

ADMINISTRATIVE REPORT

Date: February 7, 2011

Agenda Item No.: 1

Council Action Date: February 28, 2011

To: RICK COLE, CITY MANAGER

From: JEFFREY LAMBERT, COMMUNITY DEVELOPMENT DIRECTOR

Subject: 2005 VENTURA GENERAL PLAN IMPLEMENTATION STATUS REPORT

RECOMMENDATION

It is recommended that the Council receive a status report regarding implementation of 2005 General Plan Infill First strategy.

PREVIOUS COUNCIL ACTION

August 8, 2005, City Council adopted the 2005 Ventura General Plan that updated and replaced the 1989 Comprehensive Plan for the inland areas of the city.

Since 2005, major General Plan implementation measures of *Our Well Planned and Designed Community* Chapter of the General Plan have included the following:

- Housing Approval Program (HAP) replacement of the RGMP, August 2006
- Inclusionary Housing Ordinance, August 2006
- Downtown Specific Plan and Code, December 2006
- Midtown Corridors Development Code, December 2007
- Citywide Design Guidelines, January 18, 2008
- UC Hansen Specific Plan and Code, November 3, 2008
- Victoria Avenue Corridor Plan and Code, April 2009
- Parklands Specific Plan, August 2009
- Saticoy & Wells Community Plan and Code, November 2009
- Community Memorial Hospital District Code, December 2010
- Westside Community Plan and Code (incorporated city only); in progress

SUMMARY

Under California State Planning Law, each city and county in the state is required to prepare a comprehensive long term general plan to guide future physical development of the jurisdiction and land outside its boundary that is related to its planning.

In 2005, the City of Ventura adopted a new General Plan that goes beyond those minimum state requirements. Growing out of an ambitious community-wide visioning effort, the General Plan serves as the comprehensive policy document for ensuring that Ventura “continues to be a great place for us to live.” The General Plan’s 10 “strategic visions” are used to guide, fund and measure the performance of all department’s major programs, current efforts, and anticipated objectives set by Council.

At the time and since, the General Plan has been widely recognized for embracing smart growth and infill development. “Our goal is to protect our hillsides, farmlands and open spaces; enhance Ventura’s historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping and urban design.”

The award winning 2005 General Plan is now at the end of its short-term implementation period and this report focuses on the progress made toward “Our Well Planned and Designed Community.”

As a result of both a clear vision and focused implementation of General Plan polices, Ventura has made significant gains toward the more walkable, mixed-use community envisioned by our citizens. Five years after adoption of the 2005 Ventura General Plan, 33% of predicted residential and 26% of non-residential development anticipated through 2025 under the Intensification/Reuse strategy has been approved. It is important to note, however, each of these percentages is inclusive of entitlements that were “anticipated” at the time of General Plan adoption: 20% residential and 15% non-residential development. Therefore, during the last 5.5 years, Community Development has entitled 13% residential and 11% non-residential respectively.

Of the 90 General Plan “Actions” listed for implementation by the Community Development Department, the vast majority (76) are complete, in progress or remain classified as ongoing departmental functions. There are 10 more actions on track for future implementation. Only 3 actions are shifted from short-term to mid-term (2010-15) timeframe for implementation (each action is further articulated in Section 5, page 5 of this report.) Given the disruptive impact of the economic crisis and reductions in staffing, this is an outstanding record.

While state general plan guidance intends general plans to be updated every 10 years, they are subject to revision or update as jurisdictions see fit. City Council could consider directing the Community Development Director to formulate a General Plan work plan during the FY 2011-12 for Council consideration.

DISCUSSION

This five-year status report is intended to assess the progress of implementation of the 2005 Ventura General Plan. First the report will review the growth strategies considered and chosen for the General Plan and describe the adopted Intensification/Reuse strategy. An evaluation of the amount of development that has been approved to date and cumulative growth analysis will be presented. Additionally, status of the “implementing actions” of the General Plan are evaluated for progress made to-date. Finally, this status report will suggest options for consideration in FY 2011-12 of a General Plan Updated work plan strategy.

1) Growth Strategy

In the fall of 1998, City Council initiated *Seize the Future*, a partnership effort comprised of city government, non-profit organizations, community groups, businesses, schools, and individual residents to chart the community’s future through a visioning process. The process was shaped by a 7-member Steering Committee and organized through a 39 member Citizen Outreach Committee that worked in coordination with city staff and consultants to conduct workshops, large scale visioning events, surveys, post websites, and press releases to gather input for crafting the *Ventura Vision* document which was accepted by City Council in March 2000. The *Ventura Vision* served as the foundation for the five-year process to craft the 2005 Ventura General Plan.

The following year, the Comprehensive Plan Advisory Committee (CPAC) was formed to guide an update of the 1989 Ventura Comprehensive Plan that had served as the City’s General Plan document until that time. After large-scale outreach efforts during 2004-05, the City Council unanimously adopted the 2005 Ventura General Plan in August 2005.

As technical analysis milestones were reached during the process, decision points were addressed in the drafting of the General Plan. Among those critical items considered during this extensive community visioning and planning effort was the basic urban form and growth rate assumptions to be used as the foundation policy to guide land use and development of the City through the year 2025. In Summer 2004, Council considered and approved moving forward with an ‘infill first’ urban form comprised of the *neighborhoods, districts, corridors and neighborhood centers* present in the 2005 General Plan today (see General Plan Land Use Designations Map in Attachment A).

Additionally, because development in the existing City limits¹ and Sphere of Influence² might not be able to achieve all of the major planning goals and policies established by Council during the general plan update process, several Potential Expansion Areas (PEAs) were also identified for analysis and considered as project alternatives in the environmental

¹ City Limit – boundary of area of municipal incorporation

² Sphere of Influence – unincorporated area over which a jurisdiction may be deemed to have reasonable planning influence as an area of future annexation.

impact report (see PEA Study Map in Attachment B). These areas would potentially be able to provide a variety of housing types, economic opportunities and environmental restoration, community facilities such as parks, open space, schools and fire stations, and to address existing circulation deficiencies. Six alternative land use and growth scenarios were considered in the environmental analysis comprised of various scenarios that included one or more of the PEAs. The six 2025 development scenarios studied included:

1. Intensification/Reuse Only Scenario
2. Intensification/Reuse + North Avenue + Olivas +Serra Scenario
3. Intensification/Reuse + North Avenue + Olivas Scenario
4. Intensification/Reuse + North Avenue + Serra Scenario
5. Intensification/Reuse + North Avenue + Western Canada Larga Scenario
6. Intensification/Reuse + North Avenue + Poinsettia Scenario

The options ranged from including no PEAs and focusing almost exclusively on already urbanized areas to including up to three expansion areas for possible future development. Each of the land use scenarios emphasized intensification and reuse of already urbanized lands prior to development of greenfields at the City’s periphery. Ultimately, City Council chose to adopt the ‘Intensification/Reuse Only’ strategy.

2) 2005 General Plan Growth Assumptions

The *districts, corridors, and neighborhood centers* represented by the Intensification/Reuse Only Scenario are areas where opportunities for infill development targeted by the 2005 General Plan would result in a .88% per year growth rate. However, in order to initially arrive at a preferred policy growth rate, the total carrying capacity of the land proposed for inclusion in the proposed project boundary was determined as shown in Table 3-1 of the General Plan (Attachment C). Of the 1,099 acres project area, the total carrying capacity based on the land use designations of the 2005 General Plan was calculated to be 29,910 dwelling units and 57,869,859 square feet of non-residential development (at total buildout of the land).

Applying the anticipated .88% growth rate commensurate with the Intensification/Reuse Only scenario adopted in the 2005 General Plan resulted in the Predicted Development Intensity & Patterns reflected in Table 3-2 of the 2005 General Plan (Attachment D). Overall, at .88% per year growth, the City was predicted to develop by the year 2025:

Table 1: 2005 General Plan Predicted Development		
Land Use	Dwelling Units	Square Feet
<i>Residential</i>	8,318	
<i>Retail</i>		1,241,377
<i>Office</i>		1,213,208
<i>Industrial</i>		2,235,133
<i>Hotel</i>		530,000

3) Intensification/Reuse Strategy Status

As we cross the fifth year milestone of implementation of the 2005 General Plan, Community Development has taken stock of progress to date in development and policy implementation that has occurred under direction of the Intensification/Reuse Strategy. The Five-Year Development Approvals table in Attachment E shows approvals as they are distributed in various *neighborhoods, districts, corridors, and neighborhood centers* throughout the city. Entitlement data from 2005 through 2010 shows approval of projects totaling the following amount of land use citywide:

Land Use	Dwelling Units	Square Feet	% Change*
<i>Residential</i>	1,388		33%
<i>Retail</i>		426,095	28%
<i>Office</i>		79,952	12%
<i>Industrial</i>		578,187	26%
<i>Hotel</i>		297,089	7%

* Percentage is inclusive of entitlements that were "anticipated" at the time of General Plan adoption: 20% residential and 15% non-residential development.

4) Cumulative Growth Analysis

As percentages of the overall growth anticipated for the 2005 General Plan, the Intensification/Reuse Strategy has thus far been implemented 33% for residential; 28% for retail; 12% for office; 26% for industrial; and 56% for hotel uses as indicated by project entitlements. In the short-term, the largest number of housing approvals occurred with anticipated approvals in the Downtown and Harbor areas as well as multiple large development approvals on the east side in the Wells Community. The overall amount of retail growth reflects some redistribution of growth toward Arundell, Thompson Blvd., and Saticoy areas. Tracking data also showed a redistribution of growth in Office space uses toward the College area, and greater than anticipated industrial development in the North Bank area.

5) General Plan Implementation Actions

The chapters and policies of the 2005 General Plan were articulated for implementation in a summary appendix with a reference schedule identifying short, medium, long-term timeframes or identified as ongoing efforts. Staff assessed the progress made on the action items assigned to the Community Development department and determined the majority of action items set for short-term, mid-term and ongoing are on track (refer to Status Report in Attachment F for the complete status of every action item). Of 90 implementation actions assigned to Community Development, 76 actions are complete, in progress or will remain as ongoing operational functions of the department. Ten actions

remain “on track” to be completed either mid-term (2010-15) or long-term (2015-2025). The department has 3 actions that are “off track” but would be done during mid-term implementation phase: update the Hillside Management Program for land use designation consistency with the General Plan map, complete the Harbor District Specific Plan, and update the Noise Ordinance for standards related to mixed-use developments. The citywide Mobility Plan is the only action deemed “incomplete” as it was unfunded by Council in June 2009 during the Budget for Outcomes (BFO) process.

6) Status of other General Plan Elements

In order to clearly establish the goals of the City of Ventura, the 2005 General Plan organizes the state mandated planning elements around a framework of chapters designed to articulate the policy vision of the City. Thus, rather than referring to required elements as the circulation element or land use element, the General Plan weaves required elements into goal setting chapters such as *Our Accessible Community* and *Our Well Planned and Designed Community*.

Housing Element

In August of 2008, the City Council and Planning Commission reviewed the draft 2008-2014 General Plan Housing Element prior to staff submitting to the State’s Department of Housing and Community Development (HCD) for their review. (All housing elements are subject to review and certification by the State.) In November 2009, the City re-submitted the draft Housing Element responding to HCD comments but rescinded the draft to provide additional analysis recommended by the State. The revisions included changes to the previous housing element review (2004), housing programs, housing needs, resources, and constraints.

In May and July of 2009, the Council considered a policy that prioritized ending homelessness, including addressing Senate Bill 2 (SB2), a housing element program to allow emergency shelters by right. Council reviewed a draft emergency shelter ordinance in November 2010 and directed revisions to the ordinance which staff is completing.

The City is currently addressing requested revisions to the draft Housing Element in order to comply with state housing element law. The final draft Housing Element and environmental assessment is expected in early spring 2011 for Planning Commission review and recommendation for Council approval. State HCD certification of the Housing Element is expected by late summer 2011.

Circulation Element

Originally, the long-range work plan for General Plan implementation at the Community Plan level included a revised circulation element that was programmed as the Citywide Mobility Plan. However, in June 2009, funding for this project was reduced during city

Budgeting for Outcomes efforts in order to respond to recessionary budget conditions affecting the City. A portion of the work toward expanded mobility solutions is currently in progress via the January 2011 Draft Bicycle Master Plan. Additionally, two planned amendments to the Roadway Classification Plan (Figure 4-3 of *Our Accessible Community*) are currently underway to 1) reclassify Olivas Park Drive extension from a collector to a secondary arterial, and 2) downgrade Cedar/Poli Street from a collector to a local street.

7) Future Work Plan for General Plan Implementation

As Community Development moves toward the next phase of implementation, a slate of ongoing work items, as well as newer developments in state legislation and regulation present themselves as ripe for action and will require a city response.

1. Neighborhood Plans and Regulation Codes:

Upon completion of the Westside Community Plan and Code, the Community Development Department will have made significant progress at implementation of the General Plan goal of adopting smart growth and form-based coding tools throughout the City. However, continued coding efforts to articulate the form-based code visions for other neighborhoods in the city, as well as an effort to refine codes adopted to date to more smoothly integrate with one another and be more user-friendly will be essential to ensuring consistent implementation of the 2005 General Plan throughout Ventura.

2. Next Housing Element cycle + Countywide SB 375:

In accordance with Senate Bill 375 (2009), Housing Elements will hereafter be synchronized with Regional Transportation Plans (RTP) as a way to reduce greenhouse gas (GHG) emissions from motor vehicle trips. As required by SB 375, the Southern California Association of Governments (SCAG) is currently developing a "Sustainable Communities Strategy" (SCS) in their RTP that will, among other things, coordinate each city's Regional Housing Needs Assessment (RHNA) in areas sufficient to house the 8-year projected housing need and will identify transportation networks to service the transportation needs of the region. In theory, this mandate is already promoted in the City's 2005 General Plan's "Infill First" strategy, which discourages urban sprawl and encourages walkable neighborhoods.

SCAG's draft SCS is expected to be available for public review in November 2011 and adopted in April 2012. Following an April 2012 adoption, local jurisdictions will have a limited 18 months to revise their Housing Elements in accordance with the SCS. The next revision to the Housing Element is therefore expected due to HCD by October 2013. Upon submitting, the city will only need to update the Housing Element on an eight-year cycle as opposed to every 6 years (but the City could face a 4-year cycle requirement if not submitted by the October 2013 deadline).

3. **2005 General Plan Update from Various Departments:**
In accordance with Council directive, and due to varying conditions, several departments including Public Works, Police and Fire have assessed the need to adjust General Plan policies to more closely reflect current working conditions of their departmental functions and goals. Community Development is tasked with providing consistency review and analysis for these efforts. This General Plan update package is expected for Council adoption in summer 2011.
4. **Local Coastal Program Amendment:**
Adoption of the 2005 General Plan required the City to initiate an amendment to the Local Coastal program for certification by the California Coastal Commission. Rather than initiate a single application to the Coastal Commission, applications for land use and code amendments have proceeded by neighborhood or district plans or through development applications. Three other neighborhood/district areas are anticipated for plan and code updates requiring LCP amendments during the next calendar year: Downtown Specific Plan – Triangle Site, The Bluffs at Vista Del Mar, and the Harbor Master Plan.
5. **Hillside Preservation Ordinance:**
The Hillside Preservation Ordinance is an incomplete directive of the General Plan during the 2005-10 projected timeframe that will require initiation. Community Development intends to begin this effort in fall 2011.
6. **Reconsideration of the General Plan Growth Strategy:**
As long-range planning projects are implemented around the City, the issue of potential expansion into areas not considered in any of the General Plan Growth Scenarios has been raised recently by Council through the Westside & North Avenue Community Planning project efforts. This may indicate a need to revisit and review the Potential Expansion Areas as they relate to a current assessment of City's major planning goals and policies and possible update to the General Plan in 2015 (10 year update pursuant to state law) or possibly sooner.

To complete the items listed above as well as other Council priorities for land use in the City could be developed into a work plan strategy for Community Development for the next several years. Community Development Director can return with such a work plan for review by Council during FY 2011-12.

CITIZEN ADVISORY GROUP REVIEW

None required.

PUBLIC COMMUNICATIONS / PUBLIC ENGAGEMENT

None required.

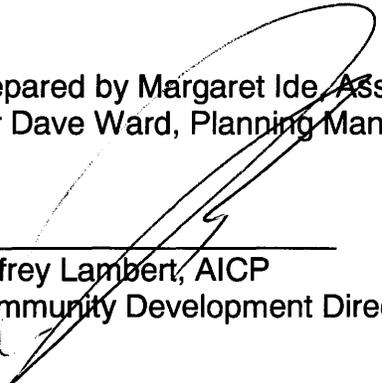
FISCAL IMPACTS

No fiscal impacts with this Administrative Report; however, the potential General Plan work plan would have fiscal impacts to complete. Community Development will identify those fiscal impacts when Council considers the work plan in FY 2011-12.

ALTERNATIVES

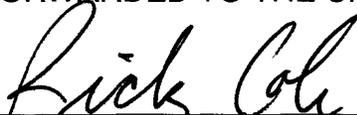
No alternatives.

Prepared by Margaret Ide, Associate Planner
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Jeffrey Lambert, AICP
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FORWARDED TO THE CITY COUNCIL



City Manager's Office

ATTACHMENTS

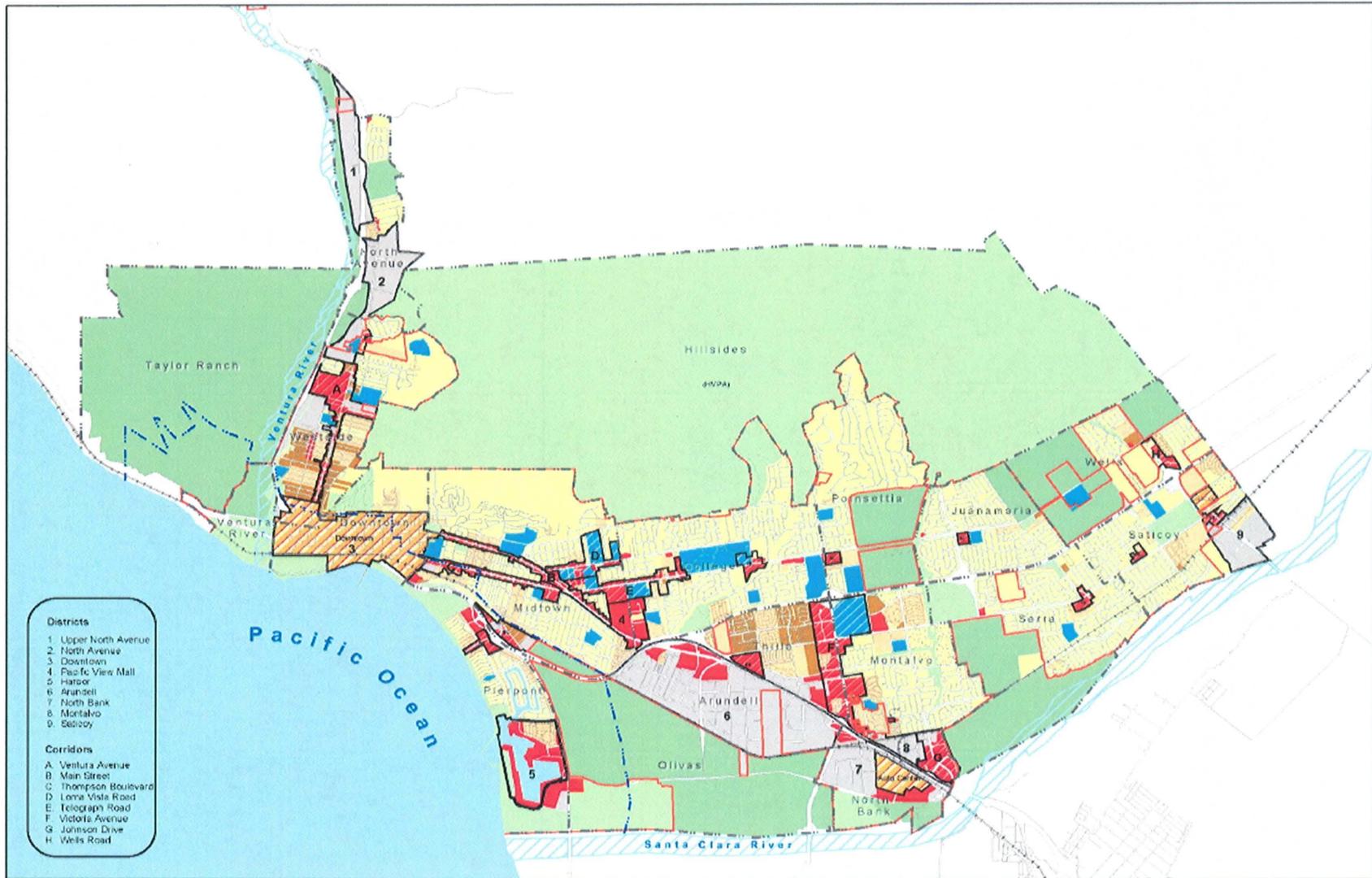
- A 2005 General Plan Land Use Map
- B Potential Expansion Areas - Study Map
- C 2005 General Plan Carrying Capacity of Land Table 3-1
- D 2005 Predicted Development and Intensity Pattern Table 3-2
- E Five-Year Development Approvals (2005 to 2010)
- F Summary of General Plan Implementing Actions

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ATTACHMENT A

2005 GENERAL PLAN LAND USE MAP

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Note: Areas prone to flooding are shown on Figure 7-1 in Chapter 7.

Figure 3-5

GENERAL PLAN DIAGRAM

- | | | | | |
|---|---|---|--|---|
| <p>Neighborhood</p> <ul style="list-style-type: none"> Low (up to 8 du/ac) Medium (9-20 du/ac) High (21-54 du/ac) | <ul style="list-style-type: none"> Commerce Industry Public and Institutional Specific Plan Area | <ul style="list-style-type: none"> Agriculture Parks and Open Space | <ul style="list-style-type: none"> Corridors, Neighborhood Centers (NC) Districts | <ul style="list-style-type: none"> City Limits Planning Communities California Coastal Zone Boundary |
|---|---|---|--|---|

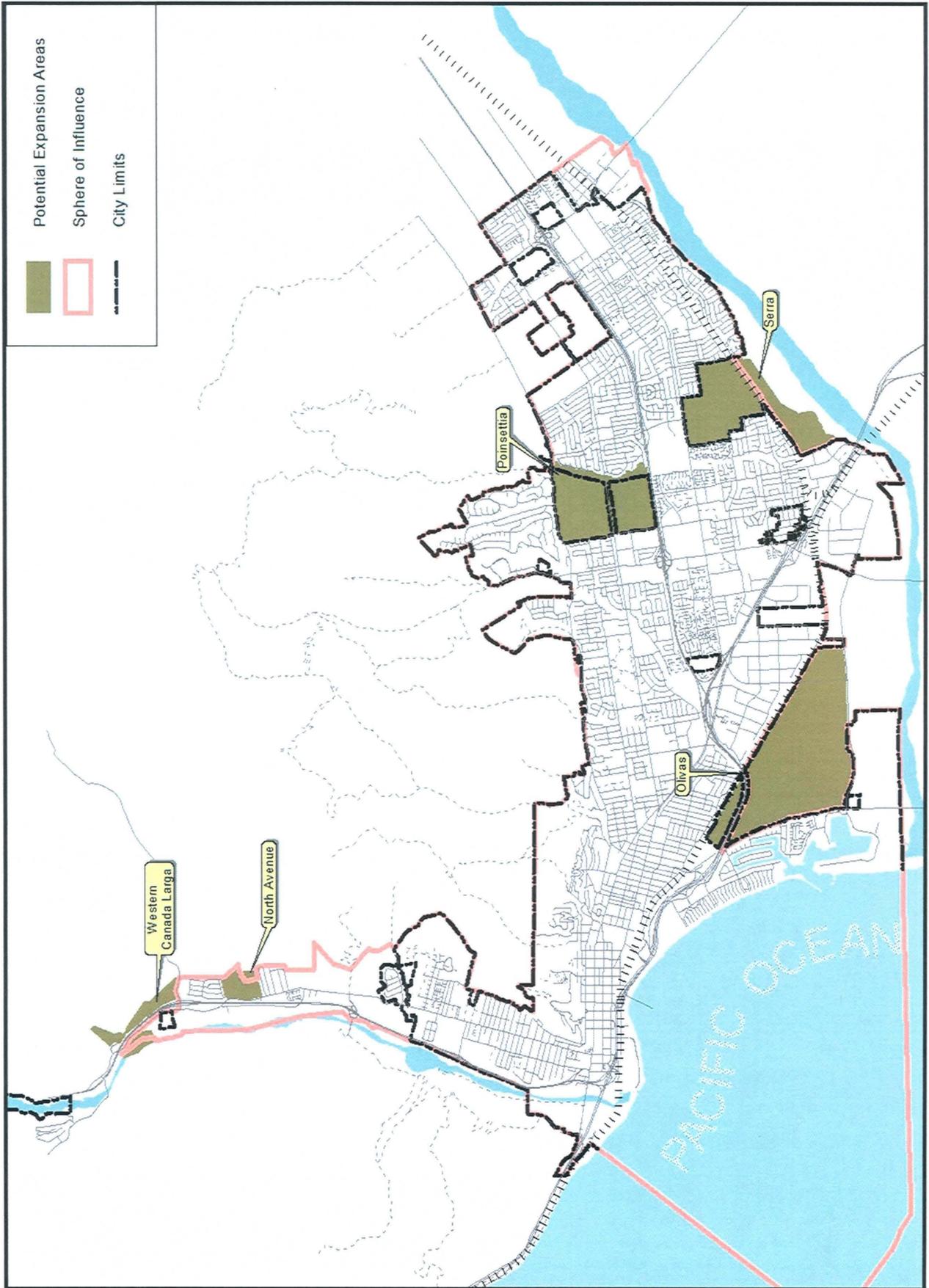
This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

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ATTACHMENT B

**2005 GENERAL PLAN
POTENTIAL EXPANSION AREAS**

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ATTACHMENT C

**2005 GENERAL PLAN
CARRYING CAPACITY OF LAND**

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Table 3-1. Potential Development Based on Carrying Capacity of Land Area

Planning Designation	Allowed Density (du/acre)	Existing Development 2004					General Plan Capacity			
		Single Family	Multi Family	Comm./Ind.	Parcels	Acres	Vacant		Additional Potential ³	
		Units	Units	Sq. Ft.			Parcels	Acres	Units	Sq. Ft.
Neighborhood Low	0-8	19,425	3,335	49,386	22,511	4,629	108	426	1,221	
Neighborhood Medium	9-20	1,163	8,965	149,513	4,414	1,061	32	116	4,859	
Neighborhood High	21-54	814	2,468	194,143	1,634	303	8	16	8,477	
Commerce ¹		257	490	4,995,248	1,366	808	95	108	7,892	22,328,276
Industry ²		29	31	8,299,840	1,037	1,401	89	392	4,724	34,215,483
Public & Institutional		4	0	54,422	66	571				
Park & Open Space		6	0	15,491	264	11,693				
Agriculture		4	0	19,550	154	6,857				
Downtown Specific Plan	21-54	332	1,543	1,795,401	1,174	307	45	20	2,500	450,000
Harbor District		0	310	350,160	10	254	1	21	300	876,100
Total		22,034	17,142	15,923,154	32,630	27,884	378	1099	29,910	57,869,859

1. Commerce residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 25% of floor area would be commercial (with the remainder residential).

2. Industry residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 75% of floor area would be industrial (with the remainder residential).

3. "Additional Potential" assumes a historic buildout rate of 70% for both residential and non-residential.

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ATTACHMENT D

**2005 PREDICTED DEVELOPMENT
AND INTENSITY TABLE**

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Table 3-2. Predicted Development Intensity & Pattern	Residential Development (units)	Non-Residential Development (square feet)				
		Retail	Office	Industrial	Hotel	Total
DISTRICTS						
Upper North Avenue	100	10,000	50,000	150,000	-	210,000
North Avenue	50	10,000	50,000	250,000	-	310,000
Downtown Specific Plan	1,600	100,000	200,000	-	150,000	450,000
Pacific View Mall	25	25,000	-	-	-	25,000
Harbor	300	315,000	-	-	230,000	545,000
Arundell	200	25,000	300,000	1,000,000	-	1,325,000
North Bank	50	300,000	50,000	300,000	-	650,000
Montalvo	50	-	50,000	25,000	-	75,000
Saticoy	50	-	-	25,000	-	25,000
Subtotals (Districts)	2,425	785,000	700,000	1,750,000	380,000	3,615,000
CORRIDORS						
Ventura Avenue	800	40,000	100,000	50,000	-	190,000
Main Street	100	15,000	40,000	-	-	55,000
Thompson Boulevard	300	15,000	40,000	-	-	55,000
Loma Vista Road	25	15,000	40,000	-	-	55,000
Telegraph Road	250	15,000	40,000	-	-	55,000
Victoria Avenue	50	15,000	40,000	-	-	55,000
Johnson Drive	150	50,000	20,000	-	-	70,000
Wells Road	50	15,000	20,000	-	-	35,000
Subtotals (Corridors)	1,725	180,000	340,000	50,000	0	570,000
SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS						
101/126 Agriculture	200	-	-	-	-	-
Wells/Saticoy	1,050	-	-	-	-	-
Pierpont	100	30,000	-	-	-	30,000
Other Neighborhood Centers	100	-	-	-	-	-
Second Units	300	-	-	-	-	-
Underutilized	250	-	-	-	-	-
Vacant	450	165,000	50,000	-	-	215,000
Subtotals (Other Infill)	2,450	195,000	50,000	0	0	245,000
TOTAL INFILL	6,600	1,160,000	1,090,000	1,800,000	380,000	4,430,000
PLANNED AND PENDING DEVELOPMENTS						
Downtown	50	1,072	-	-	150,000	151,072
Ventura Avenue/Westside	238	7,086	-	27,000	-	34,086
Midtown	34	13,751	-	-	-	13,751
College (Telegraph/Loma Vista)	4	2,718	8,843	-	-	11,567
Telephone Road Corridor	256	-	54,785	-	-	54,785
Montalvo/Victoria	296	-	4,300	-	-	4,300
Saticoy/East End	840	7,950	5,600	-	-	13,550
Arundell	-	41,640	42,614	18,080	-	102,334
Olivas	-	7,160	7,066	390,053	-	404,279
Subtotals (Planned/Pending)	1,718	81,377	123,214	435,133	150,000	789,724
TOTAL (Infill+SOI/Other+Pending)	8,318	1,241,377	1,213,214	2,235,133	530,000	5,219,724

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ATTACHMENT E

2005-2010 DEVELOPMENT APPROVALS

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TABLE 3: Five Year Development Entitlement: 2005-2010

	2005 Retail (sf)	2010 Retail (sf)	% Change	2005 Office (sf)	2010 Office (sf)	% Change	2005 Industrial (sf)	2010 Industrial	% Change	2005 Hotel	2010 Hotel	% Change	2005 Total Non-Residential	2010 Total Non-Residential	% Change
DISTRICTS															
Upper North Avenue	10,000	0	0	50,000	0	0	150,000	0	0	0	0		210,000	0	0
North Avenue	10,000	0		50,000	2,880		250,000	0					310,000		
Downtown Specific Plan	100,000	0		200,000	32,215	16	0	0		150,000	191,800	128	450,000	224,015	50
Pacific View Mall	25,000	16,981	68				0	0		0	0		25,000	16,981	68
Harbor	315,000	29,900	9				0	0		230,000	0	0	545,000	29,900	5
Arundell	25,000	41,628	167	300,000	0	0	1,000,000	118,097	12	0	0		1,325,000	159,725	12
North Bank	300,000	66,423	22	50,000	0	0	300,000	460,090	153	0	0		650,000	526,513	81
Montalvo	0	10,780		50,000	0	0	25,000	0	0	0	0		75,000	10,780	14
Saticoy	0	0		0	0		25,000	0	0	0	0		25,000	0	0
Subtotals (Districts)	785,000	165,712	21	700,000	35,095	5	1,750,000	578,187	3	380,000	191,800	50	3,615,000	967,914	27
CORRIDORS															
Ventura Avenue	40,000	7,029	18	100,000	41,470	41	50,000	0	0	0	0		190,000	48,499	26
Main Street	15,000	6,082	41	40,000	6,267	16	0	0		0	0		55,000	12,349	22
Thomson Boulevard	15,000	21,916	146	40,000	0	0	0	0		0	0		55,000	21,916	40
Loma Vista	15,000	5,100	34	40,000	21,660	54	0	0		0	0		55,000	26,760	49
Telegraph Road	15,000	0		40,000	0	0	0	0		0	0		55,000	0	0
Victoria Avenue	15,000	0	0	40,000	0	0	0	0		0	0		55,000	0	0
Johnson Drive	50,000	840	2	20,000	0	0	0	0		0	0		70,000	840	1
Wells Road	15,000	18,761	125	20,000	0	0	0	0		0	0		35,000	18,761	54
Subtotals (Corridors)	180,000	59,728	33	340,000	69,397	20	50,000	0		0	0		570,000	519,179	91
SPEHERE OF INFLUENCE(SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS															
101/126 Agriculture	0						0			0			0	0	
Wells/Saticoy??NO SUCH CENTER	0	0					0	0		0	0		0	0	
Pierpont	30,000	25,553	85				0	0		0	16,400		30,000	41,953	140
Other Neighborhood Centers (includes Seaward/Allessandro+College/Day+Gateway Plaza+Victoria Plaza+Bristol+Kimball/Telegraph+Petit/Telephone+Telephone/Cachuma+Saticoy)	0	20,965		0	0		0	0		0	88,889		0	109,854	
Second Units	0												0	0	
Underutilized	0												0	0	
Vacant	165,000	0	0	50,000	0	0	0	0		0	0		215,000	0	0
Subtotals (SOI/Other Infill/NC)	195,000	46,518	24	50,000	0	0	0	0		0	105,289		245,000	151,807	62
Planning Communities (Not Included within District/Corridor/Center-above)															
Downtown	1,072	0								150,000	0		151,072	0	0
Ventura Ave/Westside	7,088	0					27,000	0					34,088	0	0
Midtown	13,751	0											13,751	0	0
College (Telegraph/Loma Vista)	2,718	0		8,843	33,533	379							11,561	33,533	290
Telephone Road Corridor				54,785		0							54,785	0	0
Montalvo/Victoria				4,300		0							4,300	0	0
Saticoy/East End	7,950	56,102	706	5,600		0							13,550	56,102	414
Arundell	41,640	0	0	42,614		0	18,080	0					102,334	0	0
Olivas	7,160	0	0	7,068		0	390,053	0					404,279	0	0
Pierpont		912											0	912	
Serra					1,000								0	1,000	
Thille		12,000											0	12,000	
Wells													0	0	
Westside		1,165			5,960								0	7,125	
Subtotal (Planning Communities)	81,377	70,179	86	123,208	40,493	33	435,133	0	0	150,000	0	0	789,718	110,672	14
TOTAL	1,241,377	342,137	28	1,213,208	144,985	12	2,235,133	578,187	26	530,000	297,089	7	5,219,718	1,362,398	26

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ATTACHMENT F

**SUMMARY OF GENERAL PLAN
IMPLEMENTING ACTIONS**

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2005 GENERAL PLAN – SUMMARY OF ACTIONS 2011 STATUS REPORT

<p>KEY TO ABBREVIATIONS</p> <p>CD = Community Development Department CD [A] = Administration CD [CP] = Current Planning CD [LRP] = Long Range Planning CD [ED] = Economic Development CD [LD] = Land Development CD [RDA] = Redevelopment Agency</p>	<p style="text-align: right;">IDENTIFIED TIMEFRAMES</p> <p style="text-align: right;">Short-term = 0-5 years Mid-term = 5-10 years Long-term = 10-20 years</p> <p style="text-align: right;">Ongoing = May require short-, mid-, and long-term action</p> <p style="text-align: center;"> = Action included in the Land Use Plan of the City's Local Coastal Program</p>
<p>The 2005 General Plan contained Appendix A which summarized all implementing actions.</p>	

Number	Action	Lead Entity	Timeframe	2011 Status
1. OUR NATURAL COMMUNITY				
1.1	 Adhere to the policies and directives of the California Coastal Act in reviewing and permitting any proposed development in the Coastal Zone.	CD [CP]	Ongoing	Ongoing through development review of projects
1.2	 Prohibit non-coastal-dependent energy facilities within the Coastal Zone, and require any coastal-dependent facilities including pipelines and public utility structures to avoid coastal resources (including recreation, habitat, and archaeological areas) to the extent feasible, or to minimize any impacts if development in such areas is unavoidable.	CD [CP]	Ongoing	Ongoing through development review of projects
1.4	 Require new coastal development to provide non-structural shoreline protection that avoids adverse impacts to coastal processes and nearby beaches.	CD [CP]	Ongoing	Ongoing through development review of projects
1.7	Update the Hillside Management Program to address and be consistent with the Planning Designations as defined and depicted on the General Plan Diagram.	CD [LRP]	Short-term	Off Track begin in fall 2011
1.11	 Require that sensitive wetland and coastal areas be preserved as undeveloped open space wherever feasible and that future developments result in no net loss of wetlands or "natural" areas.	CD [LRP]	Short-term	Ongoing through development review of projects

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Number	Action	Lead Entity	Timeframe	2011 Status
1.12	Update the provisions of the Hillside Management Program as necessary to ensure protection of open space lands.	CD [LRP]	Mid-term	On Track for mid-term; begin in fall 2011
1.13	Recommend that the City's Sphere of Influence be coterminous with existing City limits in the hillsides in order to preserve the hillsides as open space.	CD [LRP]	Short-term	Completed through city and LAFCO action in 2007
1.17	 Require development to mitigate its impacts on wildlife through the development review process.	CD [CP]	Ongoing	Ongoing through development review of projects
1.18	 Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping.	CD [CP]	Ongoing	Completed in Saticoy Wells Community Plan (2007); in progress for Westside Community Plan
1.19	 Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate buffers and other mitigation necessary to protect habitat for listed species.	CD [LRP]	Long-term	Ongoing through development review of projects
1.22	 Adopt development code provisions to protect mature trees as defined by minimum height, canopy, and/or tree trunk diameter.	CD [LRP]	Short-term	In progress anticipated adoption summer 2011
2. OUR PROSPEROUS COMMUNITY				
2.1	Track economic indicators for changes that may affect City land resources, tax base, or employment base, such as terms and conditions of sale or lease of available office, retail, and manufacturing space.	CD [ED]	Ongoing	Ongoing
2.2	Prepare an economic base analysis that identifies opportunities to capture retail sales in sectors where resident purchasing has leaked to other jurisdictions.	CD [ED]	Short-term	Completed conducted four economic analysis studies since 2005
2.3	Prepare an action plan to implement City economic goals and objectives.	CD [ED]	Mid-term	On Track Completed 5-year Economic Strategy in 2005

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Number	Action	Lead Entity	Timeframe	2011 Status
2.4	 Map priority locations for commercial and industrial development and revitalization, including a range of parcel sizes targeted for high-technology, non-durables manufacturing, finance, business services, tourism, and retail uses.	CD [ED]	Short-term	Completed 2005 Economic Strategy prioritized Downtown, AutoCenter, Westside and Business Incubator efforts.
2.5	Share economic and demographic information with organizations that may refer businesses to Ventura.	CD [ED]	Ongoing	Ongoing work with Prosperity Council
2.6	 Encourage intensification and diversification of uses and properties in districts, corridors, and neighborhood centers, including through assembly of vacant and underutilized parcels.	CD	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
2.7	Partner with local commerce groups to recruit companies and pursue funding for business development and land re-utilization.	CD [ED]	Ongoing	Ongoing work with Prosperity Council
2.8	Carry out Housing Element programs that provide housing to all segments of the local workforce.	CD	Ongoing	Ongoing effort by CD and the Housing Authority
2.9	Expedite review for childcare facilities that will provide support to local employees.	CD [CP]	Short-term	Ongoing No permits for childcare facilities have been requested since 2005
2.11	 Allow mixed-use development in commercial and industrial districts as appropriate.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
2.12	 Allow uses such as conference centers with resort amenities on appropriately sized and located parcels.	CD [LRP]	Short-term	In progress through the Edgewater development proposal
2.13	Market the city to businesses that link agriculture with high	CD	Ongoing	Ongoing

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	technology, such as biotechnology enterprises.	[ED]		
2.15	 Provide incentives for use of waterfront parcels for recreation, visitor-serving commerce, restaurant, marina, and fishing uses.	CD [ED]	Short-term	In progress through the Edgewater development proposal
2.16	 Work with the State to create year-round commercial opportunities at the fairgrounds.	CD [ED]	Long-term	On Track Remains Long-term Action Item
2.18	 Prioritize uses within the Harbor Specific Plan area as follows: (1) coastal dependent, (2) commercial fishing, (3) coastal access, and (4) visitor serving commercial and recreational uses.	CD	Short-term	Off Track Harbor District expected to submit for Harbor Specific Plan processing by summer 2011
3. OUR WELL PLANNED AND DESIGNED COMMUNITY				
3.1	 Preserve the stock of existing homes by carrying out Housing Element programs.	CD	Ongoing	Ongoing effort by CD and the Housing Authority
3.2	 Enhance the appearance of districts, corridors, and gateways (including views from highways) through controls on building placement, design elements, and signage .	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.3	 Require preservation of public view sheds and solar access.	CD [CP]	Short-term	Completed View Protection Committee work; adopted solar studies for new development through new Permit Application Guidelines (2010)
3.4	 Require all shoreline development (including anti-erosion or other protective structures) to provide public access to and along the coast, unless it would duplicate adequate access existing nearby, adversely affect agriculture, or be inconsistent with public safety, military security, or protection of fragile coastal resources.	CD [CP]	Ongoing	Ongoing through development review of projects

**2005 GENERAL PLAN –
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Number	Action	Lead Entity	Timeframe	2011 Status
3.7	Evaluate whether lot coverage standards should be changed based on neighborhood character.	CD [LRP]	Short-term	In progress Action to be completed through Municipal Code Update No. 3 anticipated in summer 2011
3.8	 Adopt new development code provisions that designate neighborhood centers, as depicted on the General Plan Diagram, for a mixture of residences and small-scale, local-serving businesses.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.9	 Adopt new development code provisions that designate areas within districts and corridors for mixed-use development that combines businesses with housing and focuses on the redesign of single-use shopping centers and retail parcels into walkable, well connected blocks, with a mix of building types, uses, and public and private frontages.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.10	 Allow intensification of commercial areas through conversion of surface parking to building area under a district-wide parking management strategy in the Downtown Specific Plan.	CD [LRP]	Short-term	Completed in the Downtown Specific Plan
3.11	 Expand the downtown redevelopment area to include parcels around future transit areas and along freeway frontage.	CD [RDA]	Mid-term	On Track for mid-term; Hwy 101 Capping concept and feasibility study
3.12	The City will work with the hospitals on the new Development Code treatment for the Loma Vista corridor, which includes both hospitals.	CD [LRP]	Short-term	Completed in CMH Hospital District Code (2010)
3.13	Assess whether the City's Affordable Housing Programs respond to current needs, and modify them as necessary within State mandated Housing Element updates	CD	Ongoing	In progress through 2008-14 Housing Element Update anticipated for State Certification in fall 2011

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3.14	Utilize infill development, to the extent possible, to accommodate the targeted number and type of housing units described in the Housing Element	CD [LRP]	Ongoing	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.15	Adopt new development code provisions that ensure compliance with Housing Element objectives.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.16	 Renew and modify greenbelt agreements as necessary to direct development to already urbanized areas.	CD [LRP]	Long-term	On Track Remains Long-term Action Item
3.17	 Continue to support the Guidelines for Orderly Development as a means of implementing the General Plan, and encourage adherence to these Guidelines by all the cities, the County of Ventura, and the Local Agency Formation Commission (LAFCO); and work with other nearby cities and agencies to avoid sprawl and preserve the rural character in areas outside the urban edge.	CD [LRP]	Ongoing	Ongoing through CD departmental comment letters on other jurisdiction land use plans and projects
3.18	 Complete community or specific plans, subject to funding, for areas such as Westside, Midtown, Downtown, Wells, Saticoy, Pierpont, Harbor, Loma Vista/Medical District, Victoria Corridor, and others as appropriate. These plans will set clear development standards for public and private investments, foster neighborhood partnerships, and be updated as needed.	CD [LRP]	Ongoing	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.19	 Preparation of the new Development Code will take into account existing or proposed community or specific plans	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006),

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	to ensure efficient use of City resources and ample citizen input.			Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.20	Pursuant to SOAR, adopt development code provisions to “preserve agricultural and open space lands as a desirable means of shaping the City’s internal and external form and size, and of serving the needs of the residents.”	CD [LRP]	Short-term	Completed in Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.21	 Adopt performance standards for non-farm activities in agricultural areas that protect and support farm operations, including requiring non-farm uses to provide all necessary buffers as determined by the Agriculture Commissioner’s Office.	CD [LRP]	Short-term	Completed in Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.22	 Offer incentives for agricultural production operations to develop systems of raw product and product processing locally.	CD [ED]	Mid-term	On Track Remains Mid-term Action Item
3.23	 Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.24	Revise the Residential Growth Management Program (RGMP) with an integrated set of growth management tools including: <ul style="list-style-type: none"> Community or specific plans and development codes based on availability of infrastructure and transit that regulate community form and character by directing new residential development to appropriate locations and in ways that integrate with and enhance existing 	CD [LRP]	Short-term	Completed through adoption of the Housing Approval Program (HAP) in 2006

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	<p>neighborhoods, districts and corridors;</p> <ul style="list-style-type: none"> • appropriate mechanisms to ensure that new residential development produces high-quality designs and a range of housing types across all income levels; and, • numeric limitations linked to the implementation of community or specific plans and development codes and the availability of appropriate infrastructure and resources; within those limitations, the RGMP should provide greater flexibility for timing new residential development. 			
3.25	 <p>Establish first priority growth areas to include the districts, corridors, and neighborhood centers as identified on the General Plan Diagram; and second priority areas to include vacant undeveloped land when a community plan has been prepared for such (within the City limits).</p>	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
3.26	 <p>Establish and administer a system for the gradual growth of the City through identification of areas set aside for long-term preservation, for controlled growth, and for encouraged growth.</p>	CD [LRP]	Mid-term	On Track CD will propose General Plan work plan for Council consideration in FY 2011-12
3.27	<p>Require the use of techniques such as digital simulation and modeling to assist in project review.</p>	CD [CP]	Short-term	Completed Current Planning works collaboratively with applicants to include use digital techniques when appropriate to inform City decision-making bodies.
3.28	<p>Revise the planning processes to be more user-friendly to both applicants and neighborhood residents in order to implement City policies more efficiently.</p>	CD [CP]	Short-term	Completed and Ongoing HAP processing successful--20 completed; Joint PC/DRC and PC/Council meeting held when necessary; application-processing times

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Number	Action	Lead Entity	Timeframe	2011 Status
				exceed performance standards.
4. OUR ACCESSIBLE COMMUNITY				
4.5	 Utilize existing roadways to meet mobility needs, and only consider additional travel lanes when other alternatives are not feasible.	CD [LRP]	Ongoing	Ongoing
4.6	Require new development to be designed with interconnected transportation modes and routes to complete a grid network.	CD [CP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
4.13	 Require project proponents to analyze traffic impacts and provide adequate mitigation in the form of needed improvements, in-lieu fee, or a combination thereof.	CD [LD]	Ongoing	Ongoing through development review of projects
4.14	 Provide development incentives to encourage projects that reduce automobile trips.	CD [CP]	Short-term	Ongoing Development applicants encouraged to incorporate trip reduction elements in projects.
4.15	Encourage the placement of facilities that house or serve elderly, disabled, or socioeconomically disadvantaged persons in areas with existing public transportation services and pedestrian and bicycle amenities.	CD [CP]	Ongoing	Ongoing through development review of projects
4.17	 Prepare and periodically update a Mobility Plan that integrates a variety of travel alternatives to minimize reliance on any single mode.	CD [LRP]	Short-term	Incomplete Council unfunded a citywide Mobility Plan in 2009 during the <i>Budget for Outcomes</i> process
4.24	 Require sidewalks wide enough to encourage walking that include ramps and other features needed to ensure access for mobility-impaired persons.	CD [CP]	Short-term	Completed Per the 2008 Citywide Design Guidelines and the following Downtown Specific Plan (2006), Midtown Corridors

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				Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
4.25	 Adopt new development code provisions that require the construction of sidewalks in all future projects, where appropriate.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
4.36	 Require development along the following roadways – including noise mitigation, landscaping, and advertising – to respect and preserve views of the community and its natural context. <ul style="list-style-type: none"> • State Route 33 • U.S. HWY 101 • Anchors Way • Brakey Road • Fairgrounds Loop • Ferro Drive • Figueroa Street • Harbor Boulevard • Main Street • Navigator Drive • North Bank Drive • Poli Street/Foothill Road • Olivas Park Drive • Schooner Drive • Spinnaker Drive • Summit Drive 	CD [CP]	Ongoing	Completed View Protection Committee work; adopted solar studies for new development through new Permit Application Guidelines (2010); and Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan

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Number	Action	Lead Entity	Timeframe	2011 Status
	<ul style="list-style-type: none"> • Telegraph Road – east of Victoria Avenue • Victoria Avenue – south of U.S. 101 • Wells Road 			
5. OUR SUSTAINABLE INFRASTRUCTURE				
5.1	 Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.	CD [CP]	Ongoing	Ongoing through development review of projects
5.16	 Require new developments to incorporate storm water treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.	CD [LD]	Ongoing	Ongoing New MS4 permit requirements will apply to new development in spring 2011
5.17	 Require storm water treatment measures within new development to reduce the amount of urban pollutant runoff in the Ventura and Santa Clara Rivers and other watercourses.	CD [LD]	Ongoing	Ongoing New MS4 permit requirements will apply to new development in 2011
5.8	 Locate new development in or close to developed areas with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.	CD [LRP]	Ongoing	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
6. OUR ACTIVE COMMUNITY				
6.2	 Require higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces.	CD [CP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells

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				Community Plan (2009); in progress for Westside Community Plan
7. OUR HEALTHY AND SAFE COMMUNITY				
7.12	Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.	CD [CP]	Ongoing	Ongoing through development review of projects
7.24	Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant.	CD [CP]	Ongoing	Ongoing through development review of projects
7.29	 Require non-agricultural development to provide buffers, as determined by the Agriculture Commissioner's Office, from agricultural operations to minimize the potential for pesticide drift.	CD [CP]	Short-term	Completed in Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
7.25	Adopt new development code provisions that ensure uses in mixed-use projects do not pose significant health effects.	CD [LRP]	Short-term	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for Westside Community Plan
7.38	 Update the Noise Ordinance to provide standards for residential projects and residential components of mixed-use projects within commercial and industrial districts.	CD [LRP]	Short-term	Off Track Include ordinance in General Plan Work Plan FY 2011-12 for Council consideration
8. OUR PROSPEROUS COMMUNITY				
8.8	Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.	CD [LRP]	Ongoing	Completed in Saticoy Wells Community Plan (2009); in progress for Westside Community Plan

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Number	Action	Lead Entity	Timeframe	2011 Status
9. OUR CREATIVE COMMUNITY				
9.1	Require works of art in public spaces per the City's Public Art Program Ordinance.	CD [CP]	Mid-term	Completed CD and Community Partnerships coordinate a voluntary program for art spaces or installations in private development proposals
9.14	 Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.	CD [CP]	Ongoing	Ongoing through development review of projects
9.15	 Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.	CD [CP]	Ongoing	Ongoing through development review of projects
9.18	 Require that modifications to historically-designated buildings maintain their character.	CD [CP]	Ongoing	Ongoing through development review of projects and HPC Review
9.19	 For any project in a historic district or that would affect any potential historic resource or structure more than 40 years old, require an assessment of eligibility for State and federal register and landmark status and appropriate mitigation to protect the resource.	CD [CP]	Ongoing	Ongoing through development review of projects and HPC Review
9.20	 Seek input from the City's Historic Preservation Commission on any proposed development that may affect any designated or potential landmark.	CD [CP]	Ongoing	Ongoing through development review of projects and HPC Review
9.8	Increase the amount of live-work development, and allow its use for production, display, and sale of art.	CD [LRP]	Ongoing	Completed in Downtown Specific Plan (2006), Midtown Corridors Plan (2007), Victoria Corridor Plan (2009), Saticoy Wells Community Plan (2009); in progress for

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				Westside Community Plan
9.10	 Provide incentives for preserving structures and sites that are representative of the various periods of the city's social and physical development.	CD [LRP]	Mid-term	Completed Provide incentives for preserving structures (Mill Act) in 2004; CD currently seeking Certified Local Government (CLG) status with State Office of Historic Preservation
9.12	 Allow adaptive reuse of historic buildings.	CD [LRP]	Short-term	Ongoing through development review of projects; City CEQA Thresholds revised to require discretionary action for demolition of structures more than 40 years old
9.17	 Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts.	CD [LRP]	Short-term	Completed Provide incentives for preserving structures (Mill Act) in 2004; CD currently seeking Certified Local Government (CLG) status with State Office of Historic Preservation
9.21	 Update the inventory of historic properties.	CD [LRP]	Ongoing	Completed survey in Downtown Specific Plan (2006); in progress for Westside Community Plan
9.22	 Create a set of guidelines and/or policies directing staff, private property owners, developers, and the public regarding treatment of historic resources that will be readily available at the counter.	CD [LRP]	Short-term	In progress Established project evaluation protocols for early identification of potential historic resources for assessment by CD staff and/or HPC; Status report on HPC policies and protocols scheduled for fall 2011.

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9.23	 Complete and maintain historic resource surveys containing all the present and future components of the historic fabric within the built, natural, and cultural environments.	CD [LRP]	Ongoing	Completed survey in Downtown Specific Plan (2006); in progress for Westside Community Plan
9.24	 Create a historic preservation element.	CD [LRP]	Long-term	On Track Remains Long-term Action Item
10. OUR INVOLVED COMMUNITY				
10.3	Invite civic, neighborhood, and non-profit groups to assist with City project and program planning and implementation.	CD	Ongoing	Ongoing CD staff attends community councils and conducts project/plan/program specific civic engagement as needed
10.9	Publish an annual report that evaluates City performance in such areas as conservation, housing, and economic development.	CD	Mid-term	On Track Begins with this 2011 General Plan Status report and to follow annually thereafter
10.11	Establish a clear policy toward the scope, role, boundaries, and jurisdiction of neighborhood Community Councils citywide, with the objectives of strengthening their roles in decision-making.	CD [LRP]	Mid-term	On Track Remains Mid-term Action Item
10.12	 Establish stronger partnerships with neighborhood Community Councils to set area priorities for capital investment, community policing, City services, commercial investment, physical planning, education, and other concerns, to guide both City policies and day-to-day cooperation and problem solving.	CD [LRP]	Ongoing	Ongoing CD staff attends community councils and conducts project/program specific civic engagement as needed