

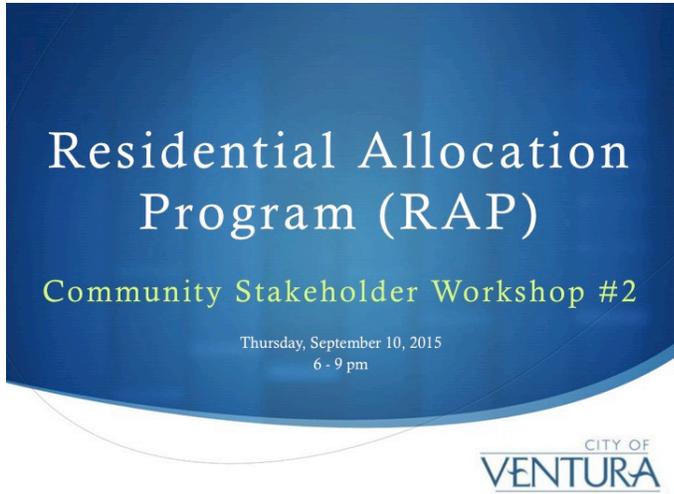
2015 RESIDENTIAL ALLOCATION PROGRAM COMMUNITY STAKEHOLDER WORKSHOP #2

SUMMARY NOTES

Workshop Overview

DATE & TIME:	Thursday, September 10, 2015, 6:00 - 8:45 pm
LOCATION:	Ventura City Hall, Community Meeting Room
ATTENDANCE:	45 attendees (based on sign-in sheet)
COUNCIL MEMBERS PRESENT: <i>(Observation Only)</i>	Mayor Cheryl Heitmann Councilmember Carl Morehouse
CITY STAFF LEADS PRESENT:	Jeff Lambert, Community Development Director Dave Ward, Planning Manager Maggie Ide, Associate Planner
PRESENTERS & FACILITATOR:	Cristina Talley, Best Best & Krieger LLP Sheri Vander Dussen, Kimley-Horn Ken Lee, Ken Lee Consulting, LLC/Best Best & Krieger LLP (Facilitator)

Workshop Topics, Discussion, and Stakeholder Input

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
6:00 PM SIGN IN, GET REFRESHMENTS, AND TAKE SEATS	
6:10 PM OPEN WORKSHOP	
	<ul style="list-style-type: none"> • Opening remarks • Purpose of workshop • Introductions of Council Members, City staff leads, and consulting team members present

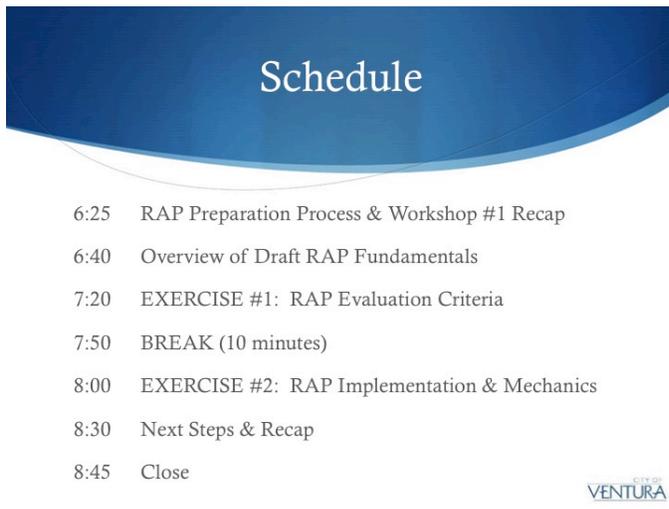
6:15 PM WORKSHOP OBJECTIVES



Workshop Objectives

- Inform**
 - Overview of Draft RAP
 - Next Steps in Process
- Solicit Input**
 - RAP Evaluation Criteria
 - RAP Implementation & Mechanics
- Answer Questions**

- Overview of workshop objectives:
 - Inform**
 - Overview of Draft RAP ordinance
 - Next steps in RAP development process
 - Solicit Input**
 - RAP evaluation criteria
 - RAP implementation and mechanics
 - Answer Questions**

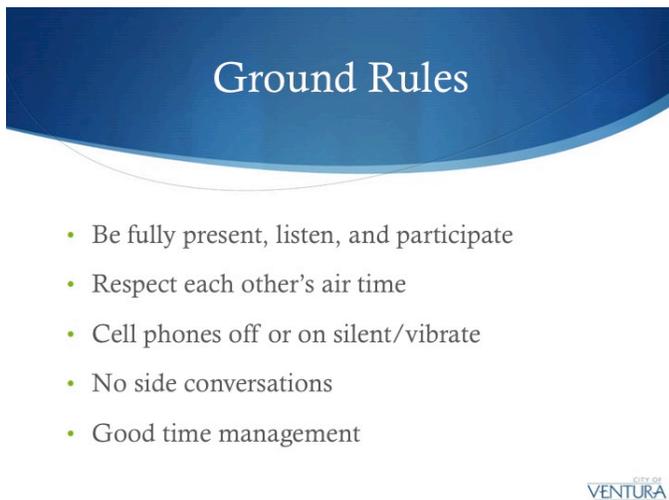


Schedule

- 6:25 RAP Preparation Process & Workshop #1 Recap
- 6:40 Overview of Draft RAP Fundamentals
- 7:20 EXERCISE #1: RAP Evaluation Criteria
- 7:50 BREAK (10 minutes)
- 8:00 EXERCISE #2: RAP Implementation & Mechanics
- 8:30 Next Steps & Recap
- 8:45 Close

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- Review workshop schedule



Ground Rules

- Be fully present, listen, and participate
- Respect each other's air time
- Cell phones off or on silent/vibrate
- No side conversations
- Good time management

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- Review ground rules for the workshop

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
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Housekeeping

- Restrooms
- Parking lot



- Review housekeeping items, including use of a “Parking Lot” flipchart sheet to record topics or issues that the limited schedule of the workshop will not be able to accommodate, but that we want to record so we can address them after the workshop and communicate them to staff and Council

6:25 PM	RAP PREPARATION PROCESS AND WORKSHOP #1 RECAP
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RAP Preparation Process & Workshop #1 Recap

RAP Consulting Team
 Ken Lee, Facilitator



- Overview of RAP preparation process for those new to the process and did not attend Workshop #1
- Recap of Workshop #1 and brief description of how input received at Workshop #1 was incorporated into the Draft RAP Ordinance (made publicly available online on September 3, 2015)
- Equip attendees with context and information needed to actively participate in Workshop #2

Council Objectives

- Provide the City Council authority and discretion over the housing types, pace of growth, and quality of residential development.
- Thoughtful allocation of limited City resources and services, such as water, land, sewer, and transportation, to ensure that high priority residential projects are developed in appropriate areas.
- Ensure a range of housing types that accommodate all income levels, from executive estates to affordable housing units.



- Review of Council objectives articulated when direction to staff to prepare the RAP was formally provided on April 13, 2015

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

Residential Allocation Program

Council Directed Process

- Seek Community Input
- Learn from other programs
- Complete by December 2015



Consultant / Staff Work

- Staff Recommendation, including Alternatives
- Environmental Analysis (CEQA)
- Policy Consistency
- Legal Review

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- Council direction for the RAP, including emphasis on civic engagement
- RAP preparation steps:
 - Draft RAP Ordinance (staff recommendation and alternatives)
 - Environmental analysis (CEQA)
 - Review of RAP for consistency with City policies
 - Review of RAP for legal/statutory consistency

Process & Tentative Schedule



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- Review of tentative RAP preparation schedule:
 - **Jun 30:** Community Workshop #1
 - **Jul-Aug:** RAP Preparation Process
 - **Sep 3:** Public Review Draft of RAP
 - **Sep 10:** Community Workshop #2
 - **Sep-Oct:** CEQA review
 - **Early Nov:** Planning Commission Hearing on RAP
 - **Dec 7:** City Council Hearing on RAP

Workshop #1 Recap

- Introductory Exercise + 3 Primary Exercises
 - Examples of Allocation Programs and Program Components
 - Factors for Residential Allocations
 - Stakeholder Perspectives on Community Priorities for Residential Project Elements in the Program

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- Workshop #1 included an introductory exercise and three primary workshop exercises addressing:
 - Examples of allocation programs and program components from other communities
 - Factors for residential allocations of priority to stakeholders
 - Stakeholder perspectives on community priorities for residential project elements

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

What do you love about Ventura?



- Workshop #1 – Introductory Exercise: *What do you love about Ventura?*
 - Attendees wrote one word or brief sentence on index cards describing what they love about Ventura
- Common themes included, but were not limited to: friendly, climate, downtown, coast, beach, small town, diversity, ocean, mountains, history, not crowded, weather, community

What is your vision of Ventura's future?



- Workshop #1 – Introductory Exercise: *What is your vision of Ventura's future?*
 - Attendees wrote one word or brief sentence on index cards describing their vision of Ventura's future
- Common themes included, but were not limited to: job growth, prosperous, business expansion, neighborhood preservation, range of housing options, green, as-is, protect natural resources, sense of community, sustainable, balanced growth



Station 1: Unit Allocations

Community/County	Approach	Water Units (per person)
Los Angeles, Orange County	Water allocation based on water production grant	10
San Diego, San Diego County	Water allocation based on water production grant	10
San Francisco, San Francisco County	Water allocation based on water production grant	10
San Jose, Santa Clara County	Water allocation based on water production grant	10
San Luis Obispo, San Luis Obispo County	Water allocation based on water production grant	10
Stockton, San Joaquin County	Water allocation based on water production grant	10
Yuba City, Yuba County	Water allocation based on water production grant	10

Exercise #1

Examples of Allocation Programs and Program Components

- Workshop #1 – Exercise #1: Examples of Allocation Programs and Program Components
 - Provided participants early context and an initial framework of key components of allocation programs from other communities in the state
 - Used sticker dots to solicit initial input on approaches taken by other communities that participants believed were relevant to Ventura

WORKSHOP TOPICS

Exercise #1: Examples of Allocation Programs and Program Components

- **Unit Allocations:** How the community determines the number of unit allocations
- **Method of Allocation:** How the communities allocate units to different projects
- **Factors for Allocation:** The range of factors the communities consider when allocating units to projects
- **Exemptions:** The types of projects that are exempted from the RAPs and are permitted to build without an allocation

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DISCUSSION & STAKEHOLDER INPUT

- Input at Workshop #1 was received on four key program components
- The Draft RAP Ordinance reflects much of the input received on approaches other communities have taken with their allocation programs

STATION 1: UNIT ALLOCATIONS (1 STICKER DOT PER PERSON)

Community(ies)	Approach	Sticker Dots
Davis	Formula fixed in ordinance based on actual population growth	5
Lodi, Morgan Hill, Napa County	Percentage/number fixed in ordinance based on growth rate/population ceiling contained in General Plan	12
Camarillo, Montecito, Tracy	Fixed number set in ordinance	2
Healdsburg, Livermore, Petaluma	Number set annually by City Council based on three year cap set forth in ordinance (sum of annual allocations may not exceed cap)	15
Carlsbad, Chula Vista, San Luis Obispo County	Set annually by City Council based on review of availability of infrastructure and achievement of service level standards	8

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- Input was received on “Unit Allocations” – how the communities determine the number of unit allocations

STATION 2: METHOD OF ALLOCATION (1 STICKER DOT PER PERSON)

Community(ies)	Approach	Sticker Dots
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Montecito, Morgan Hill, Tracy	Competition based on criteria	31
Healdsburg, Livermore, Napa County, Petaluma, San Luis Obispo County	First come, first served	11
Napa County	Lottery if more permits requested than available	0
TOTAL		42

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- Input was received on “Method of Allocation” – how the community allocates units to different projects

WORKSHOP TOPICS

STATION 3: FACTORS FOR ALLOCATION (2 STICKER DOTS PER PERSON)		
Community(ies)	Approach	Sticker Dots
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Montecito, Morgan Hill, Tracy	Availability of infrastructure	18
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Morgan Hill, Tracy	Availability of municipal services	7
Carlsbad, Chula Vista	Achievement of specific performance standards (e.g., fire dept. response time, school capacity)	1
Carlsbad	Location in a geographic area deemed a priority by City Council	8
Camarillo, Davis	Contribution of project to General Plan goals and objectives	19
Camarillo, Davis, Lodi, Morgan Hill	Inclusion of affordable units	9
Camarillo, Lodi, Morgan Hill	Quality of design (e.g., architecture, context, water conservation features)	16
Morgan Hill	Projects of similar size compared to each other and rated	4
TOTAL		82

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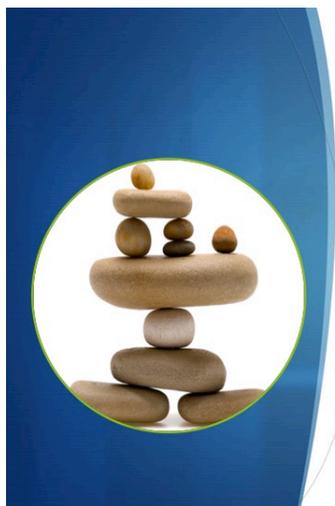
DISCUSSION & STAKEHOLDER INPUT

- Input was received on “Factors for Allocation” – the range of factors the communities consider when allocating units to projects

STATION 4: EXEMPTIONS (2 STICKER DOTS PER PERSON)		
Community(ies)	Approach	Sticker Dots
Camarillo, Davis, Healdsburg, Montecito, Tracy	Affordable Units	20
San Luis Obispo County	Housing for farm workers	8
Camarillo, Carlsbad, Livermore, Lodi, Morgan Hill, Petaluma	Individual single family dwellings	11
Camarillo, Healdsburg, Montecito, Napa County, Petaluma, San Luis Obispo County	Second units	6
Camarillo, Lodi, Petaluma	Senior housing	0
Healdsburg, Lodi, Montecito, Napa County, Tracy	Replacement of existing units	12
Camarillo, Tracy	Model homes	0
Camarillo, Livermore, Lodi, Petaluma, Tracy	Two, three or four-plexes	2
Carlsbad, Napa County, San Luis Obispo County	Projects approved or vested before date ordinance becomes effective	8
Davis, Morgan Hill, Napa County, San Luis Obispo County	Projects in designated geographic areas	13
Montecito	Hardship	0
TOTAL		80

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- Input was received on “Exemptions” – the types of projects that are exempted from the RAPs and are permitted to build without an allocation



Exercise #2

Factors for Residential Allocations

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- Workshop #1 – Exercise #2: *Factors for Residential Allocations*
 - Expanded on Exercise #1 and gave participants an open-ended opportunity to provide input on 7 categories of allocation factors: (1) Public Facilities; (2) Public Services; (3) Project Quality & Context; (4) Housing Type; (5) Economic Impact; (6) Location; and (7) Other
 - Input/comments were synthesized and common threads and themes were incorporated into the Draft RAP Ordinance evaluation criteria

WORKSHOP TOPICS



Exercise #3

Stakeholder Perspectives on Community Priorities for Residential Project Elements in the Program

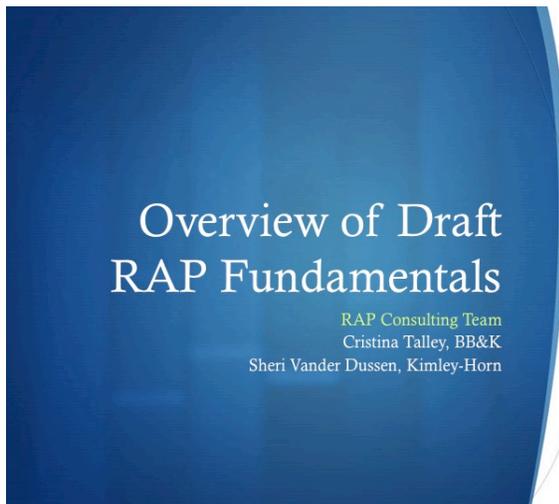


DISCUSSION & STAKEHOLDER INPUT

- Workshop #1 – Exercise #3: *Stakeholder Perspectives on Community Priorities for Residential Project Elements in the Program*
 - Expanded on Exercise #2 and gave opportunity to dialog with other attendees about perspectives on community priorities for: (1) Project Quality & Context; (2) Location; and (3) Housing Type
 - Input/comments were synthesized and common threads and themes were incorporated into the Draft RAP Ordinance evaluation criteria

6:40 PM

OVERVIEW OF DRAFT RAP FUNDAMENTALS



- Cristina Talley of Best Best & Krieger LLP and Sheri Vander Dussen of Kimley-Horn provided an overview of the fundamental components of the Draft RAP Ordinance
- Equip attendees with context and information needed to actively participate in Workshop #2 exercises



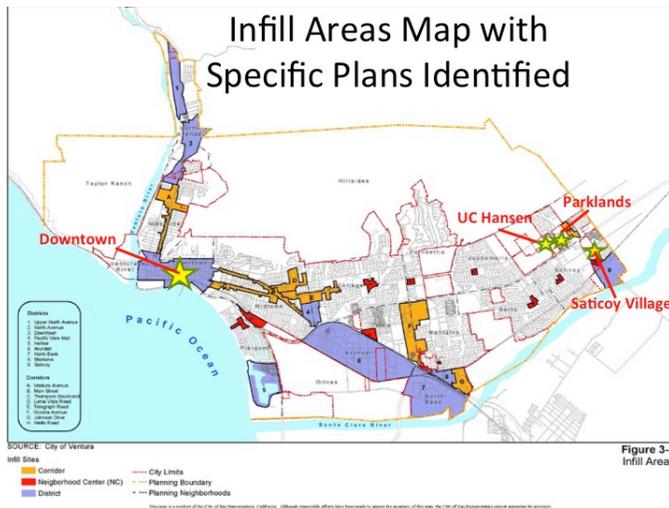
- Projects of 1 or 2 units
- Second units
- Rehabilitation/remodeling of existing units
- Conversion of apartments to condominiums
- Projects containing 100% affordable units
- Residential projects subject to an executed Development Agreement
- Residential projects within the following adopted Specific Plan areas: Downtown, Parklands, Saticoy Village, UC Hansen Trust
- Fully entitled residential projects



- Review of residential projects proposed to be exempt from the RAP

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT



- Identification of adopted Specific Plan areas proposed to be exempt from the RAP (Downtown, Parklands, Saticoy Village, UC Hansen Trust)

Timeframes

- Must commence construction within 18 months of receipt of allocation
- Community Development Director may grant one six-month extension if construction drawings are 80% complete
- Allocation expires if discretionary entitlement expires

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- Review of timeframes for approval and expiration of RAP allocations
- Discussion of legal/technical reasons (including CEQA) for a post-entitlement allocation process vs. pre-entitlement process

Establishing Allocations

- Maximum 1,050 units may be allocated within a fixed three-year cycle
- Council may grant up to 450 allocations in one year, but the number of allocations in following year must be reduced to comply with the three-year cap
- Expired/unused allocations from prior years may be reassigned by the Council
- More than 450 units may be allocated when expired/unused allocations are assigned

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- Explanation of the maximum RAP allocations that would be established for a three-year cycle and for each allocation year, with caveats for the reassignment of expired/unused allocations from a prior allocation year

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

Project Evaluation Criteria

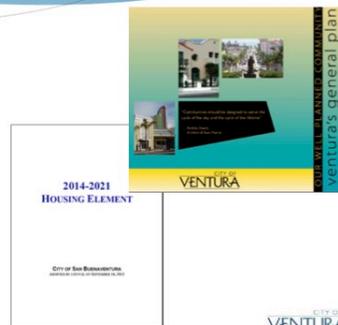
- Based on General Plan Land Use and Housing Element goals
- Reflect input from community workshop
- Do not focus on mitigation of project impacts
- Do not focus on compliance with codes and standards
- Quality development that respects the existing community is key
- First exercise tonight will seek feedback on draft criteria

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- Overview of objectives for proposed project evaluation criteria
- Projects rated using three-level evaluation scale vs. scoring (e.g., 1-10 scale):
 - Does not meet criteria
 - Meets criteria
 - Exceeds criteria
- Six evaluation categories

Our Well Planned Community / Provision of a Range of Housing Types

- Harmony & Design Quality
- Infill First
- Mix of Units/ Multiple Bedrooms
- Inclusionary Housing Obligations
- Livability

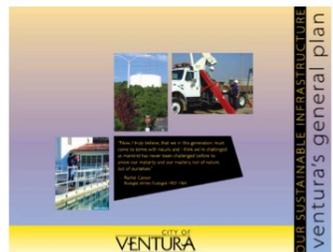


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- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Well Planned Community*
 - Housing Element Goal: *Provision of a Range of Housing Types*
- Themes:
 - Harmony & Design Quality
 - Infill First
 - Mix of Units/Multiple Bedrooms
 - Inclusionary Housing Obligations
 - Livability

Our Sustainable Infrastructure

- Water Conservation



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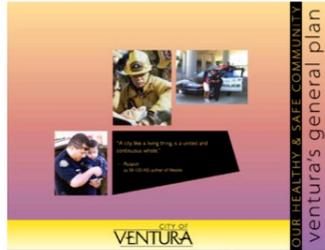
- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Sustainable Infrastructure*
- Themes:
 - Water Conservation

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

Our Healthy & Safe Community

- Level and Quality of Public Services
- Access to Goods & Services

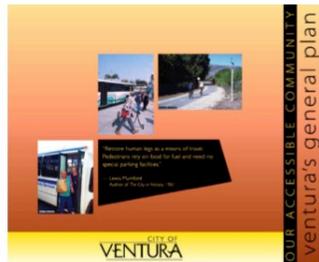


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- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Healthy & Safe Community*
- Themes:
 - Level and Quality of Public Services
 - Access to Goods & Services

Our Accessible Community

- Mobility Options
- Walkability
- Proximity to Bike Trails
- Public Amenities

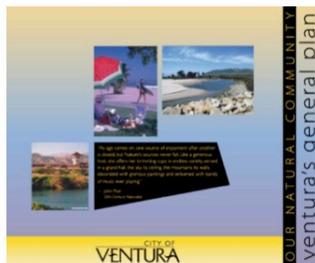


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- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Accessible Community*
- Themes:
 - Mobility Options
 - Walkability
 - Proximity to Bike Trails
 - Public Amenities

Our Natural Community

- Landscaping
- Green Building Principles



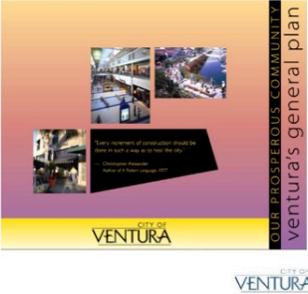
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- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Natural Community*
- Themes:
 - Landscaping
 - Green Building Principles

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
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Our Prosperous Community / Provide Adequate Housing Sites to Accommodate Regional Housing Needs

- Mix of Housing Types



- Project Evaluation Criteria based on:
 - General Plan Goal: *Our Prosperous Community*
 - Housing Element Goal: *Provide Adequate Housing Sites to Accommodate Regional Housing Needs*
- Themes:
 - Mix of Housing Types

Annual Report

- Allocations
- Permit Activity
- Unused/Expired Allocations
- Time Require to Process Residential Applications

- Overview of annual reporting process to track status of allocations, permit activity, and expiration timeframes, including unused/expired allocations that may be reallocated

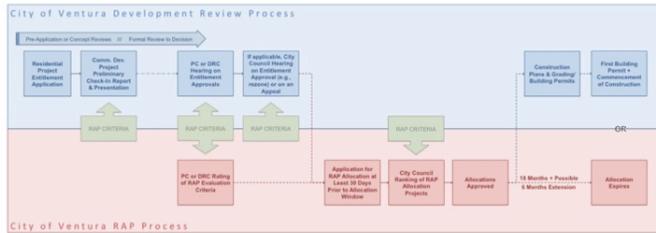
Amendments

- Minor modifications allowed per existing code provisions
- Amended Project must conform to criteria under which allocation awarded

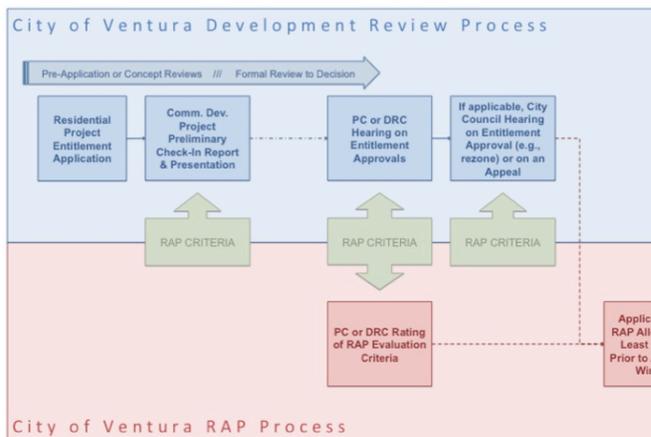
- Explanation of project amendment process for projects after allocations are approved (e.g., no “bait-and-switch” by applicant)

WORKSHOP TOPICS

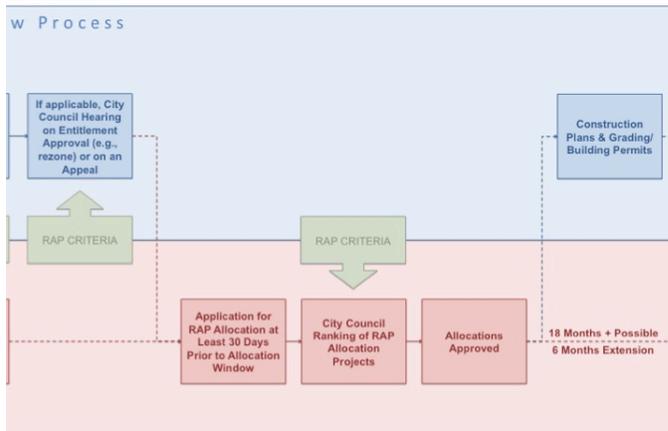
DISCUSSION & STAKEHOLDER INPUT



- Illustrative flowchart describing the RAP process in the context of the City’s overall development review process

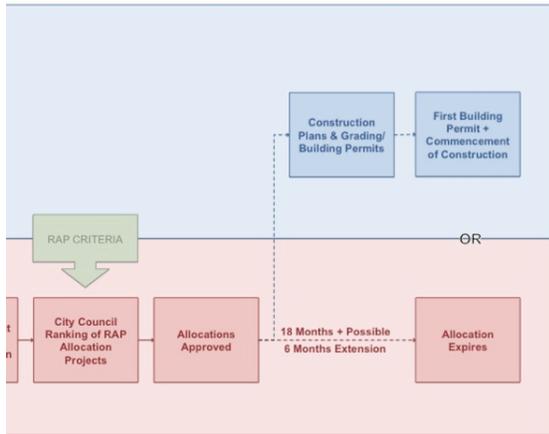


- Description of process from project pre-application to approval of discretionary project entitlements
- RAP criteria applied to projects at different stages:
 - At Project Preliminary Check-in through Council feedback on new project applications
 - At PC/DRC hearing on entitlement approvals and through PC/DRC rating of RAP evaluation criteria
 - If applicable, at City Council hearing on entitlement approvals or appeal of PC/DRC actions



- Description of proposed RAP allocation application process, including:
 - Application submittal required at least 30 days prior to allocation window
 - City Council ranks projects based on RAP criteria and PC/DRC ratings
 - Allocations approved during allocation window

WORKSHOP TOPICS



DISCUSSION & STAKEHOLDER INPUT

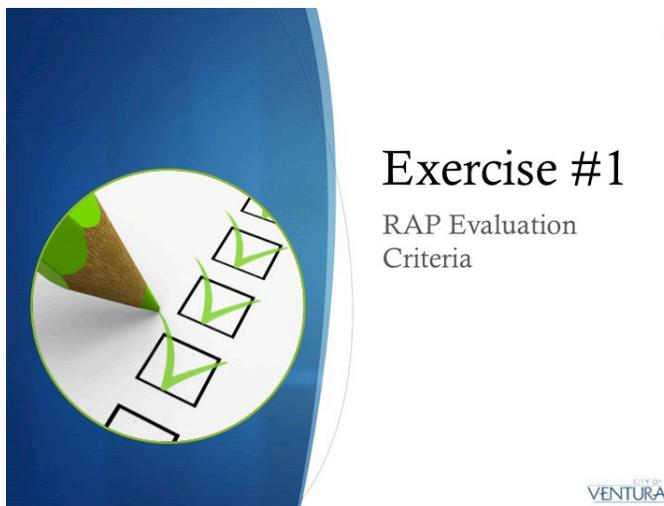
- Description of proposed timeframe for commencement of construction or expiration of allocation
 - First building permit must be pulled and construction must commence within 18 months after allocation is approved
 - 6-month extension may be granted by Community Development Director if construction plans are 80% complete

Clarifying Questions

- *See Attachment A for Q&A Summary #1*

7:20 PM

EXERCISE #1: RAP EVALUATION CRITERIA



- Introduction and overview of Exercise #1:
 - Provide participants an opportunity to familiarize themselves more with the draft RAP evaluation criteria, including how criteria themes tie back to Workshop #1 input
 - Solicit input on draft RAP evaluation criteria and factors for receiving “exceeds” rating

Exercise #1
- 30 minutes -

- 6 stations with RAP evaluation criteria categorized by General Plan/Housing Element goal
- Get out of your seats and spread out across stations
- Place Post-It notes in the light green sections with your comments/feedback
- Ask questions if needed

- Participants were instructed to visit each of the six stations (6 evaluation categories) along the wall, and place Post-It notes with comments/feedback on the wall-size worksheets
- Comments/feedback were invited for the criteria and the factors for an “exceeds” rating
- *See Attachment B for stakeholder input received from Exercise #1*

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

7:50 PM BREAK (10 minutes)

8:00 PM EXERCISE #2: RAP IMPLEMENTATION & MECHANICS

Exercise #2
RAP
Implementation &
Mechanics

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- Introduction and overview of Exercise #2:
 - Provide participants an opportunity to familiarize themselves more in-depth with the proposed RAP process – 11”x17” copies of process flowchart provided to each participant
 - Solicit input on RAP implementation process and mechanics

Exercise #2
- 30 minutes -

- RAP process flowcharts with call-out boxes for two key question areas:
 - Exempt/non-exempt projects in the initial implementation year (2016)
 - Expiration of allocations
- Get out of your seats and spread out across stations
- Place Post-It notes with comments/questions on the flowchart with priority for the two key question areas
- Ask questions if needed

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- Participants were instructed to visit one of three stations along the wall where wall-size printouts of the process flowchart were posted, and place Post-It notes with comments/feedback on the flowcharts
- While comments/feedback were invited for the entire development review process and RAP process, participants were asked to pay particular attention to two key areas:
 - For the initial RAP implementation year, proposed exemption of projects that are fully entitled at the time the RAP Ordinance takes effect (projects in process/under review will not be exempt)
 - Timeframe for expiration of allocations
- **See Attachment C for stakeholder input received from Exercise #2**

Clarifying Questions

- **See Attachment D for Q&A Summary #2**

WORKSHOP TOPICS

DISCUSSION & STAKEHOLDER INPUT

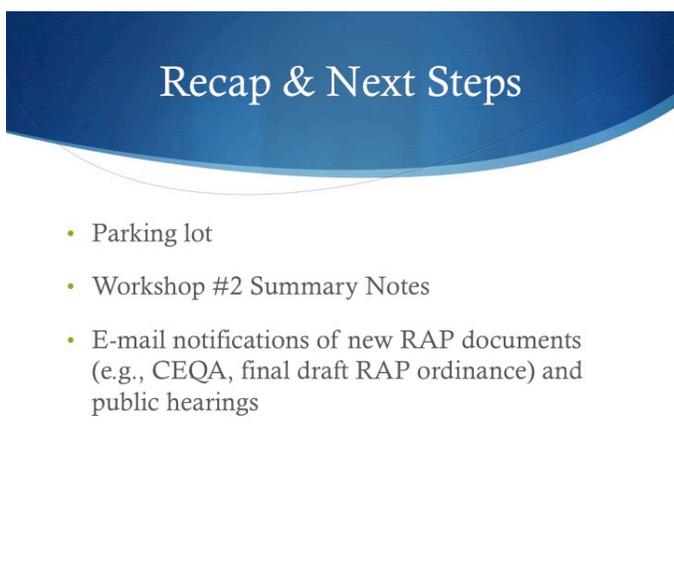
8:35 PM NEXT STEPS & RECAP



- Recap of workshop topics and exercises
- Review of next steps and RAP preparation schedule



- Revisited Workshop #2 objectives and affirmed that all objectives were met



- “Parking Lot” items recorded during the workshop:
 - CEQA lawsuit – Should RAP allocation expiration clock toll if lawsuit filed after allocation approval but before construction commences?
 - Executive estates – Definition of “executive estates”?
 - Water connection moratorium – Should RAP allocation expiration clock toll if City issues water connection moratorium after allocation approval but before construction commences?
- Summary notes will be prepared and made available online

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
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Recap & Next Steps

- Additional RAP-related housekeeping items:
 - General Plan Amendment, Chapter 3
 - Rescind HAP (except maybe for when new Specific Plans processed)
 - General Plan Amendment Pre-Screen – determine if amendment necessary for RAP
 - Other clean-up



- E-mail notifications of RAP updates to stakeholder interest list
- Next steps will include RAP-related housekeeping items and other cleanup actions

Recap & Next Steps

- Complete CEQA review



- Consultant team will commence CEQA review process
- Planning Commission public hearing on Draft RAP Ordinance anticipated for first or second week of November 2015
- City Council public hearing on Draft RAP Ordinance anticipated on December 7, 2015

Recap & Next Steps

- Index cards for additional questions or comments (1 question/comment per card)
 - Include name, phone #, e-mail for requests for follow-up on questions about the RAP



- If there were any questions, issues, or concerns that participants had that were not addressed at the workshop, participants were encouraged to fill out an index card with their comments/questions

8:45 PM

CLOSE WORKSHOP

Thank you!!!

For follow-up questions and information, contact

Ken Lee
ken@kenleeconsulting.com
562.972.4033

or visit the RAP web page at

<http://www.cityofventura.net/page/residential-allocation-program-rap>



- Thank you to participants
- Program contact info

ATTACHMENTS:

- A. Q&A Summary #1**
- B. Exercise #1 Stakeholder Input: *RAP Evaluation Criteria***
- C. Exercise #2 Stakeholder Input: *RAP Implementation & Mechanics***
- D. Q&A Summary #2**

ATTACHMENT A

Q&A Summary #1 – following presentation on “Overview of Draft RAP Fundamentals”

Summary of Questions & Answers

*** NOTES:

- *The following Q&A summary is based on the RAP Consultant Team’s notes recorded at the workshop. Minor, non-substantive clarifying modifications to the wording of some questions and answers were made in the preparation of these summary notes.*
- *Most questions were answered by Dave Ward, the City’s Planning Manager. Some were answered by Jeff Lambert, the City’s Community Development Director or by the RAP Consultant Team.*

Q: If 15% of the units in a residential project are affordable, would the project be exempt from the RAP?

A: No, only projects that are 100% affordable would be exempt.

Q: How would a change in public service levels be evaluated?

A: It would be evaluated during the discretionary entitlement review process. If a project accelerates construction of a public improvement scheduled for the future in the City’s General Plan or Capital Improvement Program, it may be able to receive an “exceeds” rating.

Q: Would future development agreements and specific plans be exempt from the RAP?

A: As the draft ordinance is currently drafted, yes, projects under future development agreements and/or specific plans would be exempt. These entitlements still require City Council approval.

Q: Please clarify when the number of unit allocations can exceed 1,050 units in a three-year cycle.

A: If/when the Council chooses to allocate units that expired in prior years.

Q: How are “executive estates” defined?

A: The draft ordinance does not currently define “executive estates.” (*Recorded in the “Parking Lot” for follow-up.*)

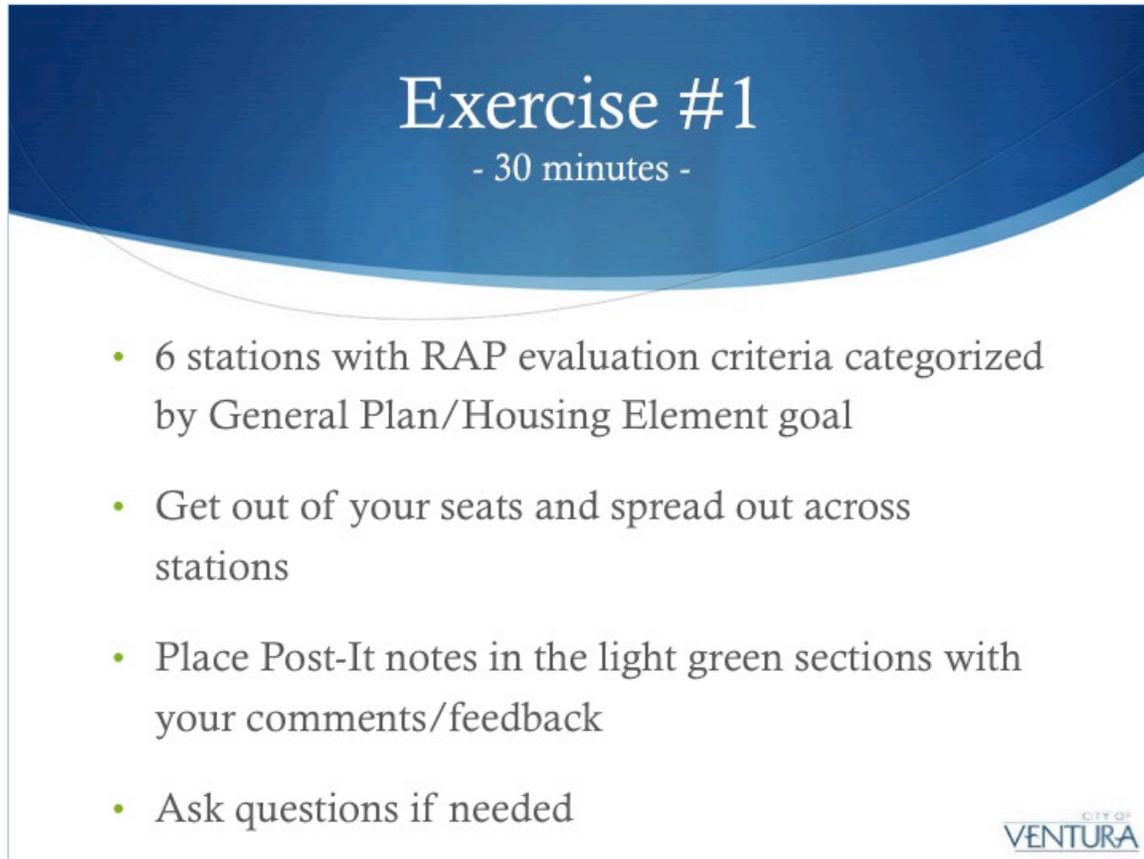
Q: What if the Council wants the project redesigned during the allocation process? Is there a streamlined process to accommodate changes, or does the developer start over?

A: Redesign is not allowed during the allocation process. If the City Council has concerns or issues with the project, it would need to appeal the Design Review Committee and/or Planning Commission decision. If an allocation is not granted, the project applicant may pursue a project amendment through the normal procedures.

- Q:** What if a project is close to being entitled? Can the City Council still consider it for allocation in competition with other projects?
- A:** No. CEQA case law provides that the City Council cannot make decisions on projects before CEQA review is completed. For a project to be considered for allocation, all permit entitlements must be approved and a RAP application and fee must be filed by the applicant.
- Q:** How does the 18-month RAP expiration timeframe relate to the extensions of time allowed under the state Subdivision Map Act?
- A:** Staff is looking at all expiration dates for discretionary permits to ensure developers have opportunities to compete for allocations more than once.
- Q:** What about the City's existing Housing Approval Program (HAP)?
- A:** It would be rescinded, but there could be value in keeping it intact for future specific plans. Staff is evaluating this question.
- Q:** What would developers have to submit for allocations? Would it require more time and money?
- A:** There would be a fee to cover processing costs, but the application would not require the submittal of significant additional information beyond what was already provided through the entitlement process.
- Q:** Would all residential projects in Downtown be exempt?
- A:** Yes, just like they were exempt under the prior Residential Growth Management Program (RGMP). All projects in adopted Specific Plan areas would be exempt.
- Q:** Should the proposed allocation cap be lower since there are so many exemptions?
- A:** The allocations and exemptions are assumed to be consistent with the General Plan growth rate.
- Follow-up:** *The allocation cap is intended to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation.*
- Q:** Would exempt projects be subtracted from or count toward the annual allocation?
- A:** No, the exemption applies to both the allocation process and the allocation cap.
- Q:** If a project doesn't receive an allocation, can it compete the next year?
- A:** Yes.
- Q:** What if a lawsuit is filed after an allocation is granted but before commencement of construction? That would kill the 18-month timeframe.
- A:** Good question. *(Recorded in the "Parking Lot" for follow-up.)*
- Follow-up:** *A lawsuit tolls the expiration timeframes for discretionary permits, so it would also toll the expiration timeframe for RAP allocations.*

ATTACHMENT B

EXERCISE #1: RAP Evaluation Criteria



Exercise #1
- 30 minutes -

- 6 stations with RAP evaluation criteria categorized by General Plan/Housing Element goal
- Get out of your seats and spread out across stations
- Place Post-It notes in the light green sections with your comments/feedback
- Ask questions if needed

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Summary of Stakeholder Input

STATION #1

“Our Well-Planned Community”- *Our goal is to protect our hillsides, farmlands, and open spaces; enhance Ventura’s historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping, and urban design; and*

To implement the City’s Housing Element Goal: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Harmony	<i>Project Quality & Context</i> (√x40)	Harmony of site and architectural design quality with surrounding neighborhood	<ul style="list-style-type: none"> Minimize shadows from new development onto existing neighborhoods – more points for extra sensitivity to this. Good – weight double! 	<ul style="list-style-type: none"> Minimize impacts to privacy/sunlight Preserve unprotected views Appropriate separation between buildings Enhance area’s aesthetic appeal Reinforce unique neighborhood character Respect historical context Enhance habitat/open space areas 	
Infill First	<i>Location</i> (√x24)	Adjacency to existing transportation corridors and existing businesses	<ul style="list-style-type: none"> Prioritize Downtown development. 	<ul style="list-style-type: none"> Located in Infill-First Strategy Area 	
Diversity of Housing Stock	<i>Housing Type</i> (√x33)	Appropriate mix of units to accommodate different life stages	<ul style="list-style-type: none"> Actually mix types of housing; avoid affluent vs. impoverished areas. Market changes – Demand now for more 1-bedroom units creating incentive to build housing not in demand. 	<ul style="list-style-type: none"> Higher % of 2 and 3 bedroom units than is typical in areas desirable to families 	<ul style="list-style-type: none"> I’m concerned about the focus on “family” housing in the criteria given current demographics and the decreasing number of individuals in search of housing with families. Does a senior project even have a chance?

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
			<ul style="list-style-type: none"> • Last meeting made huge mistake in not looking at needs of seniors. Perhaps provide exception for senior housing built as flats. We are under decade away from large problem of shortage of senior-appropriate housing for all income levels except top. • How do you determine appropriate housing mix? It is highly market driven. Who determines which areas are desirable for families? 		
Affordability	<i>Housing Type</i> (✓x24)	≥15% affordable to low-income and/or very low-income households	<ul style="list-style-type: none"> • Projects with 20% affordable should be exempt. • Need more specific criteria to evaluate inclusionary – developer may commit to units but can't deliver more specific incentives needed – donate land to non-profit developers, etc. • Lower RAP exemption from 100% to 40% affordable. • Should be discouraging building of affordable housing. We have plenty of property that is of an affordable class. It's just not affordable because more affluent people want to live in Ventura = the need for more executive housing. 	<ul style="list-style-type: none"> • Greater number of affordable units than required by City Ordinance • Contribute to dispersal of affordable units throughout community 	<ul style="list-style-type: none"> • How many # affordable units would be needed to obtain "exceed" rating?

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Livability	<i>Project Quality & Context + Housing Type</i> (✓x11)	Design features that enhance livability (e.g., children play areas, private outdoor space, common gathering areas, space for gardening)		<ul style="list-style-type: none"> • Introduce new public amenities in existing neighborhood • Include on-site amenities (e.g., child care, community gardens, recreational facilities, dog park) 	<ul style="list-style-type: none"> • There seems to be a focus on housing ... a “mix” ... isn’t the mix within the RAP? How does a project provide a mix?
Other			<ul style="list-style-type: none"> • You cannot say things like all traffic impacts will be mitigated – this is not true ... projects may get some mitigation but still create a traffic nightmare for residents. • Very unclear – revise or remove. Will a sandbox and yard = good project? Give points for exceptional benefit = large acreage donation, etc. 		<ul style="list-style-type: none"> • LEED certified = more points; Density = more points

STATION #2

To support the General Plan Goal: “Our Sustainable Infrastructure”- Our goal is to safeguard public health, well-being and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Water Conservation	<i>Public Facilities + Project Quality & Context</i> (√x12)	Net water neutral	<ul style="list-style-type: none"> • “Water neutral” is an unrealistic and unnecessary criteria. • Define “water neutral.” It can mean a lot of things. • What happens if we don’t have enough water for 1,050 units three years from now? How can we say “STOP”? • Give preference to water neutral projects. • Combine with natural resources criteria; (2) Should not be a criteria – every project pays fair amount within City’s supply. • New developments use much less water than most of the existing developments, so a net neutral may be too harsh. • What is the definition of “water neutral”? How can a project be water neutral if placed on a parcel which used no water previously? • Remove – Unless you have a well, it’s impossible to be water neutral. • Do <u>not</u> kill new housing due to water. People, not buildings, use water. 	<ul style="list-style-type: none"> • Water conservation / recycling features that result in a net positive impact on water consumption 	<ul style="list-style-type: none"> • A project can achieve an “exceeds” rating if it results in a net <u>reduction</u> of water use in the community by contributing more water than it uses through recycling/ reuse/retention. Contributing “water rights” in over tapped aquifers does not qualify; (2) “Meets” criteria would mean that the project’s use of water = water it conserves; (3) “Fails to meet” would apply to all other projects. • “Exceed” rating for project that can provide their own water (e.g., water neutral) and add to City’s water supply. • “Exceed” – Permeable paving

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
			<p>Modern highly water efficient buildings will shift people into more water efficient homes. Rather, look to ensuring new housing is water efficient.</p> <ul style="list-style-type: none"> As a property owner preparing to sell my property, why don't I turn on the hose and leave it on to increase my water consumption. It would add value to my property. 		
Other			<ul style="list-style-type: none"> Carbon neutral To not use traffic as a criteria in the RAP is ludicrous. Our roads have a limited carrying capacity that will not have that mitigated away. During water shortages, such as we have <u>now</u>, there should be <u>no</u> new hookups to Ventura's or California's water systems, until a major new supply of basic water for sanitary purposes is established. 		

STATION #3

To support the General Plan Goal: “Our Healthy and Safe Community”- Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Level and Quality of Public Services	<i>Public Facilities + Public Services</i> (√x18)	Maintain current level of services provided by the City	<ul style="list-style-type: none"> Is my level of water service or ability to drive on uncongested roads going to be maintained? Too vague – rewrite or remove 	<ul style="list-style-type: none"> Contribute to enhancement of service levels, or to facilities or other improvements envisioned in General Plan 	<ul style="list-style-type: none"> Contributing additional water to City would be considered an enhancement of service level? “Exceeds” = Improve current level of service provided by City. Traffic should not be exempt or the “mitigation” will consist of moving the problem to another area of the community. Improve access to all beach areas.
Access to Goods & Services	<i>Location</i> (√x13)	Location with convenient access to food, services, and active recreational opportunities	<ul style="list-style-type: none"> Apartments and condos near Downtown area 	<ul style="list-style-type: none"> Introduce/expand neighborhood amenities, such as food stores, services, and/or fitness opportunities Improve pedestrian facilities for better access to existing amenities 	<ul style="list-style-type: none"> Need appropriate goods and services on beach promenade.
Other			<ul style="list-style-type: none"> This is not sustainable. Should have done side-by-side comparison to Ventura's old RGMP. There are too many exceptions for this RAP to do any growth management. 		<ul style="list-style-type: none"> Too many exemptions. What's the bottom line of new units approved every three years? Many more than 1,050!

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
			<ul style="list-style-type: none"> • How can a developer control nearby amenities? Should be in “exceeds” or “favorable,” not a requirement. • This whole station should not be a criteria. 		

STATION #4

To support the General Plan Goal: “Our Accessible Community”- Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit connections in the City and surrounding region.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Mobility Options	<i>Project Quality & Context + Location</i> (√x21)	On-site amenities supporting a range of mobility options	<ul style="list-style-type: none"> Remove – Bike share etc. does not make a project right for that location. 	<ul style="list-style-type: none"> On-site amenities such as electric vehicle hook-ups, bicycle storage beyond minimum requirements, and/or other innovative options (e.g., car-share/ bike-share programs) 	<ul style="list-style-type: none"> Be ready to give preferences to new technologies like electric cars, but remember technology changes. Don't lock in to specific technologies that may become outdated. (Is an electric car automatically better than a hydrogen car?)
Walkability		Walkable sidewalks and paths of travel with easy access to amenities (e.g., parks, shopping)	<ul style="list-style-type: none"> Make sure that pedestrian improvements are sensitive to existing neighborhoods – doesn't impinge on privacy, undue noise, doesn't encourage loitering. 	<ul style="list-style-type: none"> Introduce new pedestrian connections in existing neighborhood Improve pedestrian facilities through highly visible crosswalks, curb extensions, or truncated domes 	
Bike Trails		Close proximity to existing bike trails	<ul style="list-style-type: none"> Too generous by far; major new trails maybe; connect Saticoy Avenue to Victoria may be worth something; these are small asks. All developments cannot be next to existing bike trails. This criteria does not make sense. 	<ul style="list-style-type: none"> Amenities such as enclosed bike storage On-site connections to existing trails Introduce bicycle connection in existing neighborhood 	<ul style="list-style-type: none"> Adding bike, walking trails on adjacent property should create an “exceed” rating. Additional bike trails added within project
Transit-Oriented Public Amenities		Public amenities along existing transit / bike corridor (e.g., new bus shelters, water fountains)	<ul style="list-style-type: none"> Too weak – these expectations are way, way too low. Donate a bus shelter, get a project? No way. 	<ul style="list-style-type: none"> Amenities exceed contribution level required to mitigate project impacts 	

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
<i>Other</i>			<ul style="list-style-type: none"> • This whole station should not be a key criteria. • Station 4 is nice but should not be mandatory for every project type; exceeds only; obviously ADA compliance. 		<ul style="list-style-type: none"> • So much of these criteria are subjective. What qualifies as “close” to a walking trail? And how can a project be “close” to a walking trail if there is a focus on the strategy of “infill first”? • These criteria aren’t dependent on the developer and are mostly a factor of existing location.

STATION #5

To support the General Plan Goal: “Our Natural Community”- Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Water Conservation Landscaping	<i>Public Facilities + Project Quality & Context</i> (√x12)	Native plants and other techniques (e.g., no-turf, artificial turf) that reduce on-site water demand	<ul style="list-style-type: none"> • Eliminate artificial turf from the list of methods for reducing water use; this is not a “natural” element nor “natural” way to reduce water use. • Remove – required by code already; reward right project in right place, not bling. 	<ul style="list-style-type: none"> • Temporary irrigation for landscaping until plants are established • Incorporate locally endemic native plants • Landscaping exceeds standards adopted by appropriate water supplier 	<ul style="list-style-type: none"> • Include subterranean watering system to reduce evaporation.
Green Building	<i>Project Quality & Context</i> (√x18)	Green building principles supporting environmentally sensitive building design / operation (e.g., house siting and design, solar tech, cool/ green roofs, green building materials, exceed state/local standards)	<ul style="list-style-type: none"> • Net power neutral is typically 100% electric; is this cost efficient – can create negative environmental impacts. • Remove – required by code already; reward right project in right place, not bling. • Remove – CalGreen standards already require bling. 	<ul style="list-style-type: none"> • Net power neutral or positive • Achieve highest green building rating offered through third party such as LEED 	
Other			<ul style="list-style-type: none"> • Priority should be given to projects that provide overriding community benefits (e.g., executive housing, water, public open space). • Development-wide (not just per unit) pro-environment infrastructure, such as separate water meters for landscaping vs. internal pipes; community-wide solar farm for street lights 		

STATION #6

To support the General Plan Goal: “Our Prosperous Community”- *Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversity the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services; and*

To implement the City’s Housing Element Goal: Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City’s share of regional housing need.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Mix of Housing Types	<i>Project Quality & Context + Housing Type (✓x51)</i>	Contribute to desired mix of housing unit types envisioned in General Plan, including tenure (ownership/ rental) and range of unit sizes, types, and affordability	<ul style="list-style-type: none"> • Prioritize executive housing. • Prioritize executive housing in areas with minimal traffic impact and visibility from City. • Workforce housing is critical to economic growth; this includes quality apartments in Downtown. • Let’s look at exemptions for developments that are 25% affordable. • More executive housing is needed in Ventura; project quality is important; a mix may not be always the best thing. • I’m concerned about how we decide the appropriate “mix” of housing. Who decides, and is it based on what? An economic strategy? An assessment of current workforce needs and demographics? (Or the opinion of a few!) • What about housing for millennials!?! What housing do they want starting out on their own? 	<ul style="list-style-type: none"> • Provide unit type specifically desired in a particular area • Housing that meets the needs of key economic sectors • Housing designed for seniors or other special needs groups 	<ul style="list-style-type: none"> • The threshold for exempt project should be greater than 100%. To comply with the City’s Housing Element and state law as to housing elements, the exemption should reflect the percentages of the Inclusionary Ordinances. • Extra points for complying within the letter of the General Plan; to discourage warrants and exceptions, particularly with regard to building heights, setbacks, open space, and amenities for families. • “Specifically desired in a particular area” is vague. Desired by whom? Change to: “Housing that satisfies unmet needs per RHNA.” • Prioritize executive housing. • Who determines desired type; market driven – preferred types change.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
					<ul style="list-style-type: none"> • Encourage executive housing development without the requirement of on-site affordable component. • Much too loose; highly sensitive. All projects meet a need. • Don't designate/segregate "types" (mixed) of housing; actually mix them so there are not islands based on income (i.e. a wealthy area away from a low income area); should be mixed.
<i>Other</i>					<ul style="list-style-type: none"> • P. 11, Paragraph D – Council shall request a project that meets "priority needs" but fails to meet or exceed criteria to go back to the drawing board <u>prior</u> to granting allocations.

Raw Data – Exercise #1 Wall Photos

STATION #1

“Our Well-Planned Community”- Our goal is to protect our hillsides, farmlands, and open spaces; enhance Ventura’s historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping, and urban design; and.

To implement the City’s Housing Element Goal: Facilitate the provision of a range of housing types to meet the diverse needs of the community.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Harmony <i>1a</i>	Project Quality & Context (✓x40)	Harmony of site and architectural design quality with surrounding neighborhood		<ul style="list-style-type: none"> Minimize... cy/sunlight Preserve... vs Appropria... buildings Enhance area’s aesthe... Reinforce unique neigh... character Respect historical conte... Enhance... n space areas Loca... 	
Infill First <i>1b</i>	Location (✓x24)	Adjacency to existing transportation corridors and existing businesses			
Diversity of Housing Stock <i>1c</i>	Housing Type (✓x33)	Appropriate mix of units to accommodate different life stages		<ul style="list-style-type: none"> Higher... types Greater number of a... required by City Ord... Contribute to dispersal of affordable units throughout 	
Affordability <i>1d</i>	Housing Type (✓x24)	≥15% affordable to low-income and/or very low-income households			
Livability <i>1e</i>	Project Quality & Context + Housing Type (✓x11)	Design features that enhance livability (e.g., children play areas, private outdoor space, common gathering areas, space for gardening)		<ul style="list-style-type: none"> Introduce new p... existing neighbo... Include on-site a... care, community facilities, dog park) 	
Other <i>1f</i>					

STATION #2

To support the General Plan Goal: “Our Sustainable Infrastructure”- Our goal is to safeguard public health, well-being and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Water Conservation <i>2a</i>	Public Facilities + Project Quality & Context (✓x12)	Net water neutral		<ul style="list-style-type: none"> Water conservation / recycling features that result in a net positive impact on water consumption 	
Other <i>2b</i>					

STATION #3

To support the General Plan Goal: "Our Healthy and Safe Community"- Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Level and Quality of Public Services 3a	Public Facilities + Public Services (✓x18)	Maintain current level of services provided by the City		<ul style="list-style-type: none"> Contribute to enhancement of service levels, or to facilities or other improvements envisioned in General Plan 	
Access to Goods & Services 3b	Location (✓x13)	Location with convenient access to food, services, and active recreational opportunities		<ul style="list-style-type: none"> Introduce/expand neighborhood amenities, such as food stores, services, and/or fitness opportunities Improve pedestrian facilities for better access to existing amenities 	
Other 3c					

STATION #4

To support the General Plan Goal: "Our Accessible Community"- Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian and transit connections in the City and surrounding region.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Mobility Options 4a	Project Quality & Context + Location (✓x21)	On-site amenities supporting a range of mobility options		<ul style="list-style-type: none"> On-site amenities such as electric vehicle hook-ups, bicycle storage beyond minimum requirements, and/or other innovative options (e.g., car-share/ bike-share programs) 	
Walkability 4b		Walkable sidewalks and paths of travel with easy access to amenities (e.g., parks, shopping)		<ul style="list-style-type: none"> Introduce new pedestrian connections in existing neighborhood Improve pedestrian facilities through highly visible crosswalks, curb extensions, or truncated domes 	
Bike Trails 4c		Close proximity to existing bike trails		<ul style="list-style-type: none"> Amenities such as enclosed bike storage On-site connections to existing trails Introduce bicycle connection in existing neighborhood 	
Transit-Oriented Public Amenities 4d		Public amenities along existing transit / bike corridor (e.g., new bus shelters, water fountains)		<ul style="list-style-type: none"> Amenities exceed contribution level required to mitigate project impacts 	
Other 4e					

STATION #5

To support the General Plan Goal: "Our Natural Community"- Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Water Conservation Landscaping 5a	Public Facilities + Project Quality & Context (✓x12)	Native plants and other techniques (e.g., no-turf, artificial turf) that reduce on-site water demand		<ul style="list-style-type: none"> Temporary irrigation for landscaping until plants are established Incorporate locally endemic native plants Landscaping exceeds standards adopted by appropriate water supplier 	
Green Building 5b	Project Quality & Context (✓x18)	Green building principles supporting environmentally sensitive building design / operation (e.g., house siting and design, solar tech, cool/green roofs, green building materials, exceed state/local standards)	 	<ul style="list-style-type: none"> Net power neutral or positive Achieve highest green building rating offered through third party such as LEED 	
Other 5c					

STATION #6

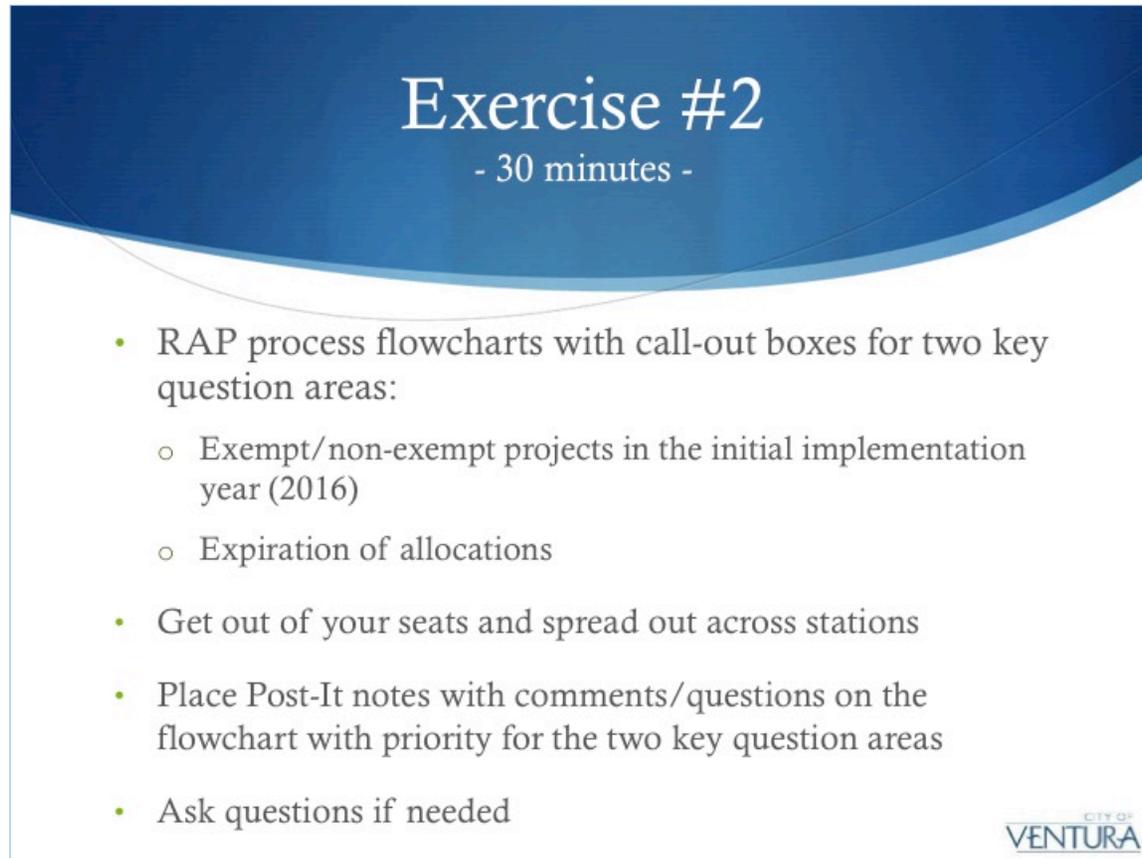
To support the General Plan Goal: "Our Prosperous Community"- Our goal is to attract and retain enterprises that provide high-value, high wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services; and

To implement the City's Housing Element Goal: Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing need.

THEME	WORKSHOP #1 TIE-BACK	CRITERIA	INPUT / FEEDBACK ON CRITERIA	EXCEED RATING	INPUT / FEEDBACK ON RATING
Mix of Housing Types 6a	Project Quality & Context + Housing Type (✓x51)	Contribute to desired mix of housing unit types envisioned in General Plan, including tenure (ownership/rental) and range of unit sizes, types, and affordability	 	<ul style="list-style-type: none"> Provide unit type specifically desired in a particular area Housing that meets the needs of key economic sectors Housing designed for seniors or other special needs groups 	
Other 6b			 		

ATTACHMENT C

EXERCISE #2: Factors for Allocations

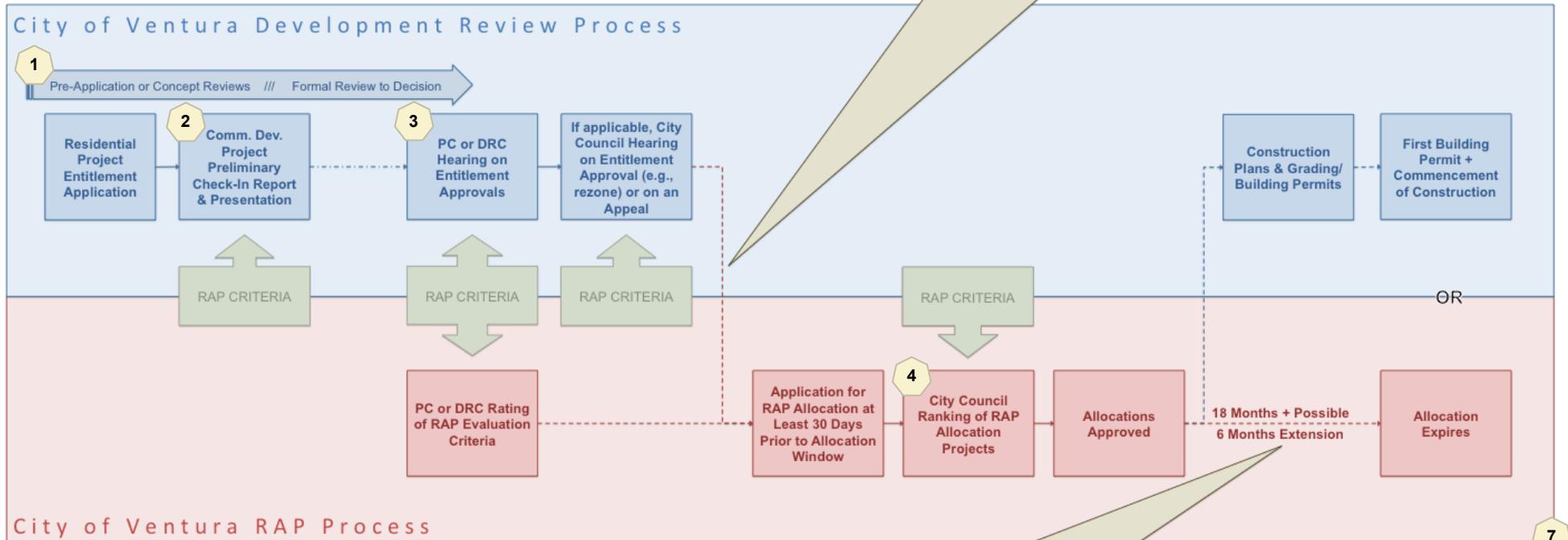


Exercise #2
- 30 minutes -

- RAP process flowcharts with call-out boxes for two key question areas:
 - Exempt/non-exempt projects in the initial implementation year (2016)
 - Expiration of allocations
- Get out of your seats and spread out across stations
- Place Post-It notes with comments/questions on the flowchart with priority for the two key question areas
- Ask questions if needed

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Residential Allocation Program (RAP)
Illustrative Flowchart



5 For the **initial** RAP implementation year:

- Entitled projects are **exempt**
- Projects in process or under review at time of RAP adoption are **not exempt**

6

- RAP allocation expires in 18 months (or upon expiration of discretionary permits) if construction on first building permit has not commenced.
- Comm. Dev. Director may extend for 6 months if construction plans are 80% complete.

Summary of Stakeholder Input

Raw Data

1

PRE-APPLICATION OR CONCEPT REVIEWS /// FORMAL REVIEW TO DECISION

1. Get Ventura Water to provide exact input on any issues here at “PRE-APP.”

2

COMM. DEV. PROJECT PRELIMINARY CHECK-IN REPORT & PRESENTATION

1. Provide direction on whether project would require EIR – on what CEQA document.
2. Please make it explicit that this is required to be done at a City Council meeting and it requires a public hearing and an opportunity for the public to speak (public comment).
3. Projects get way too far before Council looks at them.
4. I think it’s important for an early public meeting so those affected get an idea of proposal, and developer gets to hear from impacted community early in the process to communicate concerns/support, etc.

3

PC OR DRC HEARING ON ENTITLEMENT APPROVALS

1. Make sure there is a public hearing and open to public comment.

4

CITY COUNCIL RANKING OF RAP ALLOCATION PROJECTS

1. City Council should give highest rank to projects with overriding community benefits (e.g., water, public open space, housing in a needed category (e.g., executive) that will generate substantial property taxes and consumer spending).

5

FOR THE INITIAL RAP IMPLEMENTATION YEAR: ENTITLED PROJECTS ARE EXEMPT; PROJECTS IN PROCESS OR UNDER REVIEW AT TIME OF RAP ADOPTION ARE NOT EXEMPT

1. A better barometer of exempt would be “deemed complete.” In the current system, even this designation and level of entitlement takes a lot of time and money. You are sending a terrible message to people investing in Ventura.

2. Locking those out who are already well into the process if all is not done by December is grossly unfair and capricious. Likely to invite lawsuits based on misrepresentation.
3. I support exempting all projects within approved specific plan areas and all 100% affordable projects.
4. Too many exemptions. Downtown Specific Plan ok, others no. They can do a DA (Development Agreement) if they want an exemption. 350+ exemptions not the answer – how many are exempt? Could be thousands.
5. 3,500 units for 10 years? And on top of that, exempt specific plans? Are we nuts? Where is the growth management?
6. How does the Council say “no” if they only get 350 very bad projects in any given year?
7. Very concerned about the definition of exempt ... fully entitled. There are projects that have made major investments and are in the middle of the process. This process can’t be completed by December?

6

RAP ALLOCATION EXPIRES IN 18 MONTHS (OR UPON EXPIRATION OF DISCRETIONARY PERMITS) IF CONSTRUCTION ON FIRST BUILDING PERMIT HAS NOT COMMENCED; COMM. DEV. DIRECTOR MAY EXTEND FOR 6 MONTHS IF CONSTRUCTION PLANS ARE 80% COMPLETE

1. Don’t recycle units that were allocated but failed to get built. Make sure projects are serious before granting allocations.
2. There should be no rollover from one three-year cycle to another.
3. Units from projects that request to drop out can be reallocated within three-year cycle. Those that age out after three years are gone – apply in the next cycle. Too many exemptions.
4. A complex project (e.g., involving annexation, general plan amendment and/or transfer of water rights, etc.) should be at least 24 months plus 12-month extension.
5. What defines 80% complete? Once a licensed engineer/architect submits, they’ll be saying the plans are 100%.
6. RAP allocation life of 18 months (+6 month extension) is not long enough for large land development projects. Allocation life should run with map or PD (Planned Development) approval life (including all extensions).
7. If we have another economic collapse like the last one, many folks with allocations will lose all. Why would I choose to invest in Ventura if they are so willing to treat people so unfairly? Maximum of 24 months to start building will leave existing allocations to expire with no sane developer willing to sign up when the cycle restarts. Not good for Ventura! Provide more flexibility when the world hands us surprises!
8. Clarify how RAP 18-month approval is legally compatible (or not) with state Subdivision Map Act.
9. 18 months to start construction – very difficult. Beyond CEQA lawsuit issue, if economy takes slightest downturn, financing will not be available. With this short a window in a cycling economy, I would not consider doing another project in Ventura. Ventura is tremendously risky already. This short fuse takes Ventura over the top as just too risky to develop in. Leaves Ventura the playground of only the biggest, most corporate developers.

10. This is NOT an intelligent growth management program! There are too many exemptions and possibilities for extensions! We already have 3,000-4,000 units approved! 1,050 every three years is too many.

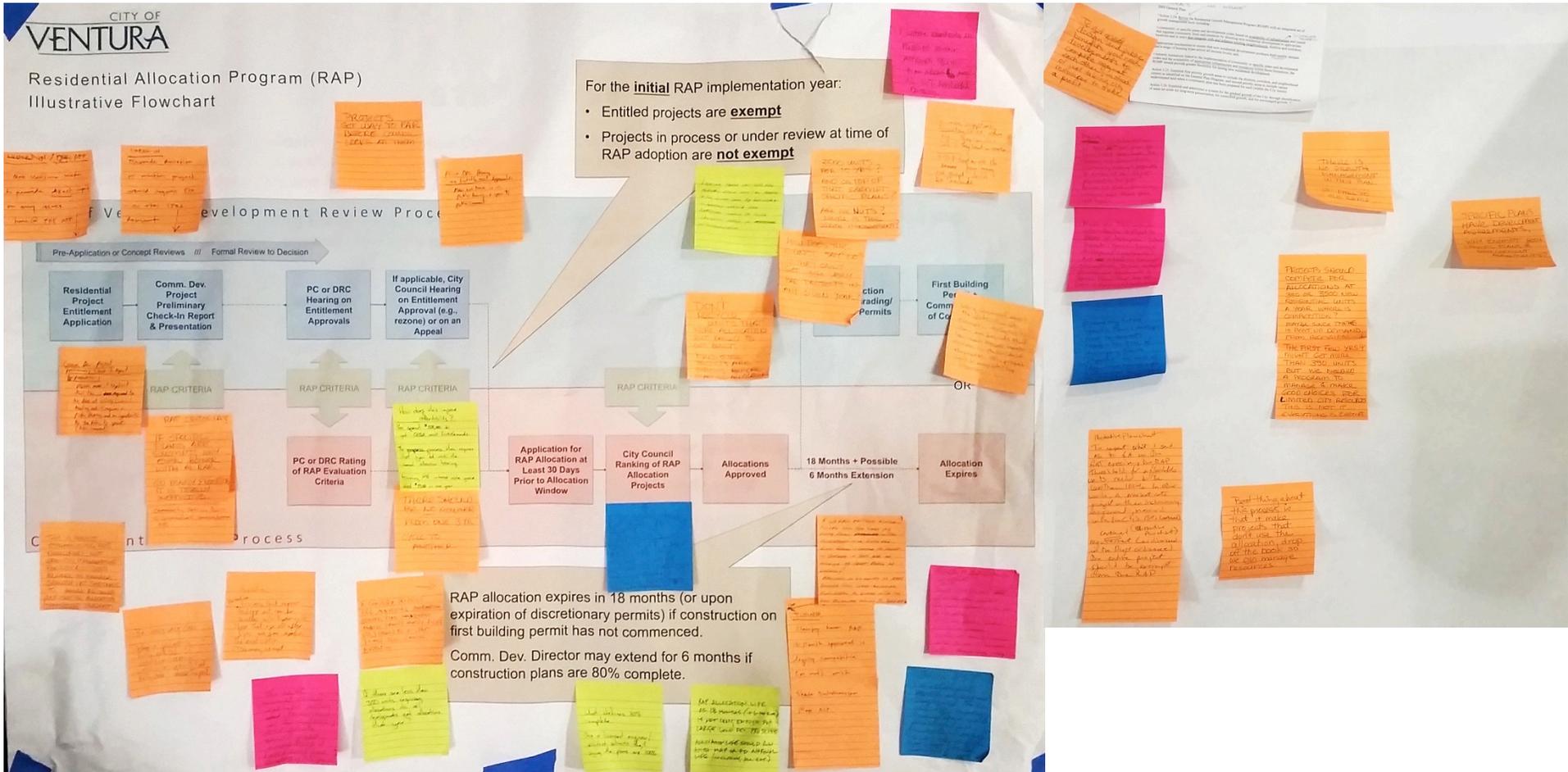
7

OTHER GENERAL COMMENTS ON RAP IMPLEMENTATION & MECHANICS

1. If specific plans are exempt, why even bother with a RAP? So many exemptions. It is totally ineffective.
2. This is permit streamlining for developers, not growth management for City and citizens. Rework to manage growth, not fast-track it. Should be called Residential Allocation Management Program.
3. How does this improve affordability? You spend \$500,000 to get CEQA and entitlements. The process then requires that you sit until the annual allocation hearing. Assuming 10% interest rate, you've added \$50,000 in one year.
4. Be very clear when a project is fully entitled. If conditions remain unfulfilled/not built, it isn't fully done. Revise this part.
5. We can't exempt every specific plan now and in the future! 350 units should mean something. I have a hard time thinking of ANY project you would deny!
6. If there are less than 350 units requiring allocations, do all developments get allocations that year?
7. To get great design and public benefits, you need developments to compete against each other, instead of just taking City resources to make a profit.
8. Provide the calculation of 350 units per year as Dave Ward described "as taking into account all currently exempt projects to arrive at our 2025 population target." Provide all assumptions (e.g., persons/unit based upon unit type). Make the 350 units per year flexible to float to zero if "exempted" future projects (specific plans and development agreements) are added as "exempt." Alternatively DO NOT exempt development agreements and specific plans that are not listed in the original ordinance.
9. Exempting future specific plans and development agreements renders the goal of managing growth impotent. We have no idea what numbers of units would be involved so they cannot be calculated into any annual target.
10. To repeat what I said as to 6A in the first exercise, the RAP threshold for affordable units needs to be less than 100%. In other words, a market rate project with an inclusionary component in accordance with the City's 15% requirement (as discussed in the draft ordinance), the entire project should be exempt from the RAP.
11. Best thing about this process is that it makes projects that don't use the allocation drop off the books so we can manage resources.
12. There is no growth management in this plan. Compare to old RGMP.
13. Specific plans have development agreements. Why exempt both specific plans and development agreements?
14. Projects should compete for allocations. At 350 or 3,500 new residential units a year, where is the competition? Maybe since there is pent up demand from recession, the first few years might get more than 350 units but we needed a program to manage and make good choices for limited City resources. This is not it. Everything is exempt.

15. [Marked up printout of 2005 General Plan excerpts of Actions 3.24, 3.25, and 3.26 was taped to flipchart with emphasized words, including reference to the action to “revise” and not “replace” the RGMP.]

Raw Data – Exercise #2 Wall Photos



ATTACHMENT D

Q&A Summary #1 – following presentation on “Overview of Draft RAP Fundamentals”

Summary of Questions & Answers

*** NOTES:

- *The following Q&A summary is based on the RAP Consultant Team’s notes recorded at the workshop. Minor, non-substantive clarifying modifications to the wording of some questions and answers were made in the preparation of these summary notes.*
- *Most questions were answered or responded to by Dave Ward, the City’s Planning Manager. Other questions were answered or responded to by Jeff Lambert, the City’s Community Development Director or by the RAP Consultant Team.*

Q: At the end of three years, would there be 1,050 units built, or would there be more? Does the exemption apply to the ceiling or just to the process?

A: It could be less than, more than, or equal to 1,050 units built at the end of three years. Exempt units are not counted toward the annual or three-year allocation cap. The City continues to monitor growth, and the General Plan caps would not be exceeded.

Q: If there are less than 350 units requested in an allocation year, would all of the projects receive an allocation?

A: No. There are multiple City Council objectives, including both the management of the pace of development and the prioritization of projects.

Q: Would the RAP end in three years or would it extend into perpetuity? Would it be tuned up or trued up each year?

A: Successive three-year cycles would extend into perpetuity. The three-year cycle would not be a rolling window from year to year; it would be a fixed window. Staff would need to address the rollover between three-year cycles when administering the program. The annual report would track expired units, report on total permits issued, etc.

Q: Would a phased project receive all of its allocations up front?

A: Yes. The RAP applicants would define the phasing, so it would be known and approved upfront. Allocations would be tied to the phasing plan, even if the project would be phased over multiple years.

Q: Could the City Council choose not to allocate expired or unused allocations?

A: Yes. It would be their discretion.

Q: What if the City imposes a water connection moratorium? Would that cause allocations to expire prior to the commencement of construction, or would the expiration be extended for the duration of moratorium?

A: There is a separate parallel discussion taking place at the City’s Water Commission, including the possibility of a water connection moratorium in response to the ongoing drought. Under the

City's March 2015 Water Shortage Contingency Plan, at a Stage 5 water shortage, building permits would not be issued. At that time, the City would identify how entitlements and the RAP would be affected. Staff expects that the City would suspend all permit processing for the duration of the moratorium.

- Q:** Why not make the life of the allocation the life of the entitlement? All would expire at the same time.
- A:** City staff and the RAP Consultant Team are still evaluating this question. Permit entitlement periods could be extended to ensure that there is enough cushion if a project is moving forward through the permit process. The City's ability to effectively track the entitlement and RAP expirations is a factor.