

ADMINISTRATIVE REPORT

Date: April 16, 2014

Agenda Item No.: 9

Council Action Date: May 5, 2014

To: Honorable Mayor and City Council

**From: Mark D. Watkins, City Manager
Jeffrey Lambert, Community Development Director**

Subject: General Plan Implementation Status Report, including updates on Code Refinement efforts and Cumulative Growth

RECOMMENDATION

It is recommended that the City Council receive and review the 2014 Ventura General Plan Implementation Status Report.

COUNCIL PRIORITIES

This process supports the City Council's priority of Creating and Maintaining Economic Development and Vitality

PREVIOUS COUNCIL ACTION

The City Council workshops held in May, July and October 2013 provided the foundation for creation of the Draft Council Preliminary Screening, Code Refinements and General Plan Update Processes as noted below.

On March 4, 2013, April 9, 2012, and February 8, 2011, the City Council received and reviewed status reports from the Community Development Department regarding the implementation of the 2005 Ventura General Plan.

SUMMARY

Under California State Planning Law, each city and county in the state is required to prepare a comprehensive long term General Plan to guide future physical development of the jurisdiction and land outside its boundary that is related to its planning. This status report is intended to assess the progress of implementation of the 2005 Ventura

General Plan. This report also presents the implementation of the 2005 General Plan and current issues affecting future implementation of the Growth Strategy:

- Present an update on the City Council’s directed Code Refinement effort;
- Discusses preliminary efforts to address growing sentiment for an update to the 2005 General Plan; and
- Annual General Plan Growth Report.

DISCUSSION

In 2005, the City of Ventura adopted a new General Plan that goes beyond minimum state requirements. Growing out of an ambitious community-wide visioning effort, the General Plan serves as the comprehensive policy document for ensuring that Ventura "continues to be a great place for us to live." The General Plan's 10 "strategic visions" are used to guide, fund and measure the performance of all departments’ major programs, current efforts, and anticipated objectives set by Council. "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".

In 2011, at the end of the General Plan’s short-term implementation period, Community Development began reporting on the progress made toward "*Our Well Planned and Designed Community*" as defined by the General Plan Growth Strategy. This report presents the annual view of the cumulative growth implemented by the General Plan as well as looks into emerging initiatives as the City moves forward with additional experience at implementing the General Plan, including efforts to refine the currently adopted form based codes and refinement of the General Plan infill strategy itself.

Revised Preliminary Screening Processes

The revised Preliminary Screening Process continues to be analyzed by staff of the Community Development Department and City Attorney’s office. This item will be brought forward to the General Plan Refinement Subcommittee in May.

Development Code Refinement Effort

Progress has been made on the City’s effort to study and update the Form Based Development Codes, based upon experiences of the City’s Planning Commission and Design Review Committee implementing them, community engagement during specific development project reviews, and City Council comments. Community Development staff began initial work on this effort in 2013 and convened a “Code Refinement

Working Group” in 2014, consisting of representatives from both the Planning Commission and Design Review Committee, plus several members of the public who have been actively engaged to update the Development Codes or actively participated in the most recent new coding effort, the draft Westside Community Plan and Development Code (which has been on hold since January 2013). The Working Group is being assisted by both Community Development staff and the department’s contract town architect to propose specific Code changes, revise format for easier readability, and reduce technical requirements in order to provide greater flexibility while still achieving design intent, consistent with the discussion and direction from the 2013 Joint Council and Advisory Boards workshop. Staff expects the results of the recommended Code refinements will be prepared by late summer and then broader community engagement and a City Council update in fall 2014. The process for ordinance amendment adoption, including public hearings, would occur in 2015.

General Plan Refinement Effort

In 2005, the City adopted the *Infill First Strategy* of the Ventura General Plan to direct development toward existing *Districts, Corridors and Neighborhood Centers*. In the May 2013 joint session with the Historic Preservation Committee, Design Review Committee, and Planning Commission, the City Council participated in a workshop to discuss current Prescreen Processes for development applicants; principles of the *Infill First Strategy* of the General Plan; and application of Development Code tools used in implementing the General Plan. City Council, Committee and Commission members considered such issues as Community Benefit agreements; ranking and prioritizing infill areas; refining principles and tools for density caps to address parking and heights; prioritizing development distribution amongst infill areas; parking standards; adaptive reuse; variance tools; and refinement to address neighborhood context and sensitivities—such as Victoria Development Code and the newly annexed Montalvo Neighborhood. In subsequent discussion and identification of City priorities for the coming year, the City Council has appointed a General Plan Update Subcommittee to evaluate the desired scope of work to be pursued in an update of the General Plan. The General Plan Subcommittee will begin meetings in May 2014 to develop the scope of work and budget for the General Plan Update effort which it anticipates will be complete by summer 2014 for Council work plan initiation.

Cumulative Growth

A. 2005 General Plan Growth Assumptions

The districts, corridors, and neighborhood centers represented by the Intensification/Reuse Only Scenario are areas where opportunities for *Infill First* development are targeted by the 2005 General Plan which would result in a .88% per year growth rate. However, in order to initially arrive at a preferred policy growth rate, the total carrying capacity of the land was determined as shown in Table 3-1 of the General Plan. Of the 1,099 acres project area, the total carrying capacity based on the land use designations of the 2005 General Plan was calculated to be 29,910 dwelling

units and 57,869,859 square feet of non-residential development (retail, office, industrial and hotel) at total build-out of the land.

Applying the anticipated .88% growth rate commensurate with the Intensification/Reuse Only scenario adopted in the 2005 General Plan resulted in the Predicted Development Intensity & Patterns reflected in Table 3-2 of the 2005 General Plan (Attachment C). Overall, at .88% per year growth, the City was predicted to develop by the year 2025:

2005 General Plan Predicted Development		
Land Use	Dwelling Units	Square Feet
Residential	8,318	
Retail		1,241,377
Office		1,213,208
Industrial		2,235,133
Hotel		530,000

B. Intensification/Reuse Strategy Status

As we cross the eighth year milestone of implementation of the 2005 General Plan, Community Development has taken stock of progress to date in development and policy implementation that has occurred under direction of the Intensification/Reuse Strategy. The 2005-2013 Development Entitlement Report (Attachment D) shows approvals as they are distributed in various *Districts, Corridors, and Neighborhood Centers* throughout the city.

C. Cumulative Growth Analysis

Building permit and entitlement data from 2005 through 2013 shows approval of projects totaling the following amount of development citywide:

2005 - 2013 Project Approvals (Approved, Under Construction and Built)			
Land Use	Dwelling Units	Square Feet	% Predicted Dev.
Residential	3,113		37%
Retail		174,009	14%
Office		83,999	7%
Industrial		568,933	25%
Hotel		87,000	16%

Overall, the Intensification/Reuse Strategy of the 2005 General Plan is implemented thus far as 37% for residential; 14% for retail; 7% for office; 25% for industrial; and 16% for hotel uses. In the past year, housing approvals represent a net overall increase of 71 new dwelling units and 7 second units citywide. While office and hotel uses remain largely unchanged, net changes have occurred in retail and industrial uses. Retail uses

have experienced a net reduction in approved square footage due to expired projects and amended project submittals which removed prior proposals for retail space. A net increase in industrial space reflects one major approval in the North Bank District.

Of the predicted General Plan development that has proceeded to construction, 10% of residential, 9% of retail, 6% of office, 15% of industrial and no hotel approvals have actually been built:

2005 - 2013 Project Construction (Under Construction and Built)			
<u>Land Use</u>	<u>Dwelling Units</u>	<u>Square Feet</u>	<u>% Predicted Dev.</u>
<i>Residential</i>	796		10%
<i>Retail</i>		107,258	9%
<i>Office</i>		66,849	6%
<i>Industrial</i>		334,733	15%
<i>Hotel</i>		0	0%

Of the predicted General Plan development, approved entitlements that have expired and will not be built include 3% of residential, 10% of retail, 3% of office, 5% of industrial and 39% of hotel approvals:

2005 - 2013 Project Expiration			
<u>Land Use</u>	<u>Dwelling Units</u>	<u>Square Feet</u>	<u>% Predicted Dev.</u>
<i>Residential</i>	254		3%
<i>Retail</i>		120,843	10%
<i>Office</i>		42,271	3%
<i>Industrial</i>		107,061	5%
<i>Hotel</i>		208,201	39%

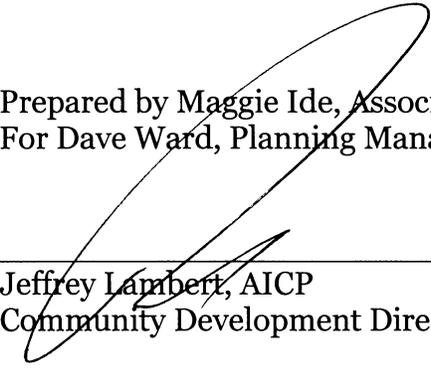
Public Engagement

During the spring, summer and fall 2013 workshop sessions, the City Council received comment from the public about future Code revisions and the creation of the new City Council Preliminary Prescreen concept and process, and suggestions for the General Plan Update either in terms of global land use patterns or specific refinements to certain planning communities. Additional public engagement is occurring via a work group to craft recommendations for Code Refinement effort which includes Commission, Committee and neighborhood representatives.

IMPACTS

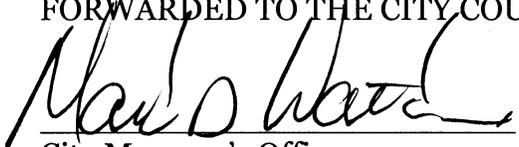
Approval of this Administrative Report is not expected to result in a change to the city's revenue or expenses at this time. A future proposal for initiating a refinement to the General Plan will be brought forward as the scope of work is clarified and developed.

Prepared by Maggie Ide, Associate Planner
For Dave Ward, Planning Manager



Jeffrey Lambert, AICP
Community Development Director

FORWARDED TO THE CITY COUNCIL



City Manager's Office

ATTACHMENTS

- A Administrative Report, October 28, 2013
- B Summary Motion Council Meeting, October 28, 2013
- C 2005 Ventura General Plan Table 3-2
- D 2005-2013 Development Entitlement Report

ATTACHMENT A

**ADMINISTRATIVE REPORT
OCTOBER 28, 2013**

THIS PAGE INTENTIONALLY LEFT BLANK.

ADMINISTRATIVE REPORT

Date: October 21, 2013
Agenda Item No.: 7
Council Action Date: October 28, 2013

To: Honorable Mayor and City Council

**From: Mark D. Watkins, City Manager
Jeffrey Lambert, Community Development Director**

Subject: Draft Council Preliminary Screening Process and Pilot Project Review

RECOMMENDATIONS

It is recommended that Council:

- a. Approve in concept the project thresholds that would trigger application of the Preliminary Screening tool and the suggested evaluation criteria to apply to these screenings.
- b. Direct Staff to return to City Council by January 2014 to take the following actions:
 1. Revised resolution(s) for General Plan prescreening, including appropriate applicability for Comprehensive Plan (Local Coastal Plan) areas and any necessary language adjustment in the evaluation criteria,
 2. Revision and deletion to the Housing Approval Program, and
 3. Ordinance Amendment for the Rezone procedures.
- c. Review and comment on the sample "Northbank/Johnson Drive" pilot project against a single proposed screening criteria: *Category 2 - evaluation of the land use mix of projects proposed on non-residential or mixed-use areas.*
- d. Direct Staff and applicant to return with formal prescreen of an actual "Northbank/Johnson Drive" project after the prescreening process and documentation (Item "b" above) have been adopted.

PREVIOUS COUNCIL ACTION

Council workshops held in May and July 2013 provided the foundation for the creation of the Draft Council Preliminary Screening Process as noted below.

SUMMARY

In early 2013, City Council expressed concern that the City's various levels of decision-making (Community Development staff, Design Review Committee, Planning Commission and City Council) were not in alignment related to the implementation of the policies from the 2005 General Plan. While development pace has slowed, projects which were completed over the last eight years and others now moving forward to construction provided opportunities for decision-makers, the public and staff to consider practical results of Ventura's development policies and implementing codes. In 2012, several projects resulted in Council raising questions on early direction for projects, applicability of the Code standards on parking and building heights, and in the development review process, how the alignment of direction from Council to advisory boards to staff is going. With these questions Community Development staff crafted the framework for the first workshop held in May 2013. In this workshop, the Council, joined by the members of the Design Review Committee, Planning Commission, and Historic Preservation Committee, discussed these issues and how best to seek better policy/implementation alignment.

In July 2013, staff summarized the results of the workshop and received direction from the City Council to begin crafting a refinement to the process for preliminary Council screening of development projects and scope a work plan for a future code refinement effort.

This report presents this refined process for early screening of land use decisions, including conceptual development projects and seeks Council feedback before this new Preliminary Screening Program is codified. Three components of the proposed Preliminary Screening process are presented for Council consideration: (1) Thresholds that would trigger application of the Preliminary Screening tool and suggested criteria to apply to these screenings. (2) To enhance Council's consideration of this Preliminary Screening process, a sample pilot project is included in the analysis and is reviewed through a single proposed screening criteria: Category 2, evaluation of the land use mix of projects proposed on non-residential or mixed-use areas. (3) Included in the sample project materials are the results of the pilot project's fiscal impacts as analyzed by the draft fiscal impact model. It is staff's hope this example brings a reality to the screening policy and will help in Council's consideration. Staff is also bringing forward the draft fiscal impact model as a separate agenda item which would be used as a tool to project and inform about general fund revenues and expenditure impacts resulting from certain real estate development projects.

DISCUSSION

This Council hearing is intended to provide feedback to staff regarding technical points contained in the proposed Preliminary Screening process. In advance of the hearing, staff has prepared a brief Preliminary Screening Criteria Sheet (Attachment A) to aide decision makers in consideration of any conceptual project that would be subject to screening. Future staff efforts will include Council adoption of a resolution and/or ordinance and body of technical criteria for evaluation of projects. As a reminder from Council's July 2013 direction, the thresholds to determine which projects are flagged for a Preliminary Screening review by City Council prior to submittal of an application include:

1. **Residential or Mixed Use Project Designs** - Applies to residential projects meeting the current Housing Approval Program (HAP) criteria for Specific Plan (20+ acres), Large and Medium Projects. Large projects being defined by the HAP as at an urban scale of one or more city blocks and one or more building types but less than 20 gross acres in area; medium project being defined by HAP at the urban scale of more than one lot with individual building types on each lot but which account for less than a city block.
2. **Land Use of Nonresidential Project or Mixed Use Projects** - The following types of projects would be flagged for Council review:
 - a. Rezones (Use) – For areas that fall outside a form based Development Code area, Industrial or Commercial Projects, of 1 acre or greater, requiring a rezone based on use type, but for which a General Plan amendment is not required, would be flagged for Preliminary Screening review.
 - b. Use Mix – Projects consistent with existing zoning, but exceeding the mix of use proportions stipulated in the General Plan assumptions for Commercial (25% commercial/75% residential) or Industrial (75% industrial/25% residential) would be flagged for Prescreen review.

For example a proposed concept at Northbank and Johnson Drives (Attachment B), includes either an all residential or predominantly residential, mixed use project with a smaller proportion of commercial than 25% of the project.
3. **Neighborhood Adjacency** – Multi-story, non-residential or mixed-use proposals which abut residential neighborhoods located on a parcel(s) of 2 acres or more would be flagged for Preliminary Screening review.
4. **General and Comprehensive Plan Amendments** (remains unchanged) - Per the current General Plan Prescreen procedure: Changes in designated land use; requests for average density in excess of that designated; deviation from

specific Intent and Rationale Statement or other associated adopted policies and changes in designated circulation systems (additions, relocations, or deletions).

Analysis

PRELIMINARY SCREENING PROJECT CRITERIA

The Preliminary Screening Process will consist of a procedure to assist in implementing the goals of the City's General Plan regarding "*Our Well Planned Community*". The process provides a minimalist toolkit intended to promote and achieve early Council direction on certain project types and locations, high-quality urban design for place-making and building a sustainable community, and as an interim bridge between future form-based code refinements and existing conventional zoning codes.

The revised Preliminary Screening Program criteria (Attachment A) are a distillation of prescreen procedures currently in use by the City for specified development proposals and the addition of several new areas interest as directed by City Council on July 15, 2013 (Attachment C). The criteria are contained in a summary sheet that will be finalized with a future resolution that will specify final revised procedures to be determined by Council after the outcome of this hearing and "trial run" for the concept project. In short, the Preliminary Screening criteria address five essential areas of Council concern:

- Site plan level design criteria as derived from the HAP program and the 1997 and 2008 Design Guidelines;
- Land Use mix of non-residential and mixed-use projects;
- Neighborhood compatibility;
- General Plan prescreen criteria as adopted by Council in 2011; and
- Opportunity for Council Advisories and/or preferences they wish to convey to an applicant.

The Preliminary Screening Sheet attempts to encapsulate the basic principles of the technical criteria down to a value judgment of yes or no and reduce the amount and cost of materials preparation required for developers to bring a project through the Preliminary Screening Program. In order to achieve this, the proposed Preliminary Screening criteria utilize site plan level information for design issues.

Public Engagement

At both the spring and summer 2013 workshop sessions, Council received comment from the public about future Code revisions and the creation of the new Council Preliminary Prescreen concept and process. Additional public engagement will occur during final adoption as noted below.

Next Steps

With Council's concurrence on both the types of projects triggering Preliminary Screening and the criteria by which to evaluate the project screening, staff will codify the direction through the following Council actions:

1. Revised resolution(s) for General Plan prescreening, including appropriate applicability for Comprehensive Plan (Local Coastal Plan) areas and any necessary language adjustment in the evaluation criteria,
2. Replace Housing Approval Program with the above Preliminary Prescreen process, including a provision for Specific Plan (larger than 20 acres in size projects) prescreen process, and
3. Ordinance Amendment for the Rezone procedures.

Staff expects to return to Council within the next 2-3 months to complete this adoption process.

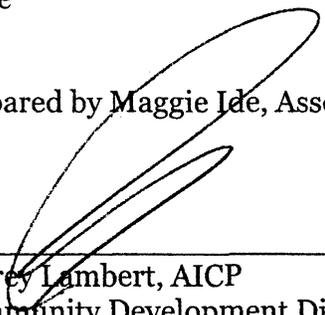
IMPACTS

None

ALTERNATIVES

None

Prepared by Maggie Ide, Associate Planner and Dave Ward, Planning Manager
For



Jeffrey Lambert, AICP
Community Development Director

FORWARDED TO THE CITY COUNCIL



City Manager's Office

ATTACHMENTS

- A Draft Preliminary Screening Project Criteria Sheet
- B Proposed Northbank and Johnson Drive Project Site Location
- C. Minutes City Council Meeting, July 15, 2013

ATTACHMENT A
PRELIMINARY DRAFT – October 28, 2013
Preliminary Screening Criteria
Council Guide

Criteria for Preliminary Screening Recommendation. The following short list of criteria are intended for use by staff in making recommendations to the City Council relative to preliminary screening for processing or rejecting Preliminary Screening Project requests. The City Council will evaluate the staff recommendations and any other factors it deems relevant to the public welfare to determine if a Preliminary Screening Project request should be processed or be rejected. If a Preliminary Screening Project request consists of more than one component, the City Council may approve or reject, without prejudice, any portion or component of the request for processing.

1. Residential-Only or Residential-Mixed Use Project Design: Does the project meet the following design principles:

- A. Does the block size and configuration emphasize a strong relationship to the adjoining street grid and encourage pedestrian circulation and access?
- B. Is the project's bulk and massing scaled appropriately given the surrounding context and potential view corridors?
- C. Are the proposed individual building sites less than one acre? Is the parking placed behind the building away from the street frontage or on single family homes setback from the principal frontage?
- D. Do the thoroughfares fluctuate in design, provide equity between modes of transportation and enhance connectivity?
- E. Does the location of street intersections improve pedestrian mobility and safety through the project and with surrounding areas?
- F. Is parking visually subordinate to the development?
- G. If alleys proposed, do they facilitate off-street parking access, service and delivery to businesses and residences?
- H. Are open spaces accessible and easily recognizable through their placement and orientation to buildings and thoroughfares?

2. Land Use of Non-Residential or Mixed Use Projects

A. Rezone

- 1) Is the request a non-residential rezone for a project of 1 acre or greater in size?

B. Percentage Mix of Land Use of the Proposed Project:

- 1) Does the project located on a Commercial land use designation propose 25% commercial and 75% residential uses?
- 2) Does the project located on an Industrial land use designation propose 75% industrial and 25% residential uses?
- 3) Would the proposed project affect the percentage land use mix for Neighborhood, District or Corridor in which the project is located?
- 4) Does a market study or special study provide information regarding the current and forecasted market feasibility of the proposed land use or mixed land use designation?

3. Neighborhood Adjacency: How is the project design or building configuration sensitive to adjacent properties or districts?

- A. Are the depths of the lots appropriate for the types of buildings proposed?
- B. What is the number of allowable stories in the adjacent district?
- C. Does the current zoning designation contain upper story setback requirements? If not, how is the building configuration sensitive to adjacent properties?
- D. Are alleys present or proposed that might provide separation from adjacent districts?

4. General Plan Amendments: One or more criteria to be used by staff for recommending that an application be processed include:

- A. Whether the proposed amendment request potentially conforms to all applicable goals and policies of the General Plan not subject to the proposed amendment.
- B. Whether the proposed amendment request is potentially compatible with either existing or planned uses in the area of the proposed amendment.
- C. Whether the proposed amendment request potentially conforms to other City Council adopted policies.
- D. Whether the proposed amendment request potentially conforms to City Council direction over the past 24 months, regardless of adopted policies.
- E. Whether external regulatory, economic, social, or environmental conditions warrant a General Plan Amendment, regardless of adopted policies.

- F. Whether the proposed amendment site is located in an area where the City Council has directed the preparation of a land use study, and the amendment would expedite processing of that land use study.
- G. One or more criteria to be used by staff for recommending that an application be rejected include:
 - 1) Whether the proposed amendment shares significant similarities with other amendments located in the same general area that have previously been considered and denied by the City Council within the last 24 months.
 - 2) Whether the proposed amendment site is located in an area where the City Council has directed the preparation of a land use study that would have an effect on the request and it is foreseeable that such land use study may be reviewed by the City Council within the next 24 months.
 - 3) Whether the proposed amendment is located in a particular area where an existing land use policy has been reaffirmed by the City Council within the past 12 months.
 - 4) Whether the proposed amendment would create an "island" spot land use designation inconsistent with the objectives, policies, or intent statements of the General Plan, including, without limitation, density or land uses of surrounding properties.

5. Council Comments/Direction to Advisory Boards and City Staff

City Council can provide additional comments about their observations on a conceptual project as direction to City Staff on processing a formal development application and direction to the Council's advisory boards and commissions for consideration during formal evaluation and action by respective advisory bodies.

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT B

**SUMMARY MOTION
COUNCIL MEETING,
OCTOBER 28, 2013**

THIS PAGE INTENTIONALLY LEFT BLANK.

CITY OF VENTURA
CITY COUNCIL MINUTES

Mayor Mike Tracy

Cheryl Heitmann, Deputy Mayor
Neal Andrews, Councilmember
Brian Brennan, Councilmember

Jim Monahan, Councilmember
Carl E. Morehouse, Councilmember
Christy Weir, Councilmember

Mark D. Watkins, City Manager
Ariel Pierre Calonne, City Attorney
Cynthia M. Rodriguez, City Clerk

OCTOBER 28, 2013

The San Buenaventura (Ventura) City Council met in regular session in the City Hall Council Chambers, 501 Poli Street, Ventura, at 6:00 p.m.

ROLL CALL

Present: Councilmembers Brennan, Weir, Morehouse, Andrews, Monahan, and Mayor Tracy.

Absent: Deputy Mayor Heitmann.

Mayor Tracy presided.

PLEDGE OF ALLEGIANCE

Councilmember Brennan led the Pledge of Allegiance.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayor Tracy presented certificates of recognition and pins to Eagle Scouts Trevor Morgan, Travis Holmes, and Ryan Collins of Troop 103; Eagle Scouts Ian Beamer, Dylan Donovan-Smith, Brandon Adkisson, and Shilo Gear of Troop 128; Eagle Scouts Peter Thomson and Andrew Westlund of Troop 155; Eagle Scouts Joshua Boggs-Helwig, Jonathan H. Ramirez and Eagle Scout Ryan Kielas of Troop 179.

CLOSED SESSION REPORT

City Attorney Ariel Pierre Calonne stated the City Council gave direction by a 6-0 vote to authorize the City Attorney to file litigation against the Mushroom Farm to recover fire suppression costs arising out of the recent compost fires.

7. Preliminary Screening Process and Pilot Project (80)

RECOMMENDATION

- a. Review and comment on the project thresholds that would trigger application of the Preliminary Screening tool and the suggested evaluation criteria to apply to the screenings.
- b. Direct staff to return to Council by January 2014 to take the following actions:
 1. Revised resolution(s) for General Plan prescreening, including appropriate applicability for Comprehensive Plan (Local Coastal Plan) areas and any necessary language adjustment in the evaluation criteria.
 2. Revision and deletion to the Housing Approval Program.
 3. Ordinance Amendment for Rezone procedures.
- c. Review and comment on the sample Northbank/Johnson Drive pilot project against a single proposed screening criteria: Category 2 – evaluation of the land use mix of projects proposed on non-residential or mixed-use areas.
- d. Direct staff and applicant to return with formal prescreen of an actual Northbank/Johnson Drive project after the prescreening process and documentation (Item b above) have been adopted.

SPEAKERS

Staff: Community Development Director Jeffrey Lambert, Planning Manager Dave Ward, Associate Planner Maggie Ide, and City Attorney Ariel Pierre Calonne.

Members of the public: Carol Lindberg, Diane Underhill, Rob Talmadge, Phil Ram, Ravello Holdings, Inc., and Sandy Smith, Ravello Holdings, Inc./Sespe Consulting.

DOCUMENTS

Comment Form: Kathy Bremer.

Email: Ed Jefferson.

Petition: Michael Singer.

PowerPoint.

Councilmember Weir moved to approve recommendation d. Councilmember Morehouse seconded. The vote was as follows:

AYES: Councilmembers Brennan, Weir, Morehouse, Andrews, Monahan, and Mayor Tracy.

NOES: None.

ABSENT: Deputy Mayor Heitmann.

Mayor Tracy declared the motion carried.

Councilmember Andrews moved to defer recommendations a. and b. until after the January policy workshop. Councilmember Brennan seconded. The vote was as follows:

AYES: Councilmembers Brennan, Morehouse, and Andrews.

NOES: Councilmembers Weir, Monahan, and Mayor Tracy.

ABSENT: Deputy Mayor Heitmann.

Mayor Tracy declared the motion failed.

Councilmember Weir moved to approve recommendations a. and b., with the following changes:

1. Recommendation a.:
 - A. Replace Section 1 (Residential-Only or Residential Mixed Use Project Design) criteria with criteria reflecting Council's core issue areas:
 - Land Use
 - Parking Adequacy
 - Open Space/Proposed Park Space
 - Water Supply/Demand
 - Number of Residential Units
 - Building(s) Bulk and Massing
 - B. Revise Section 2 (Land Use of Non-Residential or Mixed Use Projects) as follows:

Revise Criteria B-1 to delete stipulated land use percentages of 25% commercial and 75% residential for projects located on Commerce land use designations to instead include Preliminary Screening of all projects on Commerce designated sites.
 - C. Revise Section 3 (Neighborhood Adjacency) to reduce qualified Preliminary Screening project size from 2 acres to ½ acre.

- D. Add fifth Threshold Section to include any projects with inconsistencies between existing General Plan Land Use Designation and existing Zoning Designation.
2. Recommendation b. 2.:
Revise HAP to defer remainder of HAP design criteria and review to the Planning Commission and Design Review Committee for use during evaluation of formal project applications for projects located outside Development Codes areas.
3. Return to Council on November 4, 2013, with a consent item of the motion for review and approval.

Mayor Tracy seconded. The vote was as follows:

AYES: Councilmembers Brennan, Weir, Morehouse, Andrews, Monahan, and Mayor Tracy.

NOES: None.

ABSENT: Deputy Mayor Heitmann.

Mayor Tracy declared the motion carried.

PUBLIC COMMUNICATIONS

SPEAKERS

Members of the public: Will Hartin, Mark Abbe, Erik Nasarenko, and Juliette Chandler, Voices for Justice.

DOCUMENTS

Comment Form: Marilyn Irkliewskij.

ADJOURNMENT

The meeting was adjourned at 11:04 p.m. in memory of Rodney Fernandez and Nanci Cone.

Cynthia M. Rodriguez, MMC
City Clerk

ATTACHMENT C

**2005 GENERAL PLAN
TABLE 3-2**

THIS PAGE INTENTIONALLY LEFT BLANK.

Table 3-2. Predicted Development Intensity & Pattern	Residential Development (units)	Non-Residential Development (square feet)				Total
		Retail	Office	Industrial	Hotel	
DISTRICTS						
Upper North Avenue	100	10,000	50,000	150,000	-	210,000
North Avenue	50	10,000	50,000	250,000	-	310,000
Downtown Specific Plan	1,600	100,000	200,000	-	150,000	450,000
Pacific View Mall	25	25,000	-	-	-	25,000
Harbor	300	315,000	-	-	230,000	545,000
Arundell	200	25,000	300,000	1,000,000	-	1,325,000
North Bank	50	300,000	50,000	300,000	-	650,000
Montalvo	50	-	50,000	25,000	-	75,000
Saticoy	50	-	-	25,000	-	25,000
Subtotals (Districts)	2,425	785,000	700,000	1,750,000	380,000	3,615,000
CORRIDORS						
Ventura Avenue	800	40,000	100,000	50,000	-	190,000
Main Street	100	15,000	40,000	-	-	55,000
Thompson Boulevard	300	15,000	40,000	-	-	55,000
Loma Vista Road	25	15,000	40,000	-	-	55,000
Telegraph Road	250	15,000	40,000	-	-	55,000
Victoria Avenue	50	15,000	40,000	-	-	55,000
Johnson Drive	150	50,000	20,000	-	-	70,000
Wells Road	50	15,000	20,000	-	-	35,000
Subtotals (Corridors)	1,725	180,000	340,000	50,000	0	570,000
SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS						
101/126 Agriculture	200	-	-	-	-	-
Wells/Saticoy	1,050	-	-	-	-	-
Pierpont	100	30,000	-	-	-	30,000
Other Neighborhood Centers	100	-	-	-	-	-
Second Units	300	-	-	-	-	-
Underutilized	250	-	-	-	-	-
Vacant	450	165,000	50,000	-	-	215,000
Subtotals (Other Infill)	2,450	195,000	50,000	0	0	245,000
TOTAL INFILL	6,600	1,160,000	1,090,000	1,800,000	380,000	4,430,000
PLANNED AND PENDING DEVELOPMENTS						
Downtown	50	1,072	-	-	150,000	151,072
Ventura Avenue/Westside	238	7,086	-	27,000	-	34,086
Midtown	34	13,751	-	-	-	13,751
College (Telegraph/Loma Vista)	4	2,718	8,843	-	-	11,567
Telephone Road Corridor	256	-	54,785	-	-	54,785
Montalvo/Victoria	296	-	4,300	-	-	4,300
Saticoy/East End	840	7,950	5,600	-	-	13,550
Arundell	-	41,640	42,614	18,080	-	102,334
Olivas	-	7,160	7,066	390,053	-	404,279
Subtotals (Planned/Pending)	1,718	81,377	123,214	435,133	150,000	789,724
TOTAL (Infill+SOI/Other+Pending)	8,318	1,241,377	1,213,214	2,235,133	530,000	5,219,724

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT D

**2005-2013 DEVELOPMENT
ENTITLEMENT REPORT**

THIS PAGE INTENTIONALLY LEFT BLANK.

ATTACHMENT D: DEVELOPMENT ENTITLEMENT REPORT 2005-2013
(Approved, Under Construction and Built Projects)

	2005 Retail (sf)	2013 Retail (sf)	% Projected	2005 Office (sf)	2013 Office (sf)	% Projected	2005 Industrial (sf)	2013 Industrial	% Projected	2005 Hotel	2013 Hotel	% Projected	2005 Total Non-Residential	2013 Total Non-Residential	% Projected	2005 Residential Dwelling Units	2013 Residential Dwelling Units	% Projected
DISTRICTS																		
Upper North Avenue	10,000	0	0	50,000	0	0	150,000	0	0	0	0	0	210,000	0	0	100	0	0
North Avenue	10,000	0	0	50,000	0	0	250,000	0	0	0	0	0	310,000	0	0	50	0	0
Downtown Specific Plan	100,000	18,807	19	200,000	31,915	16	0	0	0	150,000	0	0	450,000	50,722	11	1,600	377	24
Pacific View Mall	25,000	16,981	68	0	7,434	743,400	0	0	0	0	0	0	25,000	24,415	98	25	0	0
Harbor	315,000	21,000	7	0	0	0	0	0	0	230,000	0	0	545,000	21,000	4	300	300	100
Arundell	25,000	11,628	47	300,000	6,400	2	1,000,000	57,407	6	0	0	0	1,325,000	75,435	6	200	0	0
North Bank	300,000	24,346	8	50,000	5,936	12	300,000	511,526	171	0	0	0	650,000	541,808	83	50	0	0
Montalvo	0	0	0	50,000	0	0	25,000	0	0	0	0	0	75,000	0	0	50	0	0
Saticoy	0	0	0	0	0	0	25,000	0	0	0	0	0	25,000	0	0	50	0	0
Subtotals (Districts)	785,000	92,762	12	700,000	51,685	7	1,750,000	568,933	33	380,000	0	0	3,615,000	713,380	20	2,425	677	28
CORRIDORS																		
Ventura Avenue	40,000	7,029	18	100,000	7,300	7	50,000	0	0	0	0	0	190,000	14,329	8	800	240	30
Main Street	15,000	8,455	56	40,000	593	1	0	0	0	0	0	0	55,000	9,048	16	100	82	82
Thompson Boulevard	15,000	17,716	118	40,000	0	0	0	0	0	0	0	0	55,000	17,716	32	300	34	11
Loma Vista	15,000	5,100	34	40,000	21,660	54	0	0	0	0	0	0	55,000	26,760	49	25	4	16
Telegraph Road	15,000	0	0	40,000	0	0	0	0	0	0	0	0	55,000	0	0	250	0	0
Victoria Avenue	15,000	0	0	40,000	0	0	0	0	0	0	0	0	55,000	0	0	50	154	308
Johnson Drive	50,000	840	2	20,000	0	0	0	0	0	0	0	0	70,000	840	1	150	0	0
Wells Road	15,000	0	0	20,000	0	0	0	0	0	0	0	0	35,000	0	0	50	227	454
Subtotals (Corridors)	180,000	39,140	22	340,000	29,553	9	50,000	0	0	0	0	0	570,000	68,693	12	1,725	741	43
SPHERE OF INFLUENCE(SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS																		
101/126 Agriculture	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	0	0
Wells/Saticoy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,050	694	66
Pierpont	30,000	20,230	67	0	0	0	0	0	0	0	0	0	30,000	20,230	67	100	138	138
Other Neighborhood Centers (includes Seaward/Allessandro+College/Day+Gateway Plaza+Victoria Plaza+Bristol+Kimball/Telegraph+Petit/Telephone+Telephone/Cachuma+Saticoy)	0	20,965	2,095,600	0	0	0	0	0	0	0	87,000	8,888,900	0	107,965		100	0	0
Second Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	62	21
Underutilized	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	0	0
Vacant	165,000	0	0	50,000	0	0	0	0	0	0	0	0	215,000	0	0	450	0	0
Subtotals (SOI/Other Infill/NC)	195,000	41,195	21	50,000	0	0	0	0	0	0	87,000	8,888,900	245,000	128,195	52	2,450	894	36

	2005 Retail (sf)	2013 Retail (sf)	% Projected	2005 Office (sf)	2013 Office (sf)	% Projected	2005 Industrial (sf)	2013 Industrial	% Projected	2005 Hotel	2013 Hotel	% Projected	2005 Total Non-Residential	2013 Total Non-Residential	% Projected	2005 Residential Dwelling Units	2013 Residential Dwelling Units	% Projected
Planning Communities (Not Included within District/Corridor/Center-above)																		
Downtown	1,072	0	0	0	0	0	0	0	0	150,000	0	0	151,072	0	0	50	0	0
Ventura Ave/Westside	7,086	0	0	0	0	0	27,000	0	0	0	0	0	34,086	0	0	238	0	0
Midtown	13,751	0	0	0	0	0	0	0	0	0	0	0	13,751	0	0	34	3	9
College (Telegraph/Loma Vista)																		
Telephone Road Corridor	2,718	0	0	8,843	1,761	20	0	0	0	0	0	0	11,561	1,761	15	4	4	100
Montalvo/Victoria	0	0	0	54,785	0	0	0	0	0	0	0	0	54,785	0	0	256	0	0
Saticoy/East End	0	0	0	4,300	0	0	0	0	0	0	0	0	4,300	0	0	296	0	0
Arundell	7,950	0	0	5,600	0	0	0	0	0	0	0	0	13,550	0	0	840	279	33
Olivas	41,640	0	0	42,614	0	0	18,080	0	0	0	0	0	102,334	0	0	0	0	0
Pierpont	7,160	0	0	7,066	0	0	390,053	0	0	0	0	0	404,279	0	0	0	0	0
Serra	0	912	91,200	0	0	0	0	0	0	0	0	0	0	912	91,200	0	0	0
Thille	0	0	0	0	1,000	100,000	0	0	0	0	0	0	0	1,000	100,000	0	232	23,200
Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	12,000
Westside	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal (Planning Communities)	81,377	912	1	123,208	2,761	2	435,133	0	0	150,000	0	0	789,718	3,673	0	1,718	801	47
TOTAL	1,241,377	174,009	14	1,213,208	83,999	7	2,235,133	568,933	25	530,000	87,000	16	5,219,718	913,941	18	8,318	3,113	37