

**ATTACHMENT G**

**MATRIX OF ALL PUBLIC  
COMMENT ON THE 2010  
PRELIMINARY DRAFT PLAN  
AND DEVELOPMENT CODE**

# SUMMARY OF PUBLIC COMMENTS MATRIX



## HOW TO USE THIS MATRIX

1. This matrix is a summary of all public comments received on the November 2010 Preliminary Draft Community Plan and Development Code from the following sources: November 2010 community workshop, city advisory boards and commissions comments, comment letters and emails, and the online survey. Comments specific to the Notice of Preparation (NOP) conducted in December 2010 through January 2011 are not included because 1) those are not directly commenting on Plan and Code and 2) recirculation of a new NOP is proposed after Council initiates the April 2011 Draft Community Plan and Development Code.
2. All comments are organized by subject area, not by individual letter. This is done for the benefit of City Council members and the general public who can review all comments collectively by area of interest, such as parks or education, rather than having to search an interest area across numerous comments. The original comment letters are on file and available at the Community Development Department.
3. The majority of comments received related to planning issues and concerns in the North Avenue and Canada Larga subregions of the Preliminary Draft Plan and Development Code. Since these areas were removed from further consideration on January 24, 2011 when City Council directed the Community Plan and Development Code only focus on the Westside (lower Avenue area) incorporated city limits, these comments are not responded to. Rather an "NA" is indicated as staff response.
4. In revising the Community Plan, many adjustments were made in the policies and actions including rewording, combining sometimes, and also moving some from one chapter to another. Policy or Action "numbers" have therefore been significantly altered. This means tracking specific policies/actions from the November 2010 Preliminary Draft Plan to the April 2011 Draft Plan challenging if a comment letter cited a specific policy/action reference number. Therefore, review of the Draft Plan should be focused on the text, rather than any corresponding numbering.
5. Most staff responses to comments include a reference to which chapter of the Community Plan is associated with the comment. The Development Code is also listed when applicable to a specific implementing regulation.

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Claudia Armann	Policy 12 A is weak. Please consult resident Virgil Nelson (653-0212) about what homeowners desire to make their neighborhood safe from landslide hazards. I understand they want hillside mitigation within the CIP for the Westside Development Plan.	N/A	No date, letter	P17
Claudia Armann	Policy 12.1.5: Change this to refer to the entire Westside & North Avenue, not just Brooks/Petrochem sites.	N/A	No date, letter	P17
Claudia Armann	If Council chooses to add Canada Larga into the Plan in April, Section 12.1 must include an extensive list of policies and actions for protecting wildlife, plants, and riparian areas in Canada Larga. Many elements in large executive complexes can have significant impacts on wildlife (large windows, pet cats, pesticide use in landscaping). Particular attention must be paid to not disturb wildlife corridors. It's extremely disappointing that wildlife in Canada Larga could be placed at risk for the construction of executive housing. This undermines the City's professed environmental values.	N/A	No date, letter	P17
Claudia Armann	Please refer to the Santa Ynez Valley Community Plan, prepared by the County of Santa Barbara. They are a very conscientious community and good policies can be found under Biological Resources, starting on page 157. Here is the link <a href="http://longrange.sbcountyplanning.org/planareas/santaynez/documents/Board%20of%20Supervisors%20Adoption/Electronic%20Docket/Master%20Final%2010-15-09.pdf">http://longrange.sbcountyplanning.org/planareas/santaynez/documents/Board%20of%20Supervisors%20Adoption/Electronic%20Docket/Master%20Final%2010-15-09.pdf</a>	N/A	No date, letter	P17
Claudia Armann	The biological resources in the Canada Larga Valley and Ventura River deserve a thorough description and robust policies similar to what is provided in the Santa Ynez Plan.	N/A	No date, letter	P17
Rob Corley	pg 18 - Action 12.1.1 (facilitate discussions...) is inadequate. The hillsides are visibly sliding into back yards of existing homes in the County areas. It is necessary to find a solution rather than set up another series of meetings.	Have added measures to pursue interjurisdictional partnerships to seek solutions - See <i>Our Accessible Community</i>	11/27/10 letter	P18
Rob Corley	Pg. 18 - Action 12.1.8 (connect Westside residents to Grant Park...) needs to include continuous safe access all the way to the park and not just along Cedar Street.	Premature in that requires engineering solutions; see policy in <i>Our Accessible Community</i>	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Shull Bonsall	Add Action Items on Policies 12A -- Facilitate discussion w/ private property owners to implement stormwater management and other potential practices to minimize erosion of hillsides in <i>Canada Larga Valley and Bonsall Fwy Property</i> to protect Hwy33 & other downhill properties; Policies 12C -- Enhance public connections bet. Ventura River and hillsides through public access trails, where possible & where elevation grades will permit, across <i>Canada Larga Valley</i> , as part of development and conservation plan for Canada Larga properties; Policy 12D -- Improve water quality in Canada Larga Creek and quality of local surface drainage by retaining stormwater in <i>Canada Larga Valley</i> before it reaches Ventura River or adjacent properties.	N/A	11/27/10 letter	P18
Shull Bonsall	Add Policy 12E -- Increase area of open space protected from development, improve protection for native plants and animals, enhance stormwater mgnt., and increase open space and recreational uses through comprehensive planning of Canada Larga properties." Add the following Action Items to support the above policy: Action 12.1.16: Assist the Ventura Hillside Conservancy or other open space stakeholders in creation of conservation easements along Canada Larga Creek & w/in 2000 acre southerly hillside areas and other development restricted portions of Canada Larga Valley property.	N/A		
Shull Bonsall	Action 12.1.17: Require creation of comprehensive development plan for Canada Larga Valley, to include storm water detention and other storm water and drainage mgnt features as may be required to help eliminate existing flooding issues on other properties in the Plan Area, such as USA Petrochem and Brooks properties, and to enhance water quality within the Plan area including Canada Larga Creek & the Ventura River watershed. Action 12.1.18: Enhance public access to open space and recreational opportunities in and around Canada Larga Valley through conservation easement, open space agreement, deed restrictions or other methods negotiated with land owner as part of Dev. Agreement for <i>Canada Larga Valley</i> .	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 22 - Development Opportunity Sites: Revise terminology for <i>Bonsall Addition to Bonsall Fwy Property</i> . The Canada Larga Valley parcel should be shown as Potential Site in this exhibit or a similar exhibit on the following page.	N/A	1/27/11 letter	P21
Ventura Audubon Society, Inc.	Have concerns about any proposed changes to the Ventura River and its bed, bank or channel. Urge a high level of caution in planning development along the river. <i>Action 1.16</i> : Comply with directives from regulatory authorities to update & enforce stormwater quality & watershed protection measures that limit impacts to aquatic ecosystems & preserve and restore the beneficial uses of natural watercourses & wetlands. <i>Comment</i> : This action is limiting to what the "regulatory authorities" require. We call upon the City of Ventura to go beyond those requirements & take action to increase protection for an area of natural watercourses and wetlands.	Comment noted; also refer to <i>Our Natural Community</i> for revised policy/action for Ventura River and watershed planning	12/20/10 Letter	P52
Ventura Audubon Society, Inc.	<i>Action 1.18</i> : Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping. <i>Comment</i> : The native plant species must be plants that are already found in the area.	Comment noted.	12/20/10 Letter	P52
<b>Ventura River</b>				
Diane Underhill	Re: Action 12.1.3 in Preliminary draft plan, are 36 acres of dedicated land in actual riverbed? Has Petrochem made dedication, or is it a condition? What is the total acreage of Petrochem site? How many acres are in natural riverbed?	N/A	Public comment	P6
Diane Underhill	Can a map be added to the plan to help public visualize Ventura River Parkway Plan?	Comment noted; also refer to <i>Our Natural Community</i> for revised policy/action for Ventura River and watershed planning	Public comment	P6
Ojai Valley Sanitary District	Section 12.1 is written as if the writer is unaware that the District's wastewater treatment plant is between the trail and the river behind the City water plant. If, as a part of the planning project for the area the City would like the plant relocated, now is the time to begin that discussion including financial aspects.	N/A	1/7/11 OVSD Board No date, letter	P9
Ventura River Watershed Coalition	Supports recommended polices and actions that will increase permeability, provide buffers, reduce runoff, reduce water demand, provide habitat connectivity, minimize flood damage, protect water quality.	<i>Our Natural Community</i> contains new action to inventory hydrologic conditions and develop plan with stakeholders	1/26/11 No date, letter	P16
Rob Corley	Pg. 18 - Action 12.1.3 (dedicate 36 acres...) is good but doesn't say to whom the land will be dedicated, who will pay for planning and building improvements, and who will maintain the property once it is built. The exact parcel is not clearly identified.	N/A	11/27/10 letter	P18
Rob Corley	Action 12.1.5 (Utilize concepts of the Lower Ventura River Parkway Vision Plan...) needs to explain what concepts are proposed, where to find a copy of this plan, whether the City Council has approved or endorsed this plan, and how the plan applies to this specific property. This is a powerful action statement that is not backed by adequate information.	Clarified and added actions to <i>Our Natural Community</i>	11/27/10 letter	P18
Rob Corley	Action 12.1.9 (Assist ... in creation of the Ventura River Parkway). Like 12.1.5 this is a powerful action statement that is not backed up by adequate information or any reference of where to find information on the Parkway concept. The plan appears to have been created as a student project and may not be economically feasible or in the best interests of the city. This statement says to do in, but doesn't inform the reader as to what is being proposed.	Incorporated direct reference in <i>Our Natural Community</i>	11/27/10 letter	P18
Rob Corley	Action 12.1.13: (Develop urban standards...Flood Insurance Study of Ventura River.) Flooding is a major issue and needs to be reflected in any decision to change land uses on the Westside and especially in North Avenue. This section needs to be expanded to state when such information will be available and a clear process to amend the land use plan to reflect the latest flood risk information.	Policies moved and addressed in <i>Our Health and Safe Community</i> chapter.	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
The Wood-Claeysens Foundation	Supports efforts to improve the water quality of the Ventura River. Foundation made substantial efforts to remove the non-native arundo along the Ventura River and to clean up the trash and debris left in the river bottom by homeless, trespassers and others in the Ventura River bottom.	Comment noted	01/27/11 letter	P25
#1 SM Comment	The river should be made accessible and exploited as a natural resource and quality-of-life addition to the Westside.	Comment noted	1/4/11 Survey Monkey	5C-R
#14 SM Comment	We need to restore/protect/preserve the Ventura River Watershed.	See Water Quality policies and actions contained in <i>Our Natural Community</i>	1/13/11 Survey Mnk	5C-R
#18 SM Comment	Connection to the Ventura River. A walking/hiking/picnic/dog park along the river would be great! More connection to the River Bike Trail from other streets. Allow a café or market on the river trail.	Updated bike/ped mobility plan adds connectors to river trail bike path in <i>Our Accessible Community</i>	1/24/11 Survey Monkey	5C-R
Carol Lindberg	Do include the Ventura River Parkway Plan in your study and combine good ideas from it with the draft of the Westside Community Plan.	See <i>Our Natural Community</i> for revised policy/action for Ventura River and watershed planning	11/17/10 Westside Community Workshop	P51
Ventura Audubon Society, Inc.	<i>Action 12.1.2</i> : Preserve habitat, open space & mature trees along the Ventura River that allows for a protective buffer & natural meandering of the watercourse while providing recreational amenities for the public. <i>Comment</i> : Buffer zones should extend 200' from the river bank. Any recreational amenities for the public inside (toward the river) the buffer zone should be limited to walking. No motorized vehicles, bicycles or dogs should be allowed inside the buffer zone.	N/A	12/20/10 Letter	P52
Ventura Audubon Society, Inc.	<i>Action 12.1.7</i> : Minimize further separation of the Westside Area from access to the Ventura River due to flood control structures that block visual, recreational, habitat, and environmental amenities in the river. <i>Comment</i> : This action is unclear to us. Are you proposing removal of flood control structures?	Action deleted.	12/20/10 Letter	P52
Kathy Bremer	- How will the Westside Plan incorporate the River Parkway Plan? What parts of the River Parkway plan will not be incorporated, i.e. what does the "extent feasible" mean? * <i>Action 12.1.5</i> : Utilize concepts of the Lower Ventura River Parkway Vision Plan for the Brooks/Petrochem site <u>to the extent feasible</u> . - When we have a flood caused by massive rains, the river will go where it chooses. Why are we planning to build the flood plain? - Do we have the updated FEMA flood plain maps?	See Policies/Action in <i>Our Natural Community</i>	11/17/10 Westside Community Workshop	P53
Kathy Bremer	- How does development along the river support the following goals and policies? <i>Goal</i> : Support the native riparian ecology, endangered species, replenishment of local beaches, & opportunities for recreational uses in and along the Ventura River. <i>Policy 1 B</i> : Increase area of open space protected from development impacts. <i>Policy 1 C</i> : Improve protection for native plants and animals. <i>Policy 12 B</i> : Increase area of open space along the Ventura River & protect this resource from development impacts. - How will <b>actual</b> water resources support the Westside development plan?	N/A	11/17/10 Westside Community Workshop	P53
Claudia Armann	- What is the rationale for situating any development in a flood plain? Is there insufficient land within city limits that could accommodate what is being contemplated for construction in the flood plain? The Flood Zones map on page 44 shows that the Ventura River levee does not extend into the North Avenue area, leaving the flood plain there unprotected. What are the potential consequences of development in North Avenue sites in the flood plain? - Please describe whatever natural flood control methods can be implemented that would not disturb riparian habitat for the threatened Bells vireo & other sensitive plant & animal species found near Canada Larga Creek and Ventura River.	Regulated by state and federal regulation; - policies in <i>Our Healthy and Safe Community</i> speak to building code requirements.	No date, letter	P55
<b>Canada Larga</b>				
Kim Prillhart	Canada Larga contains significant biological resources, landslide hazards, fire hazards. Plan provides no hint as to plans for area. Plan does not address need for executive housing but does support protecting natural environment and encourages TND. Expansion is inconsistent with many of plan policies.	N/A	12/22/10 No date, letter	P14
Stephen Bryne	Do not support the proposed annexation of the Canada Larga tract in order to create so-called "executive housing." This tract should be preserve as parkland or open space for all to enjoy. The property contains known prehistoric archaeological site or sites that would be negatively affected by the proposed development. These resources are non-renewable and should not be destroyed for the sake of "progress".	N/A	12/10/10 email	P23
#4 SM Comment	Don't annex Canada Larga .. That would be a BIG mistake	N/A	1/11/11 Survey Mnk	5C-R
#10 SM Comment	In a time of severe economic challenges the City has deemed it prudent to spend how much money to investigate the addition of Canada Larga property to City lands? Who is going to pay for all public services that will be needed to support this? Certainly not the property owner, who is the only one who's going to benefit from this. No executive housing in Ventura??? Have you looked at the hillsides, our beachfront properties? Any real estate sales person will tell you there's plenty of inventory available now.	N/A	1/12/11 Survey Monkey	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#11 Lori Steinhauer -- SM Comment	Please no extension into Canada Larga area. Thanks for your work.	N/A	1/12/11 Survey/ Monkey	5C-R
#22 SM Comment	We need park! Don't develop Canada Larga, please	N/A	1/25/11 Survy Mnky	5C-R
#23 SM Comment	Resident of Canada Larga area. Bought a home here and love the rural feel. Opposed to the annexation because we want to preserve the land surrounding Canada Larga, access to the river, and the natural habitat. Development on the Westside would be beneficial to make the area safer and offer a safe park for people to go to.	N/A	1/25/11 Survey/ Monkey	5C-R
City of Ojai	Against inclusion of Canada Larga by the City of Ojai Planning Commission.	N/A	2/2/11 email	P30
Mike Barton	Canada Larga is an awesome valley. We take ride out there once a month just to spot wildlife. We've seen bobcats, deer, eagles, wild hogs, & even once in a broad daylight, a mountain lion. I know w/ any dev these things will change but we still need to keep as much open space as possible.	N/A	12/8/10 Email	P33
Diane Underhill	If this agricultural/open space valley is annexed, environmental damage will occur in the fragile ecosystem of the Ventura River watershed. Habitats & wildlife corridors will be lost. Traffic & air pollution will increase. City water, sewer, road, capabilities as well and public safety will all be strained. Adding Canada Larga to the EIR --means additional expense of the report. Why pay the extra money for a broader EIR when we are already aware of known problem i.e., red mountain fault line that runs through Canada Larga parcels, and the Valley's frequent flooding problem that we have witnessed during the last few decades, & the troublesome expansive soils of the Canada Larga area <i>all of which contribute to making the area undesirable for denser developer.</i>	N/A	11/19/10 Email	P35
Diane Underhill	Vta. citizens have signaled through past city votes that they want to weigh in on large scale expansion proposals. If the Council moves to annex this area to the City, a SOAR vote on the decision will not be required. 5 yrs ago our community came together to update our general plan. Much time & money was spent on the effort. It was agreed the City would concentrate on <b>infill development before expansion.</b> Annexing agricultural property miles beyond our current incorporated boundaries takes focus away from infill dev. Studies show that the infrastructure & maintenance cost of this kind of "sprawl" expansion outweigh the benefits. Infrastructure costs are much more affordable if we focus on good compatible infill projects <b>inside</b> the city.	N/A	11/19/10 Email	P35
Diane Underhill	Cost to maintain the infrastructure needed for residential dev. Out in this rural valley will be an <i>ongoing drain on constrained city resources</i> . W/ public safety svcs being <b>cut</b> in high population areas inside our incorporated boundaries, how can we <i>justify</i> cost expansion to the remote Canada Larga Valley <i>that will benefit a relative few</i> ? Residential development built in long canyons such as this are <b>indefensible</b> to east-wind driven wildfires. Is Ventura going to make the same <i>poor planning mistakes</i> made by San Diego County? <i>In that same vein, are we going to approve in the N. Ave. Area a PetroChem land-use change from industrial to residential and allow homes to be built in a know flood plain w/c will place residents lives at risk?</i>	N/A	11/19/10 Email	P35
Diane Underhill	We should not let few landowners' desires dictate when and where our city will expand. A private person's profit should not trump the <b>community's planning effort</b> or the <b>City's fiscal welfare</b> . We need to make planning decisions that will <b>safeguard lives</b> as well as decisions that honor the community's desire for <b>infill-first</b> planning strategies.	N/A	11/19/10 Email	P35
Carol Lindberg	Please do not include the Canada Larga Valley in the Community Plan to study or annex in the future. (a) Our General Plan calls for in-fill development prior to expansion of City Limits; (b) City (taxpayers) would be responsible for fire and police protection. It would probably cost more than the property tax on the new homes would provide. From what part of the City budget would the City find the money to open a police and fire station the day the area is annexed -- before any houses are built?; (c) Canada Larga is a wildlife corridor. Development would significantly affect it.	N/A	11/17/10 Westside Community Workshop	P51
Ventura Audubon Society, Inc.	We are opposed to any development within Canada Larga. We cannot envision a development that will not seriously degrade the quality of the natural habitats present in the valley. <b>Action 1.17:</b> Require development to mitigate its impacts on wildlife through the development review process. <b>Comment:</b> The Environmental Review process requires this. This should include no fences between the parcels in Canada Large and along the Ventura River that would inhibit wildlife movement.	N/A	12/20/10 Letter	P52
<b>Annexation and Redevelopment</b>				
Workshop participant	I live in the Valley Vista tract and do not want to be annexed into the City. I bought property in the County because I enjoy the quiet open space.	N/A	11/17/10 workshop	
Jean Ard	Valley Vista tract resident does not want to be annexed into the city. VPD would have huge learning curve; fear of diminished services.	N/A	1/16/11 No date, letter	P15
Workshop participant	Buy Rocklite Property from Selby Family. Turn into Public amphitheater-make and event location. "Dine and Party" on the Avenue.	N/A	11/17/10 workshop	
Workshop participant	Note to City Council: if you do not have the money to keep Fire Station 4 open, why do you think you have the money to expand the Westside Environmental Plan? Please reverse your decision and concentrate on the Westside Development Plan only.	N/A	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Diane Underhill	Defer annexation and redevelopment plan until Gov. Brown's rules are fleshed out.	Comment noted.	1/7/11 email	P3
Diane Underhill	Can CA Redevelopment Association brochure be eliminated as plan appendix? If not, can Spotlight on the Westside be moved as Appendix A?	Done.	Public comment	P6
Diane Underhill	Is the base year property tax plus 2% annual inflationary increase sufficient to pay for the area's needed public services over the next 45 years? Can such an analysis be attached as an appendix to this plan?	Refer to fiscal analysis.	Public comment	P6
Diane Underhill	What is the legal bar that blight findings must clear in order to qualify to be placed in a Redevelopment Project Area?	Refer to CRL definition of blight.	Public comment	P6
Diane Underhill	Can that cited analysis regarding estimated property tax increment with and without North Avenue be added as an appendix to this Westside Community Plan?	Refer to RDA plan adoption reports as they are required.	Public comment	P6
OVSD	Section 12.1 called Our Natural Community is written as if the writer is unaware that the District's wastewater treatment plant is between the trail and the river behind the City water plant. If, as a part of the planning project for the area the city would like the plant relocated, now is the time to begin that discussion including financial aspects.	N/A	1/7/11 OVSD Board No date, letter	P9
OVSD	Appendix A. is about Redevelopment. The District is concerned with a loss of property tax income from a Redevelopment Agency. That aspect of the Redevelopment Agency needs to be discussed.	N/A	1/7/11 OVSD Board No date, letter	P9
Kim Prillhart	Pg 10. Should reference section of Guidelines for Orderly Development that apply within the City's sphere.."Annexation to the City is preferable to formation of new or expanded County service areas" and "land uses which are allowed by the County without annexation should be equal to or more restrictive than land uses allowed by city."	N/A	12/14/10 No date, letter	P14
Kim Prillhart	Pg 10. City's refusal to extend services to unincorporated area limits potential for revitalization. City should add policies and actions to address this issue in Our Well Planned and Our Sustainable Infrastructure.	Addressed in General Plan	12/14/10 No date, letter	P14
Diane Underhill	In 2005 the City and citizen completed the General Plan Update that <i>rejected expansion areas to focus first on infill development</i> . In contrast, the new Westside Community Plan focuses on <i>expansion -- not infill</i> .	N/A	12/12/10 email	P24
Diane Underhill	Expansion into the North Avenue and Canada Larga <i>should not be done in a Community Plan</i> . These 1600 acres has serious infrastructure deficits which is too costly to upgrade, service, and maintain. Including these areas in the Westside Community Plan will significantly increase the cost for CEQA, required EIR and effectively transfer major planning costs from private developers to city taxpayers. Expansion concept should wait for the next General Plan Update.	N/A	12/12/10 email	P24
Diane Underhill	In previous Westside <i>citizen-aided</i> vision plans, it was the revitalization of the <i>existing Westside Community</i> (inside the city's incorporated boundaries) that was a paramount importance for residents. Moving forward with the Plan for the existing Westside Community makes sense, expanding into the North Avenue/Canada Larga Valley areas (which takes focus away from the existing community infill) <i>does not</i> .	Done	12/12/10 email	P24
Diane Underhill	Brooks/Petrochem property - City Council seems to think that this is a viable project and expressed their interest in capturing the potential property tax increment gain by placing it in a Redevelopment Project Area. The problem is, if the project is not viable, it will not be built and there will be no tax increment gain, but because we are rushing this plan forward, the non-viability realization will come too late and the City will be stuck with costs of servicing these annexed areas.	N/A	12/12/10 email	P24
Shull Bonsall	Pg. 23 - Modify the last sentence of 2nd paragraph, "Redevelopment of the USA/Petrochem site will facilitate the conversion of an obsolete and blighted industrial site that has become an eyesore and an environmental and public safety risk, into opportunities for placement of workforce...". Add 2 sentences at the end of the paragraph as follows: "Dev. of the <i>Bonsall Fwy Property</i> provides additional opportunities for workforce housing, as well as creation of neighborhood scale shopping & svcs, and jobs in close proximity to existing residential areas and proposed new dev. nodes. Creation & implementation of a comprehensive dev. and conservation plan for the <i>Canada Larga Valley</i> will facilitate the dev. of Executive Level Housing opportunities that will help the City attract high wage, high value business to the Westside Community, as well as enhancing the overall appeal of the area to residents, tourists, and arts patrons by creating unique and beautiful open space and recreational amenities."	N/A	1/27/2011	P21
Shull Bonsall	Pg. 24 - Add Action Item on Policy 12E and/or 12F: "Stimulate private investment in Plan Area through the creation of executive housing opportunities in the <i>Canada Larga Valley</i> that will act as a catalyst to motivate the owners/managers of high value, high wage, new technology industries to locate in West Ventura, by providing a suitable environmental for executives of these companies."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 24/25 - Amend Policy 12.2.12 by including "Bonsall Freeway Property".	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 25 - Add Action Item on Policy 12 I: "Zone <i>Bonsall Fwy Property</i> to allow for future development of a mixed-use village to include local-serving retail and services business located just north of the Hwy 33/Canada Larga interchange, and easily accessible from existing and future North Ave. dev. notes."	N/A	1/27/11 letter	P21
Shull Bonsall	Page 25/26 - Add the sentences on Action Items on Policy 12 J: Action 12.2.20: "This action shall include creation of development standards for up to 99 executive level and/or equestrian style housing units on the <i>Canada Larga Valley</i> site." Action 12.2.21: "This action shall include creation of dev. stds. to facilitate the creation of a variety of housing types, including workforce & affordable housing units on the <i>Bonsall Freeway Property</i> ."	N/A	1/27/11 letter	P21

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Shull Bonsall	Pg. 26 - add Action Item on Policy 12 K: "Establish development code stds to facilitate the creation of executive level housing on minimum one-acre sites, clustered on previously disturbed land areas w/in <i>Canada Larga Valley</i> , as part of an overall dev. and conservation scenario for this unique opportunity site that reflects high stds of environmental sensitivity and sustainability."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 26 - add Action Item on Policy 12 L: "Allow commercial, residential, and mixed-use dev on <i>Bonsall Freeway Property</i> w/c will minimize traffic from nearby residential, industrial and commercial dev, due to the enhanced availability and accessibility of goods and svcs at this ideally located, fwy adjacent parcel."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 27/28 - Westside & North Avenue Community exhibit: The <i>Canada Larga Valley</i> site should be included and designated/color-coded on this exhibit.	N/A	1/27/11 letter	P21
#13 SM Comment	Are there any plans to purchase, improve, and develop the many blighted vacant lots on the Westside? Many multi-unit properties are blighted and not maintained. There is a large multi-unit property that directly faces the Avenue between Kellogg and Barnett that has tarps hanging off units and trash about the premises. It's beyond ugly. It and others like it depress home values across the Westside and make it extremely difficult to attract investment.	Comment noted. This is a function of the city's code enforcement for protection of public health and safety.	1/13/11 Survey Monkey	5C-R
#13 SM Comment	The industrial nature along the Avenue and to the North is an asset that needs to be considered when redeveloping this side of town. What can be done to improve some of these properties? How can we learn from what some business owners have done to improve their locations? What is the city doing to encourage, guide, and incentivize this positive redevelopment?	N/A	1/13/11 Survey Monkey	5C-R
#13 SM Comment	The Avenue has plenty of potential as the Bell Arts Factory proves. Smart development can work on this side of town and add to its unique character. Residential properties have improved. The new developments along the Avenue that blend retail and residential housing are a wonderful and needed addition. We purchased a neglected home and have restored it to its period condition within the past two years. It would be great if incentives were offered to others on this side of town to do the same. My hat is off to those in the City that have helped us along our way and appreciate what we and others are trying to do on this side of town -- put down roots, improve our homes, and make our neighborhood safe and attractive. What's good for the Westside is good for Ventura overall.	Policies and Actions of <i>Our Prosperous Community</i> point to economic development programs and smart growth for implementation.	1/13/11 Survey Monkey	5C-R
CAUSE	Annexation of the North Avenue area & Canada Larga as proposed will contribute sprawl and further burden already problematic public service provision in the City. It directly conflict with recent State mandates (SB375 & AB32) that require more innovative planning to connect people to work & shopping opportunities w/out more car usage. The plan must prioritize the areas of the City already located w/in the City limits & increase opportunities for residents to live, play & work in the same neighborhood. Many residents of the Westside neighborhood already fit that description & the Plan must further increase that opportunity for more residents to be able to do so instead of building out further and further away from the center city w/c will force people to use their cars to work & play.	N/A	2/2/11 Email	P28
CAUSE	Pg. 25 Policy 12J - prioritizes Executive Housing but the Plan must balance the cost of developing executive housing w/ the increase costs of providing svcs to these homes. Providing these svcs to these new homes will unduly burden the already overburdened svcs for existing City residents.	N/A	2/2/11 Email	P28
CAUSE Resident Workshop	There is a potential to use RDA monies for flood protection in the N. Ave. area to facilitate private development. How will that take away money & resources from investments in the existing Ventura Avenue neighborhood? Who will decide how RDA money is spent? Will the Westside Redevelopment Advisory Committee (WRAC) have the power to decide how to use RDA money?	N/A	1/20/11 email	P32
CAUSE Resident Workshop	In Policy 12E - the Community Plan seems to prioritize investing public monies in the N. Ave. And to the benefit of private developers. What can be done to make sure public investment benefit current residents of the City? i.e. parks, schools, educational/job training opportunities in the existing Westside community. There is currently no levee on the N. Avenue & the existing levee will be decertified in 2011. Do we want so much development in the floodplain w/out flood protection? Policy 12Y mentioned that the city will combine public & private funding to build a community pool on the Westside. Why is this policy so vague? Why does it not explicitly say that RDA monies will be used to fund the public pool?	N/A	1/20/11 Email	P32
Billy Ray Ellis	Re: Plan for taking over the land west of Vta. to include Valley Vista Track -- Bard track 1) We do not want to be in the City, if we did we would have moved there years ago. I know you want the tax dollars but you will not receive any gains because you will have to hire more city worker to cover the bigger area you would end up with. 2) The residents here do not want to lose are freedom we have now. There is no benefits for becoming part of the City none what so ever. We like it here just like it is do not upset us anymore. 3) Do you guys realize the shape of the economy. How do you really think that you are going to get investors to put out the money to build houses, businesses and the infrastructure that's a lot of cash that nobody has now.	N/A	12/6/10 Email	P34
Billy Ray Ellis	4) The old shell, USA Refinery area is already contaminated to the point it would take millions to get the area safe to build on. If you want jobs, build a new modern refinery there. The jobs would be endless, refinery workers, suppliers, truck drivers, delivery drivers, mechanics, hospital workers, uniform laundry service, and a lot more jobs. 5) Why don't you fill up the vacant lots & buildings you have now when you get the city filled and maintained well. Then, we can have a talk and incorporate more land. I seen what you guys done to the city, chased out business, took beautiful trees out on Main Street and planted Palm Trees. We are not Santa Barbara or Santa Monica if you like the way they look, move there.	N/A	12/6/10 Email	P34

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Carol Lindberg	Question: How will the open space in the North Avenue area be treated if it is annexed? Will it require a SOAR vote? Or does the City intend to annex it first to avoid a vote of the people? If the residents who now have septic tanks are annexed to the City, will they have to join the City sewer system? How much will that cost per house?	N/A	11/17/10 Westside Community Workshop	P51
Kathy Bremer	How will the changes proposed maintain the affordability presently offered by housing on the Avenue? Redevelopment (urban renewal) tends to squeeze the least affluent out of their communities. How will Ventura avoid this outcome? What calculations are you using to argue how this project will finance itself? How does the City propose to finance this effort without dipping into the pockets of the taxpayers or impacting essential services to the rest of the City?	Citywide and state RDA proposal include mandated affordable housing criteria	11/17/10 Westside Community Workshop	P53
Claudia Armann	-Given the flood and contamination risks inherent in the North Avenue area, what financial liabilities is the City likelihood to assume with annexation of this area? - Is there <u>currently</u> sufficient tax revenue from existing North Avenue properties to cover the cost of providing city services, including police & fire, upon annexation? Policy 12.7.3 states that new development will be required to pay their fair share to fund additional public safety facilities and services for police and fire. How do you propose to do this?	N/A	No date, letter	P55
Claudia Armann	- The Plan should prioritize catalyst sites & renovating blighted bldgs w/in existing City limits before expending tax dollars, RDA debt, & staff time for projects outside city limits. I am concerned that projects in the North Avenue will draw attention, funds, & limited City staff away from revitalizing areas where existing city residents reside. - Regarding Policy 12F, doesn't the City have an extensive budget for Economic Development? Can these actions be accomplished without a Redevelopment Agency?	N/A	No date, letter	P55
Claudia Armann	Action 12.2.12: The high hopes for the Petrochem and Brooks Institute site needs to be substantiate given the priority that this Plan gives to these two sites. Is there sufficient certainty that annexing these sites will result in a significant number of high-wage jobs-that can't be located within city limits -- to justify the sprawl and increased service costs this annexation will create?	N/A	No date, letter	P55
<b>Business retention and attraction</b>				
Workshop participant	Support the business that are currently here. Graduates of CSUCI will create jobs- not really the City's job.	See <i>Our Prosperous Community</i> policies and actions	11/17/10 workshop	
Workshop participant	Don't let City services continue to erode (library, fire stations, parks). Business folks will go elsewhere if city services are compromised	Plan proposes RDA as an implementation strategy to support future projects.	11/17/10 workshop	
Claudia Armann	Pg. 6 question to consider. Add: What are the community's existing assets that can be built upon and supported through city policies and programs?	Future work of RDA/WRAC will determine best/highest use of public investment	No date, letter	P17
Claudia Armann	The Plan should specifically acknowledge the cultural attraction of the Westside's Mexican eateries, bakeries, and small grocers and shops carrying uniquely Mexican items. This should be referred to in the plan with pride and as an asset to be strengthened. Many cities recognize & promote ethnic neighborhoods like Chinatown, Little Italy, Little Tokyo as tourist destinations. The Westside Plan should include actions to enhance and protect the Mexican cultural heritage of the Westside and promote the Mexican businesses to Venturans and tourists alike.	RDA eligible programs include small business assistance. Future work of RDA/WRAC will determine.	No date, letter	P17, P55
Claudia Armann	Please include policies and actions to assist existing business owners, including Latino business owners. Specific outreach for Spanish-speaking proprietors to encourage participation in City's existing economic development and loan programs (e.g., WEV) is necessary.	City outreach will continue to include bilingual assistance to resident businesses.	No date, letter	P17
Claudia Armann	Along with the idea of green and high tech jobs, consider policies and action to promote nonprofit jobs, including possibly a nonprofit incubator.	Comment noted	No date, letter	P17
Claudia Armann	Action 12.2.20 talks about "executive housing as a means to further encourage business owners to locate in the Westside." Exclude this action unless you have the data to back up this premise.	N/A	No date, letter	P17, P55
Rob Corley	Action 12.2.17 (job and skill training on the Westside). This is very important and is given insufficient attention in the plan.	<i>Our Educated Community</i> contains revised policies and actions for lifelong learning which includes skills development as well	11/27/10 letter	P18
Aera Energy LLC	Offers revisions to 2 items in Chapter 12.2: (1) <i>Policy 12 G, Action 12.2.15</i> - "Respect and preserve oil production, high value job based and maintain existing land use, while anticipating but anticipate future for industrial relocation by keeping some industrial uses to the north of the Dakota housing tract (East Avenue/Shell Road)."; (2) <i>Policy 12 G, Action 12.2.16</i> - "Respect and preserve oil production, high value job base and maintain existing land use, while anticipating but anticipate long range future industrial mixed use development of the Avenue School site. (West Avenue/Shell Road)." To us, the proposed wording connotes continuity of the existing oil field operations. This is important nuance as industrial relocation and mixed use is contemplated concomitant with oil field operations.	N/A	1/31/11 email & letter	P26
Aera Energy LLC	Existing County Conditional Use Permits (CUPs) remain in full force and effect to cover ongoing and future enhanced oil recovery operations, and that they take precedence over policies and regulations that may be developed in association with annexation. The City make this point abundantly clear going forward so there is no question that the existing CUPs will be consistently applied.	N/A	1/31/11 email & letter	P26

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Meeting Notes	<i>What we like about the Avenue:</i> Decentralized grocery stores and laundry close by; local markets -- not chained through corporate; small business; clinic close by and doctors. <i>Improvements:</i> Better lighting at Vons; More jobs for younger people on the Avenue; Job and Training Centers, Small businesses/manufacturing; money goes back to community; Community banks	Comment noted; <i>Development Code</i> contains land use designations to accommodate neighborhood grocery stores	11/10/10 Westside Neighborhood Gathering	P39
Meeting Notes	<i>What we like about the Avenue:</i> Great Restaurants, affordable, produce food, excellent Mexican Food. <i>Improvements:</i> Coffee houses; Promotion of Avenue restaurants; Taco walk promotion of the great food	Comment noted.	11/10/10 Westside Neighborhood Gathering	P39
Ann Matson	Own a building and business at 211/213 N. Olive Street. Concern about the number of vacant building in our area. Hopefully the improvements planned by the City will help attract businesses to the area. Thank you for resurfacing Olive Street. That is a big improvement.	Comment noted.	1/6/11 Survey Monkey	5CN
#4 SM Comment	Restaurant other than Mexican. Think San Diego's Gas Light District - lot's of bars, cafes, boutiques and mixed use loft apartments.	Comment noted.	1/11/11 Survey Mnkny	5C-R
#8 SM Comment	City should research, "court" and recruit business owners to the Avenue (I don't mean not have the nice Hispanic bakeries and restaurants and groceries). There is a need for nice shops that are clean and have attractive store fronts that attract people locally in the neighborhood and throughout the city to shop. City should entice shop owners to come to the Avenue by first offering incentives to the people who own the bldgs. along the Avenue or better yet offer the incentives to the prospective shop person like give them a certain amount of money to fix the building or give the owner funds to fix it up. If it went to the shop person they could fix it to fit their particular business but the City needs to be involved and have guidelines that will create more attractive store fronts. If the city does not have funds perhaps the city could offer to the prospective shop person a reduced sales tax for their 1st year then once established they could pay the regular sales tax and the Avenue will thrive.	<i>Our Prosperous Community</i> includes economic development strategy to promote retail and services along Ventura Avenue.	1/12/11 Survey Monkey	5C-R
#17 SM Comment	I would like to see more diversity on the Avenue. Do you realize that there is not ONE restaurant other than Mexican Food and Pizza on the Avenue?	Comment noted.	1/24/11 Survey Mnkny	5C-R
#18 SM Comment	We need a market place for vendors like Olivera Street and Grand Central Market in LA. Smaller scale of course. <a href="http://www.grandcentralsquare.com">http://www.grandcentralsquare.com</a>	The <i>Development Code</i> is revised to include farmer's market subject to use permit	1/24/11 Survey Mnkny	5C-R
Kathy Bremer	Job creation is a priority. The Avenue area has historically provided jobs in the community. The overlay zoning risks creating an attraction of jobs as the areas surrounding a business are "gentrified" leading to adjacent incompatible uses. We need the Avenue area to be vital with high-quality jobs for the community, e.g. another Kinko's or Patagonia or high tech business so that new housing on the Avenue, where appropriate, does more than provide cheaper homes for Santa Barbara commuters. How does the city propose to avoid these conflicts caused by "overlay" zoning?	<i>Development Code</i> SD (MXD) overlay does not create incompatible uses, but rather emphasizes desired urban form.	11/17/10 Westside Community Workshop	P53
Kathy Bremer	Are specific businesses interested in the main property (Petrochem) that is being considered a "job catalyst?" Is there some reasonable certainty that Brooks will continue to operate the Ventura Campus since many hopes and arguments in favor of annexation are being pinned on that assumption?	N/A	11/17/10 Westside Community Workshop	P53
Kathy Bremer	As it stands today, the community is being told that it needs to develop Canada Larga Valley for wealthy people who want to open businesses on the Avenue. What statistics can you supply to support the argument that businesses will locate in the Avenue area only if high-end housing is located in the same area? What other communities have compiled statistics to support this assertion? Where else in Ventura County is high-end housing adjacent to industrial zones? If this environment exists, do the residents of those homes own and run the adjacent industries? The city recently closed a fire station to balance the budget. How will significant new emergency public services be financed if the size of the Avenue area more than doubles?	N/A	11/17/10 Westside Community Workshop	P53
Kathy Bremer	How will existing cultural resources (Avenue Hardware, small businesses & Mexican restaurants, shops and groceries) on the Avenue be protected and enhanced? How will these resources be protected for the continuing enjoyment of the entire community so that these marvelous local enterprises are not squeezed out like most of the local businesses have been priced out of downtown? P.23, Section 12 indicates that somehow oil production, high tech and housing will all be compatible in the North Avenue area. How will this logically be achieved?	<i>Our Prosperous Community</i> includes economic development strategy to promote retail and services along Ventura Avenue.	11/17/10 Westside Community Workshop	P53
Claudia Armann	What is the rationale for prioritizing the Petrochem & Brooks projects? Are there any companies/employers interested in situating at these locations? Does the Brooks expansion actually include new jobs or is its focus on housing?	N/A	No date, letter	P55
PC	Plan should include economic development strategies to create green and hi-tech jobs.	Our Prosperous' chapter includes economic development and workforce education strategies for future jobs base.		
<b>Green tech</b>				
Workshop participant	<u>When</u> the "green" businesses exist make connection with local grade schools-field trips etc.	Comment noted	11/17/10 workshop	
Workshop participant	Work on bringing in "green" businesses.	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	City must actively seek green/high-tech businesses to relocate to Ventura and provide adequate workforce housing for those businesses. We must reduce the need to commute to other communities to work. Along Avenue, old unused properties should be targeted for clean businesses. Research money to advance these goals.	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Workshop participant	"Survey Says": The Ventura Avenue, in scientific terms is one of the three best wind-generating areas on the California Coast. Green jobs and technology can bring revitalization to this part of town thru progressive manufacturing of wind turbines.	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Workshop participant	Back in the 50s many homes had TV antennas on their roofs. Waterwells in Ojai had windmills to pump water. Put these small windmills on homes and lend homeowners funds for this "Green" Improvement to generate electricity to the grid.	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Workshop participant	North Avenue area Green Industries. e.g. Assembly of solar panels; manufacturing windmills	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Workshop participant	Duplicate the "high tech incubator" behind City Hall on the Avenue. Include <u>office rental</u> space along with "rooms for rent" for business meetings; include options for video conferencing.	Comment noted.	11/17/10 workshop	
Workshop participant	Assembly of alternative energy items i.e. Solar panels, wind mills, agriculture water pumps, etc. All the stuff currently comes from China and this manufacturing is supported by government money.	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Rob Corley	Actions 12.2.6 and 12.2.7 (Westside as the City's green and high tech business corridor). I believe it is wrong to offer incentives for the Westside at the expense of other business/industrial areas in the City. As a city it is best to attract as many employers as possible and let them find the place that best meets their needs. Under these Actions it is possible that businesses not wishing to locate on the Westside simply will take a more modest incentive program in Oxnard or another city. The city should not adopt policies that send employers away.	RDA funds used to catalyze investment in the area would only be eligible to be spent on the Westside.	11/27/10 letter	P18
WNG participants input	<u>Economic Revitalization Board Notes</u> : Love the walkability; Need services/shops close to residential; what is green technology?; Mixed use -- High Density; Fostering locals to build business not just inviting outside businesses; Less Manufacturing more retail and commercial; More shopping and boutique close by; Youth program and after school program; Type of Retail shops: Pharmacy, 99 Cents Store, Banks, Chuck E. Cheese, coffee; Type of Jobs: Textile/Tailor, florist (services); Green Jobs/apprentice shop program that focus on locals; Expand Brooks -- go beyond photography; Minimize impacts to current residents (negative impacts); Capitalize on the declining oil; Culinary/Kitchen incubator; Have incentives for people to do the right thing and go green -- reward people; Eco-industrial Park -- Build it and they will come; More industrial M-1/M-2; Housing (low) .. needs to move up to Shell Road; Energy Manufacturing/Wind Turbines; Streamline and simplify the process for start-up business; Incubators	Refer to <i>Our Prosperous Community</i> policies and actions	11/10/10 Westside Neighborho'd Gathering	P56
<b>Revitalization/Gentrification</b>				
Workshop participant	"It's always about the money!" Make it economically friendly for new business. Tax breaks? "Court them" Work with owners of property to improve their facility to attract business- Code Enforcement!!!	Refer to <i>Our Prosperous Community policies and actions</i> . Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
Workshop participant	City to give mini grants to revitalize resident gardens and homes	RDA funds would be eligible for homeowner improvement programs as determined by future RDA/WRAC	11/17/10 workshop	
Workshop participant	I believe the Teen Challenge property would be a great solution to our homeless shelter issue for a great location.	N/A	11/17/10 workshop	
Workshop participant	When new businesses start up, minimize negative impacts on existing neighbors.	Determined by permit regulations under the zoning regulations of the Municipal Code.	11/17/10 workshop	
Workshop participant	Oil business has decreased, fading. Invite other businesses. Group businesses by type. i.e. light industrial, heavy industrial	<i>Our Prosperous Community</i> includes direction for green technology	11/17/10 workshop	
Workshop participant	Speak with business owners directly - their ideas of how to run their business may be different than City's. Will large factories be built in residential areas?	See <i>Development Code</i> : Large factories are not permitted uses in residential T-zones.	11/17/10 workshop	
Workshop participant	Generally don't like it at all.	Comment noted.	11/17/10 workshop	
Workshop participant	Would like to see existing businesses be cleaned up and code compliant – more green. Don't want to see so many scattered- consolidate heavy industrial in our area. More small business= Jobs	Comment noted. Function of the city's code enforcement to protect public health and safety	11/17/10 workshop	
Workshop participant	While we do want to improve our area, I wouldn't want to be sanitized to look like a new city.	Comment noted. <i>Our Well Planned Community</i> contains Historic preservation action and the <i>Development Code</i> contains special Building Mass overlay zones meant to protect neighborhood context	11/17/10 workshop	
Workshop participant	What can City do to avoid gentrification? Can cause families to loose rental home because of rising rents. Can cause overly narrow economic base. Need a wide variety of businesses to patronize	Citywide and state RDA proposal include mandated affordable housing criteria and eligible assistance for small business programs	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	City to incentivize residents to go green e.g. removing lawns and planting native plants; recycling rainwater for irrigation.	<i>Our Natural Community</i> and <i>Our Sustainable Community</i> both contain measures to preserve water quality and sustainability	11/17/10 workshop	
Rob Corley	page 22 - Please create a new overlay showing the flood hazard areas and the opportunity sites in a composite image. Having the two images at slightly different scales on different pages masks the potential flood situation in the North Avenue.	Revised maps are now same scale	11/27/10 letter	P18
Rob Corley	page 23 - The introduction narrative suggests that "historical Westside" will remain the town center. This is an important concept that is almost completely lost in the rest of the document. Lacking a place that is the center. Kellogg at Ventura Avenue is one possibility, yet is programmed in this very plan for different uses. Where is the heart of the Westside? This community deserves a "civic center" with services; a center will help to organize the other blocks.	Community Plan clearly identifies urban nodes.	11/27/10 letter	P18
Rob Corley	page 24 - Action 12.2.2: (Stimulate investment in catalyst sites...). The Plan needs to respond to Council's direction by first carefully evaluating whether these catalyst sites (identified in 2005-06) are still viable and deserving of targeted investment. A lot has changed since 2005, including a real estate market collapse in 2007.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
Rob Corley	Action 12.2.5: (Market the Westside as a focus for educational services...). As above, this is a 2005 recommendation that may no longer make sense. UCSB has closed its Ventura satellite center, Brooks had a major layoff and reduction in enrollment in 2007-08, and other programs have cut back..... I would suggest that a location in mid or east Ventura would be much more likely to attract students from Oxnard, Camarillo, Santa Paula and Fillmore than a location at the far north end of the westernmost part of Ventura.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
Rob Corley	Action 12.2.8 (cohesive strategy for former oil industrial areas...). This Action should be modified to address former oil and other industrial properties.	Strategy implemented by <i>Development Code</i> ; N/A for North Avenue	11/27/10 letter	P18
Rob Corley	Actions 12.2.9, 12.2.10, 12.2.18, 12.2.19, 12.2.27. It is not at all clear what is to occur with these actions. Please revise or delete.	Strategy implemented by <i>Development Code</i> ; N/A for North Avenue	11/27/10 letter	P18
Rob Corley	Pg 25 - Action 12.2.16: needs to be clarified. Second, residential uses should not mix with industrial uses and certainly not with oil production activities. Industrial mixed use is a bad idea. Third, this Action statement directly conflicts with Action 12.3.6 that says to convert the old Avenue school site into a community center.	Site involves greater area than just the school site which is in public ownership.	11/27/10 letter	P18
Rob Corley	pg 26 - Action 12.2.2 It is not proven that a mixed use project lowers the cost of housing. In fact, these units often cost more than traditional small single family or attached homes. This statement is a philosophic underpinning of other actions and needs to be supported by economic analysis. Shifting housing costs to the business side of a mixed use project is a subsidy to the residential element but has a negative effect on the business tenant.	Refer to Market Study (part of City Council hearing agenda for April 18, 2011)	11/27/10 letter	P18
#17 SM Comment	The Westside has really improved over the past several years but is still depressing looking and parts of it look like a third world country. I support the revitalization of the Westside and I think that we are on the right track.	Comment noted.	1/24/11 Survey Monkey	5C-R
CAUSE	Historically, Redevelopment projs have led to gentrification and displacement of poor working people from communities similar to Vta's Westside. Upscale residences & other redevelopment projects will undoubtedly impact property values and will drive up rental costs w/c will limit the accessibility of current residents & small business owners to continue to afford living costs in this neighborhood. *Rebuilding Ramona Street w/c is already 90% developed & turning it into luxury condos & other upscale facilities will not only change the feel of the entire community, but it will displace dozens of families who have invested their lives in the area. Ethnically owned small business success will be adversely impact by a shift in local clientele and may also face displacement due to rising rental and upgrade costs.	Citywide and state RDA proposal include mandated affordable housing criteria and eligible assistance for small business programs	2/2/11 Email	P28
Rob Corley	page 29 - Multi-modal transit options are again mentioned as a key ingredient of the Plan's success but are not defined anywhere in this Plan.	Defined in General Plan of which Community Plan will be a chapter; refer to City's 2011 bike/ped master plan.	11/27/10 letter	P18
Rob Corley	Pg. 29 - The Upper North Avenue was not predominantly oilfield uses. The refinery was located in that area, but oil uses were concentrated to the south.	Comment noted.	11/27/10 letter	P18
Aera Energy LLC	Area has some concern about the City's plan to " <i>weave together a cohesive area that integrates the industrial uses, nearby workforce housing and to designate neighborhood supporting mixed uses.</i> " -- Our concerns here is the less than fully compatible nature of oil field operations (24/7 operations, movement of heavy equipment, and truck traffic) with many other commercial and residential uses. Concerned if there were no significant buffer zone between oil operations and other uses because of the likelihood that encroachment would result in conditions (or regulations) that would adversely affect oil operations.	N/A	1/31/11 email & letter	P26
Shull Bonsall	Subheading Upper N. Avenue District: The Bonsall Freeway sites is included as Catalyst Site #6 in the 2006 Westside Eco. Dev. Strategy, and should therefore be mentioned in this section as an additional opportunity to provide for the expansion of Brooks Institute activities.	N/A	1/27/11 letter	P21
#21 SM Comment	We don't need more HOUSE'S. We like Ventura Avenue, fix the streets and just clean it up some. Ventura Avenue has a unique look we want to keep it that way. No more building on Ventura Avenue.	Comment noted. "Clean up" is a function of the City' Code Enforcement.	1/25/11 Survey Monkey	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#26 SM Comment	Why do we need to build build build? There are plenty of empty store fronts already. Why does all the affordable housing have to be here in the Avenue?	Comment noted	1/26/11 Survy Mnky	5C-R
Miriam Jannol	Own some rental property along Ventura Avenue. Her tenants appreciate being able to walk to coffee shops, restaurants, and supermarkets along Ventura Avenue. She is attracted to invest in this area because of this unique mix of retail & residential uses. She hope that Ventura Avenue continues to be occupied by retail and other commercial tenants.	Comment noted.	11/8/10 Email	P38
HPC comments	<u>Barry Drive</u> Characteristics: Materials; Defined yards; Simple massing; Garages in rear; Alcoves and porches face street; Low slope roofs or articulated parapets with tile; Single story at the street; Side yard entries for driveway; Defined front yard with delineating elements along the sidewalks (low fencing, walls and landscaping hedges); House is proportional to lot size.	See development standards addressed in <i>Development Code</i> ; architectural guidelines outside the scope of Community Plan and Code	01/24/2011 HPC Mtg. Minutes	P44
HPC comments	<u>Mission Avenue/Warner Street</u> Characteristics: 1) Similar to Barry Drive - Materials; Defined yards; Simple massing; Garages in rear; Alcoves and porches face street; Low slope roofs or articulated parapets with tile; Single story at the street; Side yard entries for driveway; Defined front yards with delineating elements along the sidewalks ( <i>low facing, walls and landscaping hedges</i> ); House proportional to lot size. 2) Single story near street- what is the numerical value of the 2nd story setback?	See development standards addressed in <i>Development Code</i> ; architectural guidelines outside the scope of Community Plan and Code	02/08/2011 HPC Mtg. Minutes	P45
<b>Aesthetics</b>				
Workshop participant	We need code enforcement to help the homeowners. We need to work on the slumlords that don't care because they don't live in the Ave.	Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
Rob Corley	Action 12.3.2 (gateway signs) should be expanded to include an entry from the south on Ventura Avenue and Olive Street, entry from the north on Ventura Avenue, and from the east on Cedar.	Urban Design Plan in the Community Plan includes monumentation at major entries	11/27/10 letter	P18
Rob Corley	Action 12.3.5 (transition from Downtown to Westside) needs to be expanded and strengthened. This is the only reference to Downtown in the entire Westside Plan, which is a major omission.	Westside <i>Development Code</i> is calibrated to suit context of neighborhood. DTSP allows for greater height.	11/27/10 letter	P18
Rob Corley	Action 12.3.7 (preservation of the Mission Aqueduct) needs to be expanded and strengthened. This could be a major visitor-attracting opportunity for the city, yet this action statement includes no specifics or timeline or party to be responsible.	N/A	11/27/10 letter	P18
Rob Corley	Action 12.3.8 (historic block structure). Please note that the industrial areas also have a defined block structure that is overridden by the Regulating Plan and Code. This statement appears to relate more to the residential areas than they total Westside. Industrial areas may require a different action statement, especially as modern trucks are larger and require different clearances. Business areas require truck access and will fail with provision for movement of goods and materials.	Comment noted.	11/27/10 letter	P18
Shull Bonsall	Pg. 31 - Policy 12 P: Action 12.3.10 - <i>Bonsall Fwy</i> sites should be included as an additional opportunity to provide mixed-use type buildings and live/work units. Policy 12 P: Action 12.3.11 - Add language to end of 1st sentence as follows, "including live/work and executive level housing." Policy 12 P: Add additional Action Item as follows, "Provide appropriate coding to allow for <i>low density, environmentally sensitive dev</i> in the <i>Canada Larga Valley</i> as a unique opportunity to create an enclave of executive level homes clustered such that the dev preserves view of the hillsides, limits dev to previously disturbed areas, and reflects the semi-rural nature of the valley."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 32 Action 12.3.22 - The <i>Bonsall Fwy</i> sites should be included as an additional opportunity to provide mixed-use type buildings and live/work units. Policy 12 S: Additional Action Item: "Plant median trees along Hwy 33 medians and frontage to buffer noise and emissions from fwy & to enhance aesthetics in the area.	N/A	1/27/11 letter	P21
#5 SM Comment	Our storefronts are horrid, very run down, uninviting to people passing by. e.g. Doc's Market corner of W. Ramonas & Sheridan Way and Avenue Liquor - junk stacked everywhere on the side of property. These stores need to get rid of all the alcohol/cigarette signs and clean up their place. Front of the store is full of stuff. There were several storefronts that had been totally redone due to fire that were very nice but we can not nor do we want every place to burn to get it fixed up! .	Property improvements regulated by the city code enforcement processes.	1/11/11 Survy Mnky	5C-R
#9 SM Comment	Would like to see an effort to promote home beautification. Even if residents are not homeowners, they should be encouraged to keep the front of their homes nice looking. One house with lawn composed of weeds and broken mismatched patio furniture in the front yard can ruin a whole neighborhood.	Home beautification is eligible use of RDA funds; programming to be determined by RDA/WRAC in future activity.	1/12/11 Survey Monkey	5C-R
#10 SM Comment	Battered wire cage that surrounds the underground walkway in front of the school -- this walkway is no longer used for any positive purpose. It is a huge mess of trash, discarded clothing, & things I don't want to imagine. Why is this not sealed off? It would be possible to remove the rusted wire cage and replace it with something i.e. sheet metal w/c would still allow City worker to access the area, if needed. This is something that school children see everyday as they walk into school. It only reinforces the idea that its OK to have something crappy looking in your front yard. Another example, the dilapidated house in front of De Anza Jr. High School. How long did that sit in front front of the school?	<i>Our Accessible Community</i> includes enhanced crossing at multiple potential locations to supplant outdated facility; CIP proposed to be removed.	1/12/11 Survey Monkey	5C-R
#14 SM Comment	We need to encourage businesses and residents to beautify their businesses and homes.	Comment noted. Eligible activity for future RDA programming efforts.	1/13/11 Survy Mnky	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#27 SM Comment	I would love to have the city provide some incentives to the residents on the westside to replace lawns w/ drought tolerant gardens & improve the appearance of their yards... rather than penalize, work together to improve and clean-up. Don't want to see gentrification of the westside. I would love to keep its eclectic and cultural flavor... just keep it cleaner. Perhaps add more community murals. We could use more trash cans along the Avenue. There is no where to throw trash once you leave Main Street.	<i>Our Natural</i> and <i>Our Sustainable Communities</i> encourages sustainable and LID development techniques; Citywide and State RDA require mandated affordable housing criteria; Mural program included as new policy in <i>Our Creative Community</i> ; future streetscapes eligible use of RDA funds in future programming efforts of RDA/WRAC	1/26/11 Survey/Monkey	5C-R
Meeting Notes	<i>Improvements on the Avenue</i> : More trees on the street and maintenance of existing.	Included as part of <i>Our Well Planned Community</i> policies and regulated in street sections of <i>Development Code</i>	11/10/10 WNG	P39
Jeff - Sycamore Village Res.	1) Would like to see the City work on planting trees along the Avenue like they do in many other streets of Ventura; 2) Remove the cages for the underground crosswalk right in front of the school in the Avenue; 3) The Avenue desperately needs repavement.	Included as part of <i>Our Well Planned Community</i> policies and regulated in street sections of <i>Development Code</i>	11/16/11 phone call Line 7726	P41
<b>Land uses - Industrial</b>				
Workshop participant	Zones can be changed. Put industry on EASTSIDE. Keep Avenue residential and wilderness open space and parks	Comment noted.	11/17/10 workshop	
Workshop participant	Remove dirt from Rocklite.	Comment noted.	11/17/10 workshop	
Workshop participant	Residential next to (proposed) park and bike path on USA Petroleum site – allow people better access to river – Westside has enough future industrial land	N/A	11/17/10 workshop	
Rob Corley	Action 12.3.14 (convert former oil properties). See comment for Action 12.2.8. There are many uses on these blocks that are not related to the oil industry. This statement to way too narrowly written.	N/A	11/27/10 letter	P18
Rob Corley	Action 12.3.15 (light industrial mixed use) and Action 12.3.16 . It is my opinion based on decades of observing cities that mixed use industrial should not be encouraged or allowed where it can be moved. This is a contradiction in terms and is based on very flawed assumptions in new urbanism that have no basis in fact. Light industrial is industrial and homes shouldn't be mixed in. Modern light industrial processes may involve highly toxic substances required by the particular products.	Comment noted.	11/27/10 letter	P18
Rob Corley	An "Optional" Zone Overlay has been proposed for the industrial areas of the Westside to reconcile conflicts between existing land uses and the new Form Based Code. This should be avoided if it will mix residences into industrial areas.	In <i>Development Code</i> , applies to commercial uses; regulates urban form not use	11/27/10 letter	P18
Rob Corley	Action 12.3.19 (Flex shed as preferred industrial building type). This is too restrictive and should be modified. Flex shed is a type but is not right for many businesses and brings higher cost, which simply drives away these businesses. Parking is a fact of life and not a sin to be hidden away – a parking lot full of workers is a sign of success.	Comment noted.	11/27/10 letter	P18
Rob Corley	Action 12.3.20 (arts based mixed use). This Action statement needs to be revised. Art that is industrial in scale – stoneworking, metal working, etc – may be mixed, but residences are a concern when the neighbor is doing heavy industrial work. Uses may be allowed on a site by site basis to ensure safety and avoid unnecessary restraint on existing industrial businesses.	<i>Development Code</i> : Live/work units will be subject to established City use permit review.	11/27/10 letter	P18
Rob Corley	Action 12.3.21 (allow arts uses in existing neighborhoods). This is good, thank you.	Comment noted.	11/27/10 letter	P18
Rob Corley	Action 12.3.22 (annexation of Petrochem-Brooks). Industrial doesn't mix with residential. The Annexation is desirable; the mix of uses can be refined later.	N/A	11/27/10 letter	P18
Rob Corley	Action 12.3.24 (no monolithic sound walls). This is a good action statement.	Comment noted.	11/27/10 letter	P18
Diane Underhill	The 800 acre North Ave. area is currently predominantly industrial, this Plan allows the option for conversion of industrial land to high-density mixed-development residential uses. The City Council's direction of 1-to-1-house-to-job ratio has seemingly been forgotten. If the North Ave. stays under <i>County jurisdiction</i> it will remain industrial, retaining the potential to employ Ventura residents.	N/A	12/12/10 email	P24
Workshop participant	Lumber Co/Red Barn are good neighbors	Comment noted.	11/17/10 workshop	
Workshop participant	Banks	Comment noted.	11/17/10 workshop	
Workshop participant	Love the street vendors	Comment noted.	11/17/10 workshop	
Workshop participant	More walkability invite mixed use in dense areas	Comment noted.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Kellogg and Avenue- will this be business in a residential area? Get more industrial business off Avenue and get more office type businesses – relocate to appropriate areas.	<i>Our Prosperous Community</i> calls out strategy for artist live/work development	11/17/10 workshop	
Workshop participant	Less manufacturing more retail shops, restaurants, etc. Cleaner facilities.	<i>Development Code</i> calls out urban nodes and shop front overlay designations along Ventura Avenue	11/17/10 workshop	
Workshop participant	Build a cultural/economic center. Buildings-shops-restaurants with a centralized theme, mid ave, few blocks long “Olivera Street” style.	Comment noted	11/17/10 workshop	
Workshop participant	Organic/healthy food/juice retail businesses and restaurants within walking distance ++	Comment noted	11/17/10 workshop	
Tom Friedman	I suggest acquiring the unsightly body shop at the end of Stanley (at Ventura Ave) & turning it into a “Heritage Village” type development using old buildings – for dining, entertainment & shopping, & maybe residences.	<i>Development Code</i> calls for shop front overlay which will designate uses for this area.	11/17/10 workshop	
Workshop participant	Trader Joes +	Comment noted	11/17/10 workshop	
Workshop participant	We have enough “Mom & Pop” store front businesses & eateries	Comment noted	11/17/10 workshop	
Workshop participant	Higher end/quality shops would add a touch of class	Comment noted	11/17/10 workshop	
Workshop participant	RED DOT – Clean up existing businesses	Property improvements regulated by the city code enforcement processes.	11/17/10 workshop	
Workshop participant	Destination businesses would draw more people in to “spend”	Comment noted	11/17/10 workshop	
Workshop participant	Develop the shopping center by D’Jango’s – more businesses!	Comment noted	11/17/10 workshop	
#10 SM Comment	The Avenue has the challenge of being a residential/commercial/industrial creature. Automotive shops can have greasy, aka environmentally unfriendly, inventory parked all over their lot, flapping banners, signs on the sidewalk and street sometimes, chain link fences to showcase this eyesore, and nothing is done.	<i>Development Code</i> excludes auto related uses.	11/12/11 Survey Monkey	5C-R
Mike Barton	Industrial areas provide a challenge -- You look at some very nice industrial areas in Ventura as well as Oxnard. Good parking, paved roads, office buildings, low visibility of trucks and equipment. Nice storage yards, high employment, businesses nearby to provide service, food establishment, etc. We are probably one nice industrial business away from setting the tone. A well constructed office building out front w/ thriving business behind. Nice parking, well organized, established company, job provider.	<i>Development Code</i> identifies urban design standards for industrial development to provide visual screening	12/8/10 Email	P33
HPC comments & questions	Possible uses in the proposed industrial district might not be industrial. Perhaps think of a different terms for uses allowed within the area. Consider allowing the Flex/Shed Building type of properties outside the Special District with industrial buildings.	Pending the results of the industrial district research with the historic consultant, the Historic Survey will be updated and the <i>Development Code</i> will be refined prior to the adoption hearings	11/29/2010 HPC Meeting	P42
PRC members comments	Community Plan and Code should minimize industrial land use designations adjacent to incompatible park areas.	Adjacency of industrial uses to park designation only occurs along the existing Ventura River bike trail which has designed separation.	02/16/2011 PRC Mtg. Minutes	P48
Mike Barton	2777 N. Ventura Avenue -- concerned with how their property will be affected by future change. Their house has historical connection w/ the EP Foster Family. Orpha Foster 1st sold the property in 1955 to W. Ray Beene . Property is annexed to the city in 1979 zoned R-1, 1 AC. Considered a legal non conforming property. The 2005 Gen. Plan indicated industrial zoning starting at their property and then continuing north up the Avenue. They don't want their property to be zoned as an industrial property. Don't believe that it would be the best use of the property or be of benefit to the redevelopment of the Westside.	In <i>Development Code</i> Property proposed for redesignation to Commercial	09/14/10 letter	P50
<b>Land uses - Residential</b>				
Claudia Armann	Policy 12 N: Are live/work units appropriate for such a remote area as Petrochem/Brooks Institute? It doesn't appear that the concept even worked at the more centrally-located Mayfair site downtown.	N/A	No date, letter	P17, P55
Claudia Armann	Policy 12 P: Why emphasize owner-occupied housing versus rental housing? Rental housing is an important community need. There are already many non-rental housing opportunities on the Westside.	Citywide and State RDA and housing mandates call for affordable housing criteria that includes ownership opportunities.	No date, letter	P17, P55

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Claudia Armann	Policy 12 R: I have a problem with the "expedite entitlement" wording as it shows a bias in favor of approvals of projects that should be rigorously reviewed. Again, projects in existing Westside area should be a greater priority. It is not clear whether this project will actually produce any jobs as the developer is more keenly interested in building houses, which yield greater profit than commercial development. If home building is the driver on this site, it does not seem worth expediting. Housing proposals should instead be steered to sites within the City that are close to existing services – if Ventura wants to be consistent with policies in the General Plan.	N/A	No date, letter	P17, P55
Claudia Armann	Consider an action to establish a grant program (using CDBG funds) to help low income seniors on the Westside make repairs to their homes. (The City of San Antonio has such a program.)	Comment noted. RDA/WRAC/CDBG budgetary programming will be establish in future separate process.	No date, letter	P17, P55
Claudia Armann	With the potential for revitalization comes the possibility of rising rents for low income residents and the loss of housing that is affordable. Please add a policy related to preserving the affordability of housing for existing residents. Can the City explore rent control laws for the Westside? Can the City evaluate its renter protection ordinance (if any) to ensure adequate eviction protections and reimbursement of relocation costs for mass evictions? Santa Barbara has a pretty strong ordinance.	Citywide and state RDA proposal include mandated affordable housing criteria; affordable housing assistance offered through citywide programs	No date, letter	P17, P55
<a href="mailto:Fritz@venturacommenter.org">Fritz@venturacommenter.org</a>	GP Ch. 4, Goal 3, Para. 3.11 "Ensure...designation of adequate housing for executives." conflicts with "Infill first" policy.	N/A	1/17/11 email	P8
Diane Undershill	Pg. 15 of Preliminary Draft - Canada Larga should be 40 acre per home minimum, not 10 acres, per County agricultural designation	N/A	No date, letter; 12/13/10 email; 12/18/10 email	P2, P5
Jean Ard	Please DO NOT even consider developing Canada Larga. The citizens of Ventura do not owe Shull 'Buzz' Bonsall Jr anything. We should not have to pay one cent for his development venture.	N/A	1/16/11 No date, letter	P15
Workshop participant	Do the Cañada Larga development in the valley.	N/A	11/17/10 workshop	
Workshop participant	No executive ranches on Cañada Larga	N/A	11/17/10 workshop	
Workshop participant	Where's the proof that executive housing lures employers?	N/A	11/17/10 workshop	
Workshop participant	When creating eco-business park, also build executive housing with large lots, privacy. Coordinate to build at same time.	N/A	11/17/10 workshop	
Workshop participant	Keep Avenue Residential. Put new "jobs" industry on the East end. That's only fair.	Comment noted.	11/17/10 workshop	
Workshop participant	Move Catholic Charities to a more appropriate, less residential area. The Avenue has bore the burden for long enough.	The city is current working with homelessness organizations and other social services to address neighborhood issues with existing facilities. This effort includes coordination with Catholic Charities	11/17/10 workshop	
Workshop participant	We need executive housing to attract business to Ventura	N/A	11/17/10 workshop	
Rob Corley	Action 12.3.13 (convert lots on Ramona to row houses and condos). This Action is inappropriate for a General Plan level document. There does not appear to be any reason to convert this almost completely built-out street into another housing type. The approach could work with existing vacant lots one block to the north, however, but this action statement should be deleted. The source is given as the 2002 Revitalization Plan, which is almost 10 years old and no longer applicable to this and other topics.	This action removed from Community Plan	11/27/10 letter	P18
VCCool	In support of alternative uses for garage space. We feel the relatively recent, misplaced, and typically unfollowed emphasis on homes for cars over home for people, is not the most efficient use of space. We see no value in requiring car-ports to protect cars in this mild climate. Instead, we are recommending that the widespread practice of parking cars in the driveway and using the backyard space for housing, gardening, and other high-value uses be supported in the code and plan.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	02/01/11 letter	P27
#15 SM Comment	The overcrowded living conditions of the westside could be relieved by building a large quantity of low to moderate housing in other areas of the city. Did you build any low income housing on the east side of ventura near that big beautiful park and swimming pool you installed in the last 7 years? If not, why not?	Comment noted.	1/18/11 Survey Monkey	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Mike Barton	Mixture of homes & industry. What a challenge to somehow blend this altogether. It sure is a lot easier if you are developing a new area & you can put all the rules & regulations in place & then wait for the dev. Not going to happen here! I can envision Stanley Ave. w/ shopping on one or both sides, maybe a coffee shop or deli or wireless provider. The corner at Stanley, where the transmission shop is, could be a McDonalds, a nice gas station, like Union 76 w/ a car wash & convenience store. I'm not a big fastfood fan but I like my coffee & egg mcmuffin once in a while!	The intersection of Stanley and Ventura Ave. is an identified urban node w/ shop front overlay in the <i>Development Code</i>	12/8/10 Email	P33
Pete Marriot	Property owned at 2604 & 2606 N. Ventura Avenue. The proposed Ventura Westside Land Use Plan & Land Use Tables seems to designate these parcels as potential: (1) Park, Playground; (2) School, Public, (3) Single Dwelling. Strongly urge that these 3 possible land uses be eliminated. This is confusing & disconcerting when there is an unused school & playground, owned by VUSD directly across the street. Also, the possible 3 uses would diminish community revenue streams as well as our personal income stream & asset value and will continue to adversely affect the future land value. This is not fair or equitable. Plan for the property is to continue retain ownership & provide jobs & economic vibrancy. Should our tenants move out, we are considering building quality apartments.	Properties are designated for developmental land uses in the <i>Development Code</i>	11/15/10 Letter	P40
Mike Barton	2777 N. Ventura Avenue -- best potential to be considered as mixed residential/commercial or a multi residential property. With over 5,000 sq.ft. of existing bldgs, a work/live situation would be very exciting for many business owners, including ourselves. This will also provide a much needed housing for the area. The property has something in common w/ the school district property -- both lots are at street level on a bluff that is above most of the surrounding industrial property.	Property proposed for redesignation to Commercial in <i>Development Code</i>	09/14/10 Letter	P50
Kathy Bremer	At recent CAUSE mtg, every discussion grp mentioned traffic and/or unsafe bike lanes as current problem on the Avenue. If these are a concern today, how will this plan reconcile these problems w/ the proped addition of over 1,000 more housing units? In today's economic climate (and in today's paper 11/17/10) it was pointed out that while houses are vacant, rentals are in high demand. How will this plan provide sufficient rental housing at a reasonable cost to residents? (If the cost is unreasonable to locals, this will simply attract more Sta. Barbara commuters w/ the attendant horrific increases in traffice on the Avenue, the Highway 33 and the 101.	City recently adopted 2011 bike/ped mobility plan which is included in the Westside Project.	11/17/10 Westside Community Workshop	P53
<b>Land uses - Agriculture and Open Space</b>				
Workshop participant	Christmas Tree Farm on Kellogg & Ave	Comment noted.	11/17/10 workshop	
Workshop participant	Community gardens ++++	Urban Agriculture has been added to the <i>Development Code</i> Land Use Table and to definitions	11/17/10 workshop	
Workshop participant	Do not annex Cañada Larga. Let it remain protected by SOAR. ++++++	N/A	11/17/10 workshop	
Workshop participant	NO!! Keep Cañada Larga as a county small development or not at all.	N/A	11/17/10 workshop	
Workshop participant	Keep the city limits as self-contained property when there isn't any more is <u>always</u> more valuable.	N/A	11/17/10 workshop	
Workshop participant	Cañada Larga annexation will devalue the city.	N/A	11/17/10 workshop	
Workshop participant	Ensure open space corridor remain.	N/A	11/17/10 workshop	
Workshop participant	Do not develop Cañada Larga. It's a poor idea. Cañada Larga is an important wildlife area. Please do not include it in the Westside and North Avenue Plan. This area is also somewhat remote from urban infrastructure that would be need to service new homes.	N/A	11/17/10 workshop	
Diane Underhill	Cañada Larga - Williamson Act contract will need to be non-renewed.	N/A	12/13/10 email	P5
Diane Underhill	City SOAR prevents redesignation of AG land to T2 and POS until 2030 without voter approval	N/A	12/13/10 email	P5
Diane Underhill	The 800 acre Canada Larga Valley is currently agricultural grazing land with 40 acre/house minimum. People expect a SOAR vote before such a large area can be annexed for more intensive development. It is wrong to <i>slide</i> a city expansion proposal of <i>this scale</i> through in a Community Plan that will take only four Council votes to ratify.	N/A	12/12/10 email	P24
The Wood - Claeysens Foundation	Troubled by aspect of the Plan that might undermine the economic vitality of the farming community and/or the oil and gas industry w/c have a rich and historic connection to the Westside community. Foundation believes it is important that the Plan adequately recognize private property rights. Improve the Westside neighborhood in a manner that neither diminishes the rights of private property owners nor reduces the Westside's economic vitality.	Comment noted	1/27/11 letter	P25
#14 SM Comment	We need more open/green/water permeable space, as opposed to pavement.	<i>Our Natural Community</i> calls for sustainable and LID development techniques for increasing permeability of future development	1/13/11 Survy Mnky	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
CAUSE	There is little land in the current Westside Neighborhood that is available for development. Thus, that little remaining land should be retained for green & open space such as pocket parks, walking pathways, & an innovative town-square style plaza that can become the center of the Westside neighborhood.	<i>Community Plan</i> encourages and <i>revised Development Code</i> contains incentive to developers for including green space in future development	2/2/11 Email	P28
CAUSE	* Prioritize the Kellogg site as public space and use as town-center that will include a 2-story library, plaza, children's playground and open space with benches, etc. This type of use will provide the Westside community w/ a gathering space for community events and activities at its center.	<i>Community Plan</i> encourages and <i>revised Development Code</i> contains incentive to developers for including green space in future development	2/2/11 Email	P28
CAUSE	* The area designated for the Cedar Road Extension should be looked at as an opportunity to develop more green space. Instead of building a roadway, we suggest the Plan designate this area as walking and bike path for recreational use by residents.	<i>Our Accessible Community</i> calls for multi-modal connection with linear park elements for bike and ped.	2/2/11 Email	P28
Claudia Armann	Suggestion for urban agriculture (small-scale farming in an urban environment). <a href="http://www.sunset.com/travel/outdoor-adventure/cultural-trends-sunset-magazine-0211-0041800070383/page13.html">http://www.sunset.com/travel/outdoor-adventure/cultural-trends-sunset-magazine-0211-0041800070383/page13.html</a>	Urban Agriculture has been added to the <i>Development Code</i> Land Use Table and to definitions	02/01/11 Email	P29
Meeting Notes	<i>What we like about the Avenue</i> : Westside open green fields; <i>Improvements</i> : Preserve wildlife corridor; natural development	Comment noted	11/10/11 Westside Neighborhood Gathering	P39
Claudia Armann	The introduction to this section should be frank in acknowledging that annexation of North Avenue and Canada Larga will be sprawl-inducing, result in car-dependent development, and contradict important General Plan provisions.	N/A	No date, letter	P17
Claudia Armann	Policy 12 V: "Reduce dependence on the automobile in the Westside." This is an excellent policy! However, the actions are inadequate and impractical to meet the goal. If the City is sincere about reducing car use, then it would not be annexing North Avenue and Canada Larga. Please add a policy that says that the City will not approve car-dependent neighborhoods and instead will direct all housing proposals to locate near existing city services, schools, etc. Car sharing and a transportation fund will not adequately reverse the impact of policies that support and expedite sprawl.	N/A	No date, letter	P17, P55
Rob Corley	page 34 - Action 12.4.1 (plan for alleys). This plan is needed before the Regulating Plan is adopted not in the future. The alley plan will be very difficult to implement due to existing conditions. Before making this a keystone of the Plan, look at the feasibility. Mass demolition and rebuilding of blocks is not feasible.	<i>The Development Code</i> establishes regulation to implement a future vision to address prior development deficiencies. Alleys are an element of the urban fabric that will provide relief from traffic pressures along the Avenue where they are able to be developed.	11/27/10 letter	P18
Rob Corley	Action 12.4.7 (convert the state owned freeway to a parkway). Before including this as an action statement that will commit the city to spending lots of money, establish in the text of this plan why such an idea would be feasible and beneficial to both the City and the Westside.	Outside project area.	11/27/10 letter	P18
Rob Corley	Street signs, way-finding signs, and information postings should be in both English and Spanish to serve the multi-lingual community of the Westside.	Comment noted.	11/27/10 letter	P18
Rob Corley	page 35 - Action 12.4.21 (car sharing service). Please delete this requirement. The city should not be in this business. If it is a real need then a vendor will step in.	Comment noted.	11/27/10 letter	P18
Stephen Bryne	Action 12.4.3: Develop connections from the regional Ventura River Trail bike trail to adjoining neighborhoods. Among other potential locations, explore connections at Simpson, Riverside, and the future Cedar street extension 2.	<i>Our Accessible Community</i> calls for additional proposed connections which is consistent with the City's 2011 Ped/Bike Master Plan.	12/10/10 email	P23
Stephen Bryne	Action 12.4.4: Connect portions of Cedar Street for multi-modal access, including bicycles, pedestrians, and automobiles.	<i>Our Accessible Community</i> calls for this proposed connection, but not for automobile	12/10/10 email	P23
VCCool	We recommend a contiguous Class 3/Class 1 bicycle route that would be a continuation of Cameron, starting at Kellogg and ending at De Anza Middle School.	<i>Our Accessible Community</i> calls for this proposed connection which is consistent with the City's 2011 Ped/Bike Master Plan.	02/01/11 letter	P27
Shull Bonsall	Pg. 34 Policy 12 U: Action 12.4.7: Add "Start with north end from <i>Canada Larga</i> interchange north to Casitas Pass Road." Policy 12 U: Add Action Item: "Work with property owners to explore creation of secondary access into <i>Canada Larga Valley</i> residential area, and primary access to potential new open space & public recreational amenities in the hillside to the south of <i>Canada Larga Valley</i> , via Manual Canyon from Ventura Ave. south of Valley Vista neighborhood."	N/A	1/27/11 letter	P21

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#14 SM Comment	I love the: eclectic feel of my neighborhood; the mix of race/age/social class; being able to walk from my front door to the beach, to the pier, to Grant Park, and Downtown. I love the historical feel of the place, the open spaces and the access to nature. I would like to see improvements that always keep our environment in mind.	Comment noted.	1/13/11 Survey/ Monkey	5C-R
CAUSE Resident Workshop	Parking is already an issue in the Westside. Will the City have to institute permit parking for residents like it has in other parts of the City? Will we have to pay for the permit?	<i>Future parking assessment study to be scoped for the Westside project</i>	1/20/11 email	P32
Mike Barton	Ventura Avenue is probably travelled like no other area in the City. The pedestrian traffic is incredible. This goes on all day, not just at school times. The residents are very family oriented & feel very safe & comfortable. Although the Avenue itself is very busy, children are out and about 7 days a week, walking w/ friends, stopping at stores, going to school, or just walking. The only area where I see more children strolling is at the mall!! What an opportunity for safer road crossing, bike paths, seating and benches, good sidewalks, a pedestrians friendlier area.	Community Plan calls for improved crossings across Ventura Ave., and pedestrian friendly urban form via development standards	12/8/10 Email	P33
Meeting Notes	<i>Improvements on the Avenue</i> : Better lighting in general, lighted sidewalks, bus stops not well lit -- drivers cannot see people waiting; Lit cross walks; crosswalks; uneven sidewalks; better traffic control; River Parkway Plan; Traffic on the Avenue too busy, speed bumps needed on Olive Street.	Development Code includes streetscape standards; future proposed funding sources would be eligible to use for streetscape infrastructure improvements.	11/10/10 Westside Neighborho'd Gathering	P39
PRC members comments	Plan should maximize connections to neighborhood parks, Grant Park, Ventura River, and Ventura River trail.	Community Plan includes policies for connections.	02/16/2011 PRC Mtg. Minutes	P48
<b>Traffic</b>				
Workshop participant	Do something to mitigate Route 33	Mixed-use code and mobility measures designed to reduce auto-dependence.	11/17/10 workshop	
Workshop participant	Will need solution to more traffic on the Avenue	Mixed-use code and mobility measures designed to reduce auto-dependence.	11/17/10 workshop	
Workshop participant	Traffic needs to slow down between EP Foster and Ave.	Plan contains policies for traffic calming	11/17/10 workshop	
Workshop participant	Corridor adding trees along center of Ventura Avenue to beautify & slow speeders.	Plan/ Code include provision for enhanced streetscapes	11/17/10 workshop	
Workshop participant	Regulating parking – streets are too crowded w/parked cars	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
Rob Corley	Action 12.4.17 (truck unloading time restrictions). This Action statement should be deleted. It is far too specific for a General Plan level document. If and when problems arise this may be handled by existing administrative procedures.	Comment noted.	11/27/10 letter	P18
#4 SM Comment	Think carefully about how in-fill residential will affect that already clogged traffic on the Avenue.	Mixed-use provisions in the <i>Development Code</i> and mobility measures outlined in <i>Our Accessible Community</i> are designed to reduce auto-dependence.	1/11/11 Survey/ Mnk	5C-R
#10 SM Comment	How long did it take for a blinking crosswalk to be added by Red Barn Market for pedestrian? Now the Housing Authority is going to revamp the existing housing projects, triple the population, put even more cars on an already crowded Avenue and not have to add stoplights? Seems mathematically unsounds.	Comment noted.	1/12/11 Survey/ Monkey	5C-R
Sylvi Eide	* Traffic lights at Vince Street and Ventura Avenue -- Traffic is getting heavier on the Avenue. With new apartment building, parked cars will block more of the view to the left. * Speed bumps on East Vince St. between Cameron and Ventura Avenue. East Vince Street is one of the widest street in the area & lots of people use it as access to the Avenue. Kids are playing in the street.	<i>Our Accessible Community</i> policies and actions call for traffic calming and enhanced crossing across Ventura Ave, which could include improved signalization in the future.	1/31/11 Email	P31
Mike Barton	Suggestion - truck route be changed from south on Ventura Ave. to Stanley Ave. to direct trucks to enter Hwy 33 via Shell Ave. There should be a separation of heavy industrial trucking from residential areas. Hundreds of trucks a day travel from industrial businesses down to Stanley to get on Hwy 33. These include dual tandem fuel trucks, moving vans, cranes, propane truck & more. The industrial yards have an entry to Shell Rd but is rarely used. This will provide much noise & traffic relief for the homes & businesses that line Ventura Ave. near Seneca & Stanley Ave.	Comment noted.	12/8/10 Email	P33
<b>Streets and streetscapes; parking</b>				
Workshop participant	I would like to see the Avenue get cleaned up more often (i.e. street sweeper). They should let us know when street sweeping days are and ticket those vehicles that aren't moved for the sweeping. This money could then be used to keep the Avenue clean.	Comment noted.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Trash cans	Comment noted.	11/17/10 workshop	
Workshop participant	Please remove the old, rusty news racks & replace w pretty ones like they did on Main St.	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function.	11/17/10 workshop	
Workshop participant	Street lights out toooo long they promise 3 days recently @ Olive & Simpson and Center & Olive were out 3 months!	This is a City Public works maintenance function	11/17/10 workshop	
Workshop participant	Benches are great so long as there arm rests in the middle to prevent sleeping	Comment noted.	11/17/10 workshop	
Workshop participant	Parking areas, with good signage, for Ave. businesses & visitors	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council; <i>Development Code</i> makes provisions for shared parking arrangements among uses.	11/17/10 workshop	
Workshop participant	Home owners on side streets often can't park in front of their own homes	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
Workshop participant	Can anything be done about the excessive street parking – esp non residence, esp in our historic area (Simpson Tract.)	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
Workshop participant	Bulb outs – no	Comment noted.	11/17/10 workshop	
Workshop participant	Community clean-up on the Ave.	Comment noted.	11/17/10 workshop	
Workshop participant	Not enough space between the bus bench and the curb at Center Street	Comment noted.	11/17/10 workshop	
Workshop participant	Need to keep up what we have w/ maintenance	Comment noted.	11/17/10 workshop	
Workshop participant	Street trees w adequate ground coverage so they don't die!	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function; Code calls for enhanced streetscape elements.	11/17/10 workshop	
Workshop participant	Restore the habitat by the potential extension of Cedar. Beautiful trails w/ native plants and wildlife habitat.	Comment noted.	11/17/10 workshop	
Workshop participant	There are street trees on streets but no one takes care of them i.e Warner Ave	Comment noted.	11/17/10 workshop	
Workshop participant	See what's working in Camarillo and Santa Barbara – the frontage road in Camarillo & State St in S.B.	Comment noted.	11/17/10 workshop	
Workshop participant	Seal off underpass @ Foster School	To be completed in June 2011 per CIP	11/17/10 workshop	
Rob Corley	Action 12.4.11 (Provide for shared parking and transportation improvements.) This statement needs to be revised to be specific as to what is proposed and where.	Provisions included in <i>Development Code</i> for future development proposals of private property.	11/27/10 letter	P18
Rob Corley	Action 12.4.14 (reconnect alleyways). This action statement needs to be clarified to address specific blocks and not a general statement that may affect multiple properties.	Specific blocks have been delineated in the <i>Development Code</i> , see <i>Regulating Plan</i>	11/27/10 letter	P18
Rob Corley	Streetscapes and bus shelters are not addressed in any detail in the Plan. This should be included in the next draft.	Streetscape elements are included in the <i>Development Code</i> . Project level proposals are subject to review when submitted.	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#1 SM Comment	Trees should be planted along Ventura Avenue and whenever possible on side streets. Cameron Street should be opened. The 33 should be become a boulevard, accessible from side streets.	<i>Our Well Planned and Our Accessible Communities</i> contains policies to address street trees; Cameron street connection proposed for bike/ped connection; HWY 33 is outside the project area.	1/4/11 Survey Monkey	5C-R
#4 SM Comment	Trees, Trees, Trees and more green. Flower boxes and planters alongside the sidewalks, benches. Litter abatement.	Comment noted.	1/11/11 Survy Mnky	5C-R
#14 SM Comment	On our streets we need more native trees (sycamores/oaks/alders). Need to encourage more native and water-wise plantings in our gardens.	Comment noted.	1/13/11 Survy Mnky	5C-R
#17 SM Comment	I think the roads are in terrible shape. Ventura Avenue should replace the palm trees that lined it years ago.	Comment noted.	1/24/11 Survy Mnky	5C-R
PC	Parking is a problem; commercial parking spills into neighborhoods. Require parking study and analysis prior to altering parking standards	The project will be scoped to include a future parking study.		
<b>Ped Connections</b>				
Workshop participant	Safe passage for kids at Shoshone. Lighted crosswalk at EP Foster School.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Flashing crosswalk near Patagonia lot/bike shop & Main Street	Outside project area.	11/17/10 workshop	
Workshop participant	Put blinking crosswalk @ 300 block & N. Ventura Ave. & Shoshone. Yes	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Decorative crosswalks are a waste of money to maintain. Blinking crosswalks are much safer and more cost effective	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	I think blinking crosswalk light would make driving safer.	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	Lighter Cross walks	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	Pedestrian friendly (now)	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	Walkable services	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	Walking is a challenge - too many dogs in attack mode (even though they are contained). It's a nightmare experience if you are walking your own dog.	<i>Comment noted.</i>	11/17/10 workshop	
Workshop participant	Crosswalks need lights flashing on the street ie. just like in front of Red Barn - Pleasant Place, Shoshone Street, De Anza Ave.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Arapaho Street not well lit on south side of street. Problem is trees – pedestrian scale lighting addressed on northside of Arapaho. Cameron (from Shoshone to DeAnza, need safe sidewalk for kids walking to school.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	For seniors, dangerous to walk on all sidewalks because of bikes & skateboards. Need bike and skateboard lanes.	Comment noted. Prohibiting bikes and/or skateboards on the sidewalk would require a city ordinance. Skateboards cannot use a public street. Different community groups would likely have different opinions about such a restriction.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Need more crosswalks for people to cross so school kids can be safe. More crosswalks on Olive Street!!!!	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Safe crosswalks for people	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Lighting for safety. Doggy bag dispensers, trash cans, more light intersections so people can cross the Avenue safely.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Claudia Armann	Action 12.4.16: Great suggestion to provide signaled crossing at De Anza. It would also be helpful to create crosswalks near entrance to parking lot so it's clear where kids should cross from the walking path to the school. A light is needed where De Anza Drive meets Ventura Avenue. If traffic increases, it will be nearly impossible for parents to make a left hand turn onto Ventura Avenue.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	No date, letter	P17
Rob Corley	Action 12.4.16 (signalized crossing at De Anza Middle School). This is a needed improvement, thank you.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/27/10 letter	P18
Rob Corley	Sidewalk width is an existing problem on Ventura Avenue. Remaining poles, utility boxes, curb cuts, signs, benches, and other items clutter the walking space. To create a pedestrian friendly area the sidewalks need to provide ample walking space, especially for families and small groups walking abreast. Wider sidewalks would be appreciated by the community.	<i>Development Code</i> revised to add 5' setback along Ventura Avenue.	11/27/10 letter	P18
#6 SM Comment	Lived in Ventura since 1981 and thought the Avenue had a great culture and is very close to the Ocean. It is reasonably safe to walk down the sidestreets .	Comment noted	1/11/11 Survy Mnky	5C-R
Meeting Notes	<i>What we like about the Avenue</i> : Proximity to Main Street -- walk to shops; Don't have to leave to get daily needs; close to river and beach. <i>Improvements</i> : Direct access to beach across 33 off ramp bikeable, walkable; Pier is not as safe as it used to be.	Comment noted.	11/10/10 Westside Neighborho'd Gathering	P39
<b>Bicycling</b>				
Workshop participant	I want to access the river by bike. Increase access to existing bike trail throughout Avenue.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	More access to the bike trail (more "on – off" points)	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	I would like to bike & walk along the Ventura river. We need a bike path & access.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Would like to bike along the river. Please connect a river parkway to bike path & walking.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Make Ventura River accessible to bikes, pedestrians and picnics! It's beautiful, why hide it?	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	I would like to be able to walk and bike by the Ventura River.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Bike trail by Rite Aid ends & picks up again blocks away on other side of Main Street. Very unsafe. Can trail continue more safely & connect?	Comment noted. Outside project area.	11/17/10 workshop	
Workshop participant	More bike paths, intercity bike paths, also bike lanes	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Need large bike lanes not in traffic. Car doors block forcing you into traffic. Pinch point at traffic cominotes Simpson, Park Row etc.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Increase bike path on key corridors (Avenue, Olive & along hillside)	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan call for additional connectors to Ventura River bike path	11/17/10 workshop	
Workshop participant	Bike path should run along the mountainside of the Avenue along with a park at the base of the hill.	Cedar Street extension is component of <i>Our Accessible Community</i> and the City's 2011 Bike/Ped Master Plan.	11/17/10 workshop	
Workshop participant	Bike paths & trails on eastside along foot of hills between Cedar & Stanley	Cedar Street extension is component of <i>Our Accessible Community</i> and the City's 2011 Bike/Ped Master Plan.	11/17/10 workshop	
Workshop participant	More bike paths and green belts. The whole ave	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan address bike paths	11/17/10 workshop	
Workshop participant	Biking dangerous between Olive Street & S. Main. Re-route bike path to beach. Designate bike lane on N. Ventura Ave. Need more bike lanes. Finish cement walk on N. Ventura Ave.	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan address bike lanes	11/17/10 workshop	
Workshop participant	Need bike lane on the Ave. It's unsafe to ride bike on the Ave.	Bicycle mobility strategy in <i>Our Accessible Community</i> includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
Workshop participant	More lighted crosswalks on the Avenue	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards	11/17/10 workshop	
Workshop participant	Safe bike lane from the Avenue to Main St	Comment noted. Refer to newly adopted 2011 City Bike/ped Master Plan.	11/17/10 workshop	
Workshop participant	Safer permeable solar-lit bike paths – more connections throughout the city all the way west to east Wells Road	Comment noted. Refer to newly adopted 2011 City Bike/ped Master Plan.	11/17/10 workshop	
Workshop participant	Better access to bike path rather than Stanley, easier access via neighborhoods	<i>Our Accessible Community</i> as well as the 2011 City Bike/Ped Master Plan address bike lanes	11/17/10 workshop	
Workshop participant	More bike parking	Comment noted.	11/17/10 workshop	
Workshop participant	Bike lane from Westside to Downtown that is safe!	Comment noted.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Bike lane on Ventura Avenue!	Bicycle mobility strategy in <i>Our Accessible Community</i> includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
Workshop participant	Need safe bike path to De Anza. New proposed street opening Cedar Street needs stop signs and lights, good sidewalk & bike path. Need more parks. Need more green.	Comment noted.	11/17/10 workshop	
Workshop participant	Biking along Avenue is extremely hazardous particularly from the Red Barn annex south to Santa Clara Street (beyond Main Street) Kids ride every which way; cars pull out from driveway without having good sight of pedestrians or bikes. Anything that takes bike traffic off the Avenue would help. Being able to get on & off the bike path to patronize local business – good or extending Cameron for through route especially good idea.	Bicycle mobility strategy in <i>Our Accessible Community</i> includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/17/10 workshop	
Rob Corley	Action 12.4.22 (showers for bike riders). I like using the better bike racks but requiring "All new development and existing development" to provide showers and lockers is just not reasonable. This is an enormously expensive requirement.	Comment noted.	11/27/10 letter	P18
Shull Bonsall	Pg. 35 Action 12.4.18: Add the words "and appropriate" after the words "where applicable."	Comment noted.	1/27/11 letter	P21
Shull Bonsall	Pg. 37 Transit Map/Bus Routes exhibit: Revise terminology for <i>Bonsall Addition to Bonsall Freeway</i> sites.	N/A	1/27/11 letter	P21
Sylvi Eide	* Difficult to turn left on Main St. going south on the Avenue as a bike don't trigger the green arrow. Separate traffic lights for cars and bicycles? * More traffic education/awareness to cyclist and car drivers. We see so many grown adults breaking the law on bicycles: 1) running stop signs and red lights; 2) cycling the wrong way against traffic; 3) cycling on the sidewalks; 4) parked cars opening the door on the driver's side w/out watching out for bikes; 5) cars passing bikes and then turning right just in front of them.	Bicycle mobility strategy in <i>Our Accessible Community</i> includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	1/31/11 email	P31
Meeting Notes	<i>What we like about the Avenue</i> : Bike path is smooth and easy to ride on. <i>Improvements</i> : Safe n/s bike lane on eastside; bicyclist needs light on; more expandable bike system; safer bike path; more bike path (signs/regulations); No bicycle lane, can they use sidewalks?	Bicycle mobility strategy in <i>Our Accessible Community</i> includes use of Ventura River bike path and proposed Cedar Street and Cameron Street extensions as major north/south routes through the Westside	11/10/10 Westside Neighborho'd Gathering	P39
<b>Transit</b>				
Claudia Armann	The first goal (Improve parking along Ventura Avenue for commercial business customers) has no actions. Consider adding the following: Establish a program to provide free bus passes for Westside (and Downtown) employees to discourage employees from parking at businesses, to reduce traffic, and to provide revenue to Gold Coast to sustain regular bus service. Funding could come from the Transportation Demand Management Fund.	<i>Parking related Actions under Our Accessible Community apply to parking strategies.</i>	No date, letter	P17
Workshop participant	Bus stops on the Avenue closer, more frequent	Comment noted.	11/17/10 workshop	
Workshop participant	Lighted bus stops!	Comment noted.	11/17/10 workshop	
Workshop participant	Dedicated bus pullouts all over Ventura	Comment noted.	11/17/10 workshop	
Workshop participant	More frequent bus service especially during day because it gets crowded.	Comment noted.	11/17/10 workshop	
Workshop participant	Hub of transportation (intercity bus system) in downtown/Westside Ventura area	Comment noted.	11/17/10 workshop	
Workshop participant	Metrolink continue up to stop at Ventura Fairgrounds, Yes, Yes, Yes, Yes	Comment noted. Outside project area.	11/17/10 workshop	
Workshop participant	How about an Ojai style shuttle running from North Avenue to waterfront, Harbor, Mall, college & Main Street. Very frequently & inexpensively like 25¢ per ride.	Comment noted.	11/17/10 workshop	
Workshop participant	Gold Coast Line 6 more frequent stops, no more increases to fare.	Comment noted.	11/17/10 workshop	
Rob Corley	Bus pullout areas will help traffic flow and provide safety for bike riders who now often weave into traffic lanes to pass a bus.	Comment noted.	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Rob Corley	Action 12.4.25 (relocate stops in the most intense urban centers). Please revise this action statement to state what is intended. The statement is not clear. Virtually all of Ventura Avenue between Main Street and Stanley will become an intense urban center under this plan.	Plan/Code provide for more intense development at designated nodes and is coded as such on the Development Code Regulating Plan. Refined placement of stops will be determined by transit agency based on densities and usage at that service review periods.	11/27/10 letter	P18
#4 SM Comment	Add more bus routes/frequency - maybe consider a trolley.	Comment noted.	1/11/11 Survy Mnky	5C-R
#14 SM Comment	We need more better public transportation; Better/safer bike transportation; Walking needs to be safer and easier.	Mixed-use code and mobility measures designed to reduce auto-dependence; Plan and Code provisions call for additional and enhanced safer crossing, and additional bike/ped routes per Bike/Ped mobility plan.	1/13/11 Survy Mnky	5C-R
CAUSE	Westside Community has been traditionally divided by the Vta. Ave. The Avenue is a large & often unsafe street w/ few pedestrian crosswalks to connect the two sides of the neighborhood. The WCP should prioritize increasing walkability of the neighborhood including: 1) Add a few more crosswalks along the Vta. Ave. w/ flashing lights that would allow for safer crossing; 2) Ensure safe routes to school for children especially those who must cross Vta. Ave. & those who ride their bikes to DeAnza Middle School; 3) Provide alternative bicycle pathways that allow cyclist to ride through the neighborhood on side streets/pathways such as the Cameron St. (Policy 12U; Action 12.4.13) & the current greenway located between the homes and the hills.	<i>Our Accessible Community</i> calls for improved crossings across Ventura Ave., and pedestrian friendly urban form is required in the <i>Development Code</i> standards		
CAUSE	Add Policy 12U; Action 12.4.4 - The Cedar extension as currently proposed on the Community Plan would change the entire fee of the neighborhood and further encourage car usage on the Westside. This road will not only be unsafe due to hill erosion and possible landslide issues, but will also require public investment that will benefit mostly vehicle owners. The way the road is currently proposed it will not allow for public transit vehicle access or even safe pedestrian or bicycle use.	<i>Community Plan</i> calls for stepped strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	2/2/11 Email	P28
<b>Infrastructure/CIDS/ Exactions</b>				
OVSD	In Section 12.5 called Our Sustainable Infrastructure please add to it or revise section 12.5.6 to include the OVSD wastewater system in addition to the Cities' wastewater system and restate action 12.1.15. This section may be the location for discussion on how to provide service to the oilfield properties known as the East Avenue Shell Road on page 22. The sewer system must be extended into this area and the properties annexed into the District. Improvements need to be constructed to provide sewer service to these properties. That issue needs to be included in this planning process.	N/A	1/7/11 OVSD Board No date, letter	P9
Diane Underhill	Will EIR take into account the recent problems that have surfaced with "banked" water credits in the Fox Canyon Aquifer?	EIR analysis will include latest adopted water master plan which will account for supplies available citywide.	Public Comment	P6
Workshop participant	Where's the funding for PD, fire, water, etc., coming from? (referring to Canada Larga)	N/A	11/17/10 workshop	
Workshop participant	We need the City to take care of the areas between the sidewalk and the curb where they planted trees. The trees need to be re-staked and fertilized and watered.	Comment noted. This is a City Public works maintenance issue.	11/17/10 workshop	
Claudia Armann	Action 12.5.2: This policy about the City's water treatment facility seems to have no teeth. So developers conduct an analysis – then what? Reduce the project accordingly? Provide funds to offset impacts? Please strengthen this policy to protect taxpayers.	Project are required to mitigate per existing state law.	No date, letter	P17, P55
Claudia Armann	Action 12.5.5: When you update the Water Master Plan, the water credits in the Fox Canyon Aquifer should not be included because they cannot be relied on.	EIR analysis will include latest adopted water master plan which will account for supplies available citywide.	No date, letter	P17, P55
	Action 12.5.6: Can you strengthen this action by requiring developers to prove there is sufficient water available and that their use of water does not diminish water supply for higher priority projects that alleviate blight within existing City – lower Ventura Avenue, Thompson Blvd., etc. Why would the City allocate water for sprawl-inducing projects rather than preserve water for true infill projects within the City?	Water supply analysis will occur per identified impacts/mitigation of the FEIR and required state planning law.	No date, letter	P17, P55
Rob Corley	page 39 - Action 12.5.2 appears to say that virtually every project will have to do a water demand study. This will add unnecessary cost and delay to each of these projects and should be done on a type or sub-plan area basis.	Water supply analysis will occur per identified impacts/mitigation of the FEIR and required state planning law.	11/27/10 letter	P18
Rob Corley	Action 12.5.4 (install wireless technology along Ventura Avenue). This should not be a city action. The city should cooperate with interested vendors to provide such services.	Comment noted.	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Shull Bonsall	Pg. 39 - Add new 2nd sentence on the 2nd paragraph of <i>Our Sustainable Infrastructure</i> , "Currently portions of the USA/Petrochem and Brooks expansion site properties, as well as approximately 40 existing single family residential parcels within the Valley Vista tract, are impacted by the Canada Larga 100 year floodplain. The dev. of stormwater retention basins and other improvements associated w/ dev of executive housing sites on the <i>Canada Larga Valley</i> property would help resolve these existing drainage issues."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 39 - Policy 12 X: ADD new Action Item: "Require the creation of detention basins and other storm water mgnt. best practices as part of any dev of the Canada Larga Valley." Policy 12 Y: Action Item 12.5.3: Add "Promote creation of detention basins and other drainage solutions through the development of the Canada Larga Valley."	N/A	1/27/11 letter	P21
#13 SM Comment	Are there any thoughts as to burying the power and utility lines that follow each street off the Avenue? Many sidewalks and driveway ramps on City property are in desperate need of repair. I've seen many sidewalk improvements to the west of the Avenue along Olive and they look great. The more the better. drain in the rain. This isn't due to debris; the streets don't slope correctly to the storm drains. They become flooded, messy, and unsightly.	Utility under grounding is eligible use of proposed RDA/WRAC funding decisions. Programming for street repairs per CIP. <i>Our Natural and Sustainable Communities</i> calls for sustainable and LID development standards for new improvements	1/13/11 Survey Monkey	5C-R
Claudia Armann	Action 6.1: I really like this policy. How can the Plan articulate specific locations for a new park given the anticipated increased density for the community? Many Westside residents have expressed a desire for a plaza and park along Ventura Avenue that families can stroll to and socialize in the evenings/weekends, similar to the plazas found in Mexican villages. Other families would like a destination park for children similar to Kids World or Chase Palm Park in Santa Barbara. The Kellogg Street site would be a good location.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plans.	No date, letter	P17, P55
Claudia Armann	Consider adding these actions: • Create a neighborhood park east of Ventura Avenue with play structures and plaza that will be a community gathering place and that is walkable to existing Westside residents. Identify locations for such a park. • Create a 501(c)(3) park foundation for the City and hire a grant writer to pursue private and government funding for the Westside pool and other recreation needs. • Seek input from parent groups such as ELAC committees at local schools, Sheridan Way Family Center, Ventura Charter School Parent Advisory Board, etc. when determining funding recommendations for CDBG grants. Don't rely on Westside Community Council for input if they don't adequately engage Latino families.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plans.	No date, letter	P17
Workshop participant	Acquire Rock-lite property and old lemon orchard to Cedar Street for Westside equivalent of Arroyo Verde Park with bike paths, picnic tables, parking, etc.	Rock-lite property is identified as economic development catalyst site for mixed-use projects in <i>Our Prosperous Community</i>	11/17/10 workshop	
Workshop participant	Include Rocklite property in redevelopment area, create green zone from Cedar behind DeAnza to Cedar at Kellogg.	Proposed connection is included in <i>Our Accessible Community</i> and in the newly adopted 2011 City Bike/ped Master plan.	11/17/10 workshop	
Workshop participant	Rocklite property could become a wonderful park!	Rock-lite property is identified as economic development catalyst site for mixed-use projects in <i>Our Prosperous Community</i>	11/17/10 workshop	
Workshop participant	Truly in need of a safe and clean updated playground structure at an inviting <u>outdoor space</u> – a public park that is walking distance for the Westside "Avenue" community. Kellogg and Ventura Ave.? Rocklite?	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plans.	11/17/10 workshop	
Workshop participant	Green belts along the river put the bike lane there & widen the streets & sidewalks	Existing Ventura River bike trail will maintain current alignment. <i>Our Accessible Community</i> identifies additional bicycle boulevards per Bike/Ped mobility plan	11/17/10 workshop	
VRWC	Lower Ventura River Parkway Project is not referenced in Plan; could be mentioned in Policy 12B or 12C. Action 12.1.9 should reference Ventura Hillside Conservancy, not TPL.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	1/26/11 No date, letter	P16

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Derek Poultney, Ventura Hillside	Please incorporate the lower river parkway plan wherever and whichever possible into this plan and the overall vision for the Westside. The Parkway Plan was developed by the Trust for Public Land, Coastal Conservancy, and the Ventura Hillside Conservancy and really is a good vision for redevelopment and preservation of open space and recreation opportunities.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
Workshop participant	Protect the Ventura River. Add a Ventura River Parkway Plan to this Community Plan.	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
Workshop participant	Connect the community to a restored Ventura River!	Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
Workshop participant	Path for biking & walking along the Ventura River	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
Workshop participant	I would like a park by the Ventura River. +	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
Workshop participant	All the Upper Avenue Corridor needs to be "rewilded." Let it be wilderness wildlife corridor	N/A	11/17/10 workshop	
Workshop participant	Plant more lemon, orange, avocado trees – "usable" green trees	Comment noted.	11/17/10 workshop	
Workshop participant	More trees! (hopefully native!)	Comment noted.	11/17/10 workshop	
Workshop participant	Fully incorporate the River Parkway plan – Not only parts found "feasible"	Existing Ventura River bike trail will maintain current alignment.	11/17/10 workshop	
Workshop participant	Small park	Community Plan encourages and revised Development Code contains incentive to developers for including green space in future development	11/17/10 workshop	
Workshop participant	As we plan more parks can we include community gatherings, open space, and environment	Community Plan encourages and revised Development Code contains incentive to developers for including green space in future development	11/17/10 workshop	
Workshop participant	Please include wildlife corridors by the east side hill and Ventura River.	N/A	11/17/10 workshop	
Workshop participant	If we add restoration of habitat we help environmental concerns AND human concerns. Thank you!	N/A	11/17/10 workshop	
Workshop participant	Increase habitat by Ventura River and Eastside hills (by proposed Cedar expansion). Make them Wildlife Corridors and pedestrian/bike friendly. Thank you.	Ventura River is outside the project area. Hillside adjacent Cedar Street would remain in unincorporated jurisdiction other than required ROW for proposed multi-modal project	11/17/10 workshop	
Workshop participant	Current oil/industrial area between Dakota and Stanley turned into: Riparian wetlands reconnected to Ventura River and access to trails, parklike; Canada Larga: farms and ranches with access to trails and bike paths; at end: solar farms and ag farms; Repair damaged caused by oil extraction	Dakota to Stanley Area will remain industrial uses per economic development strategies to preserve jobs within the Westside project area and the City.	11/17/10 workshop	
Workshop participant	More dedicated bike trails	Community Plan and Bike/Ped Mobility Plan call for additional bike lanes.	11/17/10 workshop	
Workshop participant	Hiking trails	Our Accessible Community calls for connector to Grant Park	11/17/10 workshop	
Workshop participant	Hiking trail along eastside	Our Accessible Community calls for connector to Grant Park	11/17/10 workshop	
Workshop participant	Need – there are no hiking trails – would like them – now it's homeless that there	Our Accessible Community calls for connector to Grant Park	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Green belt	Parks and open space plan in <i>Our Active Community</i> includes linear park/bike trail routes along Ventura River trail; Cedar Street extension and Shoshone.	11/17/10 workshop	
Workshop participant	Think of our temperate climate	Comment noted.	11/17/10 workshop	
Workshop participant	Tennis horseback, thoughtful development	Comment noted.	11/17/10 workshop	
Workshop participant	Horseback trail @ lovee dude ranch	Comment noted.	11/17/10 workshop	
Rob Corley	This entire section appears to be incomplete and needs work.	Comment noted.	11/27/11 letter	P18
Shull Bonsall	Pg. 41 - 2nd paragraph of introduction of <i>Our Active Community</i> - insert a new sentence after current 2nd sentence: "The Rancho Canada Larga property, consisting of hillsides, ridgelines and valleys is currently privately owned and being used for agricultural and grazing activities. However, the inclusion of the <i>Canada Larga Valley and Bonsall Fwy</i> sites in this plan provides a unique opportunity for public access to portions of this open space area for recreational and conservation uses."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 42 - Policy 12 Z: Add new Action Item: "Work with private property owner to create public access trails, open space, equestrian and other public recreational opportunities as part of dev of <i>Canada Larga Valley</i> ."	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 44 - Flood Zones exhibit: Revise terminology for <i>Bonsall Addition</i> to <i>Bonsall Freeway</i> site.	N/A	1/27/11 letter	P21
Sylvi Eide	Continuous biketrail from Dubbers Lane to Ventura River Bridge. Follow the riverbanks? Hiking trail from Cedar Street up the hill to the Cross.	<i>Our Accessible Community</i> calls for connector to Grant Park	1/31/2011	P31
PC	Enhance the River Trail and address watershed concerns; more regulation of oil industry	The Community Plan calls for coordination on a regional level with future Ventura River Trail/Watershed planning efforts.		
<b>Parks - active</b>				
Claudia Armann	Questions to Consider (p.6): These questions are very helpful for the public to understand the purpose of the Plan. "Where should more parks and community services be located..." does not get adequately answered in the plan. Given that density and population will increase in Lower Westside, some sites need to be preserved for additional parkland. Can you please indicate some sites for more parks?	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan; does not so designate functioning private property beyond those parks and open space areas already in public use.	No date, letter	P17
Workshop participant	Upgrading Westpark is not good enough!	Comment noted.	11/17/10 workshop	
Workshop participant	More funding for Westpark	Comment noted.	11/17/10 workshop	
Workshop participant	We need the following activities for children at an economic price: Ballet classes, gymnastics, boxing or karate center, public recreation center for children, a recreation center for children and their parents.	Comment noted.	11/17/10 workshop	
Workshop participant	Senior Center with culturally relevant activities	Comment noted.	11/17/10 workshop	
Rob Corley	Action 12.6.3 (green space at the senior center). This is not clear and needs to be expanded. What need is being addressed and what is proposed?	General Plan designates Park space (POS) for parcel in this area. The Community Plan action spells out a programming plan to implement the project.	11/27/11 letter	P18
Workshop participant	Westside Swim Center be built within 5 years	Comment noted.	11/17/10 workshop	
Workshop participant	Swimming Pool	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
Workshop participant	I want a pool with a hot tub and membership to get in.	Future Westside Pool would be a public facility	11/17/10 workshop	
Workshop participant	I would like to see a water park for people of all ages with a swimming pool and basketball courts.	Comment noted.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Water park	Comment noted.	11/17/10 workshop	
Rob Corley	page 42 - Actions 12.6.1 and 12.6.2 are not supported by any text in the Plan. Please add discussion of the pool and what is proposed in the Westpark master plan and how those changes address existing recreation needs on the Westside.	Long-range design for Westpark is completed and incorporated by reference in this policy level plan (the Community Plan); Westside pool is conceptual project. Design level work would not be included in this policy level plan.	11/27/11 letter	P18
Workshop participant	Playground + +	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Workshop participant	Big Park	Westpark and Harry Lyon parks remain the primary large parks to serve the Westside Community	11/17/10 workshop	
Workshop participant	More Parks	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Workshop participant	Parks for kids to play / safe bike path	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds. <i>Our Accessible Community</i> and the recently adopted 2011 City Bike/ped Master plan include provisions for additional bike lanes.	11/17/10 workshop	
Workshop participant	More parks and playgrounds needed. Green/trees	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Workshop participant	More parks and play spaces for all ages → we are lacking playgrounds for toddlers	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Workshop participant	More places for children and families to gather and play	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Workshop participant	More activities for our youth	Comment noted.	11/17/10 workshop	
Workshop participant	Kid friendly ++	Comment noted.	11/17/10 workshop	
Workshop participant	Pocket parks without homeless	Comment noted.	11/17/10 workshop	
Workshop participant	Park at Bell and Ventura Avenue	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Avenue school to be adult ed yoga, tech, computer, cooking, weight watcher, girl scouts, etc.	<i>Our Prosperous Community</i> economic development strategy calls for a mixed-use development strategy at this site.	11/17/10 workshop	
Workshop participant	Dog park – Ventura Avenue and Kellogg +	Comment noted.	11/17/10 workshop	
Workshop participant	Cedar ends and you have to turn for Kellogg. Could that area along the hillside where Cedar ends become a park?	<i>Our Accessible Community</i> calls for Cedar Street extension to connect this area.	11/17/10 workshop	
Workshop participant	Skate park	Comment noted	11/17/10 workshop	
Workshop participant	We need more children and youth activities and sports programs. We also need more lights on the streets as well as in the parks. Streets need to be cleaner.	Comment noted. Community Plan and Code call for improved streetscapes; and parking strategies such as shared parking facilities.	11/17/10 workshop	
Workshop participant	Active: Aquatic center at Lyons Park. Community has waited patiently. East end has their park. Now it is Westside's turn and we can actually walk/bike to it so less parking is necessary.	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
Workshop participant	Avenue School between Seneca and Dakota must be used, too important to be left vacant. It is a community asset!	<i>Our Prosperous Community</i> economic development strategy calls for a mixed-use development strategy at this site.	11/17/10 workshop	
Workshop participant	Make a park at the end of Cedar Street that runs along the base of the ridge	Community Plan calls for stepped strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
Workshop participant	Parks trails on eastside of Avenue	Comment noted.	11/17/10 workshop	
Workshop participant	Bike path needed to DeAnza Middle School on Cedar Street side by the mountain	<i>Our Accessible Community</i> and recently adopted 2011 City Bike/ped Master plan call for this proposed alignment	11/17/10 workshop	
Workshop participant	A pool with hot tub Westside and next to De Anza and a slide	Westside pool is part of long range plan for the Westside community. Would be eligible use of RDA/WRAC future programming activity.	11/17/10 workshop	
Workshop participant	We want to walk and bike near the Ventura River. Make it pretty and green so we can have picnics and enjoy nature.	Ventura River is outside the project area. Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/17/10 workshop	
Rob Corley	The Plan does not provide any clear direction for providing recreational access to the Ventura River. This is a potential resource for the City but is not isolated by the freeway and levee. Does the City wish to provide limited access to the Ventura River as may be called for in Policy 12 Z? This Plan is not specific.	Ventura River is outside the project area. Lower Ventura River Parkway Project is under development. Community Plan contains policies directing city participation in regional effort	11/27/11 letter	P18
Workshop participant	Restore the Len Evans Garden that the City Police destroyed and closed by Avenue Liquor Store. ++	Comment noted. <i>Our Active Community</i> calls for cooperative community garden projects.	11/17/10 workshop	
Workshop participant	Evening and weekend activities: open up the school campuses (ex: this hall and school grounds at EP is great!) must be supervised to prevent vandal and rowdiness.	Some restrictions for shared use school grounds per state education regulations	11/17/10 workshop	
Workshop participant	Vacant lot Simpson and Olive – park on community garden	Comment noted. <i>Our Active Community</i> calls for cooperative community garden projects.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Would like to see Kellogg and Avenue lot be a community park	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/17/10 workshop	
Rob Corley	The community has spoken out many times about a major "Central Park" on the now-vacant lot at the northeast corner of Kellogg and Ventura Avenue. The regulating code calls for high density development (T4.11) on the frontage of this site this site and medium density development (T3.6) on the remainder.	Community Plan and Development Code include provision for an incentive to developers for including green space in development plan which could include playgrounds.	11/27/11 letter	P18
Workshop participant	Restore Foster Bowl	Outside the project area.	11/17/10 workshop	
Workshop participant	Sports complex at Westpark with park renew outside and new upgrades like pool	Westpark will be improved per an existing designed Master Plan. Long term plans call for public pool to be developed at Harry Lyon park.	11/17/10 workshop	
Diane Underhill	How much public park space is needed if 800 acre North Avenue area is annexed?	N/A	Public comment	P6
Diane Underhill	How many acres of parkland is proposed in plan?	Community Plan calls for open space based on future development proposals. <i>Development Code</i> contains open space standards	Public comment	P6
#2 SM Comment	Soccer field.	Comment noted.	1/7/11 Survey Monkey	5C-R
#4 SM Comment	Playground at De Anza for those of us who live nearby .. We really can't walk our 2 yr.old down to EP Foster every night .. Can we please have at least a swing or something?	Comment noted.	11/11/11 Survey Monkey	5C-R
#12 SM Comment	We need at least one additional park on the westside (preferably on the hill side of the Avenue) as West Park is insufficient to meet the demand, and isn't sufficiently clean/safe.	Westpark will remain the major large park facility and community center for the Westside project area, and will be improved per an existing designed Master Plan.	11/12/11 Survey Monkey	5C-R
#16 SM Comment	Having a real community park/open space.	Comment noted.	1/24/11 Survey Mnkny	5C-R
#18 SM Comment	This kind of park for parents and kids to play in would be awesome. <a href="http://www.lotsafunmaps.com/Monterey/Dennis_the_Menace_Park.html">http://www.lotsafunmaps.com/Monterey/Dennis_the_Menace_Park.html</a>	Comment noted.	1/24/11 Survey Mnkny	5C-R
#19 SM Comment	We need more park & play spaces, preferably a big one, & we need another bike path connected to it. It would be great if we could have a community garden as part of that.	Community Plan includes proposals for additional bike path connectors to existing facilities. <i>Our Active Community</i> calls for cooperative community garden projects	1/24/11 Survey Mnkny	5C-R
#20 SM Comment	I feel very strongly about mtg the needs of the children in our community w/ more outdoor spaces & community gardens. A park/pook for healthy activities! Our children will grow up much happier and healthier becoming positive contributor to our society.	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds. <i>Our Active Community</i> calls for cooperative community garden projects.	1/25/11 Survey Monkey	5C-R
#21 SM Comment	We need open space for our children to play, better bike path to downtown and the beach. We NEED a PARK a NICE place for our children. We don't need more HOUSE's. PARKS, HEALTH FOOD STORES and OPEN SPACE is what Ventura Avenue NEEDS.	<i>Community Plan and Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds.	1/25/11 Survey Monkey	5C-R
#24 SM Comment	Love to see the City renovate West Park. The park is currently in disrepair. The city could take the existing skeleton of the park that exists today and put in an incredible play structure for a variety of age groups (i.e. one for ages 2-4 and 1 for 5-12), the parking lot can be restructured and repaved w/ grand entrance, and the softball fields could be refurbished. The entire community already uses the softball fields year round and it would make sense to make this a beautiful park for the entire community of Vta. as well as the westside residents. I feel that we should take time to beautify areas already in existence rather than abandon an eyesore. We have enough eyesores throughout the Westside.	Westpark will remain the major large park facility and community center for the Westside project area, and will be improved per an existing designed Master Plan.	1/25/11 Survey Monkey	5C-R

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
#25 SM Comment	Would love to see a large park using the old Rock-Lite location, & that connected with mini-parks and bike trails along the foot of the hills. The old chumash remains of the Mission Acquiduct at the ends of Vince and Lewis streets could be a "special stop" (w/ informational kiosks) along the trail, w/c could include benches, picnic tables and play areas, as well as the re-planting of lemon, orange, avocado, and other fruit bearing trees (to help the "public") in down times.	Rock-lite (Selby) property is identified as economic development catalyst site for mixed-use projects. <i>Community Plan</i> calls for proposed Cedar Street extension that connects to neighborhood streets and bicycle paths.	1/26/11 Survey/Monkey	5C-R
#26 SM Comment	We need open space. We need a park. We need safe access to that park. My desire would be to connect De Anza school on Cameron St. with a bike path all the way down to Kellogg St. where it would end at a beautiful park at the hideous empty lot that has been vacant forever (the corner of the Avenue & Kellog).	<i>Community Plan</i> and <i>Development Code</i> include provision for an incentive to developers for including green space in development plan which could include playgrounds. <i>Community Plan</i> also provides encouragement for cooperative community garden projects. <i>Community Plan</i> calls for proposed Cedar Street extension that connects to neighborhood streets and bicycle paths	1/26/11 Survey/Monkey	5C-R
#28 SM Comment	We need park to play in. There are so many park options on the East side and I would like to see one that would provide a community space for the Westside residents to gather and to excite residents from other areas to join us cause our parks is SO COOL.	<i>Community Plan</i> and <i>Development Code</i> includes provision for an incentive to developers for including green space in development plan.	1/27/11 Survey/Monkey	5C-R
CAUSE Resident Workshop	Policy 12.G - The Westside Plan explicitly mentioned that the development opportunity sites are to prioritize industrial and job-creating development. Does this mean that the opportunity sites (as per the enclosed map) are designated only for industrial development and not parks & open space? What potential sites for a park have been identified in the Westside Community? What is the process for residents to identify potential park sites in the Westside?	No, opportunity sites in the remaining lower Westside portion of the project area contain a number of other strategies including mixed-use development. The <i>Community Plan</i> encourages and <i>Development Code</i> provides an incentive to developer to provide parks in development plans.	1/20/11 Email	P32
Gabriela Olvera	Concerned that there aren't any public parks or activities for youth. She feels that is why there is such a delinquency problem on the Avenue.	Comment noted.	11/17/10 Phone Call	P37
Meeting Notes	<i>What we like about the Avenue</i> : Westside open green fields; Parks and programs in neighborhood -- proximity <i>Improvements</i> : Parks around Kellogg (green, wildlife); need more parks, more open/public space; Restore "Lens Park"; More green parks, community garden, Eastwood Park better maintained -- trash -- graffiti	<i>Community Plan</i> encourages and <i>Development Code</i> includes provision for an incentive to developers for including green space in development plan.	11/10/10 Westside Neighborho'd Gathering	P39
PRC members comments	The Community Plan should allow for more neighborhood parks and plaza spaces to be created.	<i>Community Plan</i> encourages and <i>Development Code</i> includes provision for an incentive to developers for including green space in development plan.	02/16/2011 PRC Mtg. Minutes	P48
PC	The Plan should include a plaze in addition to a park	The Development Code includes a density incentive for parks/plaza space in development proposals.		
Workshop participant	We need more public bathrooms in all parts of the City (like in Europe) (OK to charge .25¢)	Comment noted.	11/17/10 workshop	
Diane Underhill	Pg. 48 of Preliminary draft Fire hazards map needs legend	Revised	Public comment	P6
Claudia Armann	- The opening paragraph of 12.7 describes some serious hazards posed by floods, fires, and contamination. Please also mention the wildfire, flood, and landslide hazards in Canada Larga. - Opening paragraph of 12.7 is sobering. Lots of hazards in the North Ave. & an increase in demand for public services that the City is not equipped to provide. The City currently cannot adequately serve existing residents, & annexing this highly risky area will further stretch police/fire. Are you sufficiently confident that development will materialize in this area to cover the new costs and high risks for the City?	N/A	No date, letter	P17, P55
Claudia Armann	Please state that the Ventura River levee does not extend into the North Avenue area, leaving the flood plain there unprotected. The Plan should also acknowledge that the Ventura River levee is being decertified and that many Westside homeowners will need to purchase flood insurance. Are there any actions the City can take to notify affected homeowners or to challenge the FEMA maps, if appropriate?	Required actions regarding future changes to FEMA flood control maps will occur per stipulations by regulatory agencies.	No date, letter	P17, P55

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Claudia Armann	Please talk with fire prevention staff at City/County to determine how many houses can be safely built in Canada Larga Valley given extreme fire hazard and dead-end nature of Canada Larga Road. I understand that a secondary road would be necessary for the number of homes being discussed and have to wonder if County would allow such a road to be built out of the Valley. Please make this determination as soon as possible and articulate in this section: 1) Where houses can be safely built 2) How many can be built 3) Types of access road(s) necessary given fire hazard. This type of information would be necessary for the EIR and determining the number of homes that can be safely built should be factored into the market analysis. The number may be much lower than 100!	N/A	No date, letter	P17
Claudia Armann	Policy 12 AA: The actions to minimize the community's exposure to floods, landslides, and hazardous substances seem inadequate. The wisest action for protecting residents against floods is to not build in a flood plain that has no levee protection. If Council decides to pursue Canada Larga annexation, please provide robust policies to protect residents and firefighters against wildfire risk. Please consider consulting with flood/fire prevention experts to bolster the actions in this part of the Plan. Also refer to the Santa Ynez Valley Community Plan's extensive discussion of the Santa Ynez River and flooding issues starting on page 174 of "Flooding & Drainage"	N/A	No date, letter	P17, P55
Claudia Armann	How about suggesting a policy that building in the flood plain is not permitted, unless it can be shown that there is insufficient land elsewhere in the City to accomplish the development purpose proposed. You might even consider excluding the flood plains from the Westside Boundary. If the City is sincere about mitigating flooding risks to life and property, this would be reasonable.	Flood risks will be mitigated per stipulations in governing building code, which does permit development in flood plains subject to additional regulations.	No date, letter	P17
Claudia Armann	Policy 12.7.3 states that "new development will be required to pay their fair share to fund additional public safety facilities and services for police and fire." This is an excellent policy. I understand that developers often provide land/funding for needed facilities, but please clearly articulate the strategy for recouping funding for services. Is that do-able? Only include this if it's actually do-able.	N/A	No date, letter	P17
Aera Energy LLC	We are very aware of noise levels within our operational footprint and along the boundaries of that footprint and are committed to full compliance with existing regulations. However, they typical oil field operation runs 24 hours a day, every day of the year. These continuous operations have associated noise, and any additional noise mitigation requirements would naturally add to the cost of doing business.	N/A	1/31/11 email & letter	P26
Shull Bonsall	Pg. 45 Add sentence to introduction section after current 4th sentence, ending with "...pose high risk of flooding." New sentence: "Development of storm water detention and other drainage best mgnt practices, as condition of dev of Canada Larga Valley site, will help resolve existing floodplain issues on other properties in Plan Area and improve water quality in Canada Large Creek and the Ventura River watershed."	N/A	1/27/11 letter	P21
Claudia Armann	Action 12.7.3 - notes that new development should help pay for public safety facilities & services. What was intended with the notation of services?	N/A	11/17/10 Workshop	P36
<b>Geology</b>				
Workshop participant	Address Vince St. area hillside slide.	<i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
Workshop participant	323 E. Lewis St. Help us with the potential landslide that could affect 100 homes in the area.	<i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
Workshop participant	The hillside at the end of Lewis, Vince is a big concern – must be addressed!	<i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
Workshop participant	Do something to the hillside to protect people below.	<i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Do not extend Cedar into the slide prone area. Habitat restoration and wildlife corridor is a better use for this dangerous slide area.	<i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	11/17/10 workshop	
Diane Underhill	Are there special building codes or height limitation requirements in liquification areas? How much will requirements add to building costs? Can this be added in appendix?	Building codes address hazard conditions. They are available on the City website and thus will not be duplicated in the <i>Community Plan</i> .	Public comment	P6
Diane Underhill	Since the Council added the Canada Larga Valley to the Westside Community Plan study area, will flood and liquification maps be created for the Valley and added to this Plan?	N/A	Public comment	P6
Shull Bonsall	Pg. 45 - Policy 12 AA: Add new Action Item: "Require proponents of any new development of Canada Larga Valley to implement storm water detention and other drainage best mgnt practices to help protect downstream properties from flooding."	N/A	1/27/11 letter	P21
#25 SM Comment	Would like to see the plan include a hillside safety contingency fund that would be available to help pay for research and specific alternatives as to ways to reduce or eliminate the threat of a slide at the ends of Vince, Lewis, Carr, and El Medio streets. (Over 100 houses are potentially directly affected.)	Hillside is not within City jurisdiction, but in unincorporated County. <i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	1/26/11 Survey Monkey	5C-R
<b>Hazards</b>				
Workshop participant	Petrochem cleanup needed before any development on property.	N/A	11/17/10 workshop	
Diane Underhill	Can the city acquire maps that will indicate where gas conveyance lines run beneath plan area and print them in plan?	No. Analysis conducted at project level per state requirements.	Public comment	P6
#12 SM Comment	The hillside on near El Medio, Vince, Lewis and Carr Streets is a serious life hazard and must be addressed to prevent another La Conchita type slide (it is dangerously close to sliding!)	Hillside is not within City jurisdiction, but in unincorporated County. <i>Community Plan</i> calls for multi-agency strategy for coordinating hillside stability prior to acquisition, engineering or development of a proposed project along Cedar.	1/12/11 Survey Monkey	5C-R
<b>Hydrology</b>				
Workshop participant	Residences should not be built in the flood plain – not safe!	State requirements permit development in floodplains per required building code measures.	11/17/10 workshop	
Workshop participant	Don't build in floodplain.	Comment noted.	11/17/10 workshop	
Workshop participant	A good study area of 680A for under 100 rural residential/equestrian parcels out of the 100-year flood plain.	N/A	11/17/10 workshop	
Workshop participant	Fix the knee high water on Barnett and opposite Pleasant	Public works maintenance function	11/17/10 workshop	
Diane Underhill	Pg. 44 of Preliminary draft - can the contours of the natural riverbed be outlined in purple to distinguish land in natural riverbed and land adjacent to river?	N/A	Public comment	P6
Diane Underhill	Can a copy of the city's <i>Flood Plain Ordinance</i> be attached as an appendix to this Plan?	Ordinances per regulatory requirements are available at City Hall and online and thus will not be duplicated in the <i>Community Plan</i> .	Public comment	P6
Diane Underhill	Show City's Floodplain overlay zone on regulating maps and addressed in plan and code	Ordinances per regulatory requirements are available at City Hall and online and thus will not be duplicated in the <i>Community Plan</i> .	12/18/10 email	P7
VRWC	Recommends new action item in 12.1 or 12.7 to encourage natural floodplain management	NA; With the planning area reduced to only the Westside (lower Avenue), the ability for natural floodplain mgmt is compromised with the buildout community	1/16/11 No date, letter	P16
Rob Corley	page 44 - The flood zone map should be dated and a source given. Does the map belong in this section (Our Active Community)? Please add a map that overlays the flood zone and the six Development Opportunity Sites.	Revised	11/27/10 letter	P18
Rob Corley	page 45 - Action 12.7.1 (building in the 100 year flood plain). Please change this action statement to strongly discourage any new non-recreational buildings in the 100 year flood plain.	Policy remains applicable per standing regulations	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
<b>Homeless</b>				
Workshop participant	Stop the pan handling on corners – its so dangerous, disingenuous	Comment noted.	11/17/10 workshop	
Workshop participant	Help the homeless people make them "unusable" a place to go to be other than in front of Cath Charities	Function of the City's homeless services programs and Strategy to End Homelessness.	11/17/10 workshop	
Ann Matson	Own a building and business at 211/213 N. Olive Street. Concerned about the number of homeless that live in the river bed and congregate in the vicinity of the Vons shopping center.	Function of homeless services programs and Strategy to End Homelessness.	1/6/2011 - Survey Monkey	5C-N
#16 SM Comment	Get all of the homeless, transients, bums, hobos, societies rejects out of our COMMUNITY!!!	Comment noted.	1/13/11 Survy Mnky	5C-R
Meeting Notes	<i>What we like about the Avenue</i> : Public Housing is taken care of; Social Senior Center and services for homeless <i>Improvements</i> : Keep housing affordable; homeless	Comment noted.	11/10/10 Westside Neighborho'd Gathering	P39
<b>Police and Fire</b>				
Workshop participant	Graffiti on the railroad bridge – get them to keep after it or prevent the train from passing thru	Comment noted.	11/17/10 workshop	
Rob Corley	page 46 - Action 12.7.4 (new police/fire facility in North Avenue). Please amend this action statement to look at public safety facility locations and needs on the entire Westside, including unincorporated areas where the City now provides some first-responder services under existing mutual aid agreements with the County.	N/A	11/27/10 letter	P18
Rob Corley	Existing City fire station number one, located on Ramona Street just west of Ventura Avenue, is very small and should be considered for replacement. In addition, potential changes in state fire fighting services as proposed by the Governor's office may require the City to expand its equipment to be able to handle more wildland fires, which will require more parking and service areas.	Comment noted.	11/27/10 letter	P18
Rob Corley	page 48 - Please check if the fire hazard map is current. CalFire has produced some new maps in the past couple of years.	Comment noted.	11/27/10 letter	P18
Shull Bonsall	Pg. 47 - Seismic Hazard exhibit: Revise terminology for <i>Bonsall Addition to Bonsall Freeway</i> site, and show Canada Larga Valley parcel in Planning Area. Pg. 48 - Fire Hazards exhibit: Need legend for hazard zones.	N/A	1/27/11 letter	P21
#2 SM Comment	Lack of noise enforcement - police only respond if neighbors complain - but people responsible simply solve that by physically intimidating their neighbors into silence. They figure out who calls in & find those people and shut them up with threat of retaliation. Same w/ drug dealers & drug & underage alcohol parties. It'd help to have a midnight "noise shutdown" cruise to go around and shut everything down between midnight and 2am - or even by 2am - very noisy parties often continues until 3-5 am and on weekday (school) nights like Monday, Tuesday, Wednesday. There are also serious racial tensions in the north neighborhoods. Some of this is based on turf war between meth and cocaine distribution.	Comment noted. Public safety issue is addressed by City Police department	1/7/2011 Survey Monkey	5C-R
Meeting Notes	<i>What we like about the Avenue</i> : Safer due to police presence. <i>Improvements</i> : Young people violence; want to improve reputation "assumed" crime	Comment noted.	11/1010 WNG	P39
<b>Schools</b>				
Workshop participant	What about a high school for the Westside?	VUSD facility planning does not identify need for a high school on the Westside	11/17/10 workshop	
Workshop participant	I would like to see a park and a high school. De Anza school needs maintenance to look better and needs more trees.	Comment noted.	11/17/10 workshop	
Claudia Armann Rob Corley	Include the Ventura Charter School situated at De Anza campus when listing Westside schools. This school sponsors the Trashathon and Ventura's Earth Day. page 49 - Action 12.8.1 (new elementary school in North Avenue). I'm not sure there ever will be enough pupil density for a new school in that specific area. There currently is a shortage of space on the Westside, resulting in students being bused to other schools. Amend this action statement to coordinate with the VUSD to expand existing schools or help find land. Building a new school in a non-walkable location, as was proposed at one time, would not benefit the overall plan for the Westside. There is land to expand Sheridan Way if we get creative. Replacing some of the portable classrooms with a permanent one or two story building would not only add capacity but would be a sound barrier to freeway noise.	Comment noted. VUSD is in ownership of existing site on which they have long-term plans to site an elementary school.	No date, letter 11/27/10 letter	P17, P55 P18
Rob Corley	Action 12.8.2 (move library to new site West of Ventura Avenue). Please change this action statement to search for the best location for an expanded library. The "central park" at Kellogg Street would be a good choice, but is east of the Avenue and therefore would conflict with this action.	Revised	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Rob Corley	An action statement is needed in this section about adult education for citizenship, job skills, and general education. Action 12.2.17 sort of gets to the point but is more about vocation skill development. For example, the County Office of Education, Regional Occupational Program and the Oxnard Union High School District offer quality programs near the Camarillo Airport. That location can be a two hour bus ride from the Westside, making it impractical for students. A satellite facility on the Westside would offer skill training and continuing education. The VUSD headquarters has a large parcel that could be utilized for various programs and classes.	Policies of <i>Our Educated Community</i> include actions to seek funding and provide facilities for adult education.	11/27/10 letter	P18
Rob Corley	The Regulating Plan calls for SD (industrial) adjacent to Harry Lyon Park and De Anza Middle School. This plan should provide visual, acoustic, dust and hazard buffering to these youth-oriented places. Lot layout, tree windrows and other low-cost, low-impact techniques will prevent most problems. Uses that involve hazardous materials, spray or outside work, or require heavy vehicle traffic (e.g., package delivery hub) should be avoided on this site.	Industrial performance standards apply through existing City regulation.	11/27/10 letter	P18
Rob Corley	As with recreation, this section seems incomplete. There should be discussion of removing the unsightly pedestrian undercrossing in front of EP Foster Elementary School. There should be discussion about better connecting De Anza to the neighborhoods.	The <i>Community Plan</i> contains policies and actions per the Bike/ped mobility plan that call for additional and enhanced bike/pedestrian crossings. Undercrossing is part of summer CIP removal project	11/27/10 letter	P18
VUSD	Pg. 10 - Bus operations limited to parking and dispatch only. Maintenance conducted in leased facility on Junipero. Goal is to build new transportation maintenance facility at Stanley Ave.	Comment noted.	1/27/11, letter	P20
VUSD	Pg. 25 - Action 12.2.16 - District's property is known as Frasier Ranch, not Avenue School. Avenue School is located at 2647 N. Ventura Ave.	This <i>Our Prosperous Community</i> action has been clarified to distinguish school site from surrounding oil production parcels	1/27/11, letter	P20
#17 SM Comment	It does bother me that EP Foster Elementary has nothing but spanish on the marquee at the front of the school. That's strange, isn't that public school? Have we just decided that english will now come secondary? There are major concerns about the public schools on the Westside. They have terrible ratings compared to schools in mid-town. Why is that? This is a concern for amy of the young families w/ children entering school that I know personally. A low scoring school that does not encourage english in the community is not very attractive.	Comment noted.	1/24/11 Survey Monkey	5C-R
CAUSE Resident Workshop	What are the likely sites for a school? Have sites been identified in the already existing Westside neighborhood? What are potential sites for relocation of the Public Library?	VUSD own existing parcel in North Avenue area.	1/20/11 Email	P32
Mike Barton	There is no doubt we missed an opportunity when CSUCI went to Camarillo instead of Ventura. I'm not sure Brooks Institute will have the staying power we need on the Westside. I hope so, only time will tell.	Comment noted.	12/8/10 Email	P33
Meeting Notes	<i>What we like about the Avenue</i> : Charter (global, alternative).; Gorgeous Library <i>Improvements</i> : English classes; Library services (awareness of change/may be privatized); In front Library, hard to see cars and creates a blind side.	Comment noted.	11/10/10 WNG	P39
<b>Arts</b>				
Workshop participant	No conflicting art venues	Comment noted.	11/17/10 workshop	
Workshop participant	Murals +++	<i>Community Plan</i> contains program for preservation and development of murals.	11/17/10 workshop	
Workshop participant	No Murals!	Mural identified by community members as an important cultural component. <i>Community Plan</i> contains program for preservation and development of murals.	11/17/10 workshop	
Workshop participant	I like all the art on the Ave. Bell Arts, the murals, etc. It's wonderful.	Comment noted.	11/17/10 workshop	
Workshop participant	Selby Rocklight plant turn it into outdoor bowl (venue). Could include a park – Ije Libby Bowl & community garden.	Outside the project area.	11/17/10 workshop	
Claudia Armann	It is well-established that the Westside has a strong Latino culture and the introduction should not be shy about specifically acknowledging this. Overall, the policies and actions in this section are too few. Please reach out to the arts community to add other actions.	Policy in <i>Our Creative Community</i> revised.	No date, letter	P17
Claudia Armann	Here's one for Policy EE: "Increase Westside public art and cultural expression throughout the community." – add Use CDBG funds to encourage nonprofit and art groups in creating murals and other public art.	Specific mural program elements added to <i>Community Plan</i> . CDBG funding is not programmed in <i>Community Plan</i>	No date, letter	P17

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
CAUSE	Prioritize murals as form of public art and an expression and recognition of the rich cultural history & heritage of the community. (pg. 25, 12EE) Add another action item that includes new policy w/ emphasis on physical protection of existing murals and investment into development of new murals to preserve cultural and historical heritage of the Westside community. Prioritize public investment into programs for youth that will enhance and produce new public art and increase community pride.	Specific mural program elements added to <i>Community Plan</i> .		
Meeting Notes	<i>What we like about the Avenue</i> : Mission and museum on main and churches; more art (murals); Arts; Cultural Assets <i>Improvements</i> : Art walk huge event include restaurants	Art walk is included as emphasis of <i>Our Creative Community</i>	11/10/10 WNG	P39
<b>Events/activities</b>				
Workshop participant	Drive in movie place	Not permitted in development code.	11/17/10 workshop	
Workshop participant	Redevelop Foster Bowl. It's a great place.	Outside the project area.	11/17/10 workshop	
Workshop participant	Christmas parade	List of cultural activities included as part of <i>Our Creative Community</i>	11/17/10 workshop	
Workshop participant	Mexican Mercado	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
Workshop participant	Farmers Market at Plaza Park although this is not "Westside" & closed surrounding streets for foot traffic on the perimeter. Djangos – corner of Shoshone – used to have concerts outside weekends for the corner. I like this idea.	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
Workshop participant	More Artwalks during the summer	Art walk is included as emphasis of <i>Our Creative Community</i>	11/17/10 workshop	
Workshop participant	Local theater, music/park concerts. Keep Artwalk	Art walk is included as emphasis of <i>Our Creative Community</i>	11/17/10 workshop	
Workshop participant	Fiesta (like SB) & parade, celebration of heritage	Dia de Los Muertos festival among others include parade.	11/17/10 workshop	
Workshop participant	Dia de los ninos	Comment noted.	11/17/10 workshop	
Workshop participant	Mariachi street or park concerts on a regular basis	Comment noted.	11/17/10 workshop	
Workshop participant	Concerts – Classical, ethnic music, rock at Board of ED facility on Stanley	Comment noted.	11/17/10 workshop	
Workshop participant	"Parties" such as the beach festival; alcohol allowed/Main Street and/or Promenade	Comment noted.	11/17/10 workshop	
Workshop participant	Westside Farmer's Market	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
Workshop participant	Beachfront fireworks on the 4 <sup>th</sup> of July	Outside project area.	11/17/10 workshop	
Workshop participant	Bicycle event	Comment noted.	11/17/10 workshop	
Workshop participant	Center for family reunions "Family Day"	Comment noted.	11/17/10 workshop	
Workshop participant	Neighborhood bike rides up to Ojai or Foster Park for the kids	Comment noted.	11/17/10 workshop	
Workshop participant	Street performers	Comment noted.	11/17/10 workshop	
Workshop participant	A theater possibly a black box? With a courtyard. Plays of any culture or language can be performed simultaneous translation can be provided.	Comment noted.	11/17/10 workshop	
Workshop participant	Multi-cultural festival. Places where our youth can express their culture. Return the holiday street fair and have 2 street fairs.	Dia de los Muertos festival currently supported by City grant.	11/17/10 workshop	
Workshop participant	Cultural events – Native American events, i.e. art shows, film festivals, native American heritage month (Nov.) recognition, annual powwow, more public awareness of Chumash culture contributions in Ventura city. Yes, Yes	Comment noted. Dia de los Muertos festival includes Native American ceremony.	11/17/10 workshop	
Workshop participant	Our youth need a place to express themselves in a creative productive way. A coffee house, with sound/music permits, art, lots of input from youth and others.	Coffee houses are permitted per the <i>Development Code</i> .	11/17/10 workshop	
Workshop participant	Multi-cultural street fair, 4 <sup>th</sup> of July celebration with car show (similar to fillmore.)	Comment noted.	11/17/10 workshop	
Workshop participant	Outdoor movies, concerts etc.	Comment noted.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Community performing arts-theater, more concerts i.e. Santa Barbara bowl, classical music; jazz, etc.	Comment noted.	11/17/10 workshop	
Workshop participant	Farmer's Market @ EP Foster school during weekday, spring/summer/fall	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
Workshop participant	Dia de Las Muertas parade like we used to have in the 90's	Dia de los Muertos festival currently supported by City grant.	11/17/10 workshop	
Workshop participant	Chalk Festival	Comment noted.	11/17/10 workshop	
Workshop participant	Film Production	Comment noted.	11/17/10 workshop	
Workshop participant	Summer Artwalk	Comment noted.	11/17/10 workshop	
Workshop participant	Drive in movie theater or a movie theater outdoor like movie night every week	Comment noted.	11/17/10 workshop	
Workshop participant	Weekly farmers market @ Kellog & Avenue	Outdoor and farmer's markets as allowed per citywide regulation	11/17/10 workshop	
#14 SM Comment	Encourage our residents to produce more backyard produce. Need a Farmers Mkt (on a diff. Days than the downtown Farmer's Mkt) so that Westside residents can gather and buy/sell/trade that backyard produce. Something that would make it easier for Westside residents to have access to fresh local food.	Outdoor and farmer's markets as allowed per citywide regulation	1/13/11 Survey Monkey	5C-R
#17 SM Comment	Bell Arts, WAV, and Green Art People have brought some great diversity and community events to the area.	Comment noted.	1/24/11 Survy Mnky	5C-R
Meeting Notes	<i>Improvement in the Avenue</i> : Teen centers with dances; place to hang out; swimming pool for children; more community youth center/program B & G clubs	Westpark Community Center will remain primary large city facility for activity programming. Long rang plans for pool at Harry Lyon park	11/10/10 WSG	P39
<b>Historic preservation</b>				
Workshop participant	Ensure that any Chumash sites are protected and preserved as this development project encounters them.	Per state and citywide regulations.	11/17/10 workshop	
Workshop participant	I think my house was first built on Barry Drive (address provided).	Comment noted.	11/17/10 workshop	
Workshop participant	Come see my house built in 1928! (address provided)	Comment noted.	11/17/10 workshop	
Workshop participant	Ok, what's up with our alleged neighborhood watch (Simpson). Never hear, see, smell them -- more feedback. Changes to volunteer-- a newspaper, police blotter recognition, more visible!	Comment noted.	11/17/10 workshop	
Workshop participant	Preservation & enhancement of current cultural icons – family businesses, Mexican restaurants, shops, groceries. Do not lose the flavor of the Avenue by overwhelming w/redevelopment, (ie. do not lose cultural elements similar to the Top Hat.)	Comment noted.	11/17/10 workshop	
Rob Corley	page 53 - The Plan needs to be updated with respect to the Historic Resources Survey. Specific Action statements need to be prepared to be included in the next draft of the Plan.	<i>Community Plan</i> includes one additional proposed Historic Preservation area. <i>Development Code</i> addresses Building Mass in three additional areas of sensitive historic neighborhood context.	11/27/10 letter	P18
Rob Corley	The Shopfront Overlay exists along Ventura Avenue adjacent to the entrance to almost every historic tract and proposed conservation area. Modern style needs to be appropriately tempered to avoid clashing with their residential neighbors on these historic streets.	This will be a function of design review during development proposals.	11/27/10 letter	P18
#1 SM Comment	We should preserve historic buildings and neighborhoods - both residential and commercial - on Ventura Avenue and side streets - and encourage renovation and reuse of properties and the establishment and maintenance of conservation and historic district.	<i>Community Plan</i> includes one additional proposed Historic Preservation area. <i>Development Code</i> addresses Building Mass in three additional areas of sensitive historic neighborhood context.	1/4/11 Survey Monkey	5C-R
Slyvi Eide	Preserve neighborhood with historical houses -- Many building permits granted for building 2nd home on properties that don't have any consideration for the architecture of the existing homes that's there. These new homes are just becoming ugly square two-stories boxes. These "boxes" don't fit in with the smaller original houses and the architecture should be nicer. Protect privacy for neighbors.	<i>Community Plan</i> includes one additional proposed Historic Preservation area. <i>Development Code</i> addresses Building Mass in three additional areas of sensitive neighborhood context. Architectural review will occur at the level of Design Review during project proposal phases.	1/31/11 Email	P31

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Meeting Notes	<i>What we like about the Avenue</i> : Unique & Historical (homes -- Simpson Track); bungalow houses; . <i>Improvements</i> : Restore and fix up old buildings; no sprawl/development	Comment noted.	11/10/2010 WNG	P39
Public Comments	There are lot of conflicts between General Plan Corridor and Historic Preservation policies. Proposed development in the Stanley Avenue area includes streets and alleys. There is an accumulation of lots and historical attributes. Last 10 years worth of plans would be discarded.	<i>Community Plan</i> includes one additional proposed Historic Preservation area. <i>Development Code</i> addresses Building Mass in three additional areas of sensitive historic neighborhood context.	11/29/2010 HPC Meeting	P42
HPC comments & questions	Out of the potential 86 historic sites, how many would be classified as industrial? What is a conservation district?	Additional Historic Resources Survey of industrial sites is being conducted.	11/29/2010 HPC Meeting	P42
<b>General/Maps and graphics</b>				
Claudia Armann	Shrink the Plan area to reflect Council decision on Jan. 24.	Done	No date, letter	P17
Workshop participant	NO We said no 15 years ago we still say no	Comment noted.	11/17/10 workshop	
Diane Underhill	What does "Existing Community" mean on pg. 15 map of preliminary draft plan? Why is Bonsall property adjacent to Hwy 33 labeled as such?	N/A	Public comment	P6
Diane Underhill	Preliminary design concept map - is it possible to make river bed a darker color so that the pink overlay does not obliterate the river's natural course?	N/A	Public comment	P6
Diane Underhill	Pg. 29 of preliminary draft - Why is industrial zoned land being converted to residential uses if job enhancement is primary goal?	2006 Economic strategy identified alternate use for some sites.	Public comment	P6
Kim Prillhart	Pg. 12-15. Canada Larga maps on pages 12, 22, 32 are internally inconsistent and confusing. The area is labeled as proposed expansion area, development opportunity site, and sphere of influence amendmnet area. Text should provide clarity.	N/A	12/22/10, letter	P14
Kim Prillhart	Pgs 14-15 maps show existing land uses but no maps show proposed land uses. Regulating plan in Development Code does not indicate land use changes for Bonsall properties.	N/A		
Kim Prillhart	Regulating plan is confusing. Type is too small to read. Colors are indistinguishable. Some land use areas are not labeled. 50 acre Bonsall property has no explanation of proposed regulations.	Revised colors. Bonsall excluded from project area.		
Claudia Armann	Include a copy of Flood Plain ordinance and any relevant fire prevention ordinances in an appendix to the Plan, so residents don't have to hunt for this crucial document on the web site.	Flood Plain regulations are available at City Hall;	No date, letter	P17
Claudia Armann	Can you please provide a more detailed map of the Flood Zones? Magnify by 100 percent and identify key catalyst sites on this map. (Mr. Bonsall has some very detailed flood zone maps that help visually differentiate the two flood plains: Ventura River & Canada Larga Creek.) It's been a real struggle to use this map and the flooding issues are significant.	N/A	No date, letter	P17
Claudia Armann	Please be sure that all map information, including Regulating Plan map, is provided for the Canada Larga parcel considered for inclusion. Please identify the area where the homes are likely to be built and the land to be left as open space. Can you designate a zoning type for Canada Larga Valley so it is protected by Ventura City SOAR if annexed to City?	N/A	No date, letter	P17
Claudia Armann	Having the red line for 33 Highway on every map is very helpful. Can you please do the same for the Ventura River, indicating it in bright navy in every map?	N/A	No date, letter	P17
Claudia Armann	The large Urban Design Plan map only indicates one very remote "potential park" in North Avenue. Can you please show other large parcels that could be considered for parkspace in order to satisfy park acreage standards?	N/A	No date, letter	P17
Claudia Armann	The proposed extension of Flora Drive goes right through an orchard. This is inappropriate, unnecessary, and sprawl-inducing. Please remove this street extension from the map. Extensions of Floral and Norway are also proposed to go right through a horse pasture to Canada Larga Road. Please remove these street extensions. This is the countryside and the gorgeous parcel of land between Canada Larga and Spring should be designated as T2 rather than T. 3.5 because it's a horse pasture.	N/A	No date, letter	P17
Claudia Armann	The term "Westside Boundary" on the maps is confusing. Do you mean "Westside Plan Boundary?" In other places, like the Regulating Map, "Westside" refers to just land in city limits. Is Bonsall Addition part of North Avenue or 800-acre Canada Larga parcel – can this be clarified somewhere? Is it not part of the "Westside Boundary" because it's outside SOI?	N/A	No date, letter	P17
Claudia Armann	Given that the Council's Jan. 24 decision was to focus on existing Westside in city boundaries, it would be best to identify and distinguish what is meant by "Westside," "North Avenue" and "Canada Larga." You do use such distinctions on the Regulating Plan map, but there should be consistency throughout.	N/A	No date, letter	P17
Claudia Armann	For the Bus Route map, also include Route 6.	Revised	No date, letter	P17, P55
Claudia Armann	On the Regulating Plan map for North Avenue, did you mean for the shopfront overlay to cover Parks/Open Space area along river? The T5.5 designation at the entrance to Canada Larga Road is inappropriate and not mindful of the Transect model given that this site is at the gateway to rural (T2) and natural zones (T1). Please reduce the intensity here.	N/A	No date, letter	P17

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Rob Corley	pg 5 - Footnote 5. refers to the Westside Economic Development Strategy, October 2005. The cover of this document says it was adopted October 25, 2006. Is the 2005 Strategy the same as the adopted 2006 strategy?	Revised	11/27/10, letter	P18
Rob Corley	Pg. 5 - Please clarify what is meant by the statement "Additionally, this document contains previously adopted action items...This language has been included for reference purposes and will be omitted in the final adopted document." Most of these Actions come from the 2005 Economic study and 2002 Westside Revitalization Plan. Both documents are now out of date and should be ratified by the City Council before directing actions in this Plan.	Prior document contained General Plan policies for reference which have been removed.	11/27/10, letter	P18
Rob Corley	Pg. 9 "Westside Community Plan" is no longer appropriate for this Plan if North Avenue, Upper North Avenue, and Canada Larga are to be included. The Plan name should accurately describe the physical area to be discussed.	N/A	11/27/10, letter	P18
Rob Corley	Pg. 9 - Please identify the document or City Council action that formally adopted or established the community vision presented in this section. A review of the record finds multiple documents with often conflicting visions. This is a serious problem with the plan and needs to be clarified as there does not appear to be a single unifying vision for the Plan.	The <i>Community Plan</i> includes several prior planning efforts over time which have been subject to current community review since November 2010.	11/27/10, letter	P18
Rob Corley	Pg. 9 The history statement needs to be expanded to include events of the past 40 years including the shift in population to a center of the City's Mexican/Latino community with its large Spanish-speaking population. Opening of Brooks and the emergence of the arts community is not mentioned.	Those characteristics define its current condition; section is meant to address it's development history and context of the built environment.	11/27/10, letter	P18
Rob Corley	Pg. 10 - The section "Context and Character" should be labeled as "Built Environment Context and Character".	Revised	11/27/10 letter	P18
Rob Corley	Pg. 10 - Please identify the "several mixed-use development proposals" or modify this statement. A small percentage of buildings in the Westside are mixed use.	As stated, it pertains to proposes development applications; some which have since been approved.	11/27/10 letter	P18
Rob Corley	Pg. 10 - Description of the North Avenue should more completely describe the businesses and buildings that exist. There is no mention of active (i.e., producing) oil well fields in the North Avenue area.	N/A	11/27/10 letter	P18
Rob Corley	Pg. 10 - Please clarify if the "northernmost portion of the North Avenue area" is the same as the Upper North Avenue that was considered for inclusion in the 2005 General Plan.	N/A	11/27/10 letter	P18
Rob Corley	Pg. 10 - The last sentence on page 10 does not make sense due to an editing error or typo. If it is the intent of the end of that sentence to say that annexation of North Avenue is necessary for the Westside to be prosperous and well designed, then that statement needs to be revised or backed by an economic study more recent than 2005.	N/A	11/27/10 letter	P18
Rob Corley	Pg. 11 - Simpson Tract GP designation of high density conflicts with historic designation. Plan should reconcile policy differences.	Simpson tract designation was considered during adoption of the General Plan. However, Code proposes lower height than would ultimately be allowed to meet maximum density requirements of the General Plan.	11/27/10 letter	P18
Rob Corley	Pg. 13 - The Canada Larga map is very inadequate to inform the public of what and where changes may occur. This map needs to be replaced with a better map that includes identifiable physical features that will allow citizens and decision makers to orient themselves to the area proposed for development and/or preservation.	N/A	11/27/10 letter	P18
Rob Corley	page 27 - The Plan should describe when and how the Urban Design Plan was created.	Addressed in Plan Preparation Process section and updated per current public outreach effort.	11/27/10 letter	P18
Rob Corley	Pg. 27 The "Pedestrian Core" symbol appears to be at the intersection of Ventura Avenue and Barry Drive rather than Shoshone Street.	Urban Design Plan is revised	11/27/10 letter	P18
Rob Corley	Pg. 27 - The diagram shows "Pedestrian Core" areas from Park Row Avenue to Ramona and Warner to Lewis. On page 30 Action 12.3.1 refers to "Major Activity Areas" and 12.3.3 refers to "1/4 mile Pedestrian Development Areas". Please align the terminology and define in text what is meant by each. The markings on the Urban Design Plan should be adjusted if needed.	Urban design nodes correlate to Shop front Overlay in the <i>Development Code</i> .	11/27/10 letter	P18
Rob Corley	Pg. 27 - The "Major Activity Area" includes mostly T4.11/Shopfront Overlay designation in the regulating plan. The Plan should explain and support differentiation of pedestrian zones from the rest of the Avenue, yet there seems to be a mix of similar T4.11, T5.5 and SD (MXD) along the entire segment from Park Row to Stanley.	Shop front is mechanism used to drive retail activity centers along the Avenue. It is not contiguous from Park Row to Stanley. Parcels without Shop front Overlay are permitted residential uses on the ground floor.	11/27/10 letter	P18
Rob Corley	Comparing page 27 to page 30 shows T5.5 (Urban Center Zone) surrounding the intersection of Ramona and Ventura Avenue, yet this is not listed as part of the "pedestrian core". This should be reconciled.	Revised	11/27/10 letter	P18
Rob Corley	Please note that the designated Simpson Tract, the Lewis-Vince area, and the proposed West Mission, El Medio and Barry Drive Conservation Areas all about these pedestrian core areas that call for higher buildings, new alleys and more density that may conflict with the identified historic neighborhoods that are immediately adjacent. Action 12.3.4 supports this approach yet the Regulating Plan and Urban Design Plan do not.	Building Mass context overlay added to address neighborhood context areas.	11/27/10 letter	P18

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Rob Corley	Parking, improvements and other improvements to enable a pedestrian zone are needed yet are not shown. Higher density alone will not create a pedestrian Core area.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10 letter	P18
Shull Bonsall	Pg. 9 - Subheading Setting: WCP area should be modified from 2000 acres to "approx. 2800 acres" to include applicable portion of the Bonsall Fwy and Canada Larga Valley. 1st Paragraph under Setting should be modified to include: "Hwy 33 and/or Ventura River to the west ..., and Canet Road and the Canada Larga Valley on the North.	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 10 - Modify end of 1st sentence as follows, "...and also includes the Brooks Institute of Photography, the abandoned and blighted USA Petrochem Plant, two suburban style residential neighborhoods, the Bonsall Freeway Property, and Canada Larga Valley." Also there is no mention of existing municipal/public services uses (water treatment plant, OVSD)	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 11 Subheading <i>Plan Preparation Process</i> - appears that Westside ED strategy was prepared in 2006, not 2005.	Revised	1/27/11 letter	P21
Shull Bonsall	Pg. 12, 14 Westside Planning Area/Westside Boundary Map Exhibit - Clarify exhibit title (for internal consistency) and revise terminology for Bonsall Addition to Bonsall Freeway Property. This 120 acre property, located on both sides of Hwy 33, was approved by City Council for inclusion in the City's SOI in 2007.	Comment noted. Standard planning terminology to delineate the boundary of a 'project area'.	1/27/11 letter	P21
Shull Bonsall	Pg. 13 Canada Larga Boundary Map Exhibit - Clarify exhibit title and revise terminology for Proposed Canada Larga Addition to Canada Larga Valley. Amend note as follows: "...Incl the eastern 680 acre portion of Canada Larga within the Westside & North Avenue Community Plan for Annexation. Consider fewer than 100 housing sites w/in the 680 acres with a significant % dedicated to riparian and open space preservation, and stormwater management. Consider permanent wildlife and open space preservation w/in the adjoining 2000 acres to the south, w/ public access components such as equestrian, biking and hiking trail uses, to remain w/in the City of Ventura's planning boundary, not for annexation.	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 14 - Westside Gen. Plan Land Use map - Existing City Designation exhibit: Clarify exhibit title and revise terminology for Bonsall Addition to Bonsall Freeway Property. Adjust boundary shading for Bonsall property west of Hwy 33 to ensure accurate reflection of delineation between Industry and Parks and Open Spaces areas, to reflect corrections previously adopted.	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 15 - Canada Larga Land Use Map Existing County Designations: Clarify exhibit title and revise terminology for <i>Proposed Canada Larga Addition to Canada Larga Valley</i> . Amend note on map per comments for page 13.	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 57 - Note #5: revise 2005 to 2006.	Revised	1/27/11 letter	P21
Survey Monkey	Grew up in Ventura, currently live in Mid-town. Strongly desire to see more positive changes specifically through redevelopment, public transportation system, increased bicycle systems and pedestrian corridors. The Avenue is the section of our community most ripe for these changes. For public transportation; for revitalized living spaces and places of commerce; and for people to become more relationally healthy with their families, neighbors and broader community/civic responsibility.	Comment noted.	1/4/2011	5C-N
Survey Monkey	I work and shop there and my input counts as a resident in this city.	Comment noted.	1/12/2011	5C-N
CAUSE	<i>Public Investment</i> - prioritize investment of public funds to develop a community pool, more parks, and open space, and schools in the existing neighborhood. Maintain public funds such as those derived from redevelopment w/in the existing city limit. Provide incentives for property and business owners to upgrade signage and facade improvements. Find alternative strategies to fund community pool such as prioritizing redevelopment funds, creating a community giving campaign, and applying for foundation grants to fund construction.	Streetscape elements are eligible future uses/decisions of proposed RDA/WRAC function; <i>Development Code</i> calls for enhanced streetscape elements.	2/2/11 Email	P28
CAUSE	<i>Public Participation</i> - there have been very few real opportunities for the Spanish speaking community members to have a meaningful participation in the process. Community workshops have been held primarily in english w/ spanish language ppt w/ little information and no translation of the verbal presentation -- discouraging many spanish speakers from actively participating in making comments, providing suggestions, & adding their vision to this important plan. We know that the public input will be considered but Spanish speakers have been unable to, first of all, understand the plan & its process thus have no real opportunity to impact their comm. plan. Much effort has been made by staff to engage this particular comm. in this process as they are a large portion of the residents in the Westside neighborhood; however, we encourage the City of Vta to alter its strategy to engage Spanish speakers. We invite the City to work in collaboration w/ CAUSE in developing new strategies to meaningfully engage this demographic of the comm. in the	Ongoing special sessions scheduled with CAUSE at their request and planned by them in collaboration with VCCOOL to provide special focus to community members to whom they provided outreach and translation. Further translation efforts underway in partnership with CAUSE.	2/2/11 Email	P28
Mike Barton	Westside is a very unique place. We have the river area splitting the valley w/ mountains on both sides. We are bordered w/ ocean on one end & gateway to the Ojai Valley on the other. I guess the 1st settlers in the area liked the valley as well. Water & flatland must have looked inviting! What an opportunity to provide some recreation opportunities and open space.	Comment noted.	12/8/10 Email	P33
Meeting Notes	<i>What we like about the Avenue</i> : Welcoming community; People are diverse; Close-nit community; Non pretentious; Unique character/people, nice and friendly; See people improve (Kemper home) themselves through rehab; Poor and working people can live here (working class); Taylor ranch, playing with friends, small neighbors close by. <i>Improvements</i> : Neighborhood Volunteer Program	Comment noted.	11/101/10 Westside Neighborho'd Gathering	P39
Public Comments	Concept of conservation district is very new. There is a big difference between designated district & identified districts Context statement in the historic survey should be far more Avenue Specific, it contains too much about downtown. Could consider a thematic approach to Industrial District. Proceed w/ any analysis relating to industrial or conservation areas.	Comment noted. Further historic resources survey regarding industrial district is underway	11/29/2010 HPC Mtg. Minutes	P42

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
HPC comments & questions	Will the Community Plan include design recommendations? Ideally we would like to be able to see design guidelines. What is the role in the plan for the mobile home special district?	Design and architectural guidelines are outside the current scope of the project.	11/29/2010 HPC Mtg. Minutes	P42
HPC comments & questions	The simpler it is made, the easier it is for everyone. Address the Shop front overlay designation for adjacent issues and provide previous industrial district memo from consultant. There are concerns that character and distinctiveness will be lost if the Preliminary Draft Plan/Code is adopted as is.	Building Mass overlay added to address neighborhood context areas. Further historic resources survey regarding industrial district is underway.	01/19/2011 HPC Mtg. Minutes	P43
Jim Hines, City of Ojai Hillside Preservation	talked about the detrimental consequences of the City of Ventura's Westside Community Plan if approved & asked for the City Council to take a strong opposition against the proposal.	Comment noted. Standard planning terminology to delineate the boundary of a 'project area'.	01/25/2011 City of Ojai Council Mtg. Minutes	P45
Council member Blatz	Asked the Council to consider preparing a resolution taking an extremely strong stand in opposition to any westside development.	Comment noted.	01/25/2011 City of Ojai Council Mtg. Minutes	P45
DRC comments	Possible option of storefront or park space on Industrial zoned properties along the Avenue; Limit the density; Parking Issue -- less parking is okay but be realistic; Parking in the corridor should be taking care of without spilling into the neighbor; Make sure it is real and it stays the Westside. Format needs to be the same; Create easement or private alleys to facilitate some flexibility developing narrow lots; Test the design by going through the local AIA.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	01/26/2011 DRC Mtg. Minutes	P46
Parks & Recreation Commission comments	Commission comments are focused only on the draft Plan & Code for the lower Avenue "Westside" Plng area & not N. Avenue area or Canda Larga canyon area based upon Council's 1/24/11 direction to reduce the Plan & Code w/in the existing city incorporated area. If Council were to direct these areas be pulled back into the Plan & Code, or part of a separate plng process, the Commission seeks opportunity to comment on draft plng documents. Community Plan "vision statement" lacks mention of parks as an important and desirable objective for the Westside community and physical aspects parks provide in quality of life.	<i>Community Plan</i> Vision Statement is revised	02/16/2011 PRC Mtg. Minutes	P48
OVSD Board Member Correa	Noted that the draft documents do not acknowledge the existence of the District's wastewater treatment plant in the area. He also raised the question of how the formation of a redevelopment district in the Ventura Avenue area would affect the portion of the 1% property tax the District receives. He reviewed 4 concerns he drafted about the draft Plan & Code (see ID #P9).	N/A	01/10/2011 OVSD Special Mtg. Minutes	P49
Kathy Bremer	Ventura prides itself on being "different" from the other communities in the county & rightfully so. Without continued discipline to maintain our differences, Vta risks becoming another homogenized town like the rest in Southern CA w/ local businesses chased out in exchange for national chains. Vta's survival depends to some extent on tourism. If we allow our community to devolve into the same cookie-cutter make-up of every other community in Southern CA, there will be no unique attraction to visit & tourism will dry up.	Comment noted.	11/17/10 Westside Community Workshop	P53
Kathy Bremer	Urge to focus on enhancement & preservation of the wonderful features & unique character of the Avenue & recognize it as the asset of the community. Areas need preservation: Vta. River, Canada Larga Valley, charming cultural ambiance of the Ave. Resist the temptation to grab what appears to be easy tax dollars today in exchange for loss of cultural resources & the inevitable crash down the road.	Historic preservation and context included as policies of Plan and Code.	11/17/10 Westside Community Workshop	P53
Steve Perlman	New Urban Ventura hereby formally request the City in the Westside Regulating Plan and Code include as appropriate not only the alley portion of the De Anza Courts project approved Tentative Tract Map, but also the streets of the Approved Tentative Tract Map, especially including De Anza Street extended from Ventura Avenue on the east to the VUSD site to the west as the Draft Regulating Plan designated Free Flow Street (Section 24W.206.024C, page 110). We believe that granting this request would show the Westside Community a true conviction to compliance with City Council directives in the 2005 General Plan and both approval of HAP-16 and the approved De Anza Courts project.	Final Map recording is required before public improvements such as street network would be illustrated on the Regulating Plan. This request is premature.	12/08/10 Email	P54
<b>Zoning</b>				
Workshop participant	Streamlines and simplify the process for starting a small business. Allow for "in-home" business.	Live/work would have some provisions for 'in home' work.	11/17/10 workshop	
Workshop participant	Change zoning-no heavy industrial-that can go in other places in city. Relocate existing ones on the Avenue. Add an art mecca-outdoor cultural spaces, more restaurants.	Plan provides for retention of existing industrial along Olive, below Stanley and above Shoshone.	11/17/10 workshop	
Workshop participant	USA Petroleum, Medium density, residential next to river -- enhance across to river, T5.5 too urban, also property has been zoned industrial for 30 years - no demand	N/A	11/17/10 workshop	
Workshop participant	Livestock Animals needs to still allow 4H Program to permit them with a Director's Permit. Also received comment to allow chickens by right.	Urban agricultural subject to citywide standard.	11/17/10 workshop	

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Workshop participant	Auto repair shops should be allowed along the Ventura, also received comments that auto shops should move to industrial areas.	Auto related uses removed from proposed <i>Development Code</i>	11/17/10 workshop	
Workshop participant	Parking is a problem in neighborhoods; too many cars per household, converted garages, parking in the front yard. Do not decrease parking standards and consider increasing them.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/17/10 workshop	
Workshop participant	Beware of incompatible uses in MXD zones across from Dakota	T5.5 zone allows for mix of uses that can provide a step-down buffer between residential development from industrial uses. Comment noted.	11/17/10 workshop	
Workshop participant Diane Underhill	We do not want to encourage adjacent incompatible uses	N/A	11/17/10 workshop Comment No date, letter	P2
Diane Underhill	Agricultural designations cannot be changed to POS on Regulating Plan because of SOAR restrictions.	N/A	Comment No date, letter	P17
Claudia Armann	Regulating Plan POS and T2 colors are indistinguishable from each other	N/A	Comment No date, letter	P17
Claudia Armann	Page 2, #D, add "river, meadows, creeks"	N/A	Comment No date, letter	P17
Claudia Armann	Page 3, don't prohibit backyard chickens.	Subject to citywide regulation	Comment No date, letter	P17
Claudia Armann	On page 7, can you provide any information about the percentage of buildings that are nonconforming so we understand how significant of a problem these codes might be for building owners? Might reaching compliance with the new code discourage building improvements?	Individual lot by lot building conformity analysis is not available information and outside the scope of this project study.	Comment No date, letter	P17
Claudia Armann	Page 29: One of the goals referenced speaks about providing higher densities to reduce expansion into farmland and open space. Please acknowledge that growth into Canada Larga would violate this goal.	N/A	Comment No date, letter	P17
Claudia Armann	Page 57, produce sales are only allowed in T2. Please allow produce sales everywhere. Produce is healthy and should be readily accessible. In many of the Latino neighborhoods of San Diego, produce and flower stands are found on street corners, parking lots, etc. This should be encouraged.	Subject to citywide regulation	Comment No date, letter	P17
Claudia Armann	I'm not sure if the Land Use Tables address food trucks, but these should be permitted as they are much beloved by residents.	Subject to citywide regulation regarding parking in public rights-of-way.	Comment No date, letter	P17
Claudia Armann	Are cob houses allowed under this code? Can they be?	As required under the Building Code regulations	Comment No date, letter	P17
Diane Underhill	800-acre Canada Larga area needs to be pre-designated on Regulating Plan for public to weigh effects	N/A	Comment No date, letter	P2
Vince Daly	Revised zone area map	N/A	Zoning map	P10
Vince Daly	Revised zone limits	N/A	Zoning map	P11
Vince Daly	Propose to reserve 6 acres for campus use	N/A	No date, letter	P12
Vince Daly	Request southern boundary of SID to be moved further south to include T5.5 designation to compensate for additional UD acreage; still provides 13 acres for eco-park	N/A	No date, letter	P12
Vince Daly	Retain a portion of bike path along river for development	N/A	No date, letter	P12
Kim Prillhart	SD in floodway is contradiction to "our natural" and "our healthy and safe" policies. Property is part of wastewater treatment plant and should be as restrictive as private property.	N/A	12/22/10 No date, letter	P14
Kim Prillhart	56 acres btwn Bounds Rd and Los Cabos is designated T2. Consider infill rather than expand to Canada Larga.	N/A	12/22/10 No date, letter	P14
Rob Corley	P19 The draft code is too restrictive in its allowed styles for commercial and industrial buildings, imposes requirements that are difficult to meet, and incorrectly assumes the Westside has underutilized parking and open spaces that simply do not exist.	Comment noted.	11/27/10, letter	P19
Rob Corley	The real Westside (below Stanley Avenue) is 90%+ built out yet the Code mandates specific building characteristics that are not representative of the existing buildings.	Comment noted.	11/27/10, letter	P19
Rob Corley	The Shopfront Overlay is virtually identical to the shopfront style required in Midtown, Downtown, and other areas. Similar commercial areas will end up competing for the same customer base. Let the Westside show its history and difference rather than mirror this one style.	Shop front Overlay has been reduced north of Stanley and Avenue intersection; plaza space is encouraged in the overlay by incentive building height increase	11/27/10, letter	P19
Rob Corley	There is no valid reason to require each store on more than 25 blocks of Ventura Avenue to have a single style. There is no reason to mandate a minimum ceiling height of 12 feet. These two mandates are found at page 53 of the Code: "The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24W.204.080 (Shopfront & Awning), and with ceiling heights no less than 12'."	Shop front and Awning is the frontage type that typifies a retail area such as Ventura Avenue and preserves it for retail/commercial uses.	11/27/10, letter	P19

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Rob Corley	Why must every store have a similar amount of glass on its frontage? Page 68 of the Code requires that "The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the first floor wall area, ..."	High degree of visibility ensures safer environment for pedestrians rather than dead wall space; and visibility for retailers.	11/27/10, letter	P19
Rob Corley	Flex-Shed is the only explicitly allowed industrial building type in the Special Industrial District #1 (SD1) areas. (Live-Work and Commercial Blocks also are allowed but are not Industrial buildings.) These must use the Stoop, Forecourt, Light Court, Shopfront & Awning, and Gallery frontages. (Code page 42). What is the justification for limiting new and renovated industrial buildings to these non-typical frontages?	Objective is to provide a specific building form along street frontage to help activate the street while screening the industrial use	11/27/10, letter	P19
Rob Corley	Buildings in the MXD Overlay area must use the shopfront or gallery building type (Code page 54). Again, why this limitation on industrial uses if the goal of the Plan is to promote job growth? MXD "Identifies frontage areas along Ventura Ave with an Industry General Plan designation and underlying Special District Industrial zone that intended to promote a more urban building frontage and mix of uses, while allowing industrial uses."	This regulates form rather than use abutting the public realm and provides a more friendly urban form to the street.	11/27/10, letter	P19
Rob Corley	The Code requires that a <u>single household</u> to occupy both the residential and business portions of the Live-Work building (Code, page 90). There is no need for this requirement and it will severely limit interest in this building type. Page 7 of the code says the only time an existing building may be remodeled without a complete upgrade to meet the new Code and Shopfront Overlay is when changes are required for public health or safety. This means nonconforming buildings will be forced to rebuild to meet the detailed new code, which adds cost and discourages upgrades.	Comment noted.	11/27/10, letter	P19
Rob Corley	I understand that Warrants and Exceptions are allowed for certain items. These should be rarely used if a code is properly balanced to the need of the area it is regulating.	Comment noted.	11/27/10, letter	P19
Rob Corley	Plan for alleys will affect existing buildings and neighborhoods. Are alleys really needed if they can't be continuous?	Alleys are meant to weave together the grid and provide access and service alternatives to Ventura Ave. where they are included in parcel redevelopment proposals.	11/27/10, letter	P19
Rob Corley	Page 7 of the Code bans backyard chickens except in the rural areas. Historic Overlay areas appear to include building frontages on Ventura Avenue, but the styles demanded for the frontages are inconsistent with the adjacent historic streets, for example at the Lewis-Vince and El Medio historic/conservation areas (page 53).	Citywide regulations on chickens is currently under consideration	11/27/10, letter	P19
Rob Corley	The Plan and Code encourage higher density projects, including mixed use commercial/residential projects along Ventura Avenue. However, adjacent residential areas largely are short on parking now and have no "surplus" to share with the commercial properties.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10, letter	P19
Rob Corley	T4.11 and T5.5 both require one space per 500 square feet of gross floor area (page 39 and 41). SD1 requires one space per 300 square feet of gross floor area (page 43). This seems to mean that a 1,500 square foot restaurant would have to provide three parking spaces. To promote a successful commercial and art area requires more parking that does not exist. This is a complex issue but goes to the economic viability of this entire plan and ability of the Code to create a desired outcome.	Future parking study and refined <i>Development Code</i> in summer 2011 will provide for assessment of parking need on the Westside prior to Plan/Code adoption by Council	11/27/10, letter	P19
Rob Corley	Reconsider the requirement that medical/dental offices be located at the rear or upstairs in T5.5 zones (see page 58, note 1). This is unnecessary and is inconvenient to the patients and their families.	<i>Development Code</i> Land Use Table is revised to delete this requirement	11/27/10, letter	P19
Rob Corley	Please review the allowable heights and setbacks in the T3.5 and T3.6 zones to ensure that tall buildings at the rear of lots on blocks <u>adjacent</u> to historic districts and conservation areas do not shadow or visually encroach upon the historic streets. Shadows tend to fall from south to north, making this issue particularly sensitive on streets to the south of the historic districts and conservation areas: Franklin Lane, Kellogg Street, and Park Row Avenue.	Building Mass overlay and Design Review at time of project proposal.	11/27/10, letter	P19
Gordon P. Miller	T4 designation would be more appropriate than T3.6. Emphasized when comparing the site plan example drawings for t3 and t4 (shown in WCP on page 27) with the attached aerial photo for Kellogg Street and the surrounding neighborhood.	Comment noted.	1/26/11, letter	P31
Gordon P. Miller	P31 General plan land use designations for property, along with all other properties fronting the south side of Kellogg street and property directly across the street fronting the north side of Kellogg street is neighborhood high (21 acre). The remaining properties that front the north side of Kellogg street (ie east of Cameron street) have designation of neighborhood medium. t4 certainly seems to be more compatible with these general land use designations. at the very least in order to achieve the residential densities specified in the GP, the Kellogg street properties must be assigned a zoning designations that allows attached multi-fam housing and building heights of up to 3 stories	Partial redesignation to T4.11	1/26/11, letter	P31

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Gordon P. Miller	P34-37 difficult to comment further on the specifics of the proposed westside development code, because the devel standards listed on p34-37 are both confusing and inconsistent. for example pages 34 and 35 appear to provide standards for the neighborhood general zone t3.5 but sections b.2 d and e on those pages refer to the t.3.3 zone which does not appear to be part of wdc at all. pages 36 and 37 may in fact represent standards for the t3.6 zone which is stated about is currently assigned to the kellog street properties but that section heading also refers to neighborhood general 5 instead of 6 and sections b.2, d, and e on those pages refer to the t3.5 zone instead of t3.6.	Revised	1/26/11, letter	P31
Gordon P. Miller	P57-58 land use table on wdc provides the allowed land uses and permit requirements for each zone includes column for t3.4 which is not included in the wdc, but none for t3.6 which is. because of the above it is impossible to understand or substantively comment on the proposed development standards, allowable land uses, and permit requirements that will effect our kellogg street property, and those of our kellogg street neighbors.	Revised	1/26/11, letter	P31
Gordon P. Miller	the above notwithstanding, i would like to note that the building placement diagrams and parking placement diagrams in the wdc are limited to examples that have alleys at the rear. it woud be helpful to show diagrams showing non-alley conditions. additionally it would be helpful if the allowable building type tables provided for lot widths of up to 200 feet. these tables currently show allowable building types for 150ft.	<i>Development Code</i> - Building Placement remains the same, the only adjustment with or without alleys is the rear yard setback	1/26/11, letter	P31
Gordon P. Miller	critical importance that attached multi unit dwellings be allowed as permitted uses for the kellogg street properties and that new development is allowed to be up to 3 stories in height. both of these standards are in conformance with our HAP-14 approval.	<i>Development Code</i> revised to T4.11	1/26/11, letter	P31
Gordon P. Miller	finally it would be both fair and appropriate for the wdc to provide that for a reasonable time period after its formal adoption residential projects with a valid hap approval would be allowed to proceed through the entitlement review and approval process with the hap approved design and without the need for a formal warrant or exception as defined in the wdc even if such design is not in full conformance with the newly adopted standards and requirements of the wdc. similarly, the wdc should provide that any development project which is currently in the formal planning review and approval process as evidence by a "deemed complete" application in the formal planning review and approval process (as evidenced by a deemed complete application) at the time of wdc adoptions should be allowed to proceed through that process without being subject to the new wdc standatds.	The <i>Development Code</i> is revised for this site to T4.11 designation	1/26/11, letter	P31
Shull Bonsall	Mapping error - Request SD designation to be applied to both west-of-Trail County M-2 zoned properties and adjoining two OVSD parcels to south. Only 15+- acre OS portion to the west that covers the riparian floodplain and Ventura River streambed should remain (Public Open Space) POS.	N/A	1/27/2011, letter	P21
Shull Bonsall	80 +/- acre portion of the Bonsall Freeway parcel on the east side of Hwy 33, accessed by Canet Rd. and Vta. Ave. to the north and Canada Larga Rd to the south has been designated SOI Amendment Area on the Regulating Plan but has not been assigned any specific land use designation.-- Request a combination of SD & T3.6 zoning on this parcel (refer to the Westside Eco. Dev. Strategy - p. 46 for reference).	N/A	11/27/10, letter	P21
Shull Bonsall	Proposal for the developable portion of Canada Larga Valley site(as shown on the attached RCL Master Plan Concept) -- be zoned T3.1 Semi Rural (1 Acre Minimum) that would support a very low density semi-rural residential development w/ max. of 99 executive and/or equestrian style homes. Specific Dev. Stds. for the proposed T3.1 -- building types be limited to Large Lot, Front & Side Yard houses w/ max. height of 2-1/2 stories. Setback should provide for ample minimum (& no max.) front, side, and rear yard setbacks. Detached single family development be classified as a Permitted Use (P).	N/A	11/27/10, letter	P21
Shull Bonsall	Suggestion - Protect environmentally sensitive areas of Canada Larga be protected through conservation easement, deed restriction, etc. Allow public access for recreational purposes.	N/A	11/27/10, letter	P21
VUSD	Pg. 57-58 - Land Use Table - Add "Civic" use to Table B in conformance with definition for Civic, Civic Building, and Civic Space on pg. 152. Have it be a permitted use on all District owned or controlled property	Revised the <i>Development Code</i> Land Use Table to include Civic Use type and updated land use definition	1/27/11, letter	P20
VUSD	Concern re: T4.11 designation on District's Stanley Ave. property. Will address concerns after full review of plan and code.	Designation is consistent with General Plan land use designation of Commerce	1/27/11, letter	P20
Diane Underhill	CEQA requires at the very least, clear project parameters -- the Canada Larga parcels have not been pre-zoned and the Special District Industrial (SD) zones have a Mixed Use Development (MXD) overlay where Single and Multi-Unit Residential uses are allowed as part of mixed-use development proposals. Therefore to accurately analyze EIR, it must look at the max. level of dev. possible under the Plan w/c means: 1) SD zones must analyzed at the highest MXD level allowed., 2) The Bonsall parcels (including the Canada Larga Valley) must have definitive zoning or the EIR cannot properly identify impacts.	N/A	12/12/10 email	P24
Diane Underhill	The Brooks/PetroChem sites has zoned as University Special District (UD) and Urban Center (T5.5) which "consist of higher density mixed-use building types that accommodate retail, office, rowhouse and apartment uses." Issues that go unaddressed are: 1) Both sites sit in the Ventura River floodplain; 2) Both are subject to natural river migration; and 3) The PetroChem property has industrial pollutants that have not been quantified, identified, or removed. <i>Placing student/faculty housing on potentially toxic land in a floodplain is simply not good planning for the public's health and welfare.</i>	N/A	12/12/10 email	P24
Diane Underhill	Cost of Community Services (COCS) studies compare the fiscal contribution (+ or -) of existing local land uses. Regardless of w/c university conducts the research, the result have been consistent. 20 years of COCS studies shows that Ag land is similar to other Commercial and industrial lands <i>w/c all generate more public revenues than they receive back in public services</i> . On the other hand, average residential land-uses <i>do not cover their costs thus they must be subsidized by other communy land uses</i> . Converting Ag or Industrial land to residential land-uses should <u>not</u> be seen as a way to balance a local budget.	Review Preliminary Fiscal impact study as part of the April 18th Council agenda	12/12/10 email	P24

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
Aera Energy LLC	Section 24W.100.045.D.4 addresses the restriction on re-establishing a nonconforming use that has been discontinued for six months. Section 24W.100.045.E discusses terminating non-conforming uses after 5 years. Routinely, in oil field operations, wells and facilities are idled for periods of time (sometimes many years) and then restarted as oil reservoir development continues or change over time. In other cases, there may be no wells on a land parcel today, but there may be many wells on that parcel years from today as new development projects are approved and started. These proposed code sections would not be compatible with our ongoing operations and typical oil field practices. We believe it is critical for oil field operations to be explicitly described as a conforming use within the SD1 Zone District so that Aera may continue to conduct its business with all rights granted through our County CUPs.	N/A	1/31/11 email & letter	P26
Aera Energy LLC	Section 24W.203 (Allowable Land Uses) The oil drilling land use listed in Table B has an additional regulation listed referring to Section 24.375 of the existing City Oil Drilling Overlay Zone. We have identified several requirements within this overlay that are of significant concern as they would be incompatible with current oil field operations, including: 1) <i>One drilling site per 40 acres</i> ; 2) <i>No more than 1 well drilled per 5 acres</i> ; 3) <i>All drilling must be electric</i> ; 4) <i>Only one rig operational at a time in overlay zone</i> ; 5) <i>All incidental equipment must be in buildings</i> ; 6) <i>No more than two tanks per site limited to 1000 bbl capacity</i> .	N/A	1/31/11 email & letter	P26
Shull Bonsall	Pg. 13 - Section F.1: Add <i>T3.1 Semi-Rural (1 Acre Minimum)</i> to the list of included zones, and add <i>Large Lot House</i> to the list of excluded Building Types. (Note: See related discussion above.) Pg. 28 Section D/E: Add a new section between D and E for description of the <i>T3.1 Semi-Rural (1 Acre Minimum)</i> zone. (Note: See additional related discussion above.)	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 32 - North Avenue Community Regulating Plan: Assign land use designation for Bonsall, <i>Bonsall Freeway</i> site and <i>Canada Larga Valley</i> (per submitted exhibit) including <i>T3.1 Semi-Rural (1 Acre Minimum)</i> for the <i>Canada Larga Valley</i> site.	N/A	1/27/11 letter	P21
Shull Bonsall	Pg. 33/34 - Add new section 24W.200.010 for the <i>T3.1 Semi-Rural (1 Acre Minimum)</i> zone urban standards. (Note: See related discussion above.) Pg. 42 - Section A.3: The proper building code reference should be CBC (California Building Code), not UBC (Uniform Building Code). Pg. 57/58 - Table B: Add a column for the <i>T3.1 Semi-rural (1 Acre Minimum)</i> zone allowable land use and permit requireme. (Note: See related discussion above.) Pg. 167 - Definitions: Definition for Work/Live (as opposed to Live/work) is confusing.	N/A	1/27/11 letter	P21
#1 SM Comment	Lanlords and property owners (and tenants?) should be required by code enforcement to keep yards and properties neat and junk-free and houses well-maintained. Multiple vehicles (autos, motorcycles, boats, etc.) should be limited per household. Code enforcement should monitor the number of people living in any one structure. Future construction should be innovative architecture and avoid mass produced and poorly constructed buildings with no character.	This subject to the City's code enforcement efforts.	1/4/11 Survey Monkey	5C-R
#13 SM Comment	Consideration as to particular lot shape along the Avenue (narrow and deep) when updating the residential code? Many property improvements are cost-prohibitive due to the special permitting because our lot sizes & shapes here do not adapt easily to the existing codes (i.e. Director's Permit for a garage that can fit on our lots; code variance request amounting to thousand of dollars because we are subject to rear-yard setback requirements that don't account for a narrow lot & abundant side-yard).	Comment noted.	1/13/11 Survey Monkey	5C-R
CAUSE Resident Workshop	<i>Renter Issues</i> - Restriction on structures will impact a large number of buildings in the Westside community because they do not conform to requirements in the Plan & Code. This will greatly impact the rental stock in the community and lower the number of rental units available. Redevelopment will also drive-up property values which will in turn increase rents. What can the City do to make sure that renters are not displaced from the Westside neighborhoods due to the implementation of the Westside Plan & Westside redevelopment Project Area? <i>Other</i> - Backyard Chickens	State RDA and citywide regulations mandate affordable housing criteria.	1/20/11 Email	P32
HPC comments & questions	The development code doesn't have design guidelines. What is the role of Regulating Code special district (SD) designated properties?	Design and architectural guidelines are outside the current scope of the project.	11/29/2010 HPC Mtg. Minutes	P42
HPC comments & questions	Take one Conservation Area neighborhood at a time and see if the Development Code applies and focus on the characteristics of the area.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	01/19/2011 HPC Mtg. Minutes	P43
HPC comments	<u>Barry Drive</u> Standards to consider: Height of building relative to setback (2nd story near street is inappropriate); 2nd story near rear of property should jog inward; Accessory building at 0' (not 3') from rear.	Comment noted.	01/24/2011 HPC Mtg. Minutes	P44
HPC comments	<u>Mission Avenue/Warner St.</u> Standard to consider: Consider a 12-inch offset for 2nd story additions; No 2nd story in front 1/3 of lot; Rear 2/3rd of lot for 2nd story.	Comment noted.	02/8/2011 HPC Mtg. Minutes	P47
HPC member Huckins	Direct staff to look at the 2nd story height and side setback in the three conservation areas and the placement of the 2nd stories on the back 2/3rd of a lot.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
HPC member Cline	Adopt the character defining features identified previously (for Barry Drive) and to see how the Avenue properties will interface with other streets.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47

SUBJECT COMMENTER	COMMENT QUESTION	STAFF RESPONSE	MEETING FORUM	ID
HPC member Huckins	El Medio Street to have no commercial block building types allowed and that it be regulated the same as the other conservation areas, i.e., 2nd story offset; 3rd story same as 2nd story but with a greater % of offset applied uniformly to both 2nd & 3rd stories.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
HPC member Cline	Re-adjust the conservation area boundary to remove the parcels that front the Avenue including the property on the north side of El Medio (within 150-feet from the Avenue.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	02/8/2011 HPC Mtg. Minutes	P47
HPC member Huckins	West Mission conservation area to exclude properties fronting Ventura Avenue except for the one conservation area contributor next to the Simpson Tract.	Building Mass Overlay added to <i>Development Code</i> to facilitate neighborhood preservation.	02/08/2011 HPC Mtg. Minutes	P47
PRC member comments	Revise Code to allow more flexible standards for pocket parks and urban amenities.	Revised	02/8/2011 PRC Mtg. Minutes	P48
<b>Height</b>				
Workshop participant	NO more the 2 stories	Comment noted.	11/17/10 workshop	
Workshop participant	4 stories appropriate in some areas. 4 stories would garner more support if the building depicted were attractive; Ventura does not need larger, generic unattractive tan buildings.	<i>Development Code</i> allows for percentage of fourth story coverage in T4.11 and T5.5 zones	11/17/10 workshop	
Workshop participant	Ave should be limited to 2 & 3 story to preserve our mountain views N, E, & W.	Comment noted.	11/17/10 workshop	
Workshop participant	Appropriately placed 3 & 4 stories – Views are not owned, need more housing options.	Comment noted.	11/17/10 workshop	
#1 SM Commentor	Building heights should be limited to two stories to preserve the view of three sides of the Westside "valley".	Comment noted.	1/4/11 Survey Monkey	5C-R
CAUSE	What are characteristics of a non-conforming house/building? Describe what would trigger action from the City of a non-conforming structure.	Please refer to <i>Development Code</i> for development standards	1/31/11 Email	P32
PC	Get feedback from community as to heights.	Comment noted.		
PC	Include setback for new development to place it further from the street.	Development Code include required 5' setback along Ventura Avenue to widen setback to ROW.		
<b>Hillside Management Plan Overlay</b>				
Diane Underhill	North Ave and Canada Larga should be included in overlay. Applicable areas should include all areas as defined by HMP, not just east of Cedar St and within 2010 city limits.	N/A	12/12/10 email	P4
Diane Underhill	Can Hillside Management Plan be attached as an appendix?	Hillside Management Plan is included in the General Plan of which the Community Plan is an additional chapter.	Public comment	P6