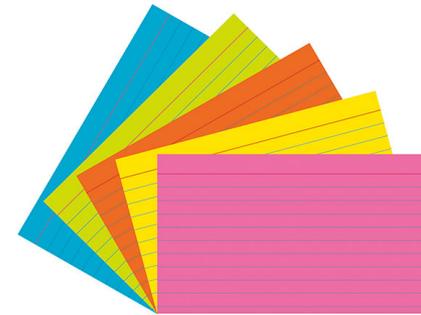


# Welcome!

- Please check in at the welcome table.
- On a blank index card write:
  - One word or brief sentence describing what you love about Ventura.
  - One word or brief sentence describing your vision of Ventura's future.
- Drop the index cards in the box at the welcome table, enjoy refreshments, and find a seat.



# Residential Allocation Program (RAP)

## Community Stakeholder Workshop #1

Tuesday, June 30, 2015

6 - 9 pm

# Workshop Objectives



## Inform

- Program history, background, and preparation process
- Program purpose and examples



## Solicit Input

- Key program components
- Factors for consideration and project elements



## Answer Questions

# Schedule

- 6:25 EXERCISE #1: Examples of Allocation Programs
- 6:55 RAP Background
- 7:10 RAP Preparation Process
- 7:25 EXERCISE #2: Allocation Factors
- 7:55 BREAK (10 minutes)
- 8:05 EXERCISE #3: Residential Project Elements
- 8:35 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

# Workshop Objectives



## Inform

- Program history, background, and preparation process
- Program purpose and examples



## Solicit Input

- Key program components
- Factors for consideration and project elements



## Answer Questions

**Others?**

# Exercise #1

Examples of  
Allocation Programs  
and Program  
Components



# Exercise #1

- 30 minutes -

- Overview of examples and program components
- Get out of your seat and visit 4 stations along the wall:
  - Station 1: Unit Allocations
  - Station 2: Method of Allocation
  - Station 3: Factors for Allocation
  - Station 4: Exemptions
- At **Stations 1 and 2**, place **one** sticker dot next to **one** sample program component that you believe is relevant to Ventura
- At **Stations 3 and 4**, place **two** sticker dots next to **two** sample program components that you believe are relevant to Ventura
- This is **not** a voting exercise

# Residential Allocation Program Background

**City of Ventura Staff**

Dave Ward, Planning Manager

# Land Use Regulation Work Plan

## Code Refinement

- Increase Readability
- Reduce prescriptiveness
- Eliminate/reduce Exception provisions
- Create parking standards by neighborhood

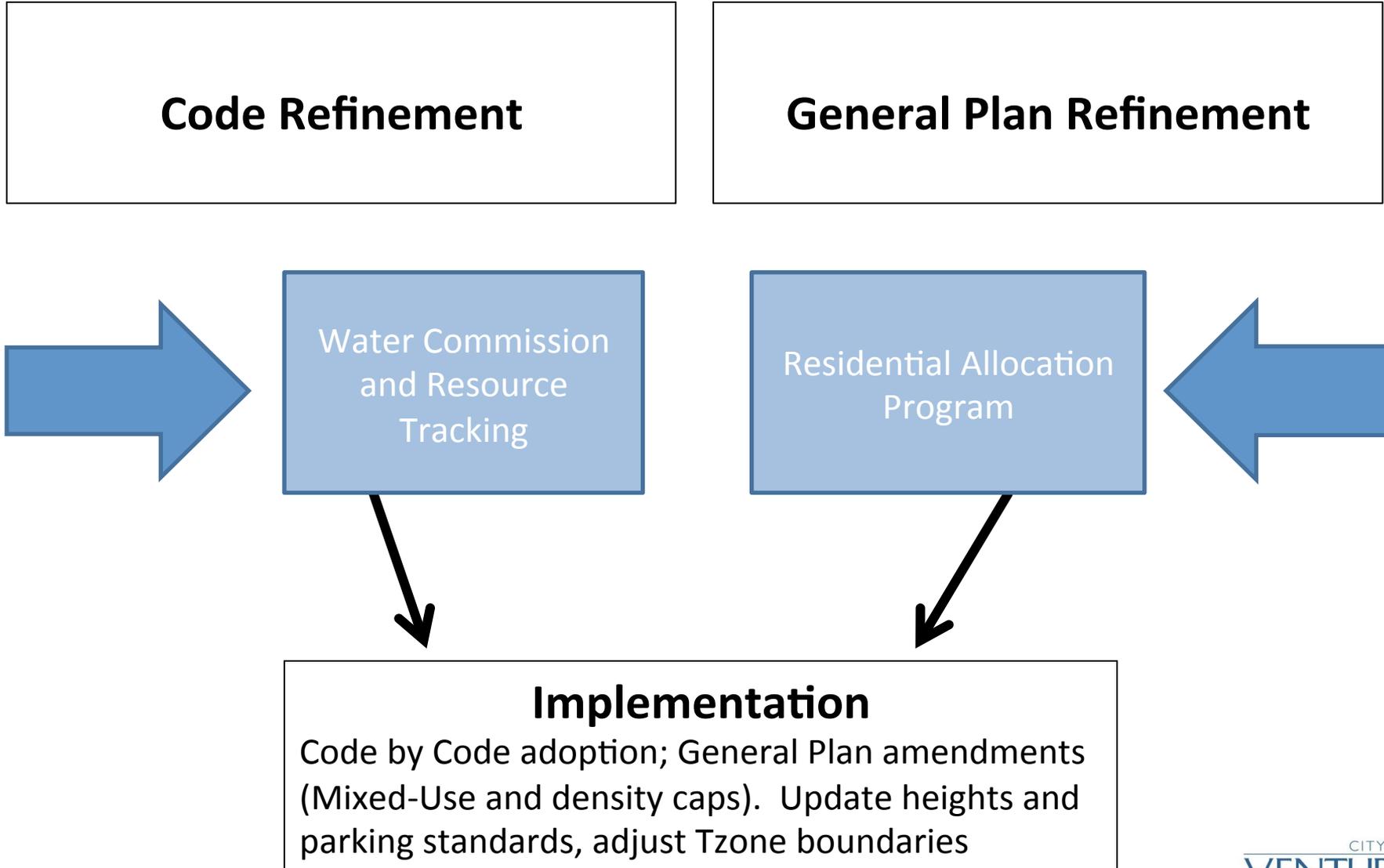
## General Plan Refinement

- Refine/confirm Commerce and Industrial Land Use
- Create Mixed Use category
- Add density cap
- Prioritize growth areas in the Infill First Strategy

## Implementation

Code by Code adoption; area update in General Plan (Mixed-Use and density caps). Update heights and parking standards, adjust Tzone boundaries

# Land Use Regulation Work Plan



# Land Use Regulation Work Plan

## Process and Schedule

### Recognized Overlapping Processes

- RAP – December 2015
- GP Refinement: City Council Updates – Fall 2015; Adoption Winter/Spring 2016
- Code Refinement: Council/Commissions Update – Fall 2015; Funding necessary/adoption timing unknown
- Water Commission: Ventura Water department effort

# Residential Allocation Program Preparation Process

RAP Consulting Team  
Cristina Talley, BB&K

# Council Objective #1

*(Not in order of priority)*

Provide the City Council authority and discretion over the housing types, pace of growth, and quality of residential development.

# Council Objective #2

*(Not in order of priority)*

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.

# Council Objective #3

*(Not in order of priority)*

Ensure a range of housing types that accommodate all income levels, from executive estates to affordable housing units.

# Residential Allocation Program

## Council Directed Process

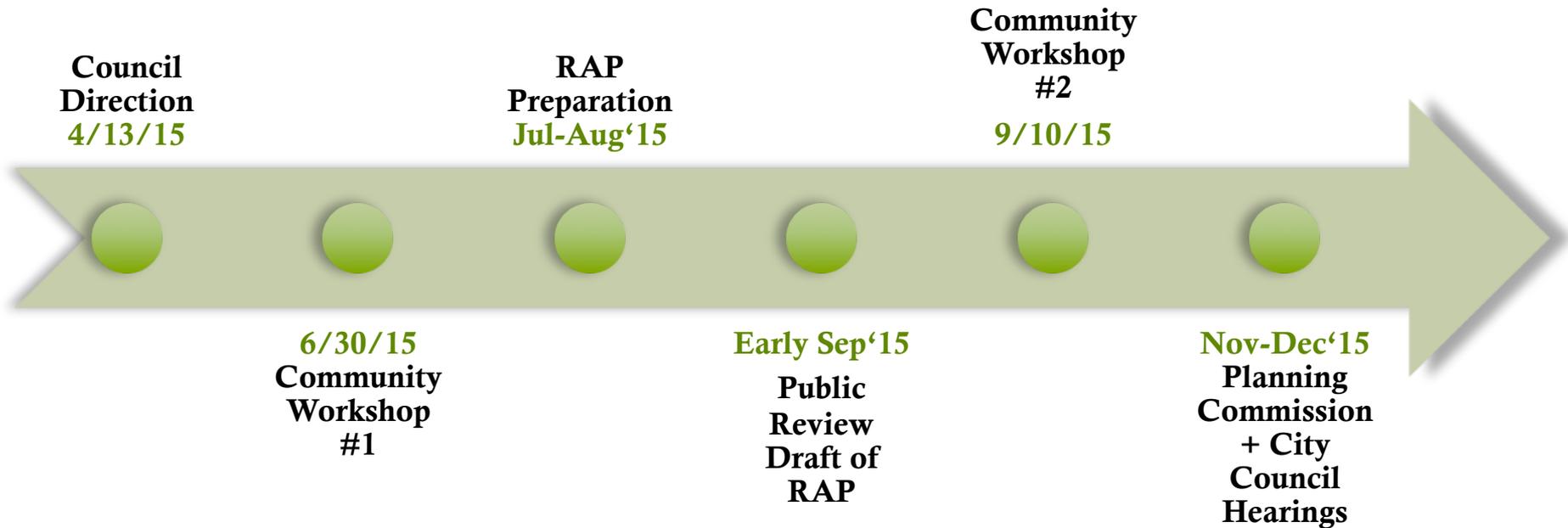
- Seek Community Input
- Learn from other programs
- Complete by December 2015



## Consultant / Staff Work

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

# Process & Tentative Schedule





# Exercise #2

Factors for  
Residential  
Allocations

# Exercise #2

- 30 minutes -

- 7 categories of factors, including “Other”
- Get out of your seats and visit the 4 most important categories
- Place **One** Post-It for each of top 4 categories
- If desired, jot down notes
- Ask questions if needed
- This is **not** a voting exercise

# BREAK

10 minutes



# Exercise #3

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

# Exercise #3

- 30 minutes -

- Pair up and introduce yourselves
- Perspectives on top 2 priorities for project elements:
  - Project Quality & Context
  - Location
  - Housing Type
- Partner A – 5 minutes
- Partner B – 5 minutes
- Report out your partner's perspectives

# Recap

# Recap



## Inform

- Program history, background, and preparation process
- Program purpose and examples



## Solicit Input

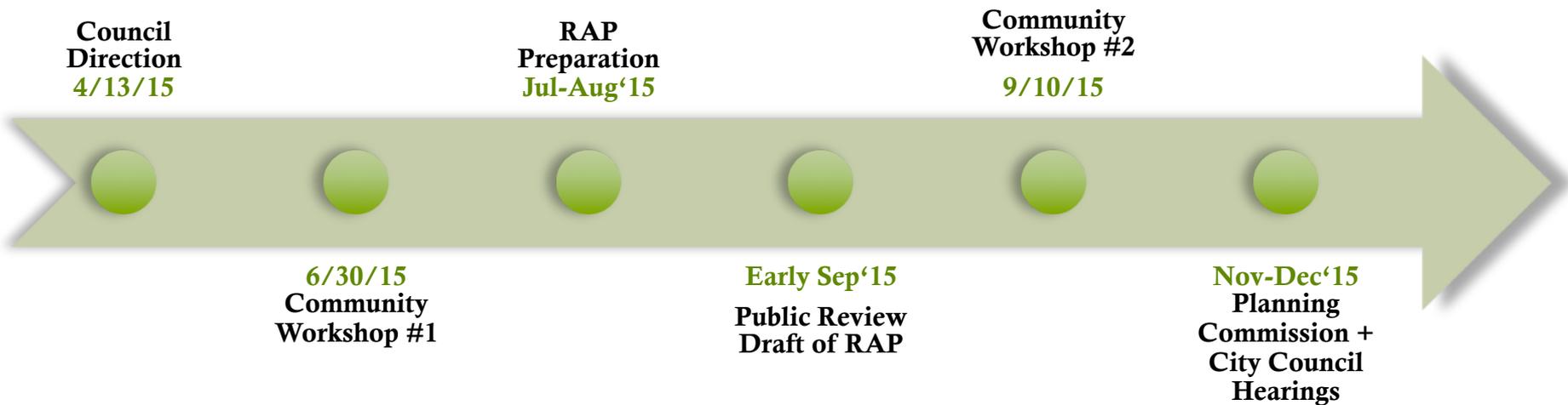
- Key program components
- Factors for consideration and project elements



## Answer Questions

# Recap

- Parking lot
- Next steps



# Recap

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

# Thank you!!!

For follow-up questions and information, contact

Ken Lee

[ken@kenleeconsulting.com](mailto:ken@kenleeconsulting.com)

562.972.4033

or visit the RAP web page at

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