



# Revised Pre-Screen Application

September 8, 2015



***The premier environmentally conscious single family residential community in the City of Ventura that celebrates and is a window to the expansive ocean views; featuring high end quality architecture, state of the art green building methods and enhanced indoor/outdoor living; offering homes which are sensitively sited amongst beautiful native landscaping with direct access to nature; building a community with a focus on restoration, enhancement and resource conservation; providing a lifestyle opportunity that embraces the inherent beauty of the site, near and far, each and every day.***



## ***Project Setting***

The Project site is located in the City of Ventura, California generally north of Hillcrest Drive, Foster Avenue and Briarwood Terrace between Lincoln Drive and Hall Canyon Road (the “Project Site”). The assessor’s parcel number (“APN”) is 074-0-010-115. The total area of the Project Site is approximately 215 acres (9,365,400 square feet) and is irregular in shape.

## ***Land Use Designations***

The Project Site is currently vacant residential land and is designated by the City of Ventura General Plan as “Neighborhood Low up to 8 Units/Acre” allowing for a maximum density equal to 1,720 homes.

The Project Site is zoned for single family development under the Ventura Municipal Code as R-1-7 (7,000 square foot minimum lot sizes) and is further designated HPR-4 under the City’s Hillside Management Program (“HMP”).

North of the Project Site is undeveloped land, to the south is existing single family homes (mostly the Hobson Heights neighborhood) and to the east and the west are also existing single family homes.



# Project Setting



# Proposed Development Area

- ❑ The development area within the Project Site does not extend outside of the City's current built environment



# Land Use Designations



# Project Description

The Project proposes the premier luxury single family residential community in the City of Ventura. 55 new homes are proposed on lots averaging over 12,331 SF and planned in a clustered fashion on approximately 40 acres at the southern portion of the 215 acre Project Site.

The proposed clustering guarantees no disturbance to a majority of the Project Site and provides an opportunity to designate those approximately 175 undisturbed acres as permanent open space that will remain undeveloped in perpetuity and available for conservation and recreation. The Project proposes a trailhead and provision of public access (including parking) to the proposed open space for recreational use such as hiking trails.

The residences would be between approximately 3,750 - 4,500 square feet, with a mix of single and two-story floor plans, all with views of the Pacific Ocean.

The neighborhood would be the newest and one of the finest communities within the City of Ventura providing stunning architecture, top of the line finishes, beautiful native landscaping, environmentally sensitive construction and resource conservation features, easy access to nature and walking trails and breathtaking ocean views.

Additional slope areas would create a buffer between the proposed homes and many of the existing abutting homes while providing many of those abutting homes with the legal use of additional private land contiguous with existing back yards and resolving some illegal encroachments.

Relocation and screening for the two existing City of Ventura water tanks is also proposed within the Project Site through a land swap.



# Conceptual Site Plan



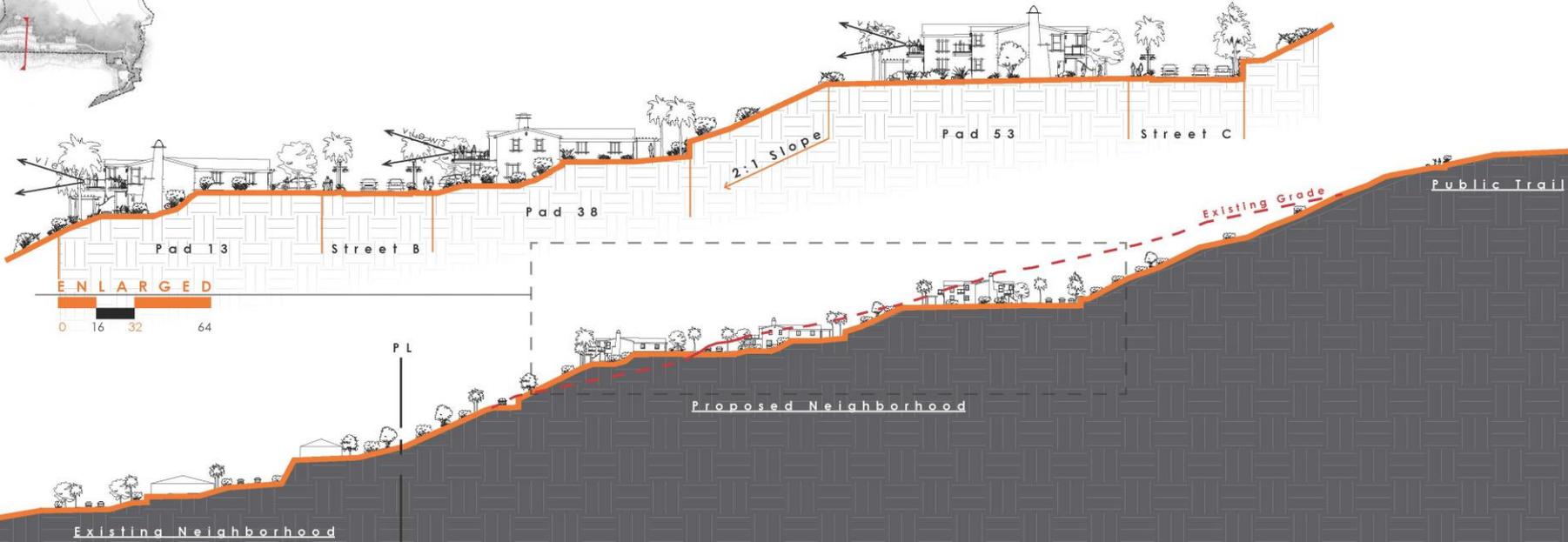
# Conceptual Grading Plan



# Entrance



# Site Sections



La Viera Site Section



LA VIERA SITE SECTION

DATE: SEPTEMBER 3, 2015 #0153-02-LP1.5

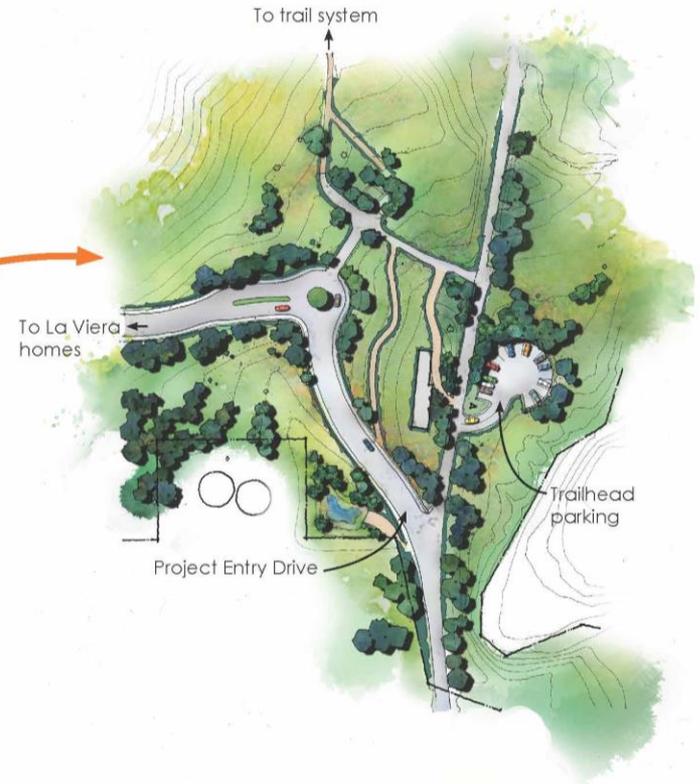
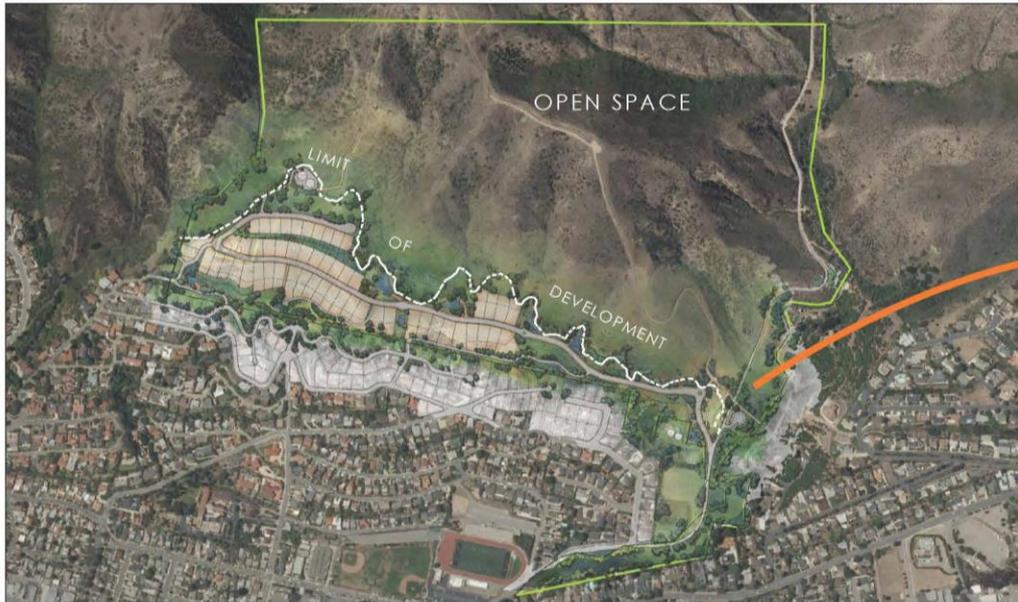


# Project Benefits

- ❑ Significant open space creation and conservation opportunities.
- ❑ Development area within the Project Site does not extend outside of the City's current built environment.
- ❑ Density is less than (1) permitted under the Zoning code, (2) planned under the General Plan and (3) suggested under the Hillside Management Plan.
- ❑ Clustering minimizes hillside grading and leaves a majority of the Project Site untouched.
- ❑ Restoration of many areas post-grading to a natural aesthetic through the use of native plantings etc.
- ❑ Minimizing view impact by placing homes well above and out of view shed from existing homes.
- ❑ Relocation and screening of existing unsightly water tanks.
- ❑ Restoration and opportunity for enhancement of Ventura "V".
- ❑ Improvement to water / flood runoff and geotechnical conditions on the hillside
- ❑ Improvement to emergency response abilities through improved circulation and access to the hillside.
- ❑ Environmentally sensitive "Green" construction with a focus on resource conservation
- ❑ Buffering between the proposed homes and many of the existing abutting homes while providing many abutting homes with the legal use of additional private land contiguous with existing back yards and resolving some illegal encroachments.
- ❑ Overall value enhancement for the City and the existing immediately neighborhood



# Open Space & Trailhead Inspiration



A combination of stone, timber and steel used together at the trailhead will provide trail maps and a unique sense of entry to the La Viera Open Space.

The central and expected city entitlement and approval requests include:

- ❖ Specific Plan (including General Plan and Zoning Designation and concurrent processing of Specific Plan)
- ❖ Vesting Tentative Tract Map
- ❖ Development Agreement
- ❖ Environmental Impact Report

In conjunction with this prescreen application and pursuant to Ventura Municipal Code Section 24R.115.815 the applicant requests that the City Council establish project processing priority to complete the Specific Plan proposal and any necessary contracts with proposal applications to complete the Specific Plan, including regulation code, design guidelines, environmental review and permit processing.



# Specific Plan Contents

It is proposed that the Specific Plan include, but not be limited to, the following subject area and subareas:

## ❖ Project Vision

- Guiding Principles
- Project Summary

## ❖ Development Plan

- Location and Context
- Onsite Conditions
- Land Use Plan
- Development Regulations
- Hillside Management Regulations
- Mobility and Circulation Plan
- Public Facilities and Services

## ❖ Design Guidelines

- Purpose and Intent
- Community-Wide Design
- Landscape Design Standards
- Residential Design Standards
- Architectural Styles and Standards

## ❖ Sustainability

- Green Infrastructure
- Landscaping
- Building-Level Sustainability
- Resource Conservation

## ❖ Administration and Implementation



# Environmental Analysis

In addition to other areas to be identified under the California Environmental Quality Act (“CEQA”), it is proposed that the Environmental Impact Report (“EIR”) and other CEQA documents would study the following:

- ❖ Aesthetics
- ❖ Air Quality
- ❖ Biological Resources
- ❖ Cultural Resources
- ❖ Geology, Geotechnical and Soils
- ❖ Greenhouse Gases
- ❖ Hazards
- ❖ Hydrology
- ❖ Land Use
- ❖ Noise
- ❖ Population and Housing
- ❖ Public Services
- ❖ Traffic and Circulation
- ❖ Utilities



## ***Access/Circulation***

The main access to the Project is proposed via improvements to Hall Canyon Road with emergency access provided at Lincoln Drive. This proposal is based on the narrow nature of the current road system in the Hobson Heights neighborhood along with the existence of many single family homes there that would be impacted by locating the main access to the Project at Lincoln Drive. Instead, the Project proposes to fully improve Hall Canyon Road to provide a unique sense of arrival for the Project and to orient circulation along a route where there are far fewer existing residences. No Project access from Erburu is proposed other than for underground utilities and infrastructure. New trips are preliminarily estimated at 41 AM peak hour and 55 PM peak hour trips per day (see attached initial analysis from Urban Crossroads).

## ***Residential Density***

Under the City's R-1-7 zoning (7,000 SF minimum lot size) up to 1,338 single family homes would be permitted on the Project Site. Under the City's General Plan Designation (up to 8 Units/Acre), the Project Site would accommodate up to 1,720 single family homes. Under the HMP's slope calculation (included herein), up to 88 single family homes would be permitted on the Project Site. The Project proposes only 55 single family homes.



# HMP Slope / Density Calculations

## APPENDIX A SLOPE/DENSITY CALCULATION WORKSHEET

### I. SLOPE/ACREAGE CALCULATIONS:

#### A. 0-30% Slope Areas:

Category	Acres	Average Slope	Slope-weighted Acres
0 - 5%	<u>13.0</u>	X 2.5	<u>32.5</u>
5.01-10%	<u>2.2</u>	X 7.5	<u>16.5</u>
10.01-15%	<u>4.0</u>	X 12.5	<u>50.0</u>
15.01-20%	<u>8.0</u>	X 17.5	<u>140.0</u>
20.01-25%	<u>10.4</u>	X 22.5	<u>234.0</u>
25.01-30%	<u>11.3</u>	X 27.5	<u>310.8</u>
<b>Total</b>	<b><u>48.9</u></b>	<b>Total</b>	<b><u>783.8</u></b>

$$\text{Total Slope-weighted Acres} \div \text{Total Acres} = \text{Average Slope}$$

$$\underline{783.8} \div \underline{48.9} = \underline{16.03}$$

B. Greater than 30% slopes Areas: 164.9 Acres

### II. SLOPE/DENSITY CALCULATIONS:

A. Land Use Designation: HPR- 4

B. 0-30% Slope Areas:

Average slope 16.03 15-20 % slope Category  
1.5 dwelling units/gross acres x 48.9 acres = 73.35 units

C. Greater than 30% slope areas:

0.10 ~~0.01~~ dwelling units/gross acre x 164.9 acres = 16.49 units

D. Total Dwelling Units:

B 73.35 + C 16.49 = Total units 89.84 = 89 UNITS



2248 FARADAY AVE.  
CARLSBAD, CA 92008  
TEL: (760) 431-9896  
FAX: (760) 431-8802

27451 TOURNEY ROAD  
SUITE 140  
VALENCIA, CA 91355  
TEL: (661) 799-2760

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# Conceptual Visioning Process

- There is an unmet need in the City's current housing supply relative to high end luxury housing (also referred to as "Executive Housing").
- High end luxury housing will support current and future investment in Ventura.
- The Project Vision addresses this unmet need and creates the premiere housing opportunity in Ventura by employing advanced architecture, using of expansive glass to take advantage of beautiful coastline views, providing enhanced opportunities for indoor/outdoor living, and using state of the art green building methods including native landscaping with a special focus on resource conservation.
- Over the past several years, 19 different land plans have been developed for the Project Site.
- The first land plan studied approximately 300 lots. The goal of subsequent studies was to minimize the amount of grading while maximizing open space and community benefits to create a project that is attune to the needs and objectives of various stakeholders in the Community and a project that remains economically feasible.



- Community Outreach has been a central focus of the Project's visioning process.
- This community outreach has occurred prior to any submittals to the City.
- 900 homes were invited to a "Community Conversation" about the Project at the Poinsettia Pavilion on October 23, 2014. Over 250 members of the community attended this meeting to learn about the Project proposal and have the opportunity to ask questions<sup>9</sup>
- The Project proposal has also been presented at meetings of the Midtown Ventura Community Council, the Ventura Chamber of Commerce and at many individual meetings with neighbors, groups of neighbors and other stakeholders.
- In addition, Regent Properties mailed several requests for individual meetings to each and every owner of property that abuts the Project Site and has continued to hold meetings with those owners who have responded.

## ***Relationship to Hillside Management Program (“HMP”) and Hillside Height Standards***

The Project complies with all of the HMP on a vast majority (80%) of the Project Site. The Project complies with 47 of the 49 design related HMP policies on a small portion (20%) of the Project Site. In addition, the proposal is at a lower density than what is suggested under the HMP as well as the adjacent neighborhood.

The Project proposes to enhance the HMP to reflect current and state-of-the-art grading practices, street design and hillside height standards for the Project Site’s unique conditions. Geotechnical analysis has been conducted and will be thoroughly reviewed during the environmental review process. The Project-specific standards are proposed to be included in the Specific Plan to update the following HMP policies:

- ❖ Capital Improvements Policy 1 – Capital Improvement Deficiency Study is conducted in conjunction with the Project’s Environmental Impact Report.
- ❖ Grading and Site Design Policy 3; Grading Code Sec. 12.210.010(c) – Project-specific grading standards that allow grading on slopes that exceed 30% in limited areas in order to facilitate clustering.
- ❖ Street Design Policy 4 –Project-specific street standards that allow 18% slope in one specific area to allow the road to adhere to the natural topography to the greatest degree possible.
- ❖ Determination of Maximum Heights in Hillside Area (Municipal Code Sec. 24.405.050) – Project-specific standards for calculating heights given the hillside terrain. (Note: the Project is not requesting an amendment to current height limits).



## ***Housing Approval Program Consistency***

The Zoning Code explains that the Housing Approval Program was established to provide a residential development prequalification process to “facilitate strong urban design principles and the evaluation criteria by which to complete this conceptual review process in the City of Ventura Planning Areas.” (Ventura Municipal Code Sec. 24R.115.110(10)). The Housing Approval Program then categorizes projects by size as Small (single lot), Medium (less than 4 acres), Large (less than 20 acres), and Specific Plan (more than 20 acres). (Ventura Municipal Code Sec. 24R.115.210). Small, Medium and Large projects must undergo a “prequalification” process. (Ventura Municipal Code Sec. 24R.115.515, 24R.115.615, 24R.115.715). Specific Plan projects must undergo a “prescreen” process. (Ventura Municipal Code Sec. 24R.115.815) Since the Project Site is greater than 20 acres, a Specific Plan is required. (Municipal Code Sec. 24R.115.210(10)). The evaluation of this Prescreen Specific Plan functions as prequalification under the City’s Housing Approval Program in order to facilitate strong urban design principles and early conceptual evaluation of the Project. (Municipal Code Sec. 24R.115.210(10)).

## ***Housing Affordability***

Any affordable housing obligation required of the Project is proposed to be satisfied with the payment of in lieu fees, rather than providing set aside units within the Project Site. The in lieu fees could be paid in conjunction with the adoption of a City Wide in-lieu fee program or through a project-specific in lieu fee that could be approved in conjunction with Project entitlements.



# Conceptual Entry Feature



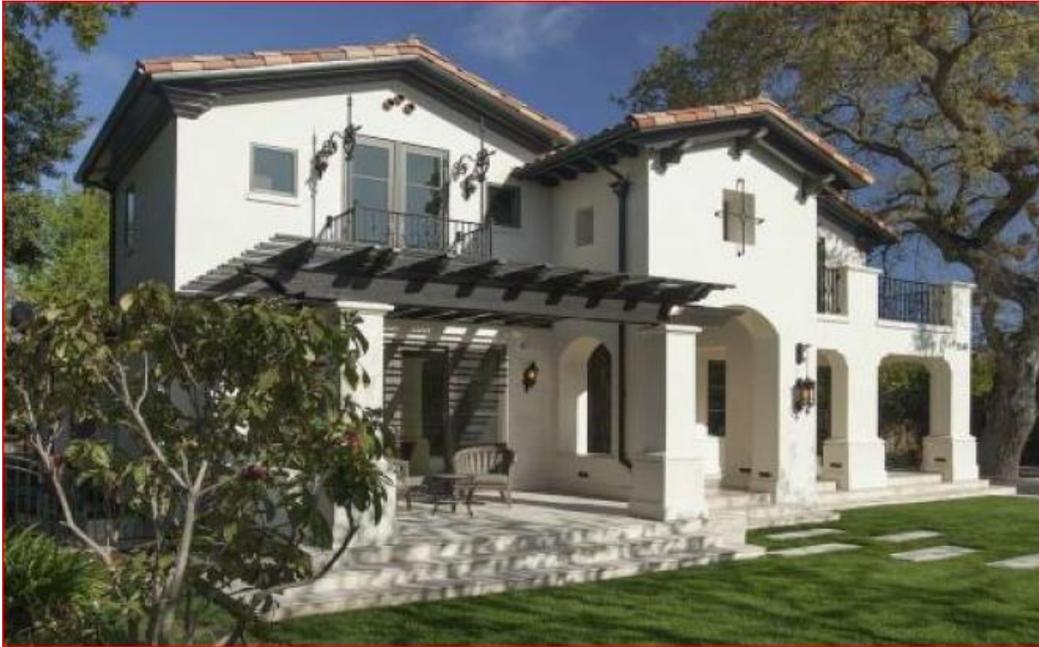
# Conceptual Architectural Styles



# Conceptual Architectural Styles



# Conceptual Architectural Styles



# Conceptual Project Features



# Conceptual Project Features



# Site Photos



# Site Photos



# Site Photos





LA VIERA

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