

Residential Allocation Program (RAP)

Community Stakeholder Workshop #2

Thursday, September 10, 2015

6 - 9 pm

Workshop Objectives



Inform

- Overview of Draft RAP
- Next Steps in Process



Solicit Input

- RAP Evaluation Criteria
- RAP Implementation & 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

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

Housekeeping

- Restrooms
- Parking lot

RAP Preparation Process & Workshop #1 Recap

RAP Consulting Team

Ken Lee, Facilitator

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.

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

Process & Tentative Schedule

**Council
Direction**
4/13/15

**RAP
Preparation**
Jul-Aug'15

**Community
Workshop
#2**
9/10/15

**Planning
Commission
+ City
Council
Hearings**
Nov-Dec'15

6/30/15
**Community
Workshop
#1**

9/3/15
**Public
Review
Draft of
RAP**

Sep-Oct'15
**CEQA
Review**

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

What do you love about Ventura?



What is your vision of Ventura's future?



A word cloud on a light beige background representing community vision for Ventura. The words are arranged in a roughly circular pattern. The largest and most prominent words are 'sustainable' (bottom left), 'range of housing options' (center), 'neighborhood preservation' (center), and 'job growth' (top right). Other significant words include 'business expansion', 'prosperous', 'environment', 'connected coastline', 'maintained city services', 'higher standard of living', 'density', 'beautiful', 'family-friendly', 'executive housing', 'green', 'live/work/play/do-business', 'as-is', 'aging city', 'open space', 'built-out', 'active community', 'professional', 'natural', 'clear process', 'forward-thinking', 'small town', 'protect natural resources', 'sense of community', 'hillside preservation', 'quality development', 'opportunity', 'balanced growth', 'water supply', and 'diversification'.

job growth
business expansion
prosperous environment
connected coastline
maintained city services higher standard of living
neighborhood preservation
range of housing options
density beautiful
family-friendly
executive housing
green live/work/play/do-business as-is
aging city open space built-out
active community professional
forward-thinking natural clear process
small town
activated downtown sense of community
clean hillside preservation
quality development opportunity
sustainable
balanced growth
water supply diversification



Station 1: Unit Allocations

Community(ies)	Approach	Sticker Dots (1 per person)
Davis	Formula fixed in ordinance based on actual population growth	●●●●●
Lodi, Morgan Hill, Napa County	Percentage/number fixed in ordinance based on growth rate/population ceiling contained in General Plan	●●●●● ●●●●● ●●●●● ●●●●●
Camarillo, Montecito, Tracy	Fixed number set in ordinance	●●●●●
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)	●●●●● ●●●●● ●●●●● ●●●●●
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	●●●●● ●●●●●

Exercise #1

Examples of Allocation Programs and Program Components

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

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

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

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

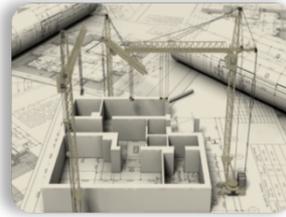
STATION 4: EXEMPTIONS (2 STICKER DOTS PER PERSON)

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



Exercise #2

Factors for
Residential
Allocations



Project
Quality &
Context



Location



Housing
Type

Exercise #3

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

Overview of Draft RAP Fundamentals

RAP Consulting Team

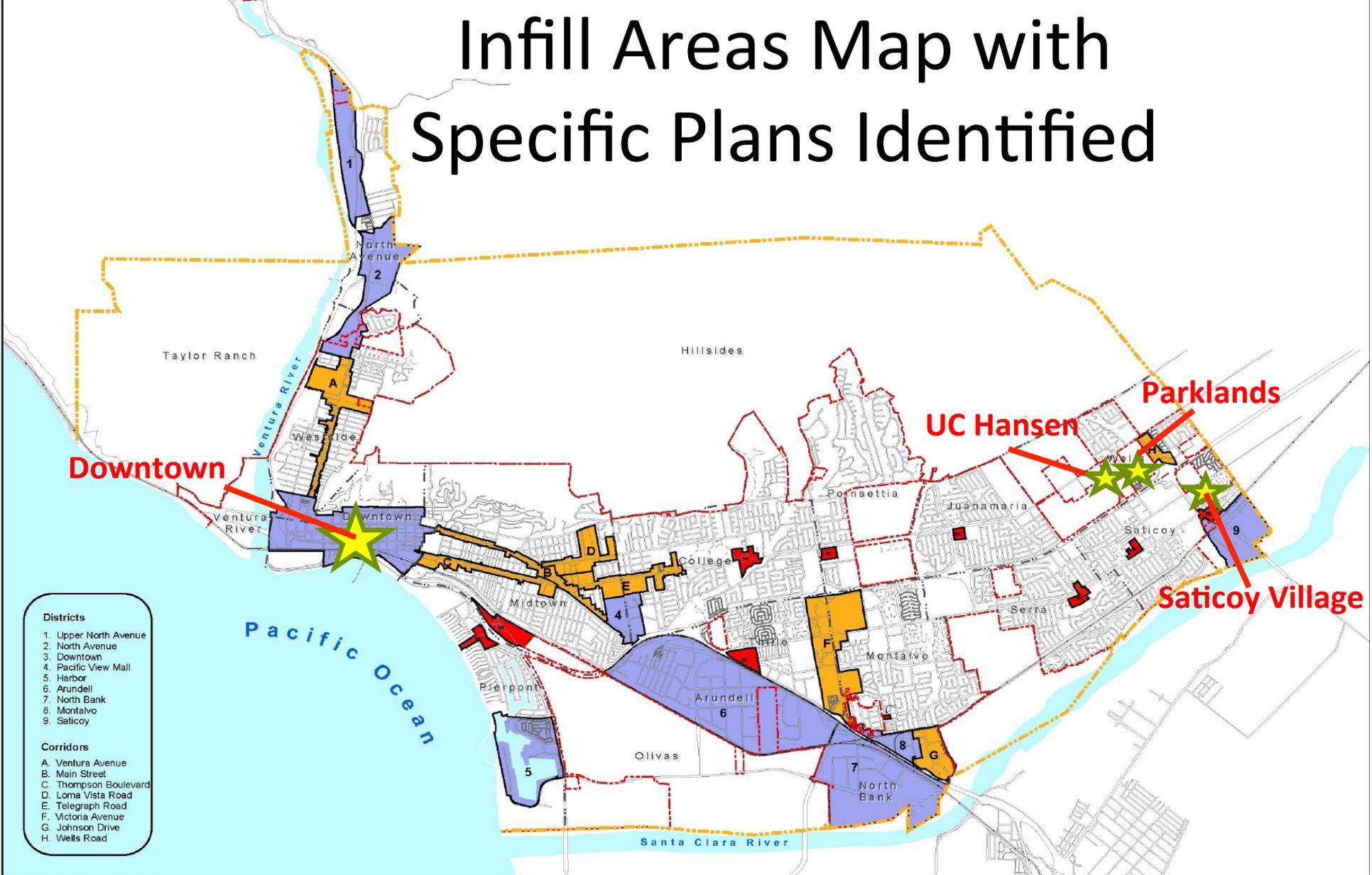
Cristina Talley, BB&K

Sheri Vander Dussen, Kimley-Horn

RAP Exemptions

- 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

Infill Areas Map with Specific Plans Identified



SOURCE: City of Ventura

Infill Sites

- Corridor
- Neighborhood Center (NC)
- District
- City Limits
- Planning Boundary
- Planning Neighborhoods

Figure 3-1
Infill Areas

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

Establishing Allocations

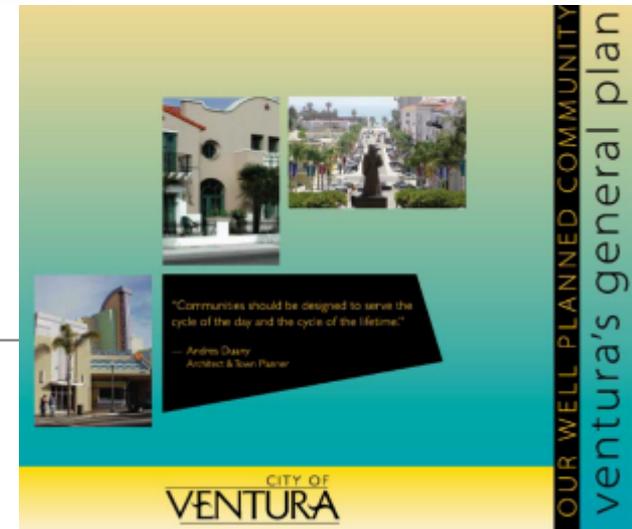
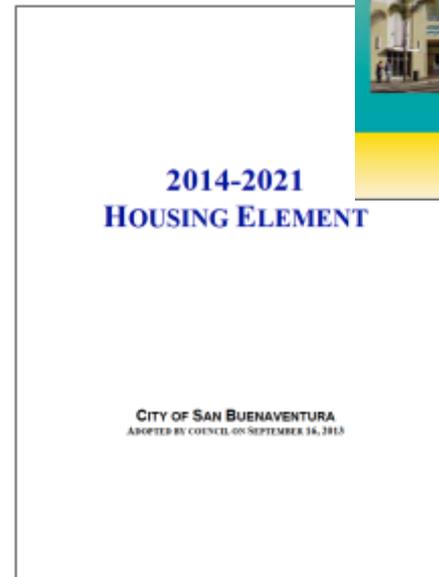
- Maximum 1,050 units may be allocated within a fixed three-year cycle
- Council may grant up to 450 allocations in one year, but the number of allocations in following year must be reduced to comply with the three-year cap
- Expired/unused allocations from prior years may be reassigned by the Council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

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

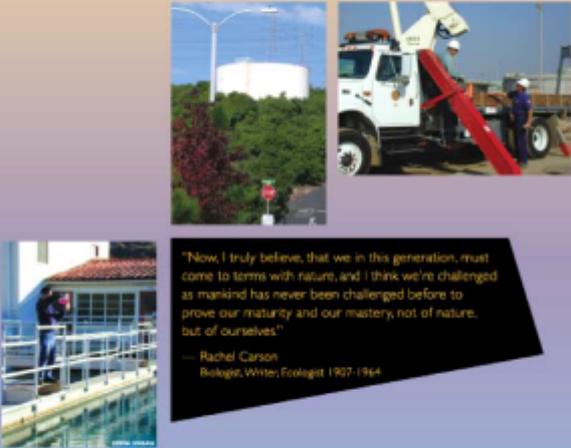
Our Well Planned Community / Provision of a Range of Housing Types

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



Our Sustainable Infrastructure

- Water Conservation



"Now, I truly believe, that we in this generation, must come to terms with nature, and I think we're challenged as mankind has never been challenged before to prove our maturity and our mastery, not of nature, but of ourselves"

— Rachel Carson
Biologist, Writer, Ecologist | 1907-1964

CITY OF
VENTURA

OUR SUSTAINABLE INFRASTRUCTURE
ventura's general plan

Our Healthy & Safe Community

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

"A city like a living thing is a united and continuous whole."
— Plutarch
ca. 50-120 AD, author of *Morals*

OUR HEALTHY & SAFE COMMUNITY
ventura's general plan

CITY OF
VENTURA

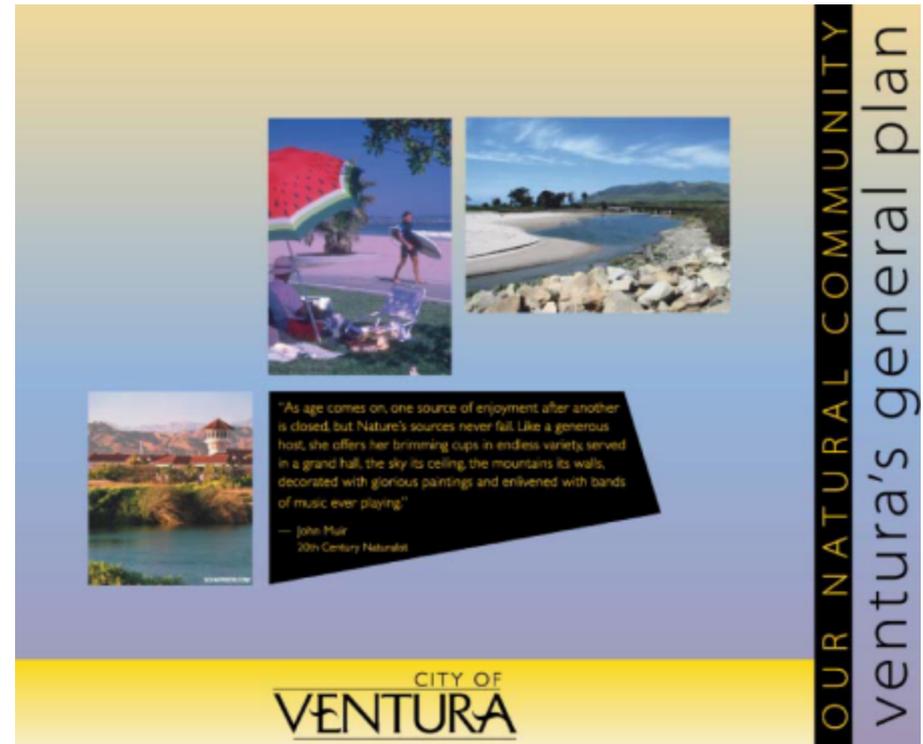
Our Accessible Community

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



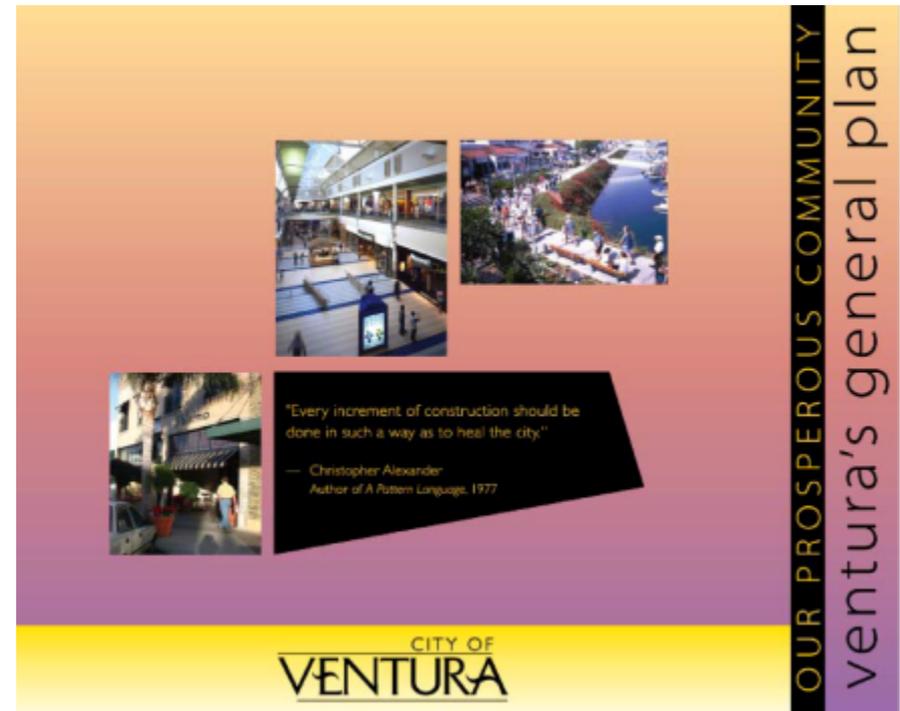
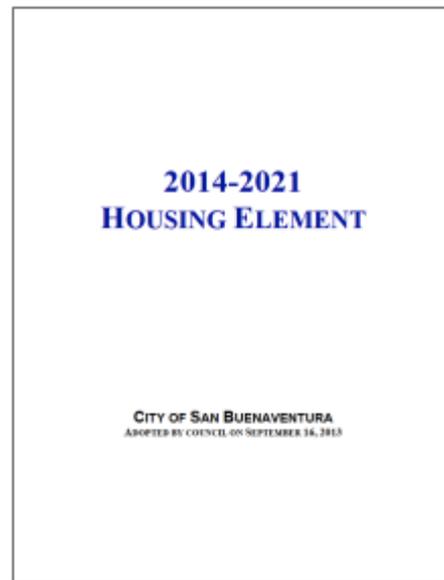
Our Natural Community

- Landscaping
- Green Building Principles



Our Prosperous Community / Provide Adequate Housing Sites to Accommodate Regional Housing Needs

- Mix of Housing Types



Annual Report

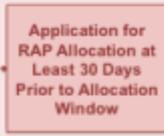
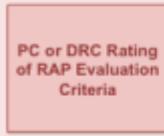
- Allocations
- Permit Activity
- Unused/Expired Allocations
- Time Require to Process Residential Applications

Amendments

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

City of Ventura Development Review Process

Pre-Application or Concept Reviews // Formal Review to Decision

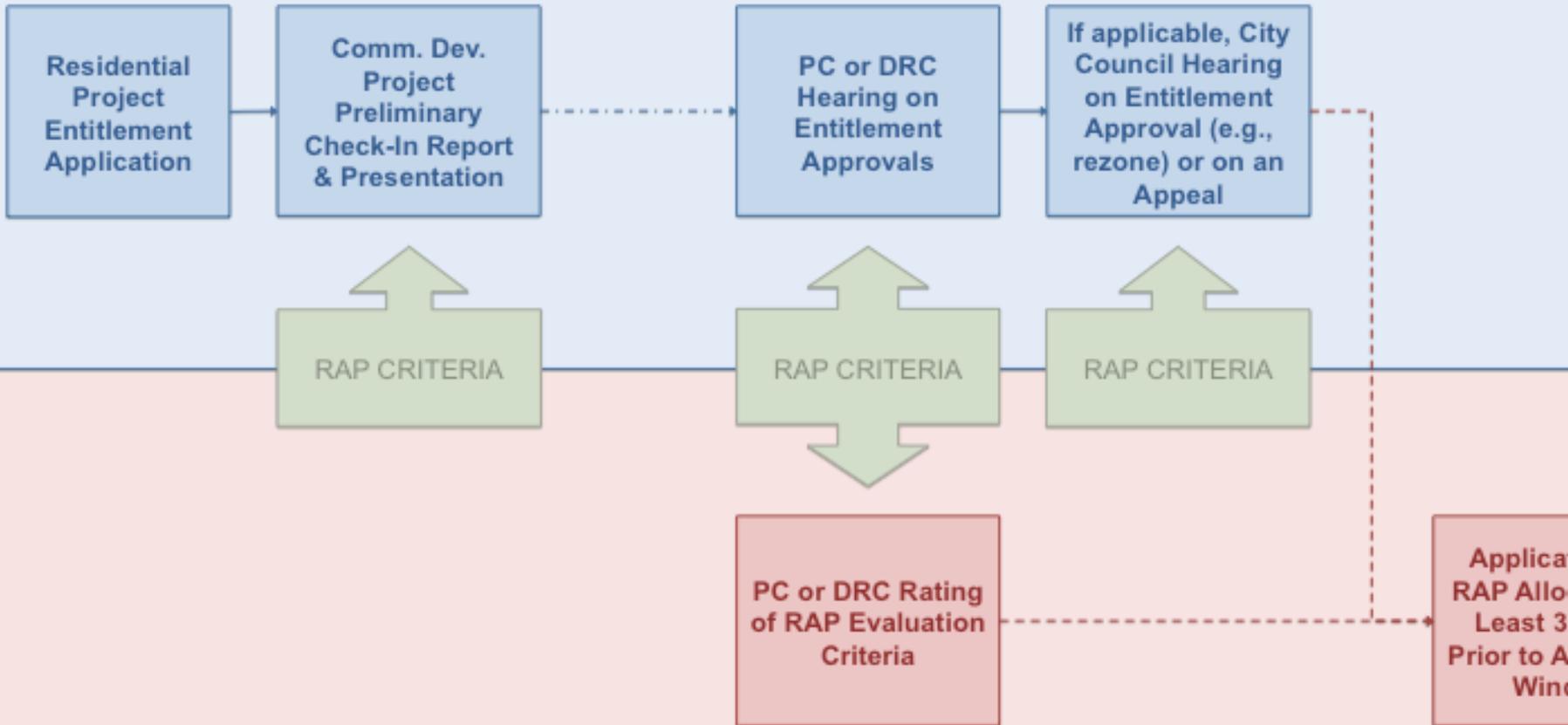


OR

City of Ventura RAP Process

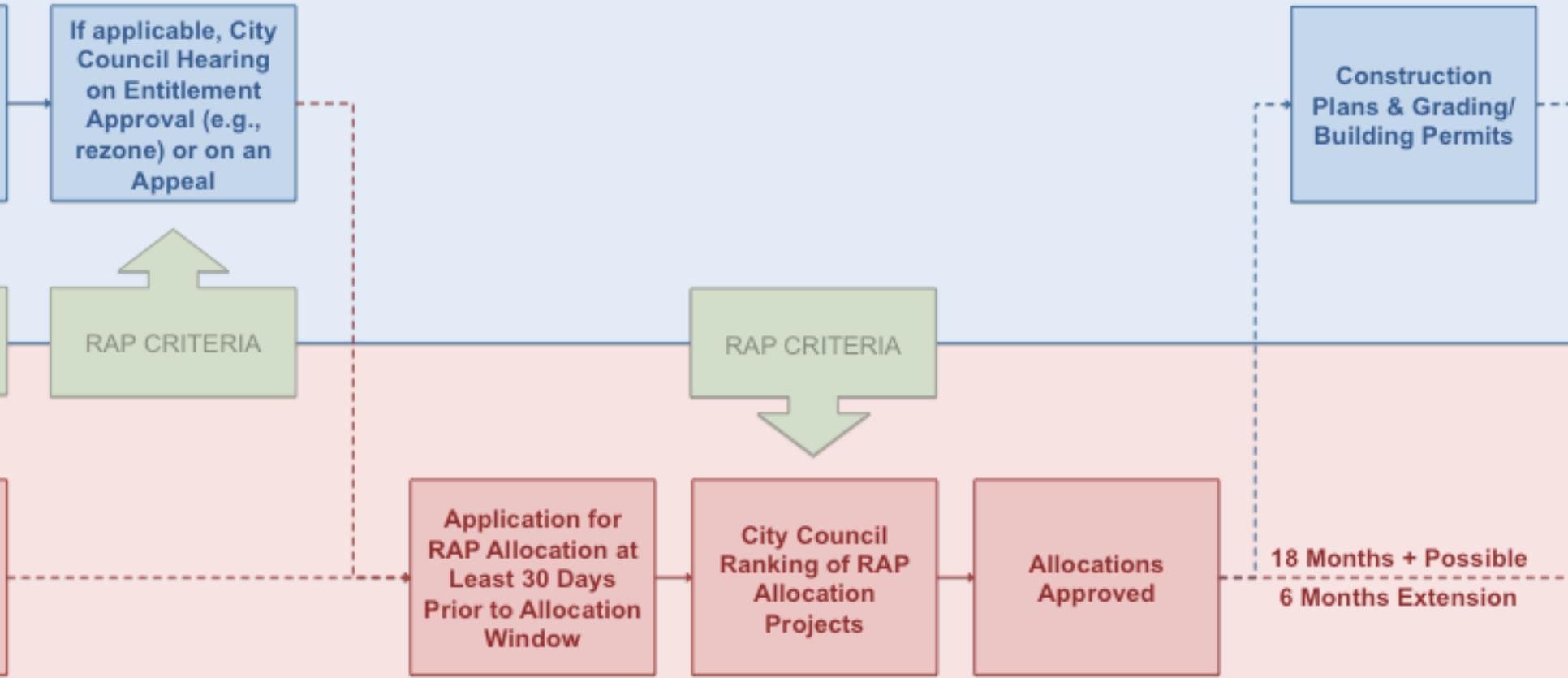
City of Ventura Development Review Process

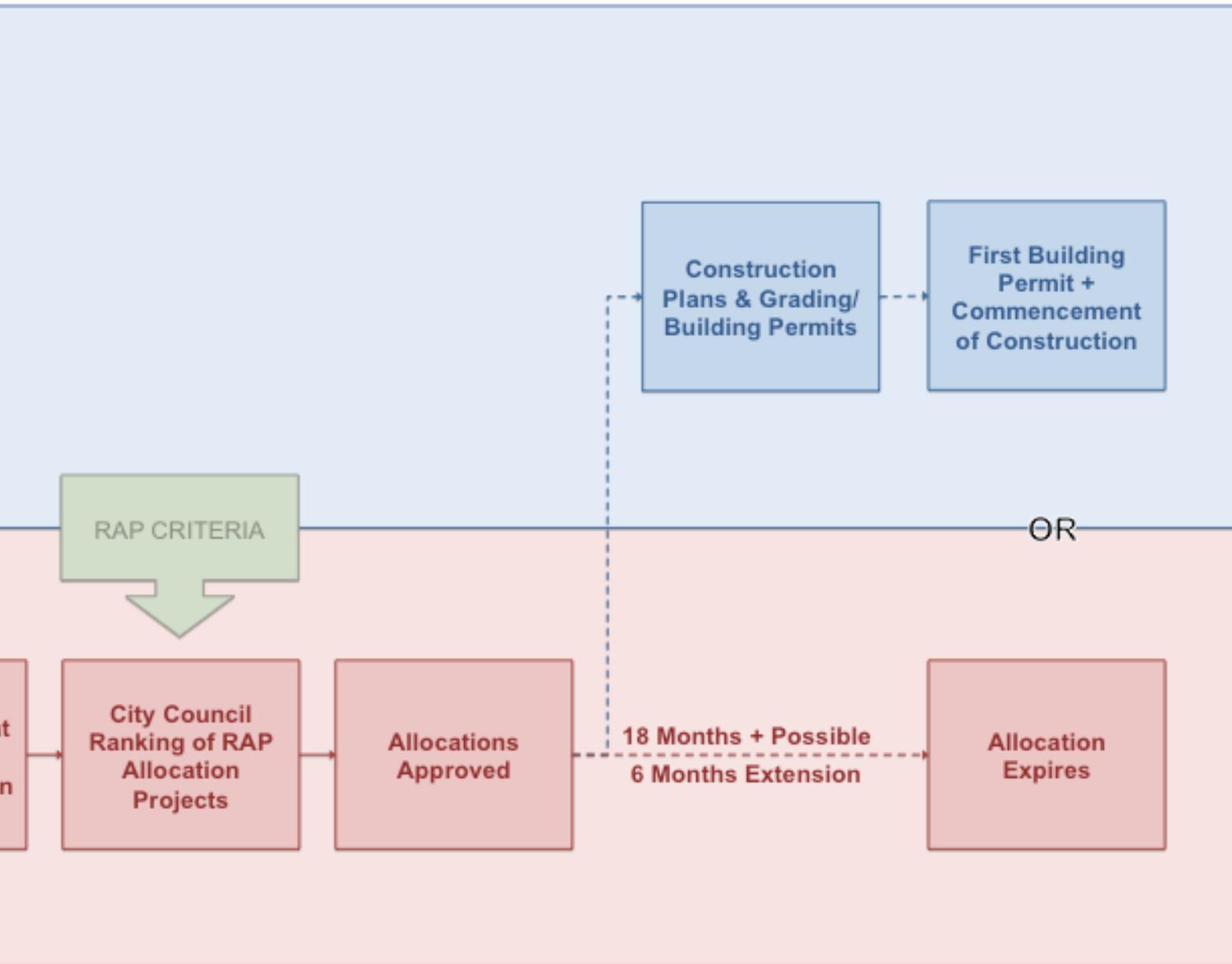
Pre-Application or Concept Reviews // Formal Review to Decision



City of Ventura RAP Process

w Process





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

BREAK

10 minutes



Exercise #2

RAP

Implementation &
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

Next Steps & Recap

Recap & Next Steps



Inform

- Overview of Draft RAP
- Next Steps in Process



Solicit Input

- RAP Evaluation Criteria
- RAP Implementation & Mechanics



Answer Questions

Recap & Next Steps

- Parking lot
- Workshop #2 Summary Notes
- E-mail notifications of new RAP documents (e.g., CEQA, final draft RAP ordinance) and public hearings

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

Recap & Next Steps

- Complete CEQA review

**Council
Direction**
4/13/15

**RAP
Preparation**
Jul-Aug'15

**Community
Workshop
#2**
9/10/15

**Planning
Commission
+ City
Council
Hearings**
Nov-Dec'15

6/30/15
**Community
Workshop
#1**

9/3/15
**Public
Review
Draft of
RAP**

Sep-Oct'15
**CEQA
Review**

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

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>