

CITY COUNCIL MEETING NOVEMBER 30, 2015

The San Buenaventura (Ventura) City Council met in special session in the Council Chambers, 501 Poli Street, Ventura at 5:13 p.m.

ROLL CALL

Present: Councilmembers Morehouse, Andrews, Monahan, Deputy Mayor Nasarenko, and Mayor Heitmann.

Absent: Councilmembers Weir and Tracy.

Mayor Heitmann presided.

CITY COUNCIL PUBLIC HEARING

1. **General Plan Amendment and Specific Plan Prescreen determination to modify the existing General Plan land use designation from Neighborhood Low to Specific Plan and Hillside Management plan policy consideration related to the timing of Infrastructure Analysis as part of a Residential Development on approximately 40 acres and open space with public access trails on approximately 175 acres on an overall site of 215.94 acres located North of Hillcrest Drive, West of Hall Canyon Road, East of Lincoln Drive; MR Ventura Estates, LLC/Regent Properties, Applicant (PROJ-8385) (80)**

RECOMMENDATION

Adopt a Resolution approving a Preliminary Screening for a proposed General Plan Amendment and Specific Plan for a hillside single-family development that would change Land Use designation from Neighborhood Low to Specific Plan and allow the timing of infrastructure analysis concurrently with project evaluation and the CEQA review for a project located North of Hillcrest Drive, West of Hall Canyon Road, East of Lincoln Drive, Project 8385, Case Number GPA-5-15-28198.

Moved to approve the recommendation and adopt **Resolution No. 2015-061**, entitled,

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SAN BUENAVENTURA,**

CALIFORNIA, APPROVING A PRELIMINARY SCREENING FOR A PROPOSED AMENDMENT TO THE GENERAL PLAN AND AN ASSOCIATED SPECIFIC PLAN MODIFYING THE EXISTING LAND USE DESIGNATION FROM NEIGHBORHOOD LOW TO SPECIFIC PLAN AND ALLOWING THE TIMING OF INFRASTRUCTURE ANALYSIS CONCURRENTLY WITH PROJECT EVALUATION AND CEQA REVIEW FOR THE LA VIERA PROJECT LOCATED NORTH OF HILLCREST DRIVE, WEST OF HALL CANYON ROAD, EAST OF LINCOLN DRIVE, PROJECT 8385, CASE NO. GPA-5-15-28198.

Mayor Heitmann declared the motion carried.

Directed the applicant and/or the appropriate consultant to:

1. Explore traffic circulation both through Hall Canyon and Lincoln Streets;
2. Expand the use of 3:1 slopes, where feasible;
3. Minimize grading and the artificial creation of steep slopes through low terracing and retaining walls, and varied lot and pad sizes;
4. Consider reserving lots for custom homes to create a broad mixture of housing styles/designs;
5. Assure substantial and meaningful funding for development through an in-lieu fee to create affordable housing opportunities in Ventura;
6. Explore expansion of the open space public benefit component;
7. Conform the homes and streets, when feasible and safe to do so, to the existing hillside topography;
8. Streets may exceed a 15% slope gradient and/or alternative design standards, in short stretches;
9. Explore potential circulation improvements with the neighborhood prior to the CEQA review and analysis; and
10. Allow development within slope areas in excess of 30% slope gradient, as long as it results in better overall design and is instituted only when necessary.

Mayor Heitmann declared the motion carried.