



City of Ojai
Community Development Department

OJAI REDEVELOPMENT AREA STATEMENT OF THEME

THEME:

The historic design character of downtown Ojai is dominated by the Arcade, the Post Office, Library and St. Thomas Aquinas Church.

New construction and remodeling in the Redevelopment Theme Area (see attached map) should have an architectural theme in keeping with historic downtown Ojai. The style in downtown Ojai may be generally defined as mission architecture, a style of historic validity in this area.

Guidelines for adaptation and application are listed below to provide a unified design character and a smooth flow from the existing traditional areas to the new and remodeled areas.

DESIGN CRITERIA:

Roofs: Pitch should be minimum 4:12 to 6:12. Gable, hip or shed, flat and in combination thereof. Clay tile should be two-piece mission type. Color should be red with brown flash or brown (per samples). Visible roofs should have screening for mechanical equipment. Mansard roofs shall be discouraged.

Exterior walls: Plaster, paint or color coat should blend with wall color of Arcade. Slumpstone may be used when plastered over or color coated. Wood siding should be used to a limited extent as an accent or for a special accent effect. Tile, ceramic or Mexican type brick may be used as a wall covering or accent.

Wood Stain Colors: Dark brown per samples. Arcades, balustrades should be trimmed with wood.

Decorative Elements: The inclusion of courtyards, atriums, patios, etc. is strongly encouraged. The use of fountains, pools and potted plants is appropriate.

Lighting: Lighting fixtures should be detailed on all submittals. Fixtures should be in scale and in character with the building style. The level of illumination should create a soft, golden glow of light. Light standards should be in character with the project.

Paving: Decorative paving in entryways, courtyards and interior floor areas, etc., may be used. Acceptable paving materials include brick, tile, stone and appropriate bomanite patterns.

Signage: Signage should conform to the Sign Ordinance, except no plastic inner-lit signs or temporary paper signs are permitted.

Signs should be compatible with all other signs in the theme area (wood stained). The letters should be one light color and be routed or raised. Designs or logos may employ two additional colors.

Signs must be maintained in safe, neat condition and as approved.

A sign plan must be prepared and approved for each building in the Redevelopment Project area that contains two or more businesses before any sign permits can be submitted. The sign plan must cover specifications for the materials, colors, size, shape, lettering, and method of attachment and location of all existing and future signs for the building. Any signs submitted for Planning Commission review must conform to the plan for the building where the business is located. Currently approved sign plans must be revised to conform to the revised guidelines.

Only one sign per store entrance is permitted. If two or more businesses share the same unit, they must share the same sign. The amount of signage for each unit shall be calculated the same as for one business. If there is a back entrance open to the public, as in the Plaza/Arcade, there may be only one sign – shared or not - at that entrance.

The size of the signs should be compatible with other signs in the Arcade area.

A sign permit must be obtained for any signs within 24 inches of a window, except temporary signs about special occasions. Window signs are the only temporary signs for special occasions allowed without a permit. Temporary window signs shall be constructed of substantial materials, i.e., poster board, etc., and designed and executed in a professional manner. The designs and colors shall be compatible with the Theme, i.e., no fluorescent colors, etc. Signs for special occasions may be posted for a total of fourteen days, i.e. one week before and during a one-week sale, six times per year or for a total of 84 days per year. Violations of the regulations on window signs will be prosecuted.

Awnings: Awnings must be designed according to the following regulations.

1. The following colors or similar tints, tones or shades are recommended: Terra Cotta, Salmon, Pacific Blue, Erin Green, Jockey Red, True Brown, (solid colors only). The color of awnings should be harmonious with existing awnings in the area.
2. No strips, graphics or signs are allowed on awnings.
3. No awnings permitted in Arcade walkway.
4. Permits for awnings are to be reviewed every three years at which time they will be inspected to determine if they are deteriorated, damaged or unsafe. If the inspection reveals any of these problems, the awnings must be replaced unless they can be brought back to their original condition.
5. Existing aluminum awnings shall be replaced with canvas awnings when possible.

6. On buildings with space for more than one awning, an awning plan shall be developed and submitted for approval before an application for a permit for a new awning is accepted for Planning Commission review.
7. Awnings are regulated by the Uniform Building Code (1985 Edition) adopted by the City as follows.
 - “(a) Definition. For the purpose of this section:
AWNING is a temporary shelter supported entirely from the exterior wall of a building (Sec. 4506).
 - “(b) Construction. Awnings shall have noncombustible frames but may have combustible coverings. Every awning shall be collapsible, retractable or capable of being folded against the face of the supporting building. When collapsed, retracted or folded, the design shall be such that the awning does not block any required exit.
“EXCEPTION: a fixed awning not more than 10 feet in length may be erected over a doorway to the building.
 - “(c) Projection. Awnings may extend over public property not more than 7 feet from the face of a supporting building, but no portion shall extend nearer than 2 feet to the face of the nearest curb line measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building site.
 - “(d) Clearances. All portions of any awning shall be at least 8 feet above any public walkway.
“EXCEPTION: Any valance attached to an awning shall not project above the roof of the awning at the point of attachment and shall not extend more than 12 inches below the roof of the awning at the point of attachment, but in no case shall any portion of a valance be less than 7 feet in height above a public way.”

Adopted 9/7/83
Amended 9/3/86

REDEVELOPMENT PROJECT COLOR BOARD

WOOD TRIMOLYMPIC "OXFORD BROWN"

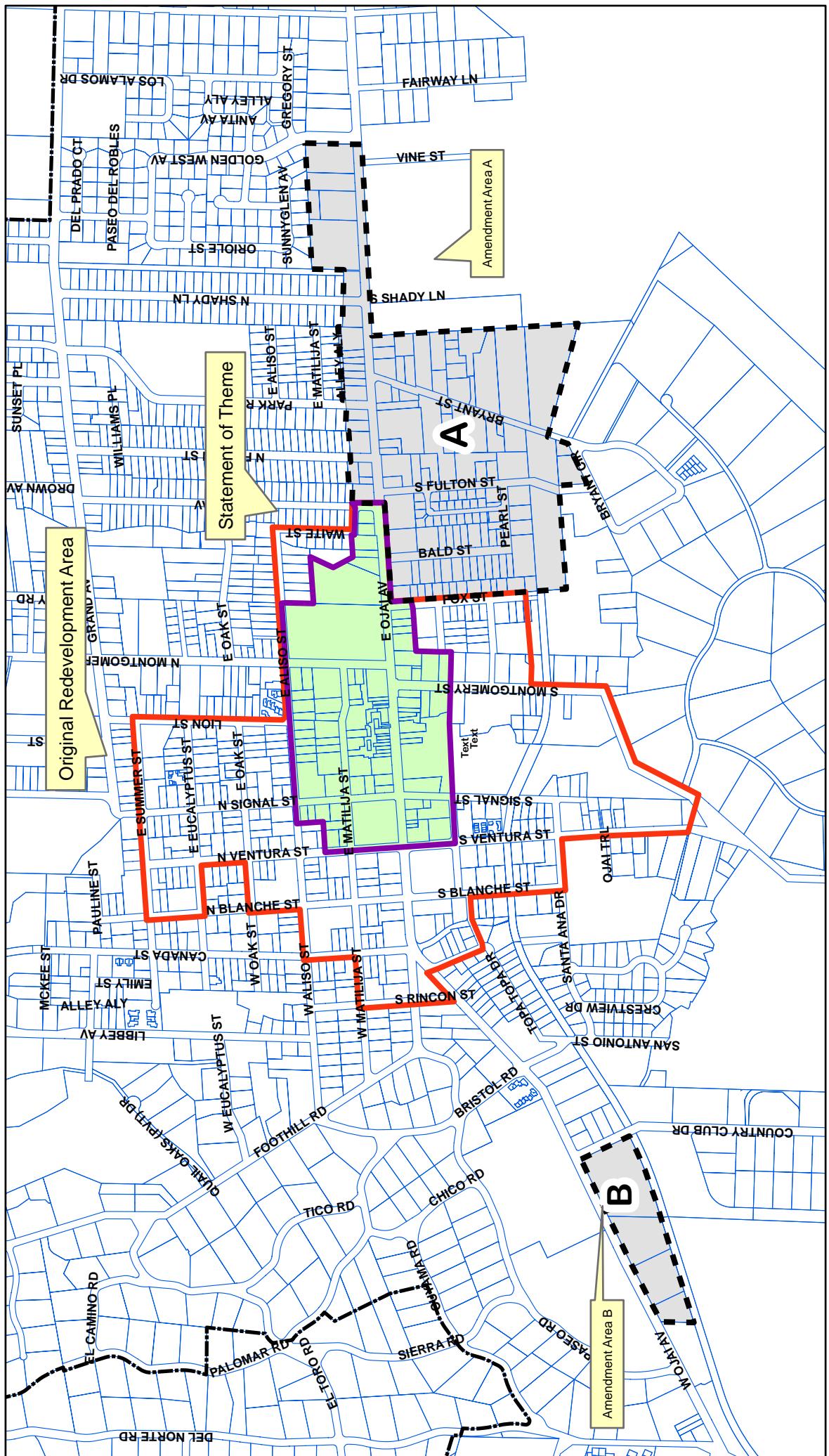
STUCCO.....LA HABRA X-82 "HACIENDA"

COLORED CONCRETE.....DAVIS "SAN DIEGO BUFF"
(1 ½ No. 5237 per bag of Victor cement)

TILERED PAVER TILE OR DUST ON COLOR TO MATCH

ALUMINUM WINDOWSBRONZE

ROOF TILENATURAL CLAY



CITY OF OJAI REDEVELOPMENT AREA



- AMENDMENT AREA (A)
- AMENDMENT AREA (B)
- STATEMENT OF THEME

600 Feet
UPDATED MARCH 3, 2005
N E S W
W E S O N

WOOD TRIM

STUCCO

ALUM WINDOWS

TILE

SAN DIEGO BUFF

CONCRETE

ROOF TILE

OJAI REDEVELOPMENT PROJECT