CITY OF VENTURA

ADMINISTRATIVE REPORT

Date: March 26, 2012

Agenda Item No.: **Advance 3**

Council Action Date: April 9, 2012

To: **RICK COLE, CITY MANAGER**

From: **JEFFREY LAMBERT, COMMUNITY DEVELOPMENT DIRECTOR**

Subject: **JOINT CITY COUNCIL AND PLANNING COMMISSION WORKSHOP TO DISCUSS STRATEGY FOR POSSIBLE 2015 GENERAL PLAN UPDATE (REPORT NO. 3 of 3)**

RECOMMENDATIONS

That the City Council and Planning Commission conduct a joint workshop to:

a. Provide preliminary comments for a 2015 General Plan Update;

b. Direct Community Development to conduct a 2012-13 civic engagement effort on the 2015 General Plan Update; and

c. Direct the Community Development Director to propose a 2015 General Plan Update scope of work for Council review and action during the next annual report on the 2005 General Plan Status (March/April 2013).

PREVIOUS AGENCY ACTION

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

SUMMARY

The purpose of this portion of our General Plan workshop is to elicit a forward-looking discussion on possible future General Plan efforts. California law requires that each county and city in the state adopt a General Plan and update it periodically. This workshop will facilitate discussion in the approach of a 2015 General Plan update for City Council consideration and feedback/direction in whether the City should consider a General Plan update in 2015. If supported by City Council, staff will then conduct further civic

engagement with the public and community stakeholder groups on the components of a General Plan Update and prepare a scope of work for Council review and initiation in spring 2013.

DISCUSSION

Our 2005 General Plan states that, in order *"[t]o remain successful, Ventura must periodically renew itself, re-examine its goals and create a shared vision to guide the community into the future."* This report provides an overview of our current General Plan to help inform the Council, Planning Commission and public on possible efforts to update our General Plan to further address our changing needs to a 20-year time horizon of the plan.

Potential General Plan Updates

Community Development is not proposing an overhaul of the General Plan, such as occurred during the 1998-2005 effort that transformed the previous 1989 Comprehensive Plan into the current 2005 General Plan. However, Community Development has determined there is merit to an update, both in refinements to General Plan policies/action items and further consideration of the Infill Strategy and the comprehensive approach to the Potential Expansion Area (PEA) as described in Council Administrative Report No. 2 for the April 9, 2012 General Plan Joint Workshop. Part of staff's assessment and recommendation is based upon passage of statewide initiatives that further support the City's land use strategy when it adopted the 2005 Infill First General Plan. The City's General Plan nonetheless remains very relevant as regional planning efforts are increasingly focused on infill development along with sustainability provisions to connect regional transportation with housing opportunities. The remainder of this report outlines where refinements could be made and other emerging topics for discussion during the joint workshop.

The 2015 General Plan Update could entail potential additions to adequately address regional and local concerns over greenhouse gas (GHG) emissions, energy consumption, and emerging issues such as planning for seniors and healthy community planning to address local food planning and societal impacts associated with increasing obesity rates. Minor adjustments may also be necessary to further refine our "Infill First" strategy and our approach to realizing this objective in key segments of our Corridors and Neighborhood Centers (Attachment A – General Plan Diagram). All such amendments would require City commitment for the implementation effort—technical analysis and public process—and require funding (a full description of funding needs and sources will be presented in March/April 2013).

As basic units of urban form, Neighborhoods, Districts and Corridors were defined in the 2005 General Plan to identify the characteristics and emphasis for the Infill First strategy. Among the Districts, the Pacific View Mall identified an opportunity for reintroduction of the

block pattern and a reinvention of single-use retail into a much more sustainable mix of high intensity uses. In January 2011, a planning study was commenced to evaluate the development opportunities and constraints and formulate a long-range vision for the Pacific View Mall area. This effort resulted in the draft Midtown East Visioning Study, currently pending completion and public engagement.

Another aspect of the 2005 General Plan, the Our Prosperous Community chapter identified several areas as 'Pillars of Prosperity' that advance on a set of focused areas for economic development:

- Auto Center – regional retail destination
- McGrath Property – attract new industry with high-value, high-wage jobs in targeted industries and provide impetus for targeted site development
- Westside – redevelopment area to provide resources needed to leverage and implement planning initiatives
- Upper North Avenue – transform from oilfield industrial area

However, since adoption of the General Plan, statewide elimination of redevelopment and circumstances regarding those properties previously identified as the most ripe economic development opportunities have shifted. The North Avenue was dropped from consideration as part of the Westside Revitalization effort and the McGrath property was suspended as the subject of the long-range planning program. A future General Plan revision would present an opportunity to redefine priority areas to focus economic development and planning efforts toward these and perhaps other area such as the Midtown East area.

Beyond this, the detailed planning and implementation experience flowing from the Wells-Saticoy, Victoria Corridor, Downtown and Midtown Corridor planning efforts have significantly reframed the application of the 2005 General Plan's "strategic visions" to the specifics of older and newer districts and neighborhoods in our community. Ensuring consistency between those plans and the overall framework will strengthen both documents as an integrated planning framework citywide as well as provide stronger legal protection in a litigious environment.

Mobility Planning

The 2005 General Plan includes an accessible community goal by "providing residents with more transportation choices by strengthening and balancing bicycle, pedestrian, and transit opportunities in the City and surrounding regions." In addition, General Plan Action 4.17 states that we are to "prepare and periodically update a Mobility Plan that integrates a variety of travel alternatives to minimize reliance on any one mode." A mobility plan is an important implementation tool for travel alternatives to accompany our Infill First strategy and statewide objectives (see Attachment B regarding Housing Element and SB 375).

In January 2012, the Council authorized the application for a Sustainable Communities Planning Grant in order to help fund the 2015 General Plan Update to meet the changing transportation, environmental, economic, and growth needs of the city. The 2005 General Plan does prioritize "smart growth" with its infill first strategies; however, it does not adequately address climate change or specific ways to reduce greenhouse gas emissions. More to the point locally, the City's traffic mitigation fees remained tied to an obsolete transportation improvement blueprint that predates the 2005 General Plan and is now either completed or revamped. Accordingly, the City is requesting funding to develop a mobility and an energy action plan to inform the 2015 General Plan Update to adequately address these issues. Funding was previously allocated to this project, but was withdrawn in the early rounds of budget cutting that began in 2008. Funding and completing the Mobility Plan as part of the 2015 General Plan Update is expected to identify and amend policies and/or adjust action items and provide a legally-defensible foundation for future traffic mitigation fees.

Energy Planning and AB 32 compliance

In 2006, the State of California adopted a Global Warming Solutions Act (AB 32) that created a statewide greenhouse gas (GHG) emission goal to reduce emissions to 1990 levels by 2020. This legislation, along with SB 375, do not directly impinge on local land use authority. But both the State Attorney General's Office and the State Office of Planning and Research that oversees General Plan and California Environmental Quality Act (CEQA) policies and compliance have applied this legislation to CEQA review of projects. The State has in fact sued jurisdictions it deemed in non-compliance.

Although the City's 2005 General Plan is in alignment with "smart growth" land use principals, which seek to reduce vehicle miles traveled (VMT) and GHG; the City further advanced the issue in November 2007 when Council directed staff to conduct a GHG inventory for the City as part of its Green Initiative. In 2009, the City received funding from the U.S. Department of Energy to develop a model to identify and analyze communitywide GHG reduction strategies.

The City's GHG reduction study is expected to produce a list of recommendations for programs and strategies to reduce the City's carbon footprint and reliance on fossil fuels, including energy efficiency for residential and commercial entities and transportation programs that reduce VMT. The study may also be used to evaluate different land use scenarios to see how they impact our citywide GHG emissions. It is also expected to quantify the benefit of various types of development specific to Ventura. The results from this analysis can be used to produce a future comprehensive Climate Action Plan that will serve as a long-term strategy for reducing citywide GHG emissions. The final recommendations from this study may impact land use designations in the General Plan; however, this will become clearer when the final results are available (expected summer 2012). These recommendations could serve as basis for part of the work plan developed for the 2015 General Plan Update.

Emerging Planning Topics

Community Development staff are actively engaged in professional associations to foster our knowledge through study of emerging issues and application of planning principles to build communities. Over the last two years, staff has scanned emerging issues and three topics appear relevant to Ventura and could warrant further study: healthy communities, planning for senior populations, and historic preservation planning. Attachment B provides a brief overview of each topic of consideration for Council, Planning Commission and the public to "test" the interest for further application as part of the 2015 General Plan Update work plan. Staff is also contemplating the development of a food and agriculture element to strengthen the relationship of the City of Ventura to the larger food/agriculture community in Ventura County.

Continued Strategic Planning

Arguably, Ventura got more mileage out of its landmark General Plan than most communities by framing the document as a comprehensive strategic plan growing out of the inclusive 1998-2000 Visioning effort (updated and renewed through the civic engagement effort in 2004-05.) The Plan's ten "strategic visions" were adopted as an organizational structure for Ventura's pioneering work in citywide performance measurement and even annual budgeting.

While broadly useful, the chapters addressing issues beyond typical land use and transportation elements were primarily drafted by land use and transportation planners, with input from other department staff. These chapters did not have the same depth or substance as the ones devoted to traditional General Plan topics.

A General Plan update offers the opportunity to frame those chapters more directly with input from Council, Commissions, professional staff and key community stakeholders, including the Ventura Unified School District, the Ventura Chamber of Commerce and non-profits active in issues of health, public safety, education, parks, recreation and social services etc. While not suggesting starting over on these General Plan chapters, refinements could be achieved in the proposed 2013-15 update effort that reflect the current status and strategies in these areas.

Other General Plan Amendments

The 2005 General Plan incorporates state mandated "elements" into goal setting chapters such as *Our Healthy and Safe Community* and *Our Well Planned and Designed Community*. Unlike the other mandatory general plan elements; the Housing Element is required to be updated on a predetermined schedule. The next Housing Element is due for adoption by October 2013. Also, new development projects requiring a Local Coastal Program amendment, the new Ventura County NPDES (MS4) Stormwater Permit Requirements, and other action items already contained in the 2005 General Plan are expected to be accomplished prior to a 2015 General Plan Update (Attachment C).

Work Plan Development

The 2015 General Plan update would include a public engagement component to guide future amendments and updates. Beginning with this Council workshop, the Community Development Department would continue to engage other departments and identify key stakeholders to aid in the development of a scope of work and timetable for completing the updates needed. In addition to a coordinated effort between city departments, the primary source for public engagement would include presentations at community stakeholder meetings and other public outreach efforts, which are expected to continue through March 2013. Through these outreach efforts, staff would develop a refined scope of work according to any developed topic areas, a timetable for completion, outline the process for compliance with necessary SOAR vote requirements and identify funding sources necessary to accomplish the 2015 General Plan update on schedule. During the Council 2013 Annual General Plan Status Report, staff would return for Council review and initiation.

CITIZEN ADVISORY GROUP REVIEW

This workshop is being conducted as a joint session to allow both the Council and the Planning Commission to discuss the City's General Plan and engage the public.

PUBLIC COMMUNICATIONS / PUBLIC ENGAGEMENT

The Community Development Director has attended various stakeholder and Community Council meetings during the past three months to begin to engage the public in discussions regarding the status of the General Plan and the possible future General Plan Update. In particular, discussions have occurred with Ventura Citizens for Hillside Preservation, the Farm Bureau and members of the SOAR Board. Other stakeholder groups have been informed of the City's efforts to frame a 2015 General Plan update and encouraged to focus on providing input over the next twelve months on this effort's scope of work.

FISCAL IMPACTS

No fiscal impacts are associated with this Administrative Report; however, future amendments to the General Plan would have fiscal impacts. Costs associated with civic engagement during the rest of 2012 would be absorbed within the Planning Division budget. Community Development will identify those fiscal impacts if Council formalizes future considerations for a 2015 General Plan Update during the next annual status report in 2013.

ALTERNATIVES

1. Based upon the workshop discussion of a possible General Plan Update, Council could provide modifications to the proposed 2012-13 civic engagement process regarding the topics or the "scope of work" development for a 2015 General Plan Update.
2. Council could decide that a 2015 update effort to the General Plan is not warranted at this time and postpone consideration. Staff would not conduct preliminary work and civic engagement in 2012. Council could seek future discussion, such as during the next General Plan annual status report.

Prepared by Margaret Ide, Associate Planner and Lisa Wilkinson, AICP, Associate Planner
For Dave Ward, Planning Manager

Jeffrey Lambert, AICP
Community Development Director

FORWARDED TO THE AGENCY

Rick Cole

Office of the City Manager

ATTACHMENTS

A. 2005 General Plan Diagram
B. General Plan Update – Emerging Topics
   - Healthy Communities Planning
   - Senior Planning
   - Historic Preservation Planning
C. Status of other General Plan Elements

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ATTACHMENT A

2005 GENERAL PLAN DIAGRAM

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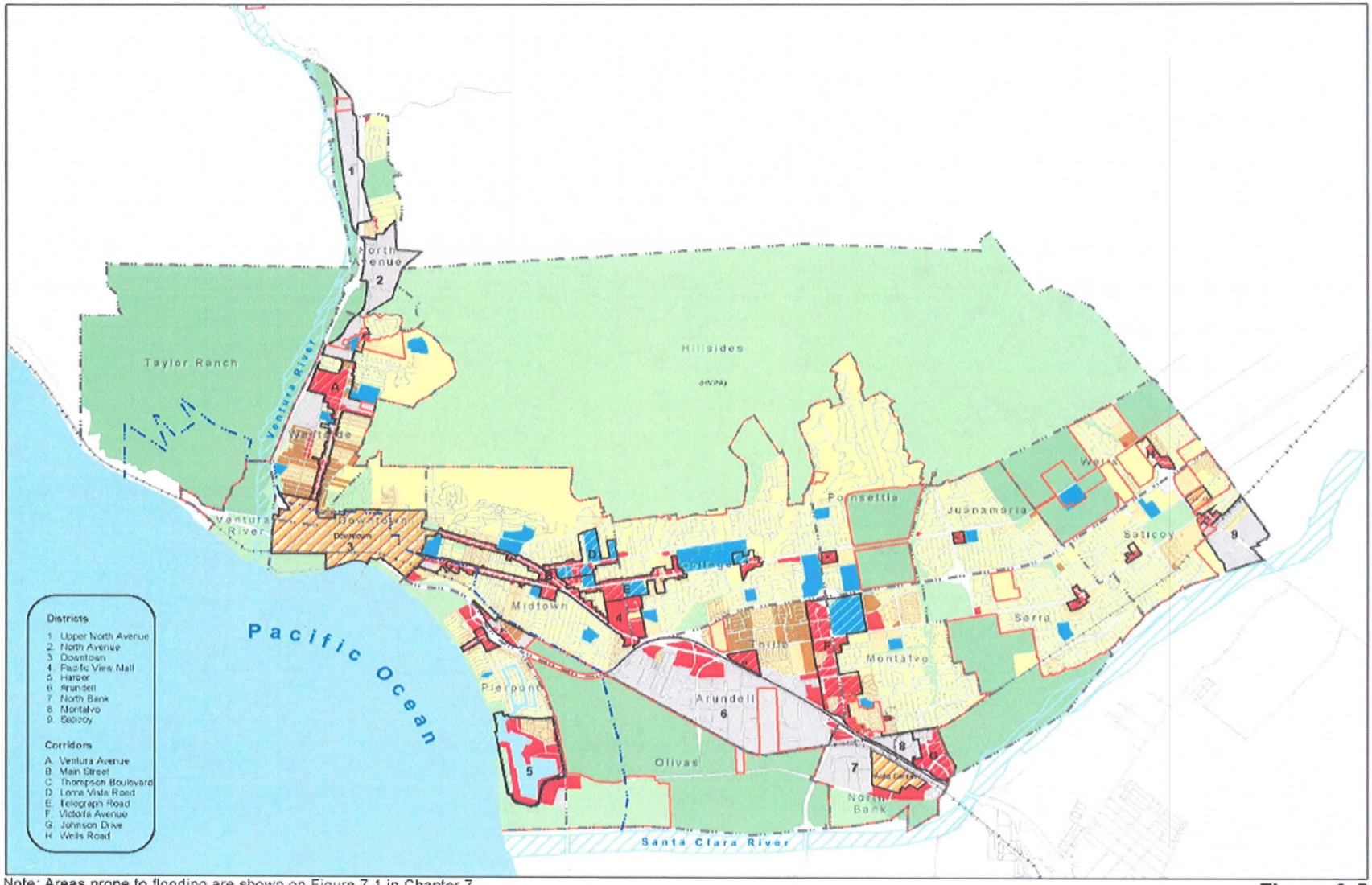

Note: Areas prone to flooding are shown on Figure 7-1 in Chapter 7.

Figure 3-5

GENERAL PLAN DIAGRAM

Neighborhood
- Low (up to 8 du/ac)
- Medium (9-20 du/ac)
- High (21-54 du/ac)
- Commerce
- Industry
- Public and Institutional
- Agriculture
- Parks and Open Space
- Specific Plan Area
- Corridors, Neighborhood Centers (NC)
- Districts
- 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

GENERAL PLAN UPDATE – EMERGING TOPICS

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ATTACHMENT B.1

Healthy Communities Planning

Another area that is gaining in the practice of contemporary comprehensive planning is the inclusion of health policies into a city General Plan, to address the growing obesity epidemic. In general, a community's health depends on multiple factors, including the environment in which residents live, as a healthier living environment reduces health risks and promotes better lifestyle choices. Using health standards, cities craft policies in their General Plan such that they are tied to health and wellness goals and indicators for the community. For the most part, policies and actions relate to goals regarding access to opportunities or resources provided by the built environment such as walkability and healthy food sources.

Encouraging local food planning also has added potential health and cultural benefits for our many communities. For example, obesity in Ventura County's children and teens continues to be a major public health concern, especially for those in low-income and minority groups. According to a 2009 study by the California Center for Public Healthy Advocacy, more than 43 % of Ventura County children and adolescents, ages 5 to under 20 years, receiving health screening exams were overweight or obese[1]. The same study also concludes that there are far more opportunities in Ventura to purchase less healthy food available in fast-food restaurants and convenience stores than generally healthier food available from supermarkets and produce vendors. By promoting the use and development of locally accessible vegetables and fruits the City could provide a much-needed advantage to curb the current obesity statistics.

To include health goals into planning efforts, some cities are including separate health elements in their General Plan; while others opt to incorporate health goals and policies in various General Plan elements. Thus far, approximately 30 cities have added health goals and policies to their General Plans. To implement such an effort, the City of Ventura would need to craft a policy framework for including a health focus in the design of the built environment. The established policy framework would then guide the analysis of baseline conditions with regards to health in the city, and serve as the foundation for developing goals, policies and implementing actions for health objectives. Probably for Ventura, these new goals and policies incorporated into the existing General Plan Update, rather than a new Health Element, may be most appropriate.

The policy framework also identifies community health impacts that define the *link* between health and the built environment, validated with research and data. Thus necessary baseline studies and validating research regarding the link between determinants of a healthy living environment and specific health conditions would be required. The current structure of the Ventura General Plan, with an emphasis on walkability, infill development and smart growth, and health and safety provide a solid

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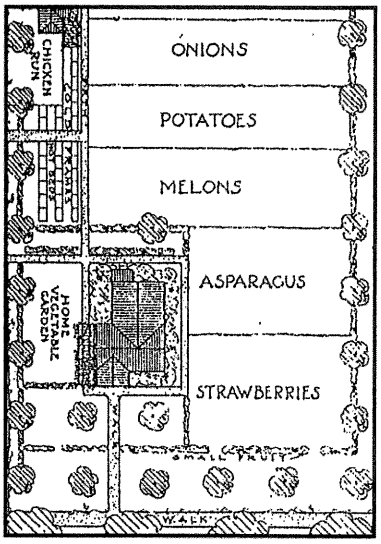
[1] http://www.publichealthadvocacy.org/RFEI/Ventura_County_Fact_Sheet.pdf

foundation on which to build a linkage to beneficial impact to Ventura's health. Some examples of community planning objectives as they relate to health policy planning are:

1. Access to recreation and open space
2. Access to healthy foods
3. Access to medical services
4. Access to public transit and safe active transportation
5. Access to quality affordable housing
6. Access to economic opportunities
7. Completeness of neighborhoods
8. Safe neighborhoods and public spaces
9. Environmental quality
10. Green and sustainable development and practices



Potential policies in a 2015 General Plan Update could include policy to increase the availability of, and access to healthy, local, sustainable foods, and include actions to develop land use regulations that allow urban agricultural uses within neighborhoods in appropriate locations and encourage the agricultural use of vacant or underutilized lots. In the meantime, the City is currently processing new regulations to support certain forms of urban agriculture through an upcoming zoning amendment to allow the keeping of chickens and reducing the conditional use approval process for farmers markets.

Some available background resources to assist guide cities in planning for a health community include the following:

http://healcitiescampaign.org/index.html

http://www.healthycommunitiesbydesign.org/

http://www.planning.org/policy/guides/adopted/food.htm

http://www.planning.org/nationalcenters/health/food.htm

ATTACHMENT B.2

"AGING IN PLACE" OR SENIOR PLANNING

Between 2010 and 2050, those over the age of 65 will increase in number from 40 million to 89 million. By 2030, nearly one in five Americans—71.5 million people—will be over age 65. One in five Americans age 65 and above does not drive. The aging population is becoming an increasingly pressing issue for communities Some Communities are looking to innovatively use this approach to transform development patterns and make a significant dent in addressing the needs of an aging population.[1]

Partners for Livable Communities notes that older adults can participate in "asset mapping," which can systematically "map" both what the community needs—for example, ways to integrate older adults into its mainstream—and what "assets," including individuals of all ages, associations, businesses, and institutions, exist in the community to meet such needs. Lifelong learning and participation in cultural and recreational activities are important both for older adults' health and for communities' quality of life and economic competitiveness. *Partners for Livable Communities* finds that older adults are among the most generous and impassioned patrons of arts programs. They increasingly participate in lifelong learning programs and bring a lifetime of experience to intergenerational programs.

***Aging in Place** is growing older without having to move.*

Aging in Place is a comprehensive, community-driven strategy to give Americans the services, opportunities and infrastructure so that they can grow old with dignity in their own homes while remaining active and engaged members of their communities.

The ***Aging in Place Initiative*** was created by Partners for Livable Communities, the National Association of Area Agencies on Aging, and other national civic groups to draw attention to the increasing aging demographic and to share information about how communities can achieve livability for all.

Ventura's 2005 General Plan currently contains sustainability policies and actions for a "livable" community, including provisions for affordable housing, safe and walkable streets, with neighborhood centers and corridors for shopping and services. The 2015 General Plan Update, within the framework of both the Mobility Plan, related to transportation, and the Healthy Community – local food planning, could study the needs of our senior population. The General Plan update could also study opportunities for transitional housing needs and encouraging public-private partnerships for adequate senior services.

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[1] TOD, Aging Populations, & Health by *Melissa Zornitta,* www.planning.org/newurbanism New Urbanism in Practice 5

Additional Sources of Information:

1. AARP – Public Policy Institute:

   www.aarp.org/home-garden/livable-communities/info-11-2011/Aging-In-Place.html

2. Ladd, Art. Stranded in Suburbia – Planning for Aging Populations. Candian Centre for Policy Alternatives. February 2012.

   http://www.policyalternatives.ca/publications/reports/stranded-suburbia

3. Partners for Livable Communities:

   www.livable.org/AgingInPlace

ATTACHMENT B. 3

General Plan Historic Preservation Planning

Since the adoption of the 2005 General Plan, the City has made significant strides in meeting its policy to "ensure proper treatment of archaeological and historic resources." For example, a historic survey identifying potentially significant structures was completed for the downtown area in 2007, and, in 2012, the Historic Preservation Committee (HPC) reviewed the final draft of the Westside Historic survey in preparation for Council approval. Under the Council's direction and meetings with Planning Division staff, the HPC developed policy and procedures for the demolition of structures that are 40 years or older. The City continues to find new and better ways to ensure that historic resources are identified and treated appropriately through initial project and design review. The City's 2005 General Plan established clear guidance to accomplish the many actions related to historic preservation (see list below).

In California, each General Plan must contain seven elements: land use, circulation, housing, conservation, open space, noise and safety. However, State law allows the flexibility to prepare other elements it deems necessary. There is great flexibility in content and organization, but the essence of General Plan elements are in its statement of goals, policies, and actions. The City's 2005 General Plan contains an optional "Cultural Element" titled *Our Creative Community*, which includes policy and 15 action items germane to historic preservation. An expanded cultural/historic preservation element could further existing policy direction and provide the opportunity to develop an updated list of action items that can be expected to arise over time. For example, new policies and actions created by other goals, such as energy conservation and the reduction of greenhouse gases may impact the treatment of historic resources.

The 2015 General Plan Update could provide an opportunity to update and prioritize our historic preservation efforts to save important remnants of our city's heritage.

Existing General Plan Actions related to historic preservation

9.10 Provide incentives for preserving structures and sites that are representative of the various periods of the city's social and physical development.

9.11 Organize and promote multi-cultural programs and events that celebrate local history and diversity.
9.12 Allow adaptive reuse of historic buildings.
9.13 Work with community groups to identify locations for facilities that celebrate local cultural heritage, such as a living history Chumash village and an agricultural history museum.
9.14 Require archaeological assessments for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.
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.
9.16 Pursue funding to preserve historic resources.
9.17 Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts.
9.18 Require that modifications to historically-designated buildings maintain their character.
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.
9.20 Seek input from the City's Historic Preservation Commission on any proposed development that may affect any designated or potential landmark.
9.21 Update the inventory of historic properties.
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.
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.
9.24 Create a historic preservation element.

ATTACHMENT C

STATUS OF OTHER GENERAL PLAN ELEMENTS

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ATTACHMENT C

Status of Other General Plan Elements

The 2005 General Plan incorporates state mandated "elements" into goal setting chapters such as *Our Healthy and Safe Community* and *Our Well Planned and Designed Community*. Unlike the other mandatory general plan elements; the Housing Element is required to be updated on a predetermined schedule, whereas other elements (Noise, Land Use, etc.) are amended and updated as needed. The following elements and implementation items to be considered prior to 2015 and are noted below.

1. Housing Element and Program Implementation

In February of 2012, the City received notice that the our 2008-2014 General Plan Housing Element received certification by the State's Department of Housing and Community Development (HCD). In accordance with Senate Bill 375 (2009), future 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.

Our city's expected housing need for the 2014-2021 planning period is 3,654 units, according to SCAG's Draft Regional Housing Needs Allocation (RHNA). The RHNA is not a "construction need allocation," but it is still integral to identifying and planning for sufficient zoning to meet our "fair share" of the regional housing market need from very low to above moderate income levels. The table below illustrates the draft division of the RHNA units by income level.

Draft Regional Housing Needs Assessment				
Very Low	Low	Moderate	Above Moderate	**Total**
861	591	673	1,529	**3,654**

The draft SCS is expected to be adopted in April 2012. Following adoption, local jurisdictions will only have 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). The City expects to easily meet the RHNA units by updating the current vacant and underutilized

land inventory and target additional corridors, neighborhood centers, and districts that were not surveyed in the last housing element but that may accommodate this unit capacity.

Implementation

While preparing for the next Housing Element cycle, the city is addressing two programs, namely addressing program #19 (Infill First Strategy) to identify at least 5 acres that could provide additional units and program # 21 to address the Employee Housing Act/Farm worker housing. An update to the Housing Element's programs is expected by fall 2012.

2. Noise Element (*Our Healthy and Safe Community*)

In 1971 the City adopted its noise ordinance that, at the time, corresponded with zoning designations. Decades later, new zones and mixed residential with commercial development no longer clearly correspond with the noise ordinance. This creates ambiguity in the enforcement of noise related issues. Also, new development may warrant specific conditions when noise sensitive uses are proposed next to areas subject to higher noise thresholds, such as commercial or industrial uses.

Our 2005 General Plan contains specific policy to address noise pollution in our community by seeking to minimize the harmful effects of noise (Policy 7E) followed by seven (7) actions to address noise related issues. The Planning Division is tasked with the short-term action to update the noise ordinance by "...[providing] standards for residential projects and residential components of mixes-use projects within commercial and industrial districts." The Plan also contains actions such as requiring analysis and mitigation to address noise and health/safety issues for projects involving a sensitive land use within industrially designated areas. An amendment to the noise ordinance to address the above concerns is expected during the Community Development work plan for FY 2012-13.

3. Local Coastal Program

The 2005 General Plan required the City to initiate an amendment to the Local Coastal Program (LCP) 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. Four sites or neighborhood areas are actively processing for plan and code updates requiring LCP amendments, including: Downtown Specific Plan – Triangle Site, The Bluffs at Vista Del Mar, the Marriot Hotel property (parking structure) along Harbor Boulevard and the Sonderman Ring Partners (SRP) property located in the harbor, scheduled for Coastal Commission action on April 12, 2012.

4. Ventura County NPDES (MS4) Stormwater Permit Requirements

In 2009, Ventura became subject to an amended Municipal Stormwater NPDES Permit. Among the requirements of the permit is a requirement to amend, revise or update a local general plan to include watershed and storm water quality management considerations and policies when any of the Land Use, Housing, Conservation and Open Space elements are updated or amended. To date, the City of Ventura remains out of compliance with this requirement and could be subject to random audits and fines. Community Development staff is working with other departments to determine the specific policy and action language necessary to update the General Plan.