design consideration.

Building Orientation: Orient buildings primarily towards interior courts, secondarily to adjacent streets.

Setbacks: Encourage stair-step facades along major street frontages. Create ample landscape setbacks or parkways along all major street frontages. Provide landscape buffers on all project edges.

Massing: Reduce impact of allowable building volume by creating multiple structures, create pedestrian and parking "courtyards" between buildings. Avoid box-like buildings, encourage stair-step facades along major street frontages.

Parking: Break up parking into parking "courts," and limit arterial curb cuts.

Landscaping: Interior spaces between buildings should receive extensive landscape treatment. Incorporate signature "California Sycamore" tree, bougainvillea vines and other native or "early California" materials. Screen service areas.



Facade fenestration and perimeter landscape soften building mass

Senior Housing/Garden Apartment Zone

Typical Permitted Uses

The following uses shall be permitted as primary uses:

- Senior housing
- Affordable/low income housing

The following uses shall be encouraged as accessory uses:

- Professional garden office
- Congregate care facility
- Senior recreation center

Permitted Uses

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Antique shop			
Art gallery	
Art shop		
Bakery		
Beauty supply store	.	.	.				
Bicycle and/or repair shop		
Book store	
Burglar alarm sales or service; no on-site installation	
Butcher shop; no slaughtering	.	.	.				
Cafe	¹
Camera shop; incidental film developing		
Candy store		
Clothing store		
Computer/electronics			.				
Drapery shop	.	.	.				
Dressmaking shop	.	.	.				
Drug store		.	.				
Dry goods store		.	.	.			
Eating establish., fast food, no drive thru			.				
Eating establishment, sit down			.		.		
Feed Store		
Film store		
Florist shop	
Food market; in completely enclosed bldg.			.				
Furniture sales		.	.				
Furrier sales			
Garden supply shop			
Gift shop	¹
Greenhouse		.	.	.			
Hardware store			
Ice cream shop		
Interior decorating store			
Jewelry store			
Leather goods shop			
Luggage store			
Music store		
Newsstand	
Notions store	¹
Novelty store	¹
Orthopedic and medical appliance store	.	.	.				
Paint store	.	.	.				
Pet shop; includes grooming			
Pharmacy	¹
Picture frame store			
Radio, T.V. store; incidental servicing	.	.	.				
Shoe store	¹		
Sporting goods store	¹		
Stationery store	
Tobacco shop			
Toy store			
Ventilation, heating sales or service		.					
Wholesale sales; incidental to retail sales	.	.					

Retail Uses

Uses not listed will be considered on a case-by-case basis through the planned development process.

¹ Incidental use only.

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Archery Range					•		
Addressograph Service		•	•			•	
Aerobics Studio			•		•		• ¹
Air Conditioning Installation and Service; Incidental Sales		•					
Amusement Enterprise (in completely enclosed Building)					•		
Auditorium			•		•		
Automated Teller Machine	•	•	•	•	•	•	•
Awning Shop		•	•				
Barber Shop	•		•	•	• ¹		• ¹
Beauty Shop	•		•	•	•		•
Billiard Parlor							
Blueprinting							
Bookbinding							
Catering Service							
Child Care Facility							
Church							
Clay Products Manufacturing (kiln not to exceed 8 cu. ft.)							
Club; non-profit		•	•		•		• ¹
Collection agency	•	•	•			•	
Computer service center	•	•	•				
Dance hall; in completely enclosed building					•	•	
Dog and animal grooming	•	•	•	•			
Driving range					• ¹		
Dry cleaning agency; no dry cleaning on site	•		•		• ¹	•	
Employee recreation facilities		•			•		
Engraver	•	•	•	• ¹			
Equip. rental; light, no trucks, in completely enclosed bldg.		•					
Exhibition and sales					•		
Film editing		•					
Fix-it shop	•	•	•				
Funeral home		•					
Glass shop; in completely enclosed building		•	•				
Gymnasium; in completely enclosed building			•		•	• ¹	• ¹
Handball courts					•		• ¹
Household appliance repair; incidental sales	•	•					
Ice skating rink; in completely enclosed building					•		
Interior decorating service	•	•	•	•		•	
Janitorial service	•	•	•			•	
Laboratory; dental		•					
Laboratory; medical		•					
Laundromat		•					• ¹
Laundry agency; no washing	•	•	•				• ¹
Library; municipal			•				
Linen or towel supply		•	•				
Mailing service		•	•			•	
Miniature golf course					•		
Museum			•	•	•		
Park and recreational facility					•		
Photocopy service	•	•	•	•		•	
Photographer	•	•	•	•		•	
Photographic copying	•	•	•				
Physical therapist			•			•	
Plumbing shop; in completely enclosed bldg.		•				•	
Police; private, dispatch and administration only		•	•	•		•	
Police station; municipal (substation)			•				

Permitted Uses

Services

Uses not listed will be considered on a case-by-case basis through the planned development process.

¹ Incidental use only.

Permitted Uses

Services (Continued)

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Post office; small scale			•				
Print shop; except newspaper printing	•	•					
Racquetball courts					•		• ¹
Radio and T.V. repair; incidental sales	•	•					
Recording studio		•					
Refrigeration installation and service; incidental sales		•					
Riding tack shop	•		•	•	•		
School; public or private	•	•	•				
Sharpening of tools		•					
Shoe repair shop	•		•	•	• ¹		
Shoeshine stand			•		•		
Sign painting shop		•					
Skating rink; in completely enclosed bldg.					•		
Stables; rentals and boarding					•		
Studio; art and photograph	•	•	•	•	• ¹	•	
Swimming pool; commercial					•		
Telephone answering service	•	•	•			•	
Telephone exchange	•	•	•			•	
Theater; except drive-in			•		•		
Travel agency	•	•	•	•	•	•	
Upholstery shop	•	•					
Video tape rental	•		•	• ¹	• ¹		

¹ Incidental use only.

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Accountant	•		•			•	
Architecture studio	•	•	•			•	
Bank				•		•	
Brokerage, general, non-inventory	•	•	•			•	
Clinic; animal		•					
Dental office			•			•	
Design studio	•	•	•			•	
Employment agency			•			•	
Financial services			•	•		•	
Graphic arts studio	•	•	•			•	
Laboratory, x-ray; treatment		•				•	
Law office	•	•	•			•	
Medical office	•	•	•			•	
Newspaper office; no printing		•	•			•	
Office building; business or professional, non-medical	•	•	•			•	
Publishing office; no printing		•	•			•	
Real estate office	•	•	•			•	
Tax preparation	•	•	•			•	
Ticket agency	•		•	•	• ¹	•	
Veterinary services	•	•		•			

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Wholesale business (no warehousing)		•	•			•	

Permitted Uses

Commercial and Professional Office

Uses not listed will be considered on a case-by-case basis through the planned development process.

Wholesale

¹ Incidental use only.

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Alcoholic beverages; sale of, consumption on premises	¹
Amusement enterprise; in completely enclosed building			.				
Convenience grocery store			.				
Liquor store, packaged			.				
Nursery; plant			

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Animal hospital		.					
Billiard parlor			.				
Boxing arena; in completely enclosed bldg.					.		
Convalescent home							.
Dance hall; in completely enclosed bldg.			.				
Laundry		.					
Residential care home/retirement home							.
Service station; automobile	.						
Welding service; in completely enclosed building		.					

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Assembly only: Canvas; Cloth; Cork; Felt; Fiber; Glass; Shell; Stone; Textiles; Tobacco; Wax--no rendering; Wood; Yarn		.					

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Candy		.	.				
Musical instruments		.					
Scientific equipment (including manufacturing of small parts only)		.					
Signs		.					
Silk screens		.	.				

Conditional Uses

Retail

Uses not listed will be considered on a case-by-case basis through the planned development process.

Services

Assembly & Fabrication of Goods Processed Materials

Manufacturing

¹ Incidental use only.

Prohibited Uses

	Neighbor. Business	Rancho Business Park	Town & Country	Village Equestrian Commercial	Commercial Recreation	Garden Office	Senior Housing
Advertising structure or sign not expressly permitted	•	•	•	•	•	•	•
Agricultural use	•	•	•	•	•	•	•
Airport use	•	•	•	•	•	•	•
Auto body shops	•	•	•	•	•	•	•
Auto and truck sales, dealers	•	•	•	•	•	•	•
Cemetery use	•	•	•	•	•	•	•
Pawn shop	•	•	•	•	•	•	•
Residential use	•	•	•	•	•	•	•

¹ Incidental use only.

Rancho
Commercial Recreation
Master Plan

General Development Regulations
Zone-Specific Development Standards
Zone Text Amendment

Development Standards

General Development Regulations

Purpose and Intent

Development regulations structured to reinforce the desired character of the project area of the Rancho Commercial Recreation Master Plan as follows:

General Development Regulations

Design Objectives

Lighting: Encourage warm bounce building illumination or directed path/parking lighting.

Signage: Provide signage which is consistent and communicates the intended message clearly and concisely.

Trash Collection: Screen unsightly trash collection areas from public view.

Rooftop Equipment: Screen all rooftop equipment from public view.

Landscape: Provide landscape buffering along all major street frontages. Incorporate neighborhood "signature" trees in parking areas to create a canopy and to provide shade.

Development Standards

Lighting: High-pressure sodium or incandescent fixtures only.

Lighting shall be directed onto driveways, walkways, courtyards, paths and public areas within the development and away from surrounding properties and public rights-of-way.

Signage: Signage should be minimal and confined to project identification within the parkway with directional signage on the project interior.

Trash Collection Areas: Trash collection areas shall be enclosed within a building or screened with masonry walls having a minimum height of five and one-half (5-1/2) feet and with an evenly distributed semi-enclosed roof covering at least forty (40) percent of the trash collection area. Access gates or doors shall be of opaque material.

Rooftop Equipment: Rooftop equipment shall be completely enclosed on all sides or screened from view of public rights-of-way.

Landscaping: A minimum of one (1) twenty-four (24) inch box tree shall be planted per fifty (50) feet of street frontage in the street frontage setback.

Plant a minimum of one (1) twenty-four (24) inch box tree for every five spaces of parking, located in either a landscape "bulb" or decorative tree grate.

Purpose and Intent

These General Development Regulations are to apply to all zones within the Rancho Commercial Recreation Master Plan.

Zone Specific Development Regulations

Purpose and Intent

Development regulations structured to reinforce the desired character of each land use zone within the Rancho Commercial Recreation Master Plan area as follows:

"Town and Country" Commercial/Office Zone

Development Standards

Building Height:

Maximum 3 stories. Tower projections may exceed ridgeline height by 10 feet.

Building Form:

Minimum roof pitch to be 4:12; mansard roofs are discouraged.

Setback Requirements (from property line):

- **Street Frontage Building Setback:**
 - 1st story - minimum 25 feet.
 - 2nd story - minimum 30 feet, except balconies.
 - 3rd story - minimum 35 feet, except balconies.
- **Rear Yard Building Setback:** minimum 5 feet.
- **Side Yard Building Setback:** minimum 10 feet.
- **Street Frontage Parking Setback:** minimum 10 feet.
- **Rear Yard Parking Setback:** minimum 5 feet.
- **Side Yard Parking Setback:** minimum 5 feet.

Building Mass:

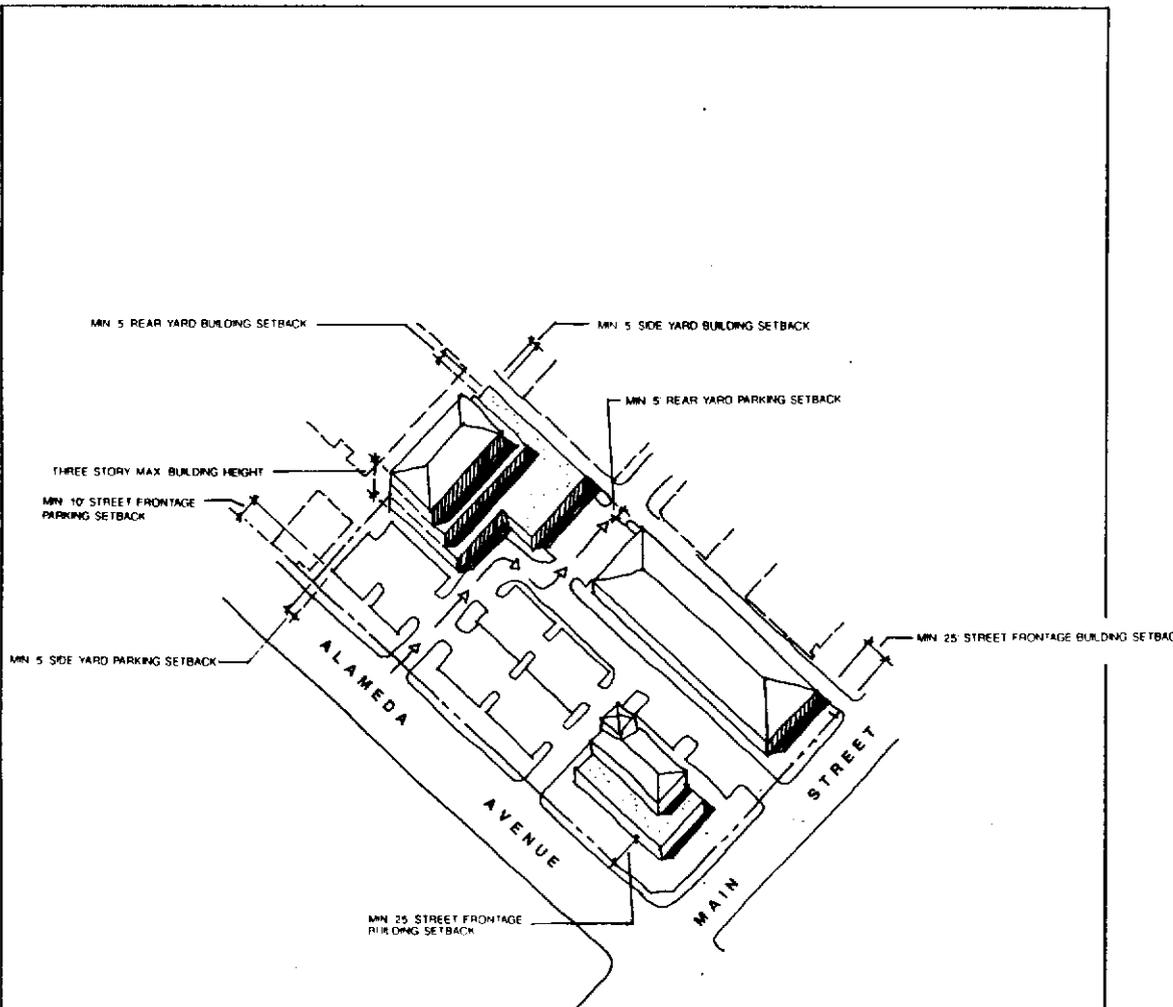
Multiple buildings rather than large single buildings are encouraged. Second story floor area shall not exceed 60 percent of ground floor area. Third story floor area shall not exceed 25 percent of ground floor area.

Parking:

Parking shall be organized into "parking courts" not exceeding 40 stalls, surrounded on all sides with a minimum 5-foot landscaped buffer. Parking structures shall be allowed along the rear 50 percent of the property. One arterial curb cut per building shall be allowed for access to the adjoining arterial.

Landscaping:

Landscape coverage shall not be less than 15 percent of total site area; frequent use of neighborhood "signature" tree is encouraged.



Rancho Commercial Recreation Master Plan



Village "Equestrian Commercial" Zone

Development Standards

Building Height:

Maximum 1 story. Landmark features or tower projections may exceed adjacent ridgelines by 10 feet.

Building Form:

Minimum roof pitch to be 4:12; mansard roofs are discouraged.

Access:

Building plans shall encourage primary access from internal parking area, secondary access from street.

Setback Requirements (from property line):

- Street Frontage Building Setback: minimum 25 feet.
- Rear Yard Building Setback: minimum 5 feet.
- Side Yard Building Setback: minimum 5 feet.
- Street Frontage Parking Setback: minimum 10 feet.
- Rear Yard Parking Setback: minimum 5 feet.
- Side Yard Parking Setback: minimum 5 feet.

Massing:

No single building or group of buildings with a common wall shall be longer than 150 feet. No more than 60 percent of the building facade shall be in the same plane.

Parking:

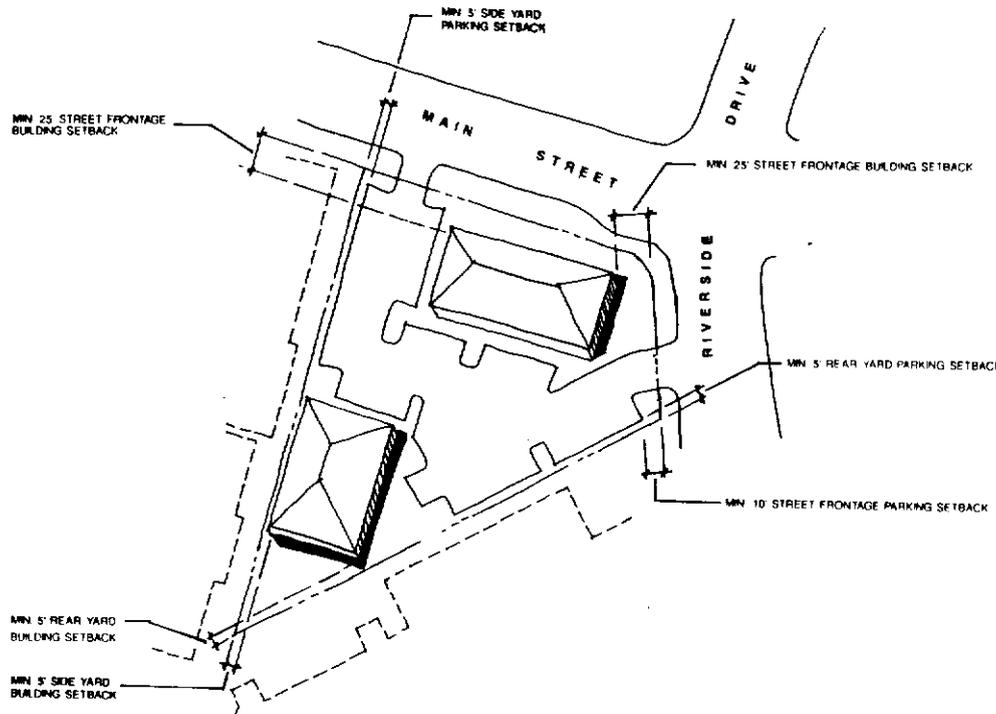
No parking areas shall consist of more than 50 percent of the total street frontage.

One parking access curb cut shall be allowed per arterial street. A maximum of two parking lot access points shall be allowed.

Parking shall not be allowed on private property in front of buildings facing Main Street or Riverside Drive.

Landscaping:

Landscape coverage shall not be less than 10 percent of total site area; frequent use of neighborhood "signature" tree is encouraged.



Rancho Commercial
Recreation Master Plan



Garden Office Zone

Development Standards

Building Height:

Maximum 3 stories. Buildings adjacent to the street or adjoining residential fabric shall be no more than two stories, with taller buildings located in the interior of the site. Towers, stairwells and mechanical equipment may exceed ridgeline height by 10 feet.

Building Form:

Minimum roof pitch to be 4:12; mansard roofs are discouraged.

Setback Requirements (from property line):

- **Street Frontage Building Setback:**
 - 1st Story - minimum 25 feet
 - 2nd Story - minimum 30 feet, except balconies.
 - 3rd Story - minimum 35 feet, except balconies.
- **Rear Yard Building Setback:** minimum 10 feet.
- **Side Yard Building Setback:** minimum 10 feet.
- **Street Frontage Parking Setback:** minimum 10 feet.
- **Rear Yard Parking Setback:** minimum 5 feet.
- **Side Yard Parking Setback:** minimum 5 feet.

Building Mass:

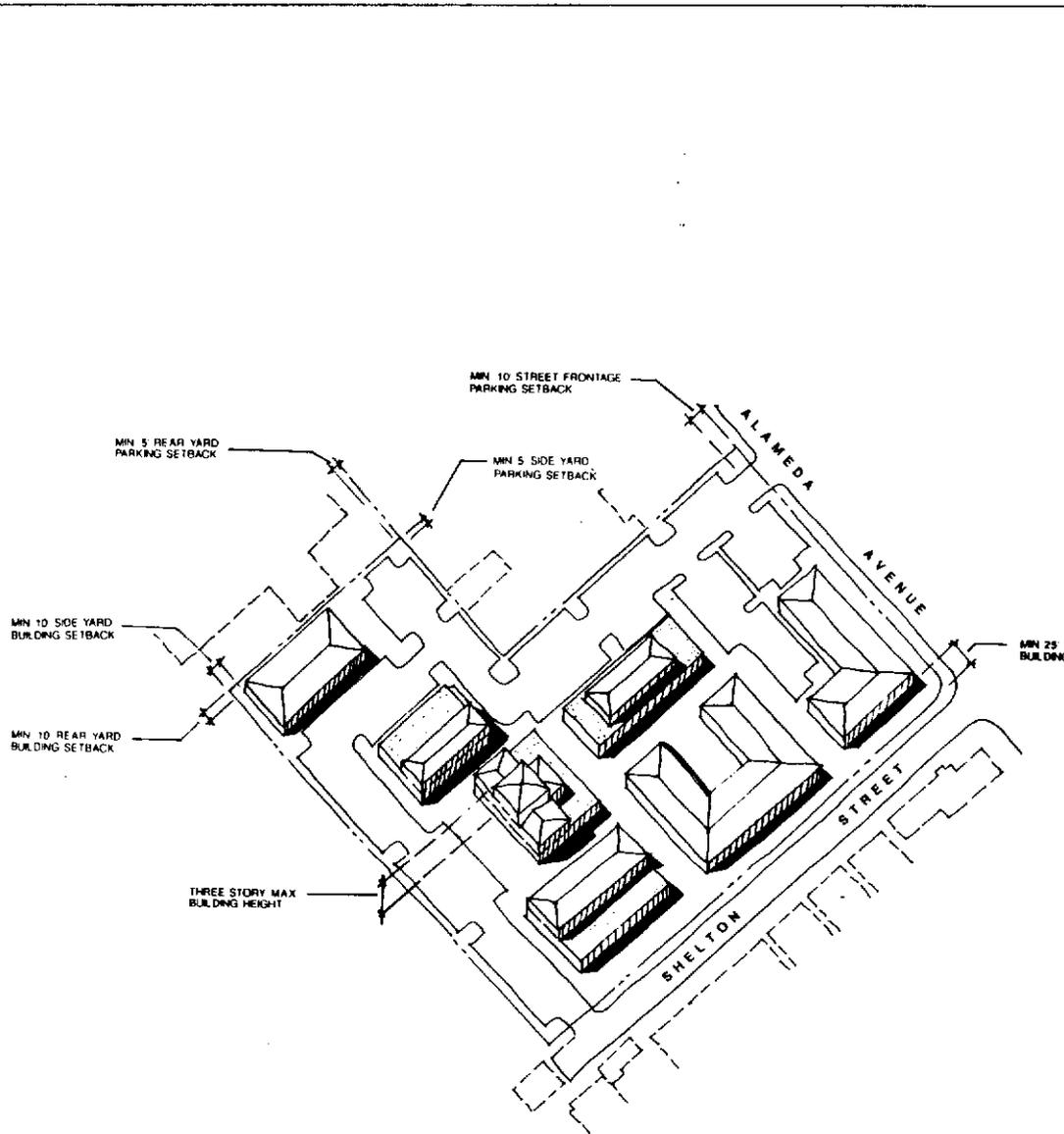
Second story floor area may be 80 percent of ground floor area. Third story floor area may be 25 percent of ground floor area.

Parking:

No parking area frontage shall comprise more than 50 percent of any street frontage. Parking shall be organized into "parking courts" not exceeding 40 stalls, surrounded on all sides with a minimum 5 foot landscape buffer. Parking structures shall be allowed along the rear 50 percent of the property so long as they are not adjacent to residential uses.

Landscaping:

Minimum landscape coverage shall not be less than 20 percent of total site area; frequent use of neighborhood "signature" tree is encouraged.



Rancho Commercial
Recreation Master Plan



Rancho Business Park Zone

Development Standards

Building Height:

Maximum 2 stories. Buildings providing enclosed parking or utilizing a parapet wall to screen rooftop equipment may exceed second story by 5 feet.

Lot Area:

Every lot in the zone shall be a minimum of 5,600 square feet and have a minimum frontage on a dedicated street of 48 feet; provided, however, that if a lot was of legal record prior to adoption of this plan, this section shall not apply.

Building Form:

Flat roofs shall be the primary building form.

Setback Requirements (from property line):

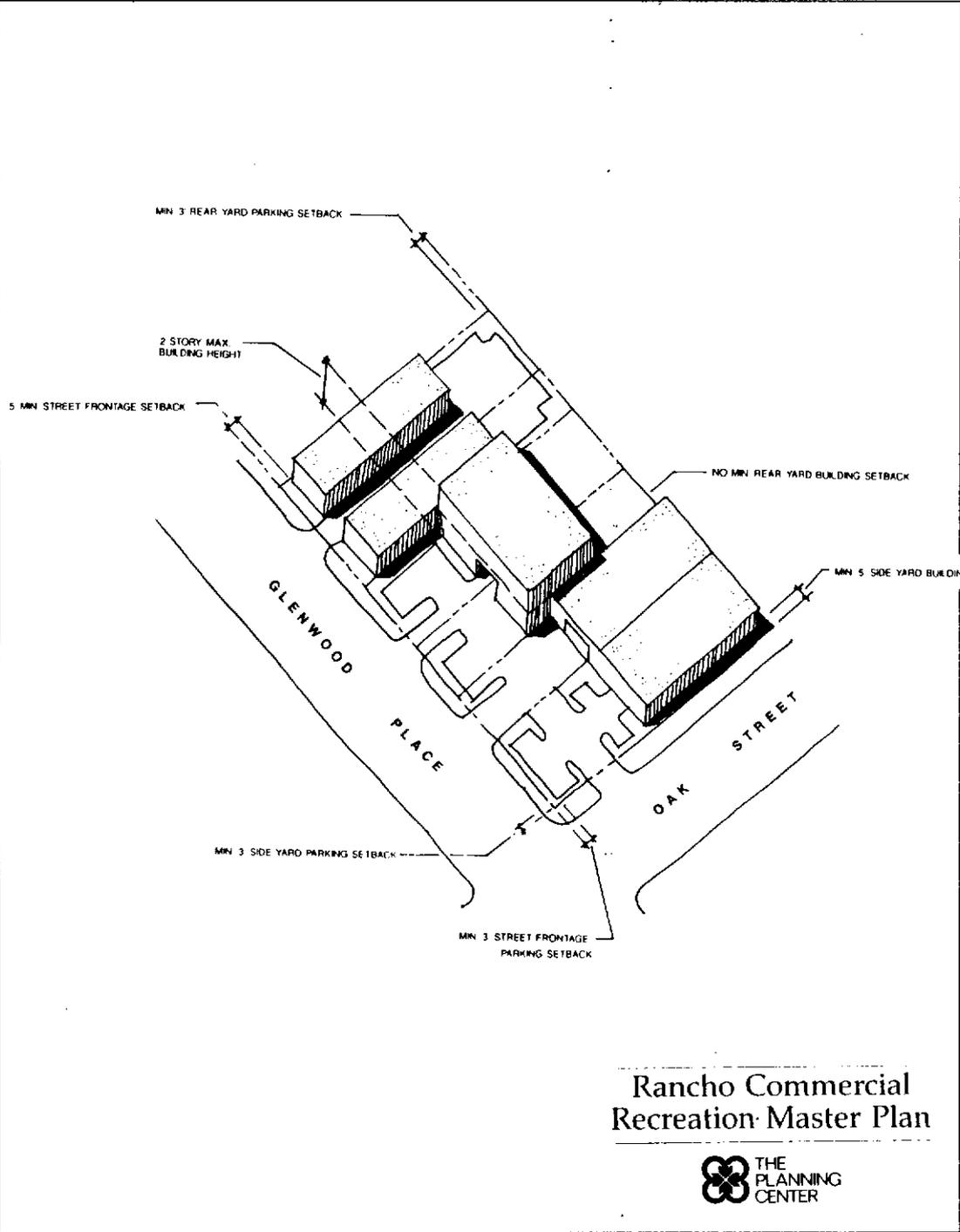
- **Street Frontage Building Setback:** minimum 5 feet, or a minimum of 20 percent of the building height.
- **Rear Yard Building Setback:** no minimum, unless such rear yard abuts a dedicated street or public open space in which case a 5-foot setback is required.
- **Side Yard Building Setback:** no minimum, unless such side yard abuts a dedicated street, in which case a minimum 5-foot setback is required, or 20 percent of the building height.
- **Alley Setback:** Where either a side or rear yard abuts a dedicated alley, a minimum 5-foot setback is required.
- **Street Frontage Parking Setback:** minimum 3 feet.
- **Rear Yard Parking Setback:** minimum 3 feet.
- **Side Yard Parking Setback:** minimum 3 feet.

Parking:

Parcels less than 100 feet in width shall have only one access curb cut to public roadways; direct access to Oak Street shall be discouraged.

Landscaping:

Landscape coverage shall not be less than 5 percent of total site area. All parking areas shall be surrounded by a minimum 3-foot landscape buffer. All yard areas (front, rear and side) which abut a dedicated street or public open space shall have a minimum 3-foot landscape buffer. Use of neighborhood "signature" tree is encouraged.



Neighborhood Business Zone

Development Standards

Building Height:
Maximum 2 stories.

Building Form:
Minimum roof pitch to be 4:12; mansard roofs are discouraged.

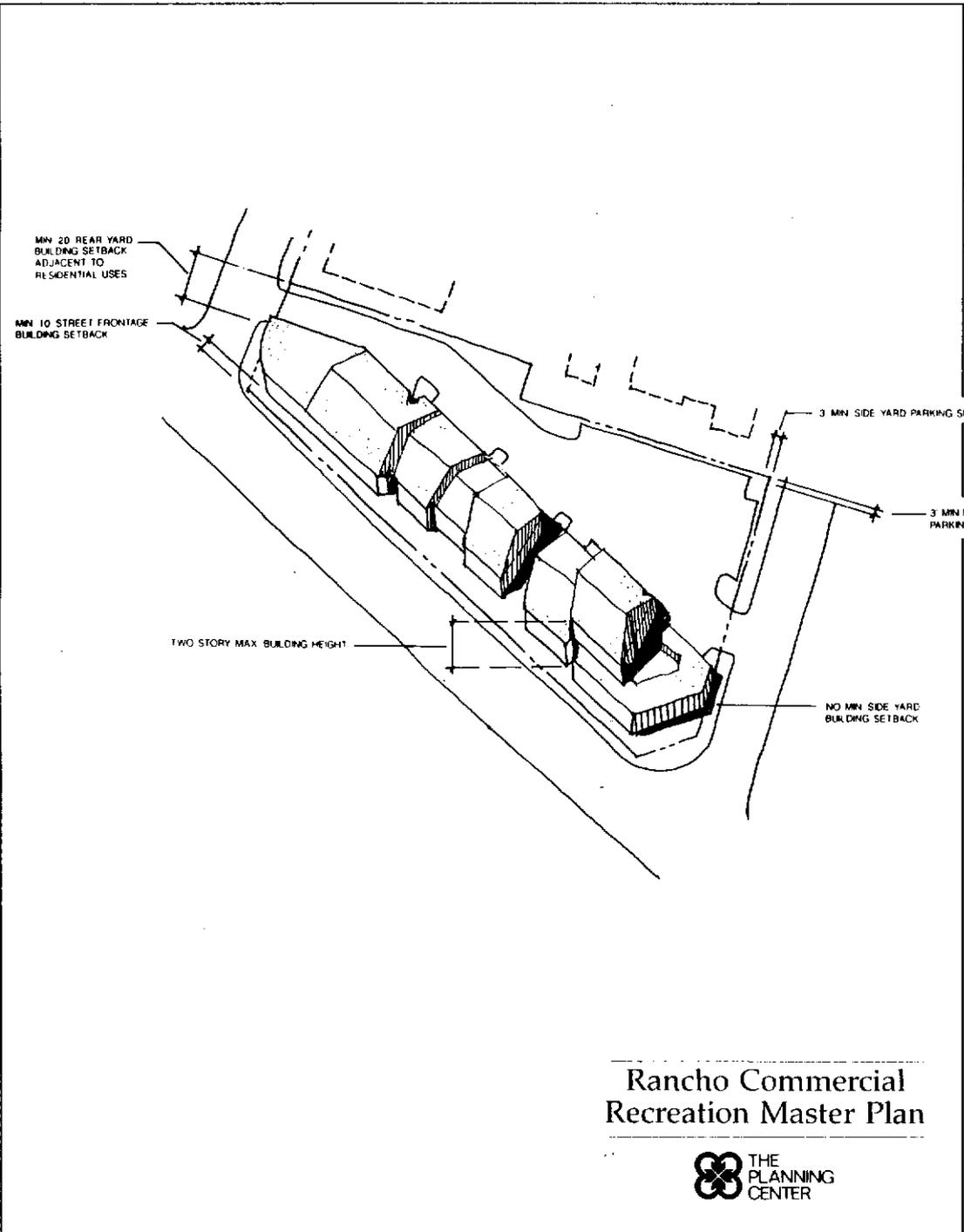
Building Orientation:
Building orientation shall be toward Main Street.

- Setback Requirements (from property line):**
- Street Frontage Building Setback: minimum 10 feet.
 - Rear Yard Building Setback: no minimum, unless immediately adjacent to residential uses, in which a minimum 20-foot setback is required.
 - Side Yard Building Setback: no minimum.
 - Street Frontage Parking Setback: curbside parking only.
 - Rear Yard Parking Setback: minimum 3 feet.
 - Side Yard Parking Setback: minimum 3 feet.

Massing:
No single building or group of buildings with a common wall shall be longer than 100 feet.

Parking:
Parking shall not be allowed between the building frontage and Main Street. A 24-foot rear yard shared access easement for all parcels shall be required for parcels not adjacent to alleys. Internal parking areas shall act as buffers to adjacent residential areas and be located to the side and rear of the building. The parcels south of Alameda may take one access from both Main Street and Alameda or Riverside.

Landscaping:
Landscape coverage shall not be less than 5 percent of total site area. A minimum 3-foot planting bed along the rear of buildings adjacent to residential uses shall be provided.



Senior Housing/Garden Apartment Zone

Development Standards

Building Height:

Maximum 3 stories. Tower projections may exceed ridgeline height by 10 feet.

Building Form:

Covered patios shall be provided for all units. Pitched roofs of 4:12 shall be required on all buildings; mansard roofs shall be discouraged.

Setback Requirements (from property line):

- **Street Frontage Building Setback:**
 - 1st Floor - minimum 25 feet.
 - 2nd Floor - minimum 30 feet, excluding balconies.
 - 3rd Floor - minimum 35 feet, excluding balconies.
- **Rear Yard Building Setback:** minimum 10 feet.
- **Side Yard Building Setback:** minimum 10 feet.
- **Street Frontage Parking Setback:** minimum 10 feet.
- **Rear Yard Parking Setback:** minimum 5 feet.
- **Side Yard Parking Setback:** minimum 5 feet.

Building Mass:

Second story floor area shall not exceed 80 percent of ground floor area. Third story floor area shall not exceed 50 percent of ground floor area. No single building shall constitute more than 30 percent of the allowable site coverage. Minimum building separation shall be 25 feet. No 3-story building shall be located closer than 125 feet from Alameda Avenue.

Parking:

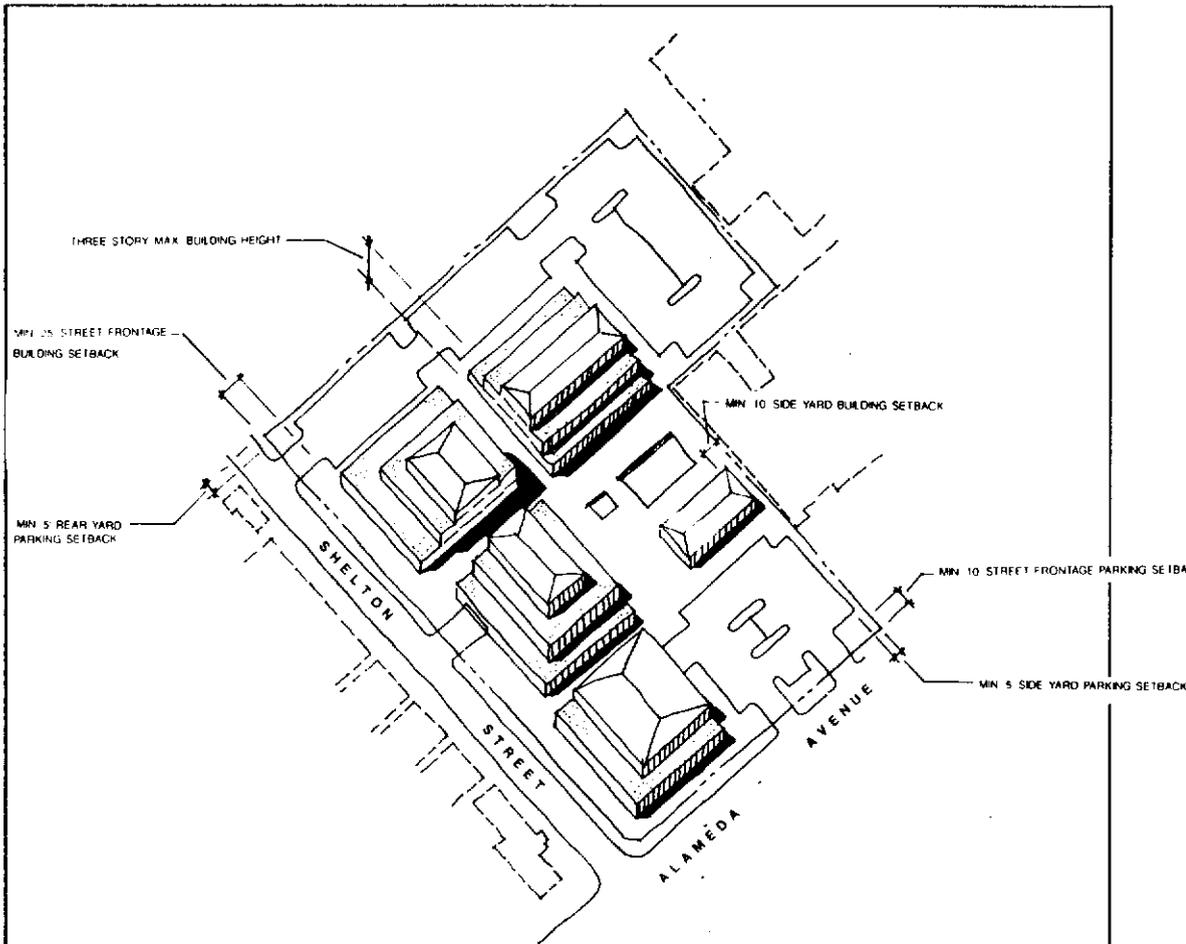
No more than 2 curb cuts shall be permitted along Alameda, and no more than 3 along Shelton. Parking structures shall be allowed along the rear 50 percent of the property and below each building.

Surface Parking:

Parking shall be organized into "parking courts" not exceeding 40 stalls, surrounded on all sides with a minimum 5-foot landscaped buffer; frequent use of the neighborhood "signature" tree is encouraged.

Landscaping:

Landscape coverage shall not less than 15 percent of total site area.



Rancho Commercial
Recreation Master Plan



Zone Text Amendment

Purpose and Intent

To be developed...

Rancho Commercial Recreation Master Plan

Traffic and Neighborhood Protection

Thematics and Streetscape

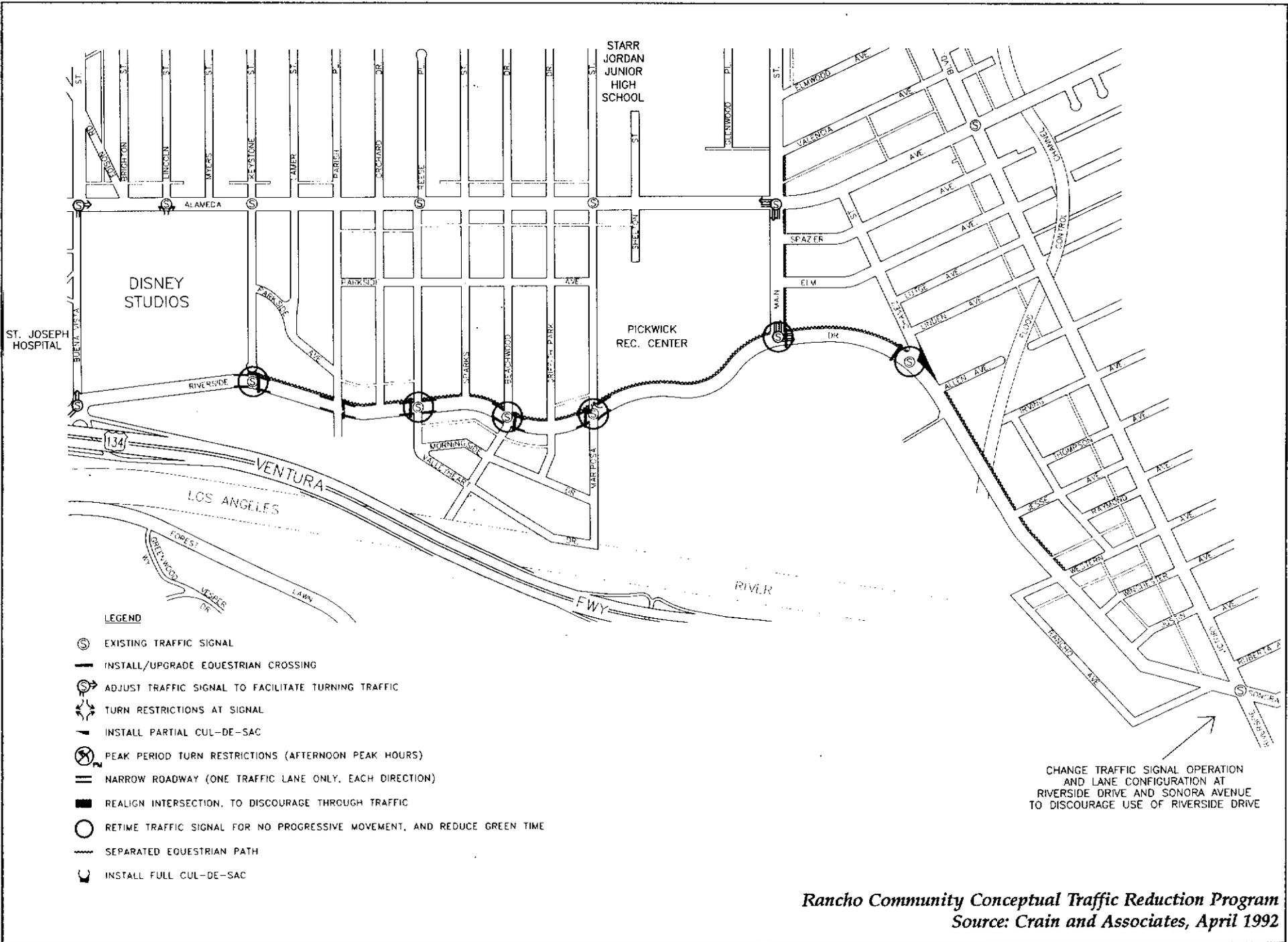
Action Strategies

Plan Implementation

Traffic and Neighborhood Protection

Physical Improvements

- Chavez and Riverside
 - Traffic Diverter
 - Island Median (MDSP)
 - Neighborhood Entrance Monument (MDSP)
- Mariposa and Riverside
 - Expanded Parkways
- Beachwood and Riverside
 - Expanded Parkways
- Reese and Riverside
 - Expanded Parkways
- Parish and Riverside
 - Expanded Parkways
 - Traffic Signal (Relocated from Keystone and Riverside)
- Keystone and Riverside
 - Cul-de-Sac Keystone
 - Expanded Parkways
 - Remove Existing Traffic Signal
 - Island Median (MDSP)
 - Neighborhood Entrance Monument (MDSP)
- Bob Hope and Riverside
 - Island Median (MDSP)
 - Neighborhood Entrance Monument (MDSP)
- California and Riverside
 - Island Median (MDSP)
 - Neighborhood Entrance Monument (MDSP)



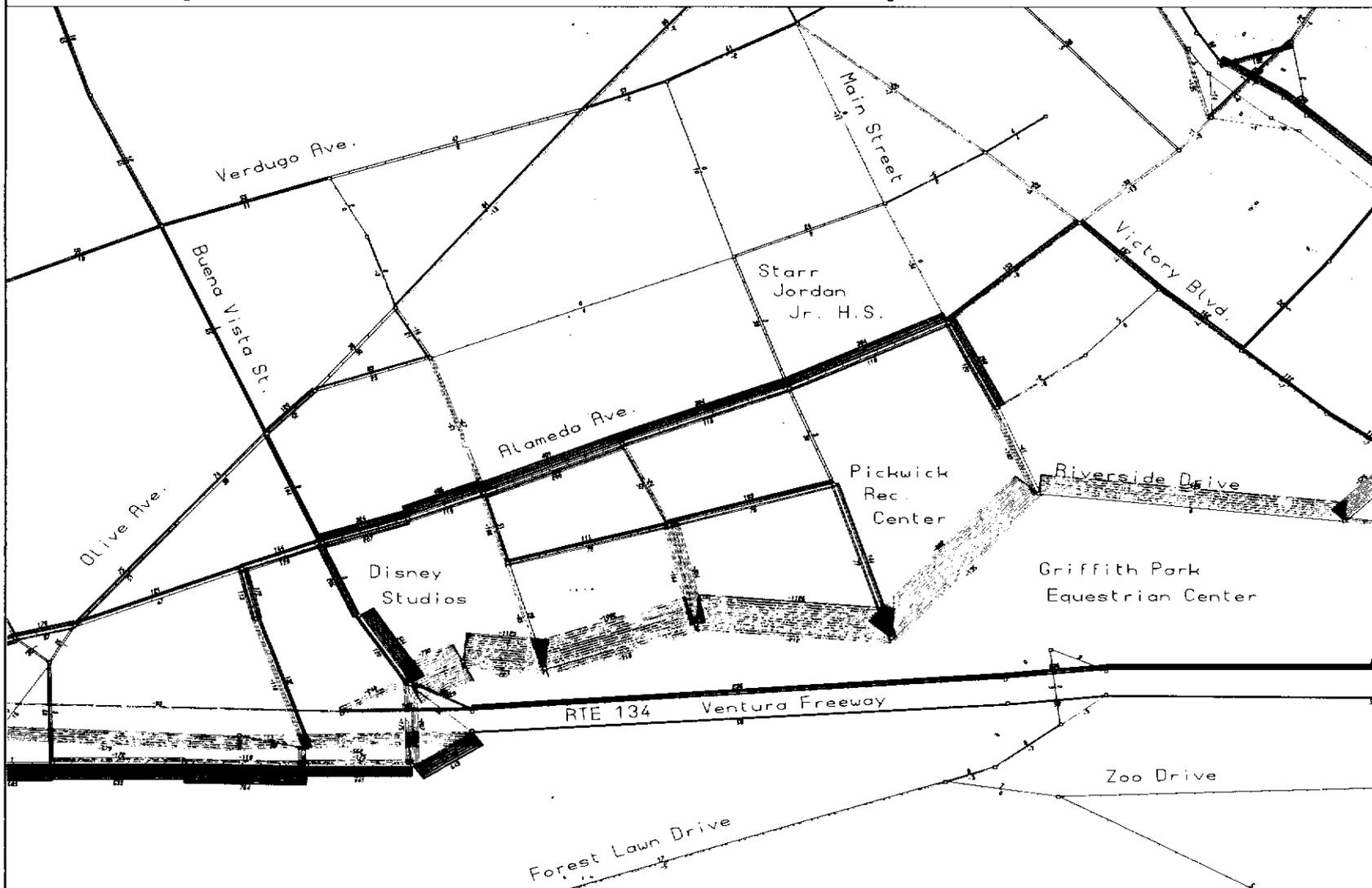
Rancho Community Traffic Reduction Program
 Change in 2010 AM Peak Period Traffic Volumes Due Through Traffic Reduction Measures

emme/2

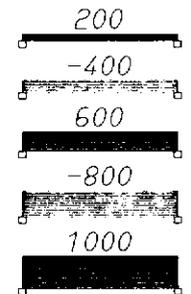
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LINKS:
!vdr=2

THRESHOLD:
LOWER: -*****
UPPER: *****



SCALE: 50



WINDOW:
27725/ 64042
28275/ 64455

EMME/2 PROJECT: Rancho Community Traffic Reduction Study
 SCENARIO 9011: 2010-Ex Dev. AM PP: With Alt 1 Impr + Rancho Community Traffic Control
 SCENARIO 9001: 2010-Ex Dev. AM PP: With Alt 1 Impr

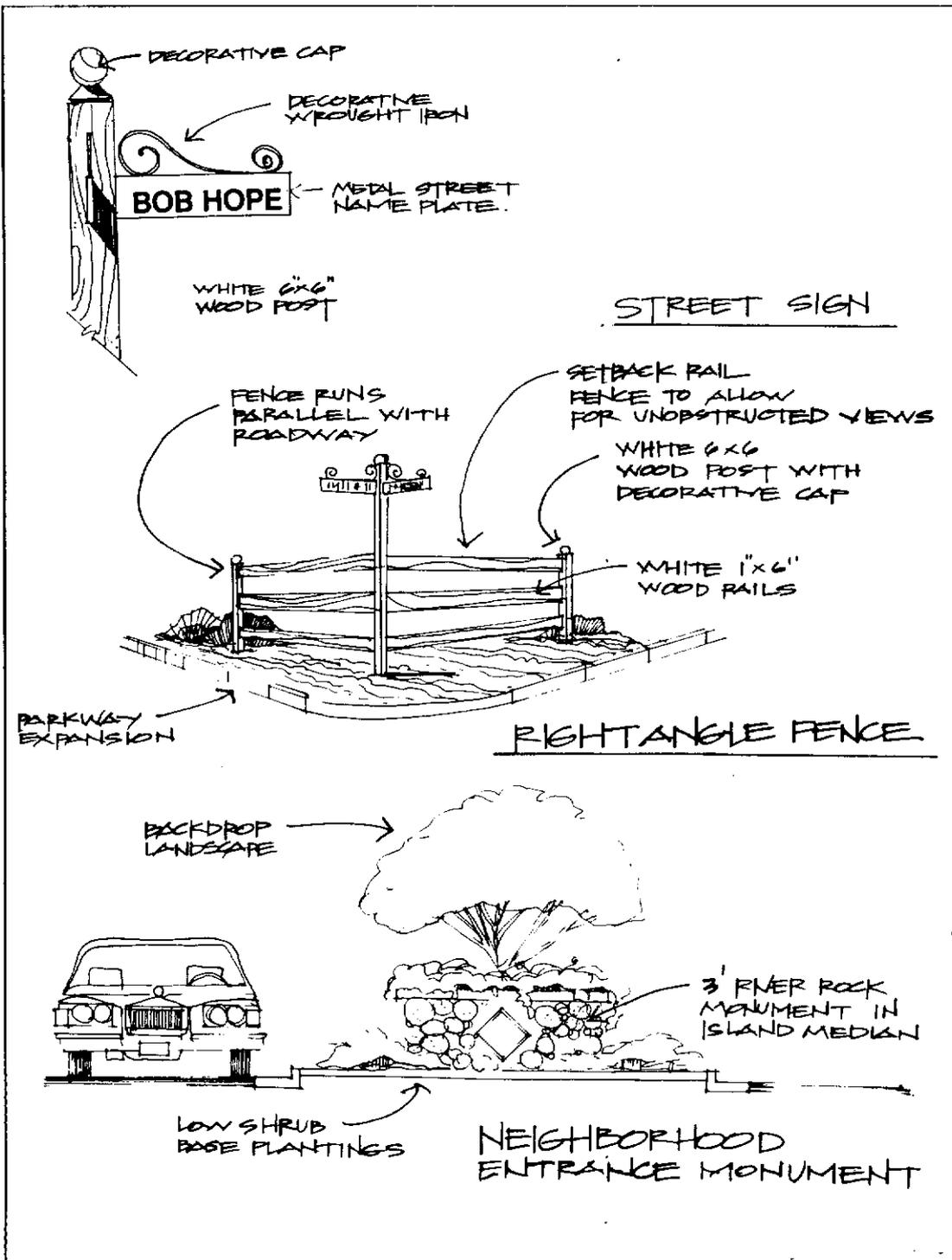
DATE: 92 04 08
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 CRAIN:mm

Effective Change In Traffic Volumes Due to Traffic Reduction Measures
 Source: Crain and Associates, April 1992

Thematics and Streetscape

Identity Elements

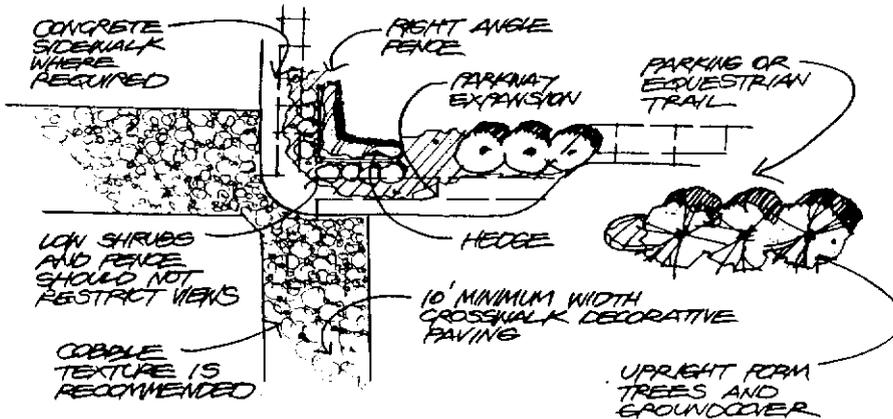
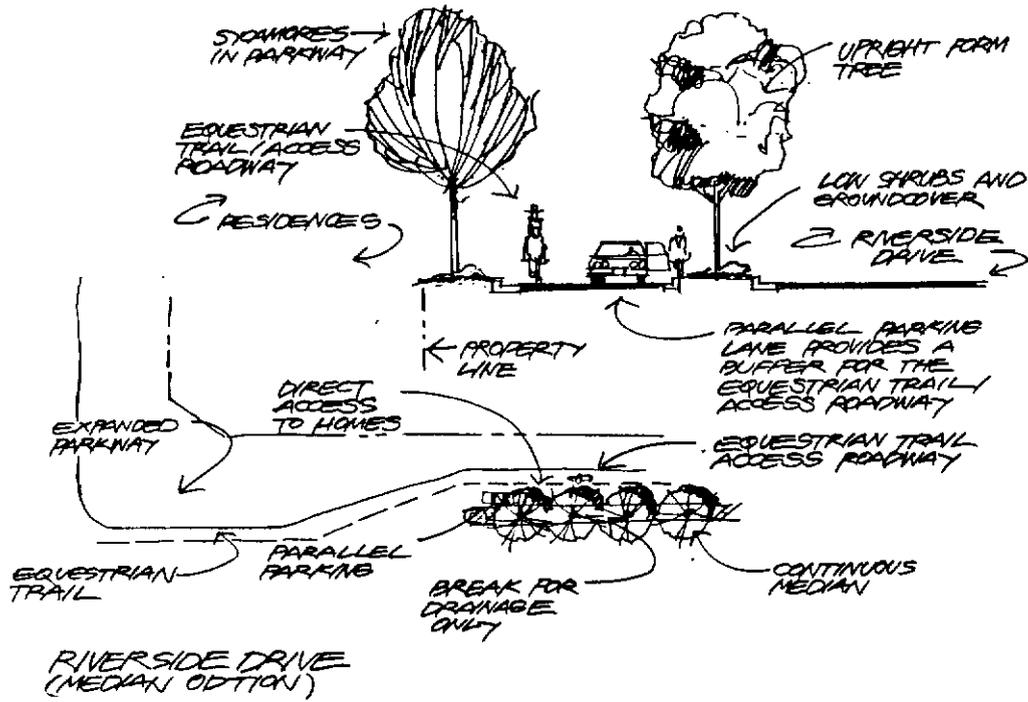
- Street Sign
- Right Angle Fence & Street Sign
- Neighborhood Identity Sign
- Crosswalk Signage
- Decorative Crosswalk Paving
- Parkway Expansion
- Island Median
- Monument



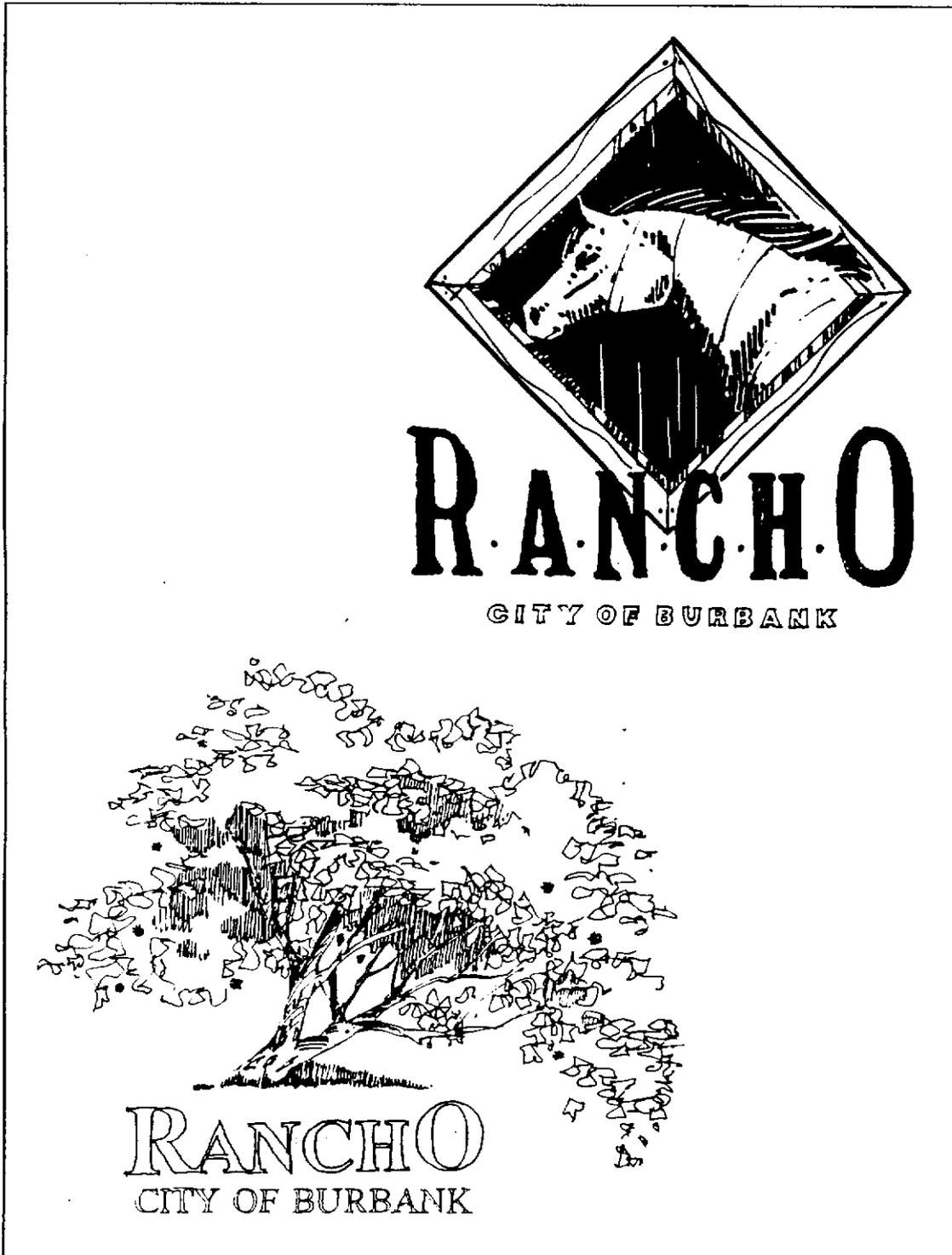
Thematics and Streetscape

Identity Elements

- Street Sign
- Right Angle Fence & Street Sign
- Neighborhood Identity Sign
- Crosswalk Signage
- Decorative Crosswalk Paving
- Parkway Expansion
- Island Median
- Monument



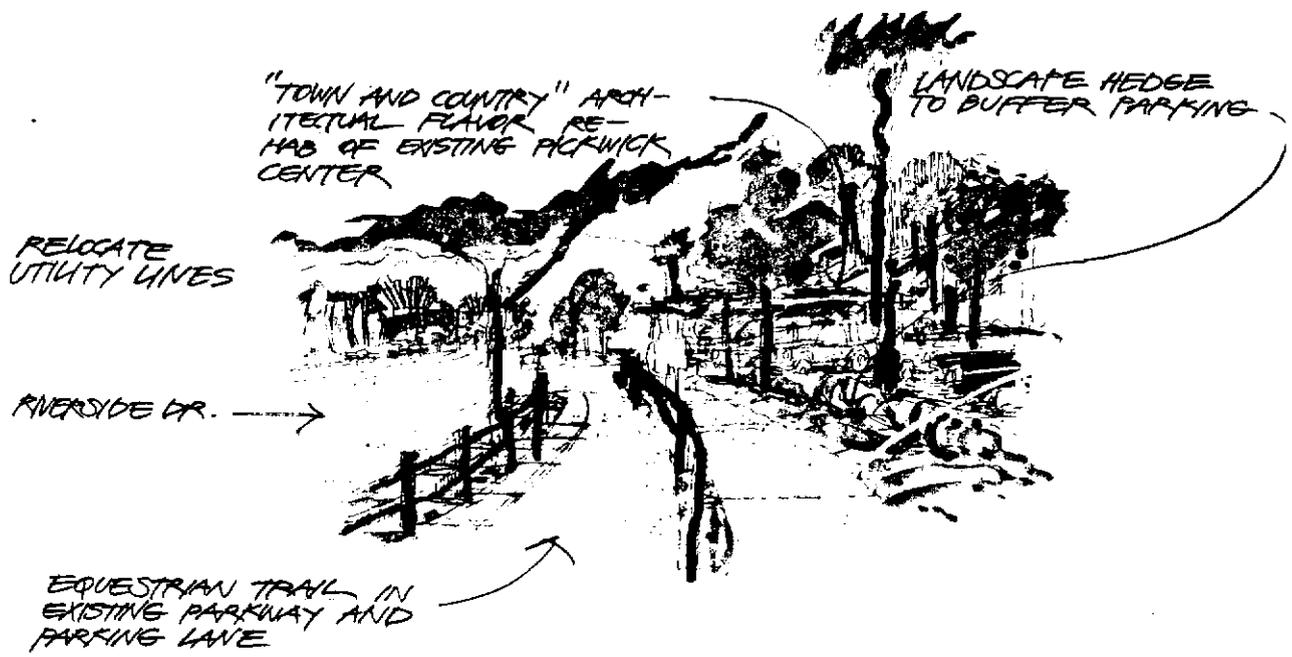
DECORATIVE PAVING
AND
PARKWAY EXPANSION



Thematics and Streetscape

Identity Elements

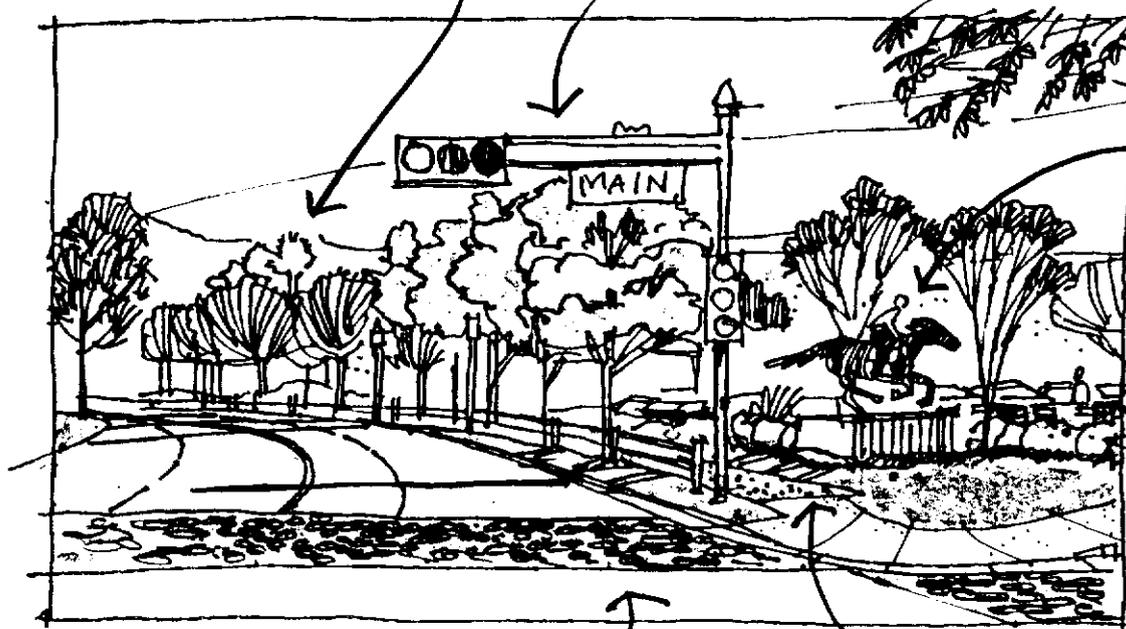
- Street Sign
- Right Angle Fence & Street Sign
- Neighborhood Identity Sign
- Crosswalk Signage



RIVERSIDE DRIVE IMPROVEMENTS

SYCAMORE TREES
IN PARKWAY

EQUESTRIAN ACTIVATED
STOP LIGHT



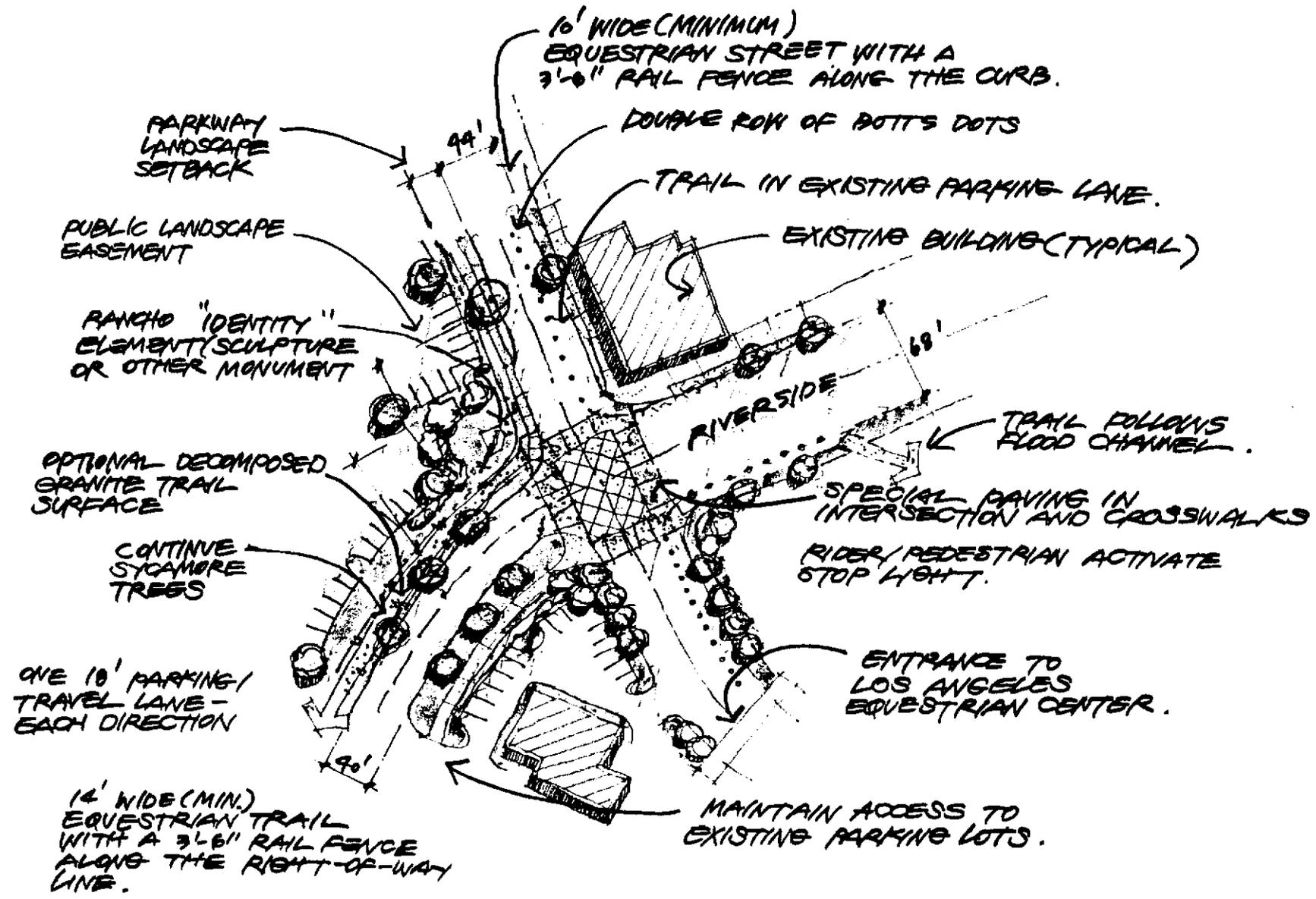
RANCHO IDENTITY
ELEMENT SCULPTURE

SCREEN EXISTING
PARKING LOT WITH
A LOW HEDGE

SPECIAL PAVING AT
INTERSECTIONS AND WALKS

EQUESTRIAN TRAIL ALONG
NORTH SIDE OF THE STREET
IN THE PARKWAY

RIVERSIDE AND MAIN
INTERSECTION



16' WIDE (MINIMUM)
EQUESTRIAN STREET WITH A
3'-0" RAIL FENCE ALONG THE CURB.

PARKWAY
LANDSCAPE
SETBACK

DOUBLE ROW OF BOTTS DOTS

TRAIL IN EXISTING PARKING LANE.

PUBLIC LANDSCAPE
EASEMENT

EXISTING BUILDING (TYPICAL)

RANCHO "IDENTITY"
ELEMENT (SCULPTURE
OR OTHER MONUMENT)

RIVERSIDE

TRAIL FOLLOWS
FLOOD CHANNEL.

OPTIONAL DECOMPOSED
GRANITE TRAIL
SURFACE

SPECIAL PAVING IN
INTERSECTION AND CROSSWALKS

CONTINUE
SYCAMORE
TREES

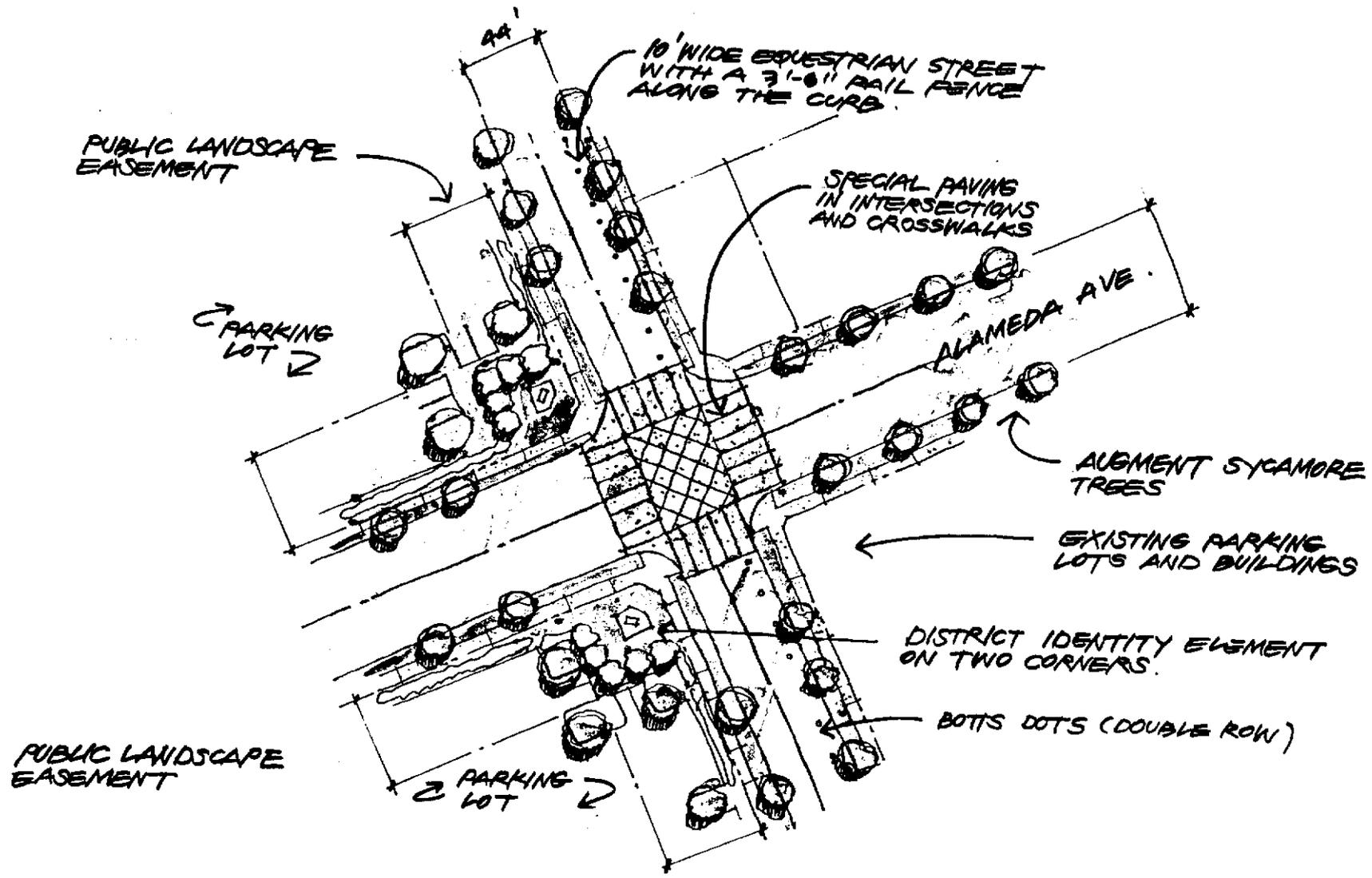
RIDER/PEDESTRIAN ACTIVATE
STOP LIGHT.

ONE 10' PARKING/
TRAVEL LANE -
EACH DIRECTION

ENTRANCE TO
LOS ANGELES
EQUESTRIAN CENTER.

14' WIDE (MIN.)
EQUESTRIAN TRAIL
WITH A 3'-6" RAIL FENCE
ALONG THE RIGHT-OF-WAY
LINE.

MAINTAIN ACCESS TO
EXISTING PARKING LOTS.



ALAMEDA AND MAIN INTERSECTION.

Plan Implementation

Action Strategies

The effectuation of the Rancho Comercial Recreation Master Plan shall require...

Rancho Commercial Recreation Master Plan

Project Participants

The Rancho Master Plan Advisory Committee

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Donn Rediger, Vice Chairperson
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Ed Barrett
Ivan Cregger
Sandy Dennis
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April 28, 1992

City Of Burbank
