2015 RESIDENTIAL ALLOCATION PROGRAM

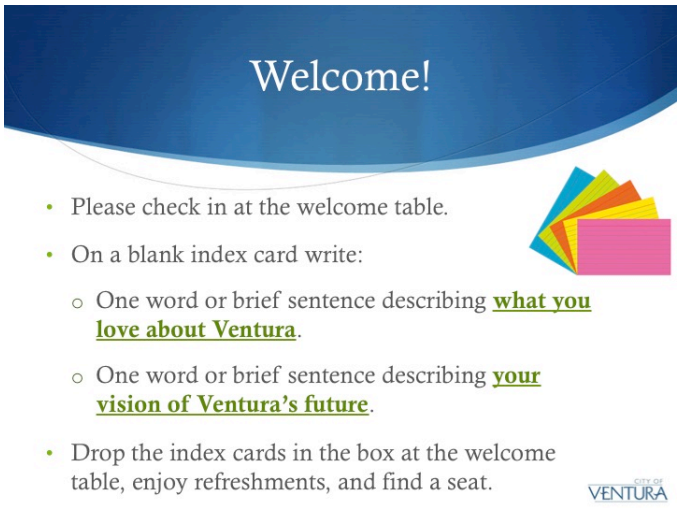
COMMUNITY STAKEHOLDER WORKSHOP #1

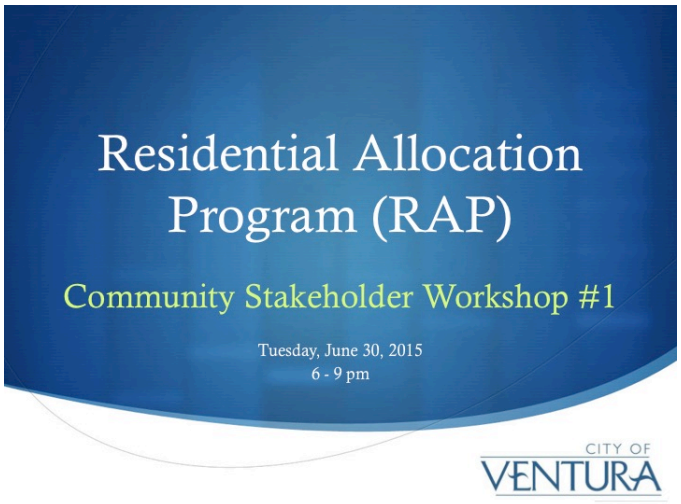
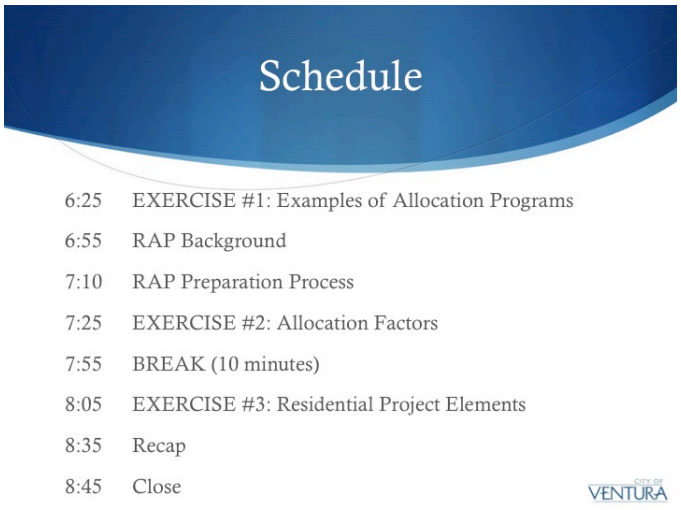
SUMMARY NOTES

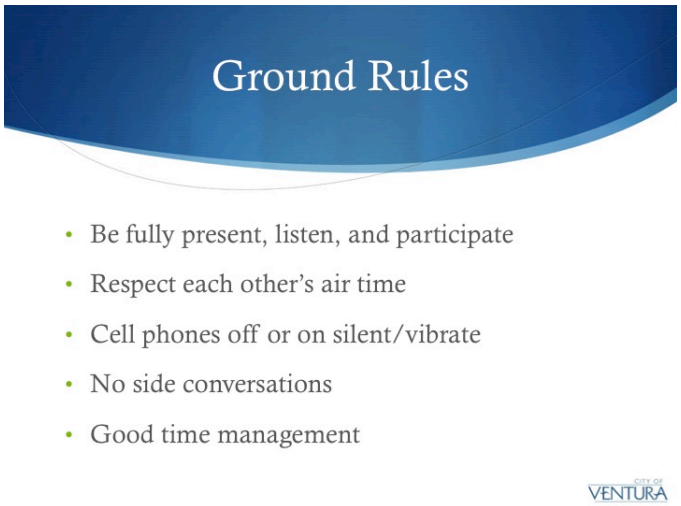
Workshop Overview

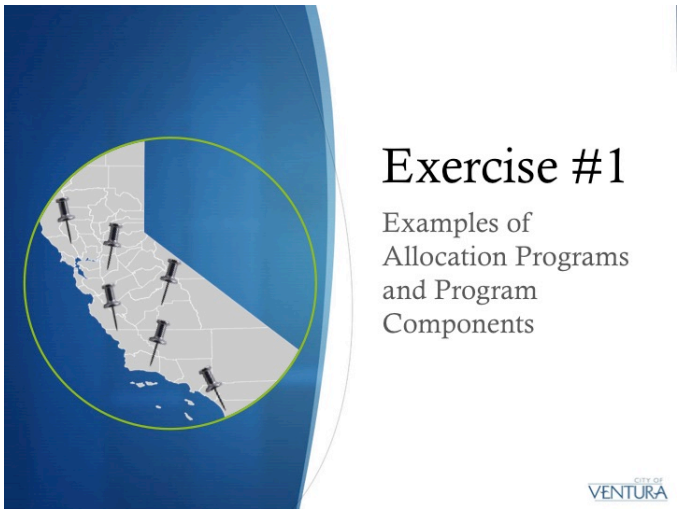
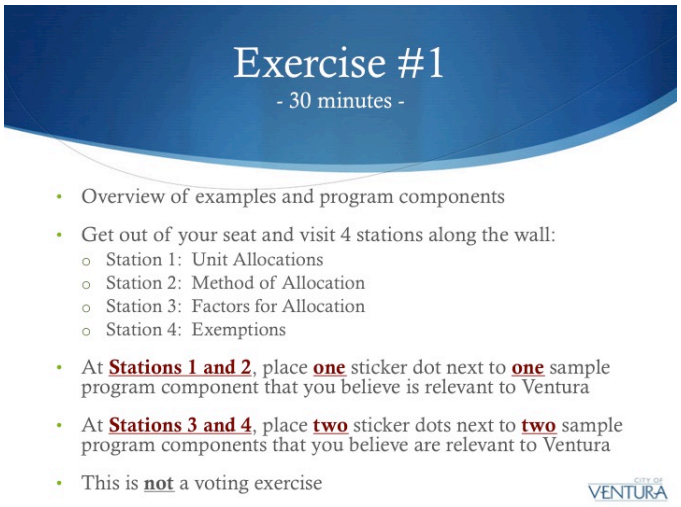
DATE & TIME:	Tuesday, June 30, 2015 6:00 - 8:45 pm
LOCATION:	Ventura City Hall, Community Meeting Room
ATTENDANCE:	45 attendees (based on sign-in sheet)
COUNCIL MEMBERS PRESENT:	Mayor Cheryl Heitmann
CITY STAFF LEADS PRESENT:	Jeff Lambert, Community Development Director Dave Ward, Planning Manager
PRESENTERS & FACILITATOR:	Cristina Talley, Best Best & Krieger LLP Sheri Vander Dussen, Kimley-Horn Ken Lee, Ken Lee Consulting, LLC/Best Best & Krieger LLP (Facilitator)

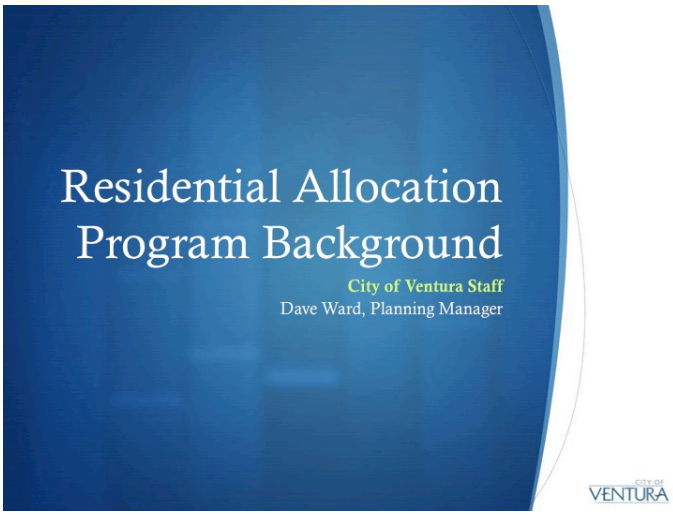
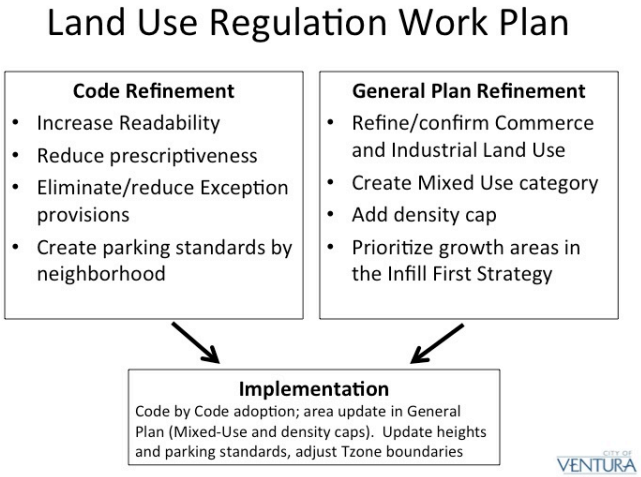
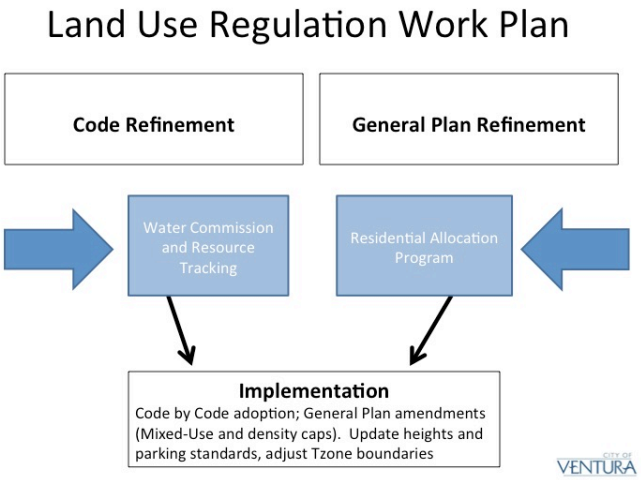
Workshop Topics, Discussion, and Stakeholder Input

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
6:00 PM REFRESHMENTS, SIGN IN, AND TAKE SEATS	
	• **INTRODUCTORY EXERCISE:** ***See Attachment A for stakeholder input received from index cards***

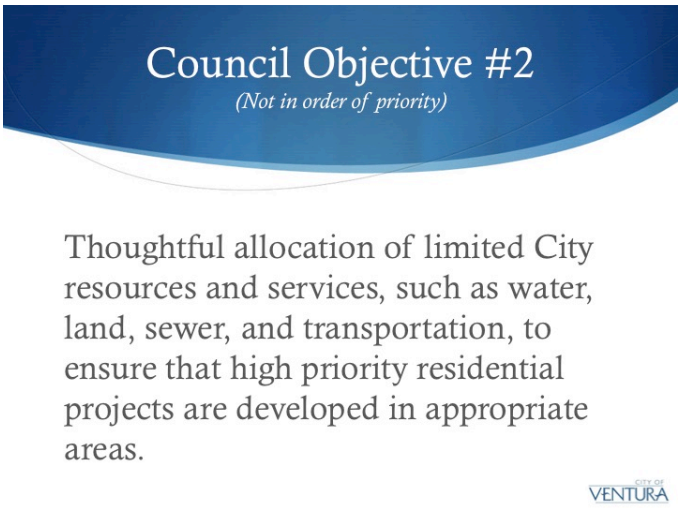
WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
6:10 PM OPEN WORKSHOP	
	• Opening remarks • Purpose of workshop • Introductions of Council Member, City staff leads, and consulting team members present
6:15 PM WORKSHOP OBJECTIVES	
	• Overview of workshop objectives: **Inform** - Program history, background, and preparation process - Program purpose and examples **Solicit Input** - Key program components - Factors for consideration and project elements **Answer Questions**
	• Review workshop schedule

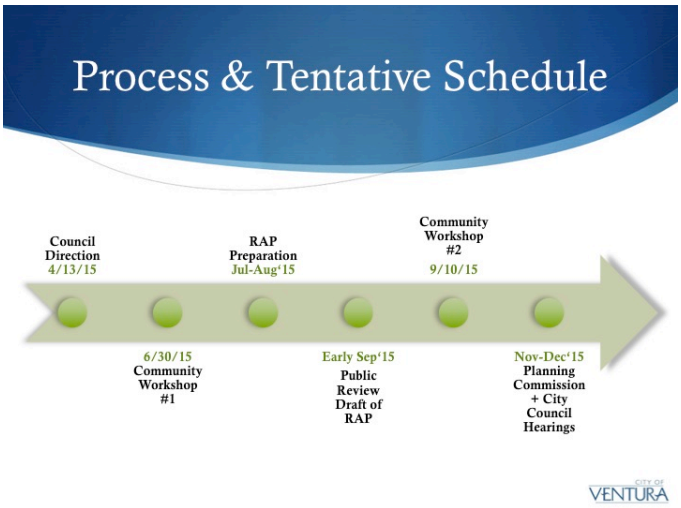
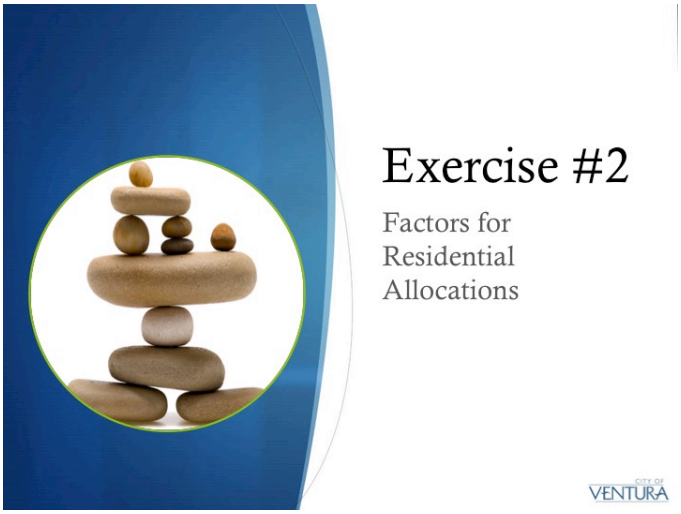
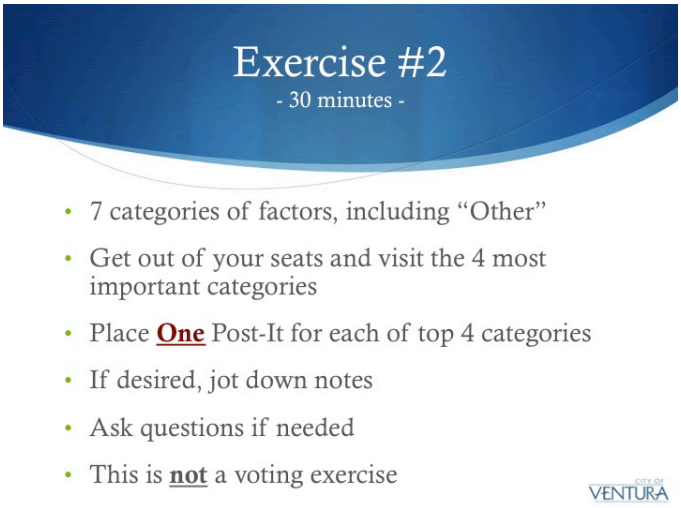
WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
	• Review ground rules for the workshop
	• Review housekeeping items, including use of a "Parking Lot" flipchart sheet to record topics or issues that the limited schedule of the workshop will not be able to accommodate, but that we want to record so we can address them after the workshop, communicate them to staff and Council, and, if appropriate, address them at Workshop #2
	• Other objectives from attendees that were not addressed? ***None received***

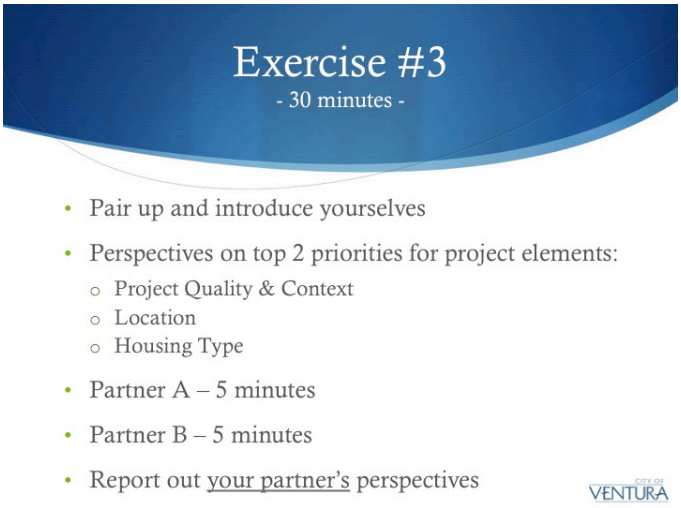
WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
6:25 PM EXERCISE #1: EXAMPLES OF ALLOCATION PROGRAMS	
	• Introduction and overview of Exercise #1: - Provide participants early context and an initial framework of key components of allocation programs from other communities in the state - Solicit initial input on approaches taken by other communities that participants believe are relevant to Ventura
	• Sheri Vander Dussen of Kimley-Horn provided an overview of RAP examples from other communities, including approaches taken on key 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 • Participants were instructed to take 6 sticker dots, visit each of the four stations (4 program components) along the wall, and place sticker dots next to program components believed to be most relevant to Ventura • Was NOT a voting exercise but intended to observe clusters/distributions of participant perspectives • ***See Attachment B for stakeholder input received from Exercise #1***

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
6:55 PM RESIDENTIAL ALLOCATION PROGRAM BACKGROUND	
	• Dave Ward, Planning Manager of City of Ventura, provided a background overview of the RAP and where the RAP fits in with and is different/distinct from other overlapping City land use regulation work plan efforts and processes
	• Review of land use regulation work plan efforts that are taking place concurrent with the RAP: (1) Code Refinement; (2) General Plan Refinement; and (3) work plan implementation
	• Explanation of how the RAP and Water Commission/Resource Tracking work plan efforts have been added as new efforts in the City's existing Land Use Regulation Work Plan, with Ventura Water as lead for the Water Commission

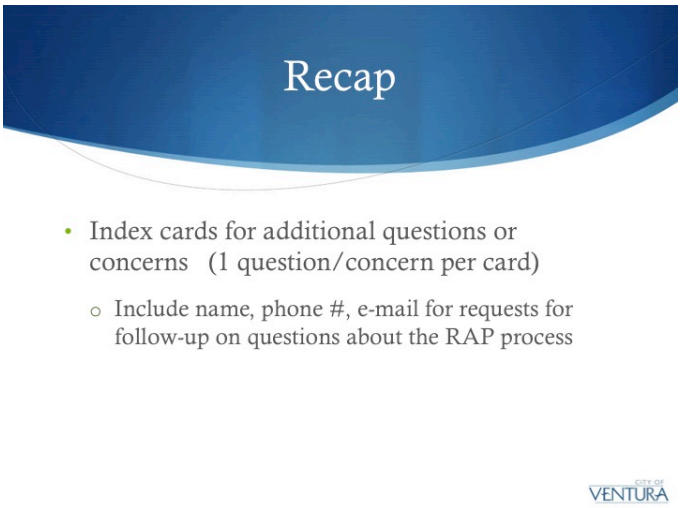
WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
Land Use Regulation Work Plan **Process and Schedule** Recognized Overlapping Processes • RAP – December 2015 • GP Refinement: City Council Updates – Fall 2015; Adoption Winter/Spring 2016 • Code Refinement: Council/Commissions Update – Fall 2015; Funding necessary/adoption timing unknown • Water Commission: Ventura Water department effort VENTURA	• Review of schedules of overlapping work plans and processes
7:10 PM RESIDENTIAL ALLOCATION PROGRAM PREPARATION PROCESS	
Residential Allocation Program Preparation Process RAP Consulting Team Cristina Talley, BB&K VENTURA	• Cristina Talley of Best Best & Krieger LLP provided an overview of the RAP preparation process, including Council objectives articulated when direction to staff to prepare the RAP was formally provided on April 13, 2015
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. VENTURA	• Council Objective #1 (not in order of priority)

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
	• Council Objective #2 (not in order of priority)
	• Council Objective #3 (not in order of priority)
	• Review of RAP preparation steps: - Draft RAP (staff recommendation and alternatives) - Environmental analysis (CEQA) - Review of RAP for consistency with City policies - Review of RAP for legal/statutory consistency

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
	• Review of tentative RAP preparation schedule: - **Jun 30:** Community Workshop #1 - **Jul-Aug:** RAP Preparation Process - **Early Sep:** Public Review Draft of RAP - **Sep 10 (Tentative):** Community Workshop #2 - **Nov-Dec:** Planning Commission & City Council Hearings/Adoption Process
7:25 PM EXERCISE #2: FACTORS FOR RESIDENTIAL ALLOCATIONS	
	• Introduction and overview of Exercise #2: - Exercise #2 expands on Exercise #1 and gives participants an open-ended opportunity to provide input on factors that stakeholder believe are important to consider for allocations
	• Participants were instructed to take 4 Post-It notes and place one Post-It under each of the top 4 of 7 allocation factor categories posted along the wall that they believed were most important for Ventura • Participants were encouraged to write notes on the Post-Its and provide their perspectives on their most important categories • Reviewed 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

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
	• Was NOT a voting exercise but intended to observe clusters/distributions and synthesize themes from written perspectives • ***See Attachment C for stakeholder input received from Exercise #2***
7:55 PM **BREAK (10 minutes)**	
8:05 PM **EXERCISE #3: STAKEHOLDER PERSPECTIVES ON COMMUNITY PRIORITIES FOR RESIDENTIAL PROJECT ELEMENTS**	
	• Introduction and overview of Exercise #3: - Exercise #3 expands on Exercise #2 and gives participants an opportunity to engage in dialog about their perspectives on community priorities for residential project elements
	• Three categories from Exercise #2 are less technical or quantitative than the others and invite a broader range of perspectives on community priorities for residential project elements that may be factors for allocations • Participants paired up and took turns sharing, listening, and recording each other's perspectives on the top 2 priorities for: (1) Project Quality & Context; (2) Location; and (3) Housing Type • One participant from each table reported out what their partner's perspectives on community priorities were • ***See Attachment D for stakeholder input received from Exercise #3***

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
8:35 PM RECAP	
	• Recap of workshop topics and exercises
	• Revisited objectives and received general concurrence from participants that all objectives were met
	• No "Parking Lot" items were recorded during the workshop • Revisited RAP preparation schedule and next steps, including September 10 as the tentative date for Community Workshop #2

WORKSHOP TOPICS	DISCUSSION & STAKEHOLDER INPUT
	• 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 • Dave Ward, Planning Manager, provided handouts to participants with additional resource information about RAP web page and program contact info, water supply/demand information, General Plan growth information (2005-2014), and Community Development Department 2015-16 Work Plan & Timeframe ***See Attachment E for Information Resource Handout***
8:45 PM CLOSE WORKSHOP	
	• Thank you to participants • Program contact info

ATTACHMENTS:

A. **Introductory Exercise Stakeholder Input:** *"What do you love about Ventura?" "What is your vision for Ventura's Future?"*

B. **Exercise #1 Stakeholder Input:** *Examples of Allocation Programs and Program Components*

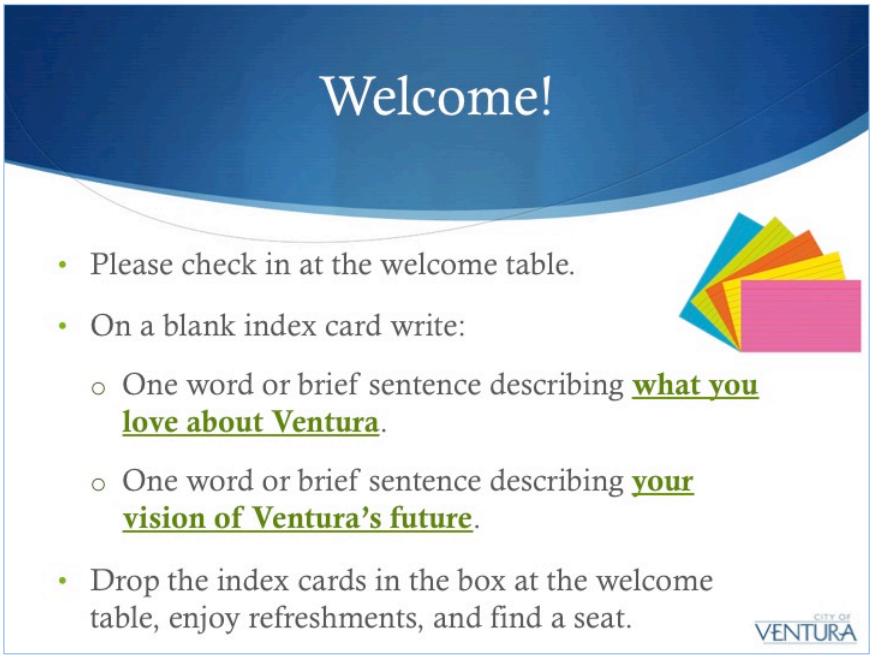
C. **Exercise #2 Stakeholder Input:** *Factors for Residential Allocations*

D. **Exercise #3 Stakeholder Input:** *Stakeholder Perspectives of Community Priorities for Residential Project Elements in the Program*

E. **Information Resource Handout** (distributed at end of workshop)

ATTACHMENT A

INTRODUCTORY EXERCISE: On an index card, write a few words about "what you love about Ventura" and "your vision of Ventura's future."



"What do you love about Ventura?"

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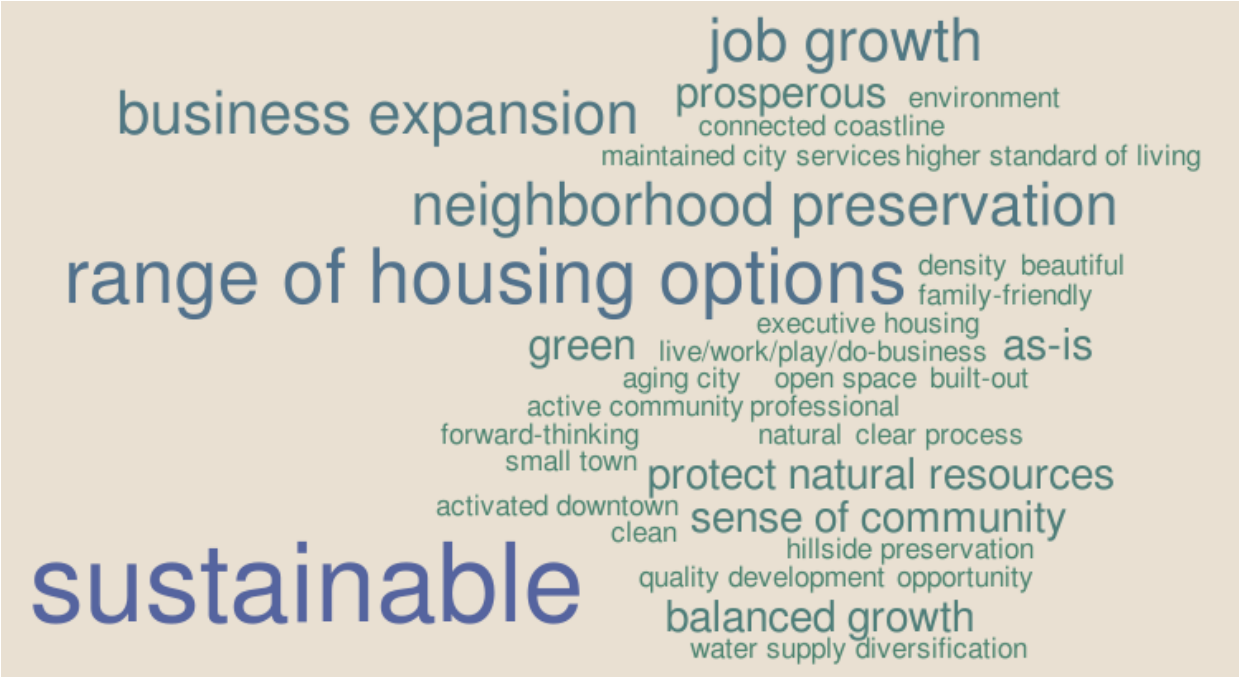
1. Unique / historic / friendly
2. Near the beach / eclectic / near the mountains / diverse / involved community / not Santa Barbara
3. The fog
4. Pedestrian + bicycle friendly / community maintaining a small town atmosphere / people who liver here want to stay here
5. Small town character
6. Driving through the City is like driving across a distinct timeline: Westside & Downtown = Late 1800s-1920s / Midtown = 1920s-1950s / College Area = 1940s-1960 / East End = 1960s-Present
7. Location / climate / diversity
8. "Sense of community"
9. Friendly people / strong Downtown
10. Small town feel
11. Weather / community events that bring us together
12. Not too crowded / weather
13. Open space / small town feel
14. Mountains / sea / climate / not crowded
15. Climate
16. Suburban atmosphere with cool weather
17. Diverse topography
18. Proximity to the coast / mix of cultures and architectural styles / downtown has great bones and some day may be reconnected to the coast
19. Walking on the beach in the morning, especially at Marina Park
20. Venturans
21. Community
22. Weather
23. Small enough to keep sense of community
24. Legacy with family and community
25. Weather / beach
26. History / climate / friendly people / many different types of housing (need affordable housing!) / Downtown / ocean / fair / two trees / our old churches

"What is your vision of Ventura's future?"



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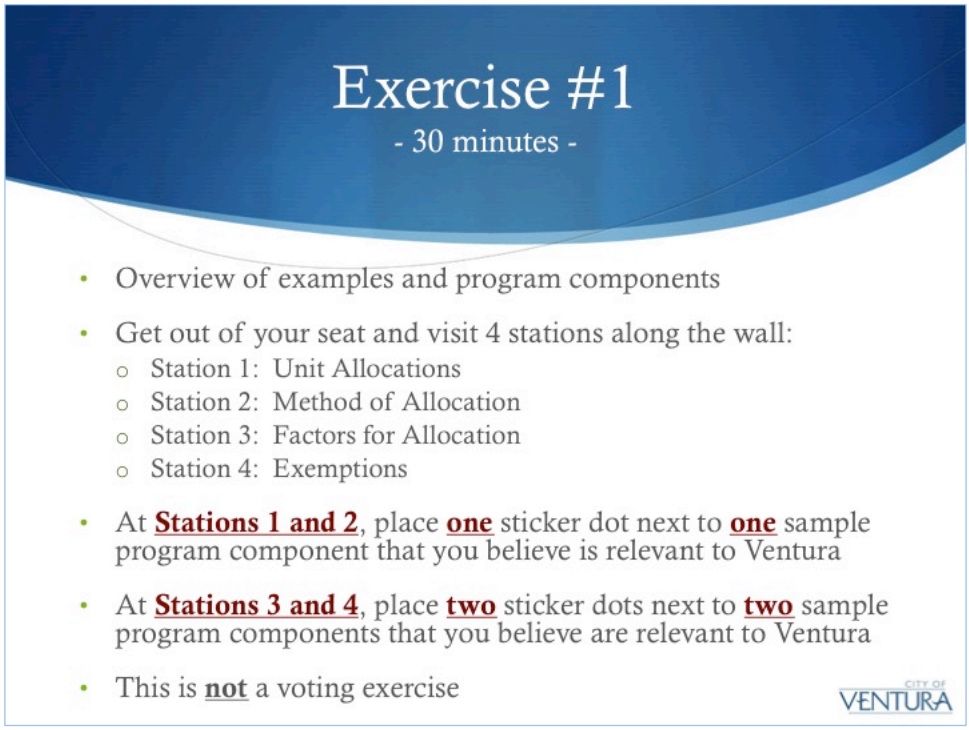
1. Preservation of our hillsides in a natural (topographically) state / new housing must not hurt the value of existing homes or threaten them with landslides, flooding, erosion, or resource depletion
2. Green, clean, and sustainable taking into consideration our limited natural resources and the surrounding environment
3. Ventura is an almost built-out city / its an old city / do not overbuild and overwhelm natural resources, roads, police and fire capacity / keep City sustainable
4. Growth / executive housing / accessible open space / additional water supply and diversification / more professional jobs and businesses
5. Sustainable path for raising standard of living for all
6. Complete for-sale housing ladder with move-in (entry level) housing, move-up (families) housing, and move-down (family out, retired/downsize) housing
7. Going green and keeping small town, family-friendly look
8. To grow in a way that addresses the needs of all segments of our community – aging, wealthy, and those in need of affordable housing with smart planning that clusters housing around commercial areas
9. Keep it similar / minimal change
10. Balanced growth / sensitivity toward existing neighborhoods
11. Remain "as is" and become more affluent
12. More active residents in defending their right for quality of life in Ventura
13. Sustainable community that lives within its means
14. Sustainable development – no toxics, renewable resources, no lessening of biodiversity

15. More dense, active downtown with people actually living there / better commercial connections to coastline / real clarity in the planning process (without the politics)
16. Diverse community where everyone can find an affordable place to live
17. Prosperous community that serves the needs of its citizens, businesses, and visitors and is truly the best place to live, work, play, and do business
18. Sustain the community feel with quality, controlled growth while remaining sympathetic to the less fortunate
19. Jobs for our kids
20. Improved economy without losing sense of community -- not too much growth and not too fast
21. Maintain a forward thinking mentality while sustaining our strong ties to history, community, and beautiful environment
22. Opportunity and housing for all segments of the population
23. Keep the area beautiful, open / provide open minds to bring business and large companies for good jobs to our area

ATTACHMENT B

EXERCISE #1: Examples of Allocation Programs & Program Components



Summary of Stakeholder Input

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**
	TOTAL	**42**

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**

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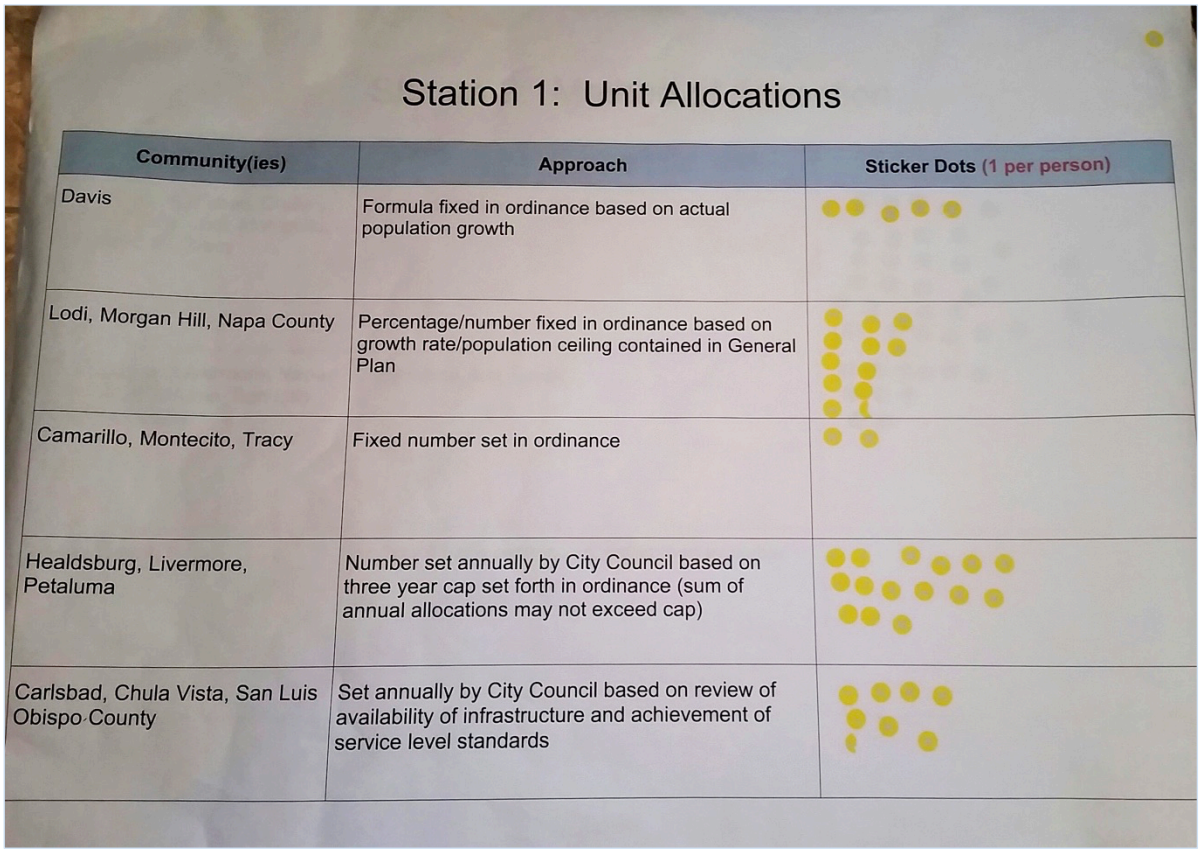
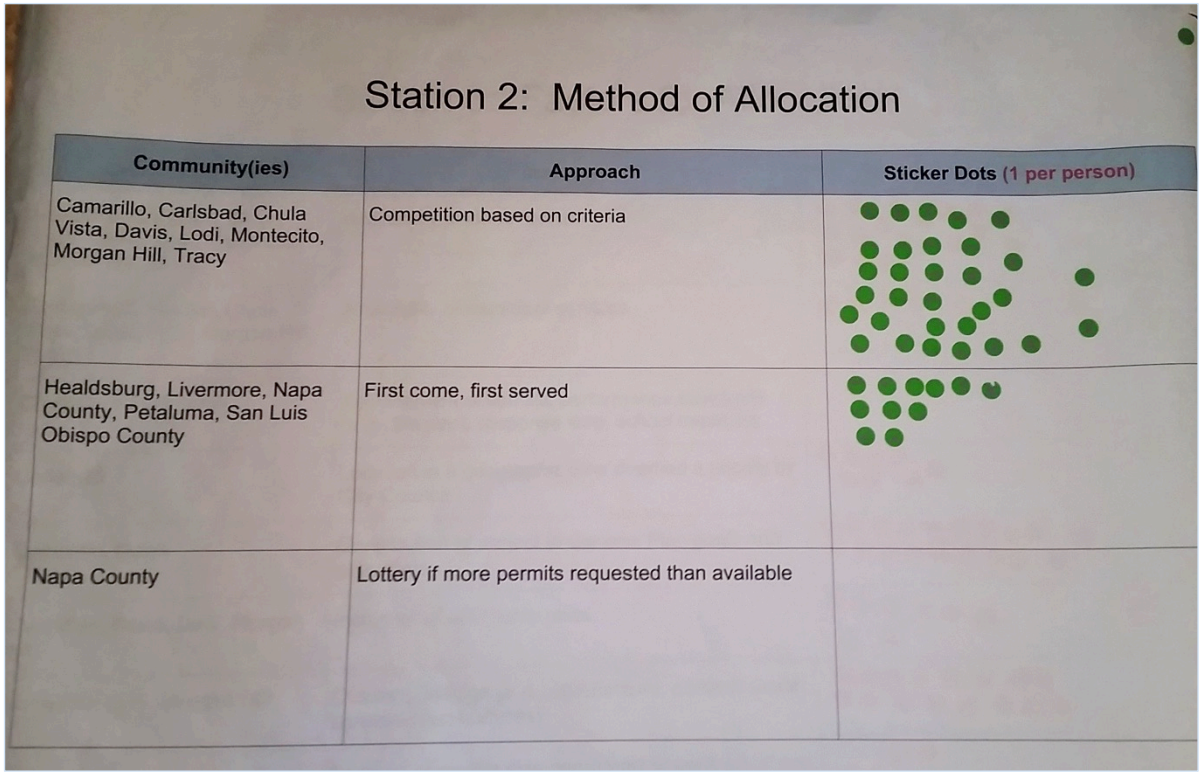


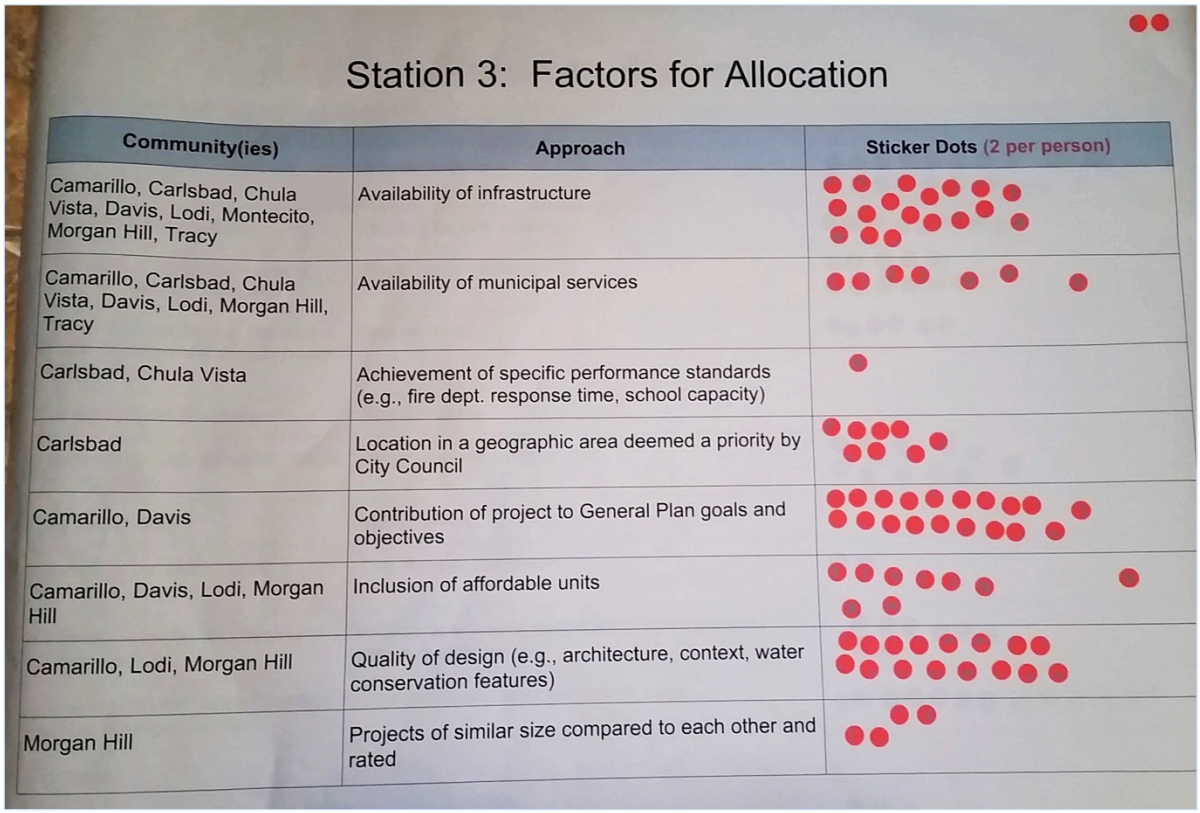
Station 1: Unit Allocations

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	



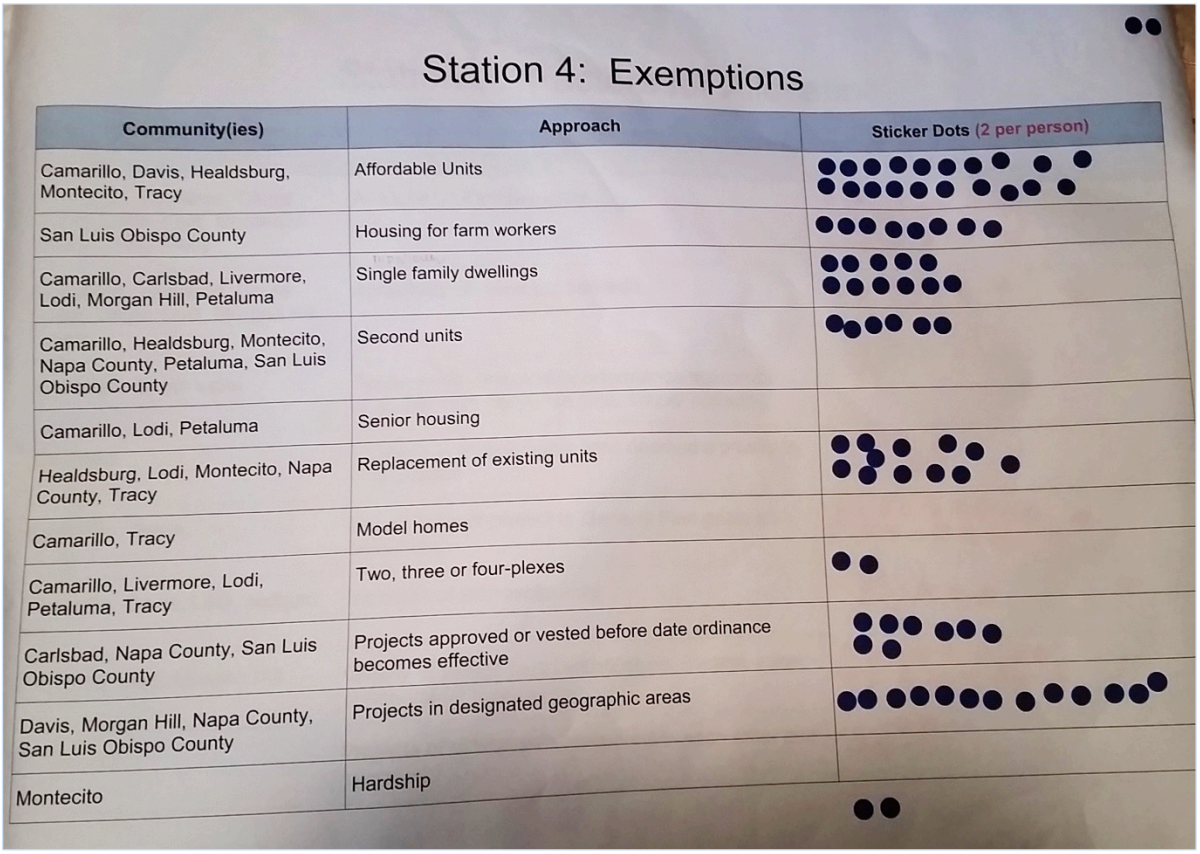
Station 2: Method of Allocation

Community(ies)	Approach	Sticker Dots (1 per person)
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Montecito, Morgan Hill, Tracy	Competition based on criteria	
Healdsburg, Livermore, Napa County, Petaluma, San Luis Obispo County	First come, first served	
Napa County	Lottery if more permits requested than available	



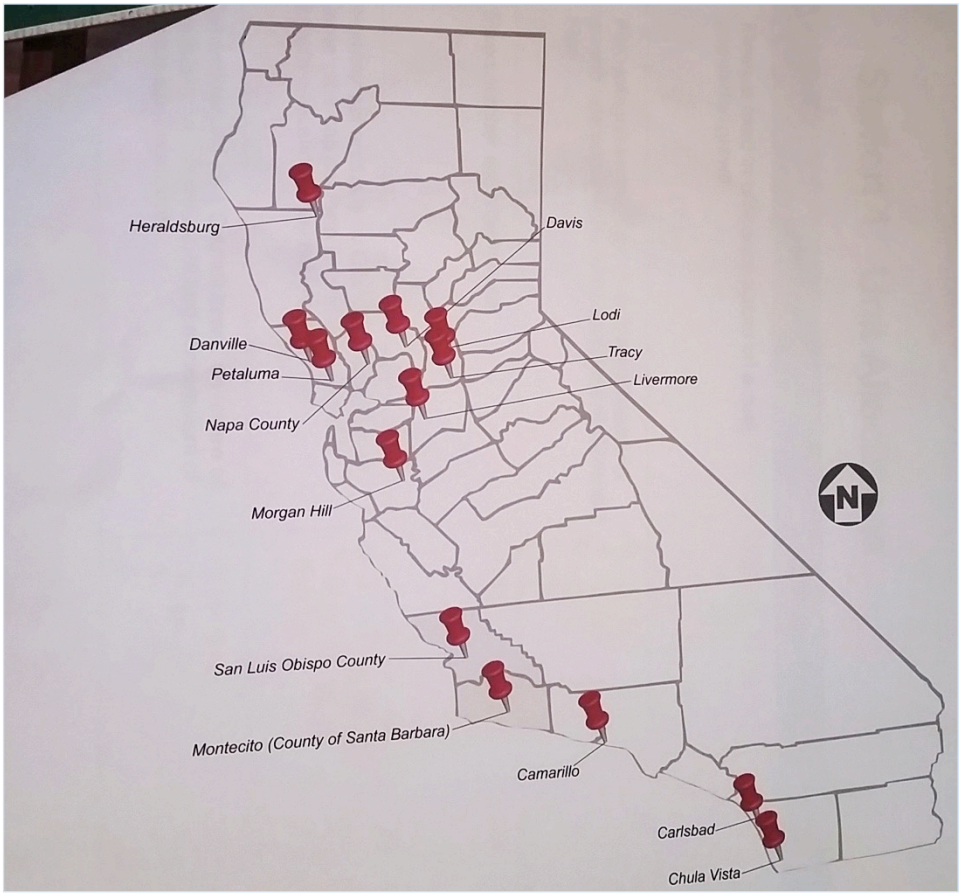
Station 3: Factors for Allocation

Community(ies)	Approach	Sticker Dots (2 per person)
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Montecito, Morgan Hill, Tracy	Availability of infrastructure	
Camarillo, Carlsbad, Chula Vista, Davis, Lodi, Morgan Hill, Tracy	Availability of municipal services	
Carlsbad, Chula Vista	Achievement of specific performance standards (e.g., fire dept. response time, school capacity)	
Carlsbad	Location in a geographic area deemed a priority by City Council	
Camarillo, Davis	Contribution of project to General Plan goals and objectives	
Camarillo, Davis, Lodi, Morgan Hill	Inclusion of affordable units	
Camarillo, Lodi, Morgan Hill	Quality of design (e.g., architecture, context, water conservation features)	
Morgan Hill	Projects of similar size compared to each other and rated	



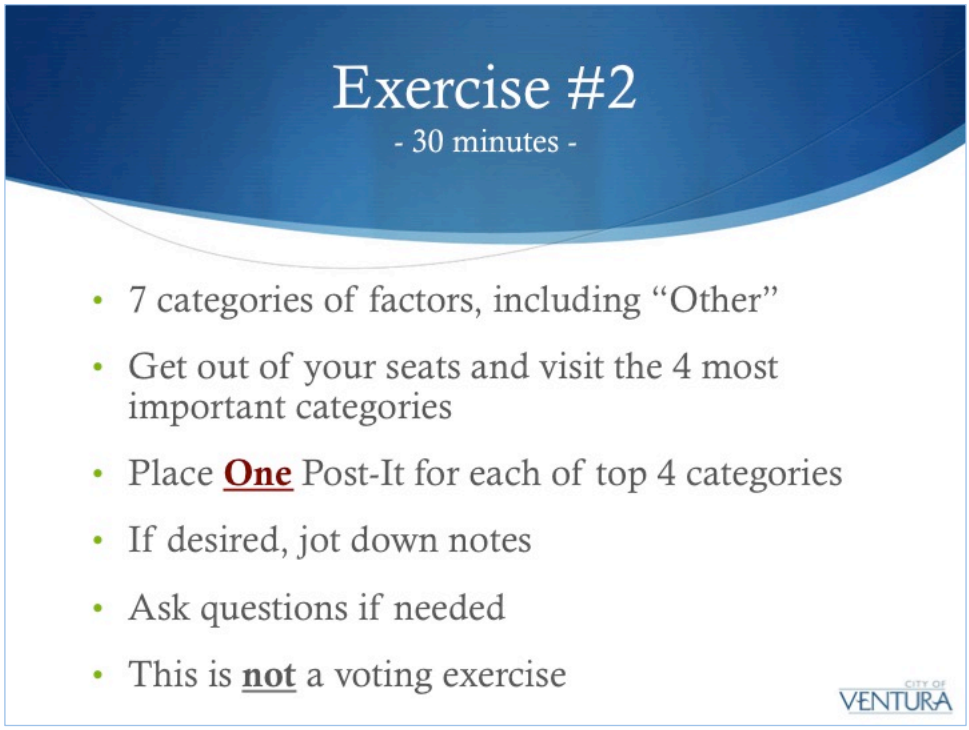
Station 4: Exemptions

Community(ies)	Approach	Sticker Dots (2 per person)
Camarillo, Davis, Healdsburg, Montecito, Tracy	Affordable Units	
San Luis Obispo County	Housing for farm workers	
Camarillo, Carlsbad, Livermore, Lodi, Morgan Hill, Petaluma	Single family dwellings	
Camarillo, Healdsburg, Montecito, Napa County, Petaluma, San Luis Obispo County	Second units	
Camarillo, Lodi, Petaluma	Senior housing	
Healdsburg, Lodi, Montecito, Napa County, Tracy	Replacement of existing units	
Camarillo, Tracy	Model homes	
Camarillo, Livermore, Lodi, Petaluma, Tracy	Two, three or four-plexes	
Carlsbad, Napa County, San Luis Obispo County	Projects approved or vested before date ordinance becomes effective	
Davis, Morgan Hill, Napa County, San Luis Obispo County	Projects in designated geographic areas	
Montecito	Hardship	



ATTACHMENT C

EXERCISE #2: Factors for Allocations



Summary of Stakeholder Input

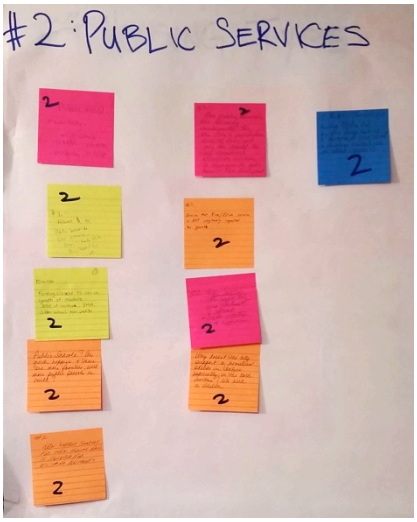
Raw Data

I. PUBLIC FACILITIES

1. Water supply and capacity – don't build where sufficient water supplies have not been identified
2. Approve new housing projects that are at least water-neutral and especially those projects that will provide additional water for existing home reserve
3. We need to ID water sources of 50+ years before adding to the equation of more demand
4. Is the new project net water-neutral or positive? Does it provide either new water to City or fund delivery of new water?
5. Housing should be consistent with available facilities or should come with budget to upgrade facilities as needed
6. The existence of adequate infrastructure, including water, should be criteria that determine location and/or number of allowable units in an area

7. Availability of water/sewer infrastructure; access/proximity to parks and recreation areas; access to stores, especially grocery stores
8. With limited water resources, affordable projects should get priority
9. Public facilities mandatory – also should include open space
10. The 70,000 children, families, and seniors in the east end need a library since the Helen Power Wright Memorial Library was unjustly closed 5 years early; when the lease finally surfaced, it had provisions for 15 more years
11. Public facilities should be sufficient to support the needs of the community without depleting the natural resources available
12. Traffic impact
13. We need a library between Mills Road and Wells Road
14. Parks; technology spaces
15. Shelter or supportive housing for working poor and homeless very much needed
16. Water availability
17. Each development to include park areas (as is done now)
18. Appropriate library building for East side; water supply and infrastructure – watershed-wide approach to water use; planning for better infiltration
19. With regard to water supply, acknowledge that units affordable to lower income households have priority for water in accordance with Government Code Section 65589.7
20. Water currently must be an issue; but residential growth can not stop as population keeps growing; thus for the time being, growth should be in low water use ways, subject to change as our situation changes; also work on getting alternative water
21. We are an old city; we are almost built out; growth can easily overwhelm existing public facilities
22. Develop "new" water resources
23. Public facilities paid for by development
24. May be assisted through new housing projects; newer housing can be near neutral in terms of the drain on public facilities; can provide alternatives to aging infrastructure and housing stock

II. PUBLIC SERVICES

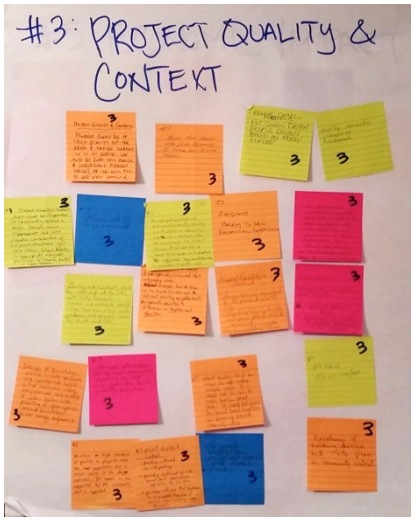


1. Loma Vista Road by the hospital is a disgrace; we need a regular schedule of road repairs
2. Our public services are already inadequate for the City's population; growth does not pay for itself; we need competitive allocation system so community gets benefit from development
3. Public services mandatory; also should include education and emergency services
4. Ensure that fire/police services are NOT negatively impacted by growth
5. Allocate $ to public service to low income – Boys & Girls Club, Big Bro/Sis, etc.
6. Funding allocated to serve youth of residents – BGC of

Ventura, YMCA, after-school non-profits

7. Water supply key, plus treatment of effluents; fire protection and suppression
8. Why doesn't the City support a homeless shelter in Ventura especially in the cold months? We need a shelter.
9. Public schools? As growth happens and there are more families, will more public schools be built?
10. New water sources for new housing and a reserve for existing residents

III. PROJECT QUALITY & CONTEXT

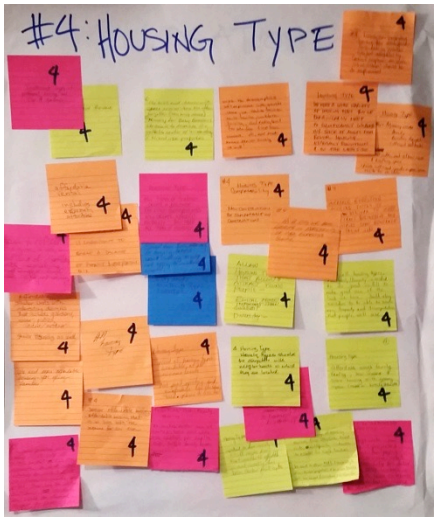


1. We need walkable neighborhoods with stores and parks
2. Maintain a high standard of quality to projects that the local population has a major voice in the design approval; it needs to be supported by the community that is impacted
3. Providing sufficient on-site parking; providing sufficient on-site ground level open space, especially for children; providing sufficient # of bedrooms to accommodate families of various sizes (including larger families)
4. Excellence of building design and site plan in community context
5. 50% high end; 50% low income/apartments
6. Project quality should be reviewed as best meeting residents' needs; it should not be used to overly burden project costs; it should not give City Council broad discretion in designing projects from the dais
7. Design of buildings should include setbacks and appropriate height so that Ventura's views are preserved, and quality of life; water-wise planting of open spaces around buildings; solar energy emphasis
8. We need allocation pacing and competitive process so that City gets the best quality projects
9. Uniqueness, not cookie cutter projects; quality design & build; increased efficiency of modern technology in the design
10. Amenities are important to the residents and the City; projects with varying densities and price points help the community; low demand features (water, power)
11. I am especially concerned about adjacency issues; example: new buildings in the Growth Corridors and the adjacent existing neighborhoods; be especially sensitive to differences in <u>heights</u> and <u>densities</u>
12. Quality and context should be addressed at the DRC, not City Council; owners and architects should choose their own style with guidance and proximity issues by staff and DRC
13. The quality and context of a proposed project should adhere to clear guidelines with oversight from our committees of design professionals, not elected officials; need to maintain the eclectic nature of our architecture
14. Adequate parking to new residential construction
15. We need good quality homes that are aesthetically pleasing and fit well in the community and are in harmony with the environment; it's all about balance; at the same time, we

cannot see the builder as the perpetual piggy bank – they should be able to shoulder reasonable costs

16. Approved by neighborhood
17. RAP must be responsive to community context and style; density where appropriate, but with careful consideration of adjacent structures, light, and views; where density is appropriate, adequate provision of nearby parks and open space
18. Quality, character, uniqueness, functional
19. Remove Council prejudice; not Council driven; People driven based on need/market
20. Projects should be of high quality for the area and target market it is to serve; we must be realistic though and understand market forces, or we will fail to get new housing
21. Build new housing with close proximity to hiking and biking trails

IV. HOUSING TYPE

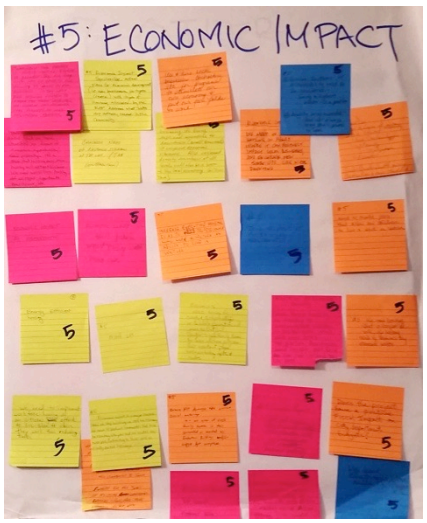


1. Prioritize affordable housing given high rents, low vacancy, and projected growth in low-paying jobs in tourism, retail, etc. Also, City has failed to meet RHNA numbers in very low, low categories and exceeded numbers for market rate
2. We need a range of housing choices, from affordable, small units, multifamily residences, t estates for single families; we need to allow MORE flexibility to allow denser properties, and be more flexible with the height of buildings to allow for greater density
3. Important to have variety – fit all ranges from $5M+ executive to affordable; too much recently has been stacked flat apartments
4. Prioritize multifamily housing – it makes better use of limited land and uses less water per capita than single family homes
5. The main problem with housing in the City of Ventura is that it is too expensive; we need rentals extremely low, very low, and low-income households can afford; these can be dense multifamily structures; they should be dispersed throughout the community and integrated in each area
6. Senior affordable housing and affordable housing that is in line with the income for our area
7. We need more affordable housing for young families
8. Sustainable practices – no toxics; renewable resources; no lessening of biodiversity
9. Affordable single family, low income, and some housing with granny space (room with bath/kitchenette)
10. Housing types should be compatible with neighborhoods in which they are located
11. Need all housing types available at all income levels; not just existing and unaffordable; our children need places to live too!
12. All housing types
13. Affordable smaller units with interesting designs that include gardens, solar, patios, indoor/outdoor; senior housing as well

14. Need all housing types; multifamily/density is needed to do good infill to make good use of the land we have; build along corridors to be able to create more frequently used transportation that people will use
15. Allow housing types that allow and attract young people; rental more important than ownership; diversity
16. City needs Montecito-type estates
17. Don't allow too many rentals if they can get around affordable inclusionary housing ordinance, since our City Attorney is saying latest court ruling might not apply to rental units
18. Needs to reflect the given area – not out of character with existing buildings or land use compatibility
19. A diversity of housing and zoning is important to create a balance of product and jobs/housing mix
20. Increase executive housing supply to allow Ventura to keep and attract businesses and industries that generate good-paying jobs
21. Housing type compatibility – new construction should be compatible with existing construction
22. As a city, we are lacking in availability of new executive housing
23. All types of housing; create a balance; executive homes/estates will create upward mobility, but need all types of housing
24. Affordable rental, including extremely affordable
25. Adjacency issues – densities, building heights, sufficient setbacks; allow sufficient elbow room and breathing space; provide sufficient yards and open space onsite for children
26. We need a variety of housing types, but we particularly need to significantly increase our stock of multifamily rental housing, especially downtown and on the West side
27. Focus on providing housing for workforce; multifamily provides the greatest affordability; Council emphasis on "Executive Estates" should be de-emphasized
28. With the demographics we'll experience in the years to come, we need to focus on multifamily workforce housing, and entry level for-sale for first-time owners; senior housing as well
29. The high end homes with space around them are often forgotten (they bring money); housing for Baby Boomers who desire to downsize in a walkable center with low maintenance; mixed use properties
30. Executive housing
31. Insufficient supply of professional housing and Class A apartments

V. ECONOMIC IMPACT

1. We need electronics store that sells TVs, iPhones, etc.
2. Affordable housing will bring businesses because workers can afford to live here. For every $500,000 in affordable housing, 29,000 jobs will be created; and expensive homeless services can be avoided
3. Attract new businesses; job growth; professional housing; infrastructure investment
4. New executive housing – benefits: job creation/bringing new companies to town; support for all types of existing commercial services (food, auto sales, shopping centers, etc.)



5. Does the project have a positive fiscal impact on City department budgets?
6. Will not cause City to underwrite infrastructure costs; will improve business activity
7. Ensure NOT damage the current social make-up; i.e. an area of single family homes is then surrounded or invaded by industrial buildings and/or large apartment complexes
8. Economic impact is a major concern; when we stop building, we stall the economy; we need to produce communities that serve the economy with jobs and are located near those jobs, contributing to fewer cars on already-packed freeways
9. We need to implement workforce housing so our citizens can afford to live close to where they work, thus reducing traffic
10. We need housing that is compatible with the housing needs of Ventura's key economic sectors
11. Prioritize affordable housing – workforce housing is needed to accommodate workers in restaurants, retail, and new hotels in the pipeline; businesses need reliable workforce who can afford to live here
12. Need housing for 20 and 30 somethings or the whole generation will move to Portland; starter single family homes for those who have outgrown their apartment phase; we're over-building apartments and condos
13. Mixed use
14. Energy efficient housing
15. Need to create jobs that allow our children to live and work in Ventura
16. Zero or positive [economic impact] for existing residents
17. Increase executive housing to give professionals who work in Ventura an ability to live in Ventura
18. Economic impact should factor in Project Quality & Context and Housing Type
19. Economic Impact #1 measurement
20. Economic development – need to house all income levels – rental workforce housing >> first-time homebuyers >> family >> step-down; executive; creates greater wealth during construction and once completed
21. We need to provide housing in areas where it can positively impact local businesses, and encourage new start-ups, like in the Downtown
22. We need estate housing to bring high end spenders to Downtown (small business) to improve economic vibrancy; also, increased density Downtown at all levels will also be a boon to the local economic (see River Park)
23. Consider need of revenue streams of the City (tax contribution)
24. Housing that supports the areas that we have identified as "areas of economic opportunity" need priority; It's a sham that building executive housing will attract business; we need workforce housing/affordable all types, apartments, townhomes, etc.
25. Various systems of affordability need to be considered – going to highest bidder is a problem; density being rewarded; density does not always bring down price to user

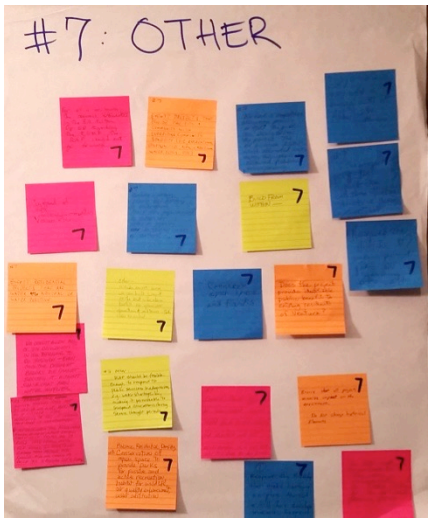
26. Use and hire local businesses, contractors, etc. for programs to stimulate our own economy and put our own folks to work!
27. Synchronize actual plans for economic development (i.e. new businesses, job types created) with types of housing allocated by the RAP; address what units are actually needed in the community
28. Currently the process is overly complex, rigged to benefit the big guy with lots of lawyers and ability to hang on for duration; in the long run, skewing system to favor the huge developer and locking out smaller ones results in less interesting projects

VI. LOCATION

1. All housing types; all locations; balance housing mix
2. Infill if so many empty vacant properties; keep out of hillsides
3. East end residents pay $1.2 million in property taxes to Ventura County Library Services; now they want to provide us with a kiosk at a shopping mall; give us a library now; how about Fresh & Easy building on Day & Telegraph
4. Infill should always be a priority
5. Build new housing in the hillside and preserve flat land for agriculture
6. Infill focus
7. Infill sites with access to public transit; blighted sites, especially in Downtown/Midtown should be exempted
8. We have two water systems in Ventura – Casitas and everything else; have to slow down in the east; need more focus – dribbling units into all corners of the City dilutes change and progress
9. Provide live/work housing at the Harbor and Downtown; allow housing on parts of hillside for executive housing; we have very limited housing for executives 3,000 square feet or bigger
10. Certain areas need help; currently historic Downtown needs help; at other times other areas will need help; now Downtown needs help as competition from other areas is drawing folks away; more residential use would put the needed bodies on the streets and in the shops
11. Not on agricultural land
12. Consider impact to existing services on East side – heavy on housing – not as many services; keep the “there there” by supporting unique features of each neighborhood
13. If the Downtown is to become a key piece of our “economic puzzle,” we need to focus and support housing in the area, to fuel the businesses there, and to provide “eyes on the street”; it can’t make it as only a “restaurant district”; a place for high density housing
14. Infill first – so “infill first” does not remain an unfilled vision promise
15. We should allow for more transit-oriented development; develop areas that are already growing/allowing for growth, as well as new areas zoned for new construction; more emphasis on taking cars off the road by encouraging dwelling units near shopping areas
16. Set priorities of where to grow – stay with the “Plan”; follow the vision already established
17. Location includes context, housing type, historic, and community balance

18. Infill first; Downtown area good for mixed use – shops below with living above
19. We need higher density rental and ownership housing Downtown to keep the Downtown revitalization moving forward
20. Infill locations should be the first to get allocations; this includes clustering around Downtown
21. Plan for the next 20 years, not just five years

VII. OTHER

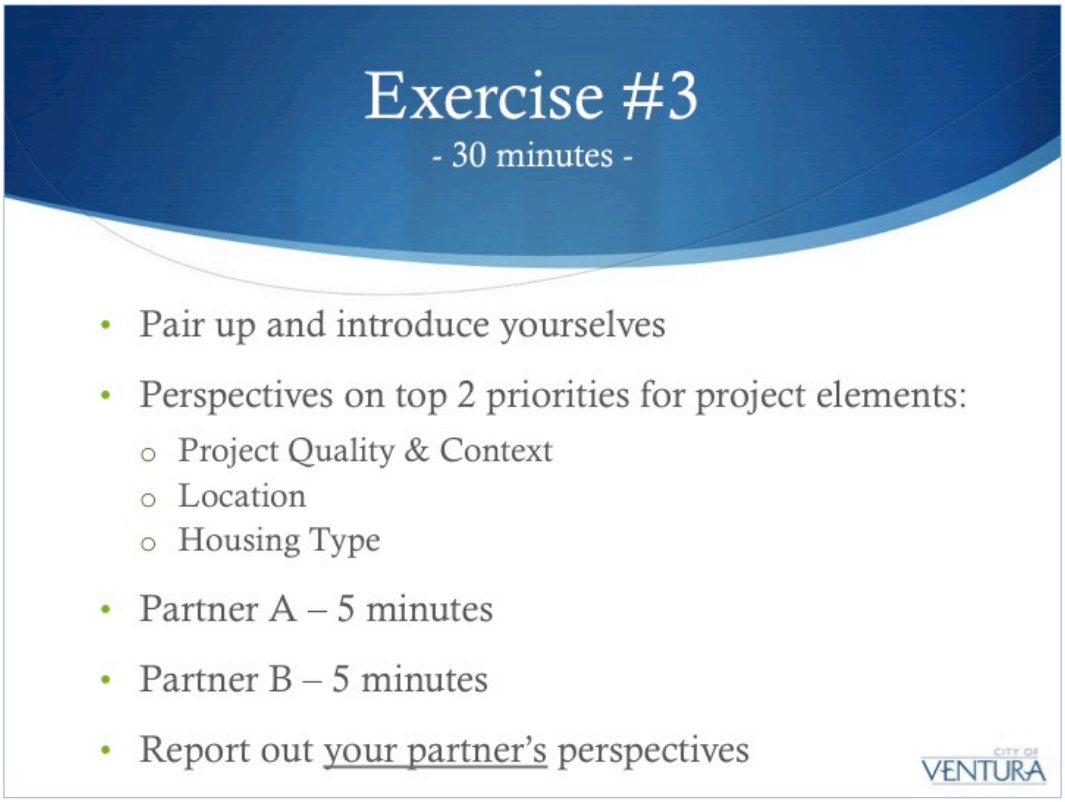


1. The RAP must ensure that the City can accommodate its RHNA numbers for the 2014-2021 planning period
2. Respect the hillsides that make Ventura unique; no cut-and-fill for development; respect the present homeowners
3. Ensure that all projects minimize impact on the environment; do not change historical elements
4. Council should not be over-involved; Council should guide broad concepts and direction and not micro-manage in a way that will bog down the development process
5. Balance residential density with conservation of open space to provide parks for passive and active recreation, habitat for wildlife, air quality enhancement, water infiltration
6. RAP should be flexible enough to respond to public services inadequacies (e.g., water shortage) by making it permissible to suspend allocations during severe drought periods
7. As a developer, the senior housing issue is not at top of my list, but as a citizen, was horrified to see it ignored; the need is substantial; as a developer, the affordable rules based on unit count rather than square feet pushes me to build very small units for single 20-somethings rather than provide for families; give me choice to build one 3-bedroom, not 4 studios
8. We cannot allow all of the development in the pipeline to go through; even once the drought breaks, we cannot sustain it without significant new water supplies
9. Does the project provide identifiable public benefit to existing residents of Ventura?
10. Conserve open space and parks
11. Hillsides are not sacred; we can build smart on the east side above Foothill; no sprawl over Downtown and Midtown – that's close to sacred
12. Exempt residential projects that are water neutral or water positive
13. Respect the hillside management plan – no squeezing around it
14. Is the project to $ financially impact Ventura citizens with infrastructure changes (water tanks moved)? Will add to energy costs of ALL water customers
15. Build from within
16. Ventura is lacking beauty and harmony in architecture; should some requirements be established in order to improve aesthetical image of Ventura?
17. Instead of RAP, follow communities Vision Plan

18. For, at a minimum, the reasons articulated in the Bill Fulton Op-Ed regarding the RGMP, the RAP should not go forward
19. Exempt projects that provide the City and community with overriding community benefits (e.g., recreational opportunities, new and additional water supply, etc.)
20. We need a competitive allocation process so that the public can easily follow the process; the old biennial RGMP which allocated units every two years allowed public transparency

ATTACHMENT D

EXERCISE #3: Stakeholder Perspectives on Community Priorities for Residential Project Elements in the Program



CITY OF VENTURA RESIDENTIAL ALLOCATION PROGRAM

Community Workshop #1

EXERCISE #3: Stakeholder Perspectives on Community Priorities for Residential Project Elements in the Program

Partner Name: _____

Exercise Time: 30 minutes

Instructions:

1. Pair up with the person sitting next to you (Partner A + Partner B).
2. Introduce yourselves and write your partner's name on the line above.
3. **Partner A** – Answer the question below and share your top two priorities for each of the three factors. Partner B – Record answers (below) and ask clarifying questions. **(5 minutes)**

   What are your perspectives on the top two community priorities for project elements for <u>each</u> of the following three factors/topics? (6 priorities total)

   - **Project Quality & Context**

     1.

     2.

   - **Location**

     1.

     2.

   - **Housing Type**

     1.

     2.

   Switch ...

4. **Partner B** – Answer the question above and share your perspectives on the top two priorities for each of the three factors. Partner A – Record answers (above) and ask clarifying questions. **(5 minutes)**
5. For each of the three factors, go around the table and report out *<u>your partner's</u>* perspectives to the group's recorder (separate flipcharts for each factor). Ask clarifying questions. **(10 minutes)**

Summary of Stakeholder Input

Raw Data

I. PROJECT QUALITY & CONTEXT

1. Variety of price points that meet market demands
2. Variety of densities
3. Upscale housing
4. If possible with overriding community benefit
5. Excess or excessive costs not get passed to the builder; allow choices to meet the demands of the market
6. Consider allowing greater density in the single family detached zoned areas to attract more developers
7. Ecologically neutral water/power
8. Contributes to whole community – long-term economics
9. High quality, aesthetical architecture
10. How does it fit in surrounding community
11. Integrated, complete project
12. Balance between new updated buildings that fit in with existing older building
13. Need for more residential/commercial combined housing (residential on top, commercial on bottom) so need for less cars
14. Architecture that fits in with existing architecture so that income levels are not distinguishable
15. Compatibility with neighborhood
16. Preservation of natural sunlight and views
17. Neighborhood compatibility
18. Must be sustainable
19. LEED certified (or better), sustainable design
20. Appropriate size and design to neighborhood
21. Good design – lots of solar, sustainable
22. Walkable, bikeable neighborhoods
23. Green, sustainable
24. High density; use land effectively; affordable
25. Floor plan for good personal space, desk space; flexibility for individual to have their private space
26. Indoor/outdoor space – noise control
27. Right for micro-environment
28. Let people have choice as determined; don't say you have to have; live/work example not working in Ventura – using as housing
29. Affordability
30. Further the housing – RHNA /Housing Element
31. Quality – Quality geared toward buyer/renter profile for hot market area and housing type

32. Context – How project fits within existing community and complements the community
33. Density; walkable and transit accessible
34. Housing that matches the existing workforce
35. High quality, long-term, attractive decades from now
36. Value to existing community structure
37. Density and walkability
38. Housing for young professionals
39. Pedestrian access to quality schools
40. Pedestrian access to common areas, facilities, services
41. Good quality of life amenities
42. Cost-effective amenities
43. Quality always important; keep it in mind but it needs to be considered without limiting our ability to develop
44. Compatible with existing neighborhoods and developments, but try to adopt high standards that will attract quality architects – variety of design that will stimulate
45. Support quality architecture with clear standards but do not inhibit quality architecture – support eclectic design
46. Decisions on quality made by professional staff, not by politicians
47. Compatibility with existing neighborhoods
48. Balanced or blend – not all high-end
49. Conform to existing neighborhood
50. Going green
51. Architecturally, new development should not change the character of the existing neighborhood
52. New construction must leverage cutting edge green technologies to limit/minimize impacts on the environment (water, electricity, utilities)
53. New buildings compatible with existing neighborhood
54. Heights of new construction should blend seamlessly with existing structures and new population density should be compatible with existing population
55. Building away from hillsides and farmland
56. Project needs to contribute to open space acquisition for public use
57. Neighborhood compatibility – new development must work with existing neighborhood!
58. Project needs to enhance community open space and parks
59. Economic assessments of impacts on community and revenue it can generate
60. Balance of community resources and interface with neighboring communities
61. Sustainable practices – no toxics, renewable resources, no lessening biodiversity
62. Use most efficient building materials and practices
63. Not Council driven
64. Work with community's vision with what it wants to be
65. Energy-wise
66. Community vision required to determine what is needed (how? what?)
67. High quality design and materials

68. Respect neighborhood being built next to, style up to owner with input from staff and codes
69. Highest quality design without creating cost burden, which would make it unaffordable
70. Enhance without clashing with existing neighborhood
71. Executive housing
72. Does not adversely affect or impact existing housing
73. Well-designed with quality and character to attract and retain vibrancy
74. Consistent with neighborhood but upgrading it with gathering places

II. LOCATION

1. Amenities near location
2. Make infill projects a priority, not to the exclusion of all other types of development
3. In area of least impact to City as a whole
4. In a geographic area that can reasonably accommodate such housing
5. Amenities near residential neighborhoods
6. Consider connections to transit with new developments
7. No priority
8. Downtown
9. Does it require the extension of infrastructure within boundaries of existing infrastructure
10. Walkability
11. Redevelop Harbor area that brings in housing to have people stay and live at Harbor
12. More executive homes with bigger lot size on hillside
13. Not on farmland or hillsides
14. Adequate facilities and services
15. Not on farmland
16. No housing in industrial areas
17. Infill first
18. Preserve open space
19. Set back from sidewalk with trees and native plants
20. Near transit hubs, parks, amenities
21. Disperse affordable
22. Not agricultural
23. Making space good for walking; making living space comfortable for all to live
24. Connectivity – people can walk/bike to places
25. Make project appropriate to the location
26. Priority to infill – dead lots = trouble
27. Housing Element already has land inventory and it includes locations within the City
28. Balance out the housing mix within each of the City's planning communities and ensure adequate retail, office, and industrial and infrastructure
29. Downtown and Midtown
30. Not on farmland and hillsides
31. Infill

32. Not agricultural land
33. Downtown
34. Uses determined by accessible amenities
35. Common pedestrian accessible areas
36. Infill desired, not stressing infrastructure
37. Walkable access – good pedestrian accessibility
38. Infill first … “create a there there”; need to find ways to stimulate infill
39. Match the amenities with the location
40. Infill first, but allow densities that are required so that developments can pencil out; do not adopt policy that inhibits actual building
41. Focus on Downtown to fuel Downtown economy
42. Infill
43. Parking (requirements) relative to building
44. Infill
45. Build where least impact on traffic
46. Preserve hillsides and other open space areas
47. Any new construction has to provide for pedestrian traffic and on-site parking; need sidewalks
48. Preserve hillsides; compatible infill that doesn’t negatively impact current line of sight or interfere with privacy concerns
49. Provide enough open space onsite – in regards to families/children play space
50. Infill first – upgrade empty lots; any infill must work with neighborhood
51. Need industrial exclusive zone
52. Infill (true infill) first, not farmland
53. Enforce Hillside Management Plan for safety and aesthetics
54. In relation to services (e.g., bus for low income); walk to parks
55. Fit type to economic context
56. Keep off of hillsides
57. Prioritize infill around the City
58. Joint decision by city/public, and then executed
59. Build on empty spaces in already developed areas
60. Geared around needs of families – public outreach
61. Rehab existing housing stock/neighborhoods
62. Allow mixed uses to vary in uses, can be residential or commercial without major rebuilding
63. Complement workforce near work locations
64. Build complete neighborhoods; don’t sprinkle partial communities
65. Focus on building along corridors that make sense
66. In non-impactful hillsides area
67. With minimal traffic impact
68. Infill
69. Increased intensity (or density) around commercial areas

III. HOUSING TYPE

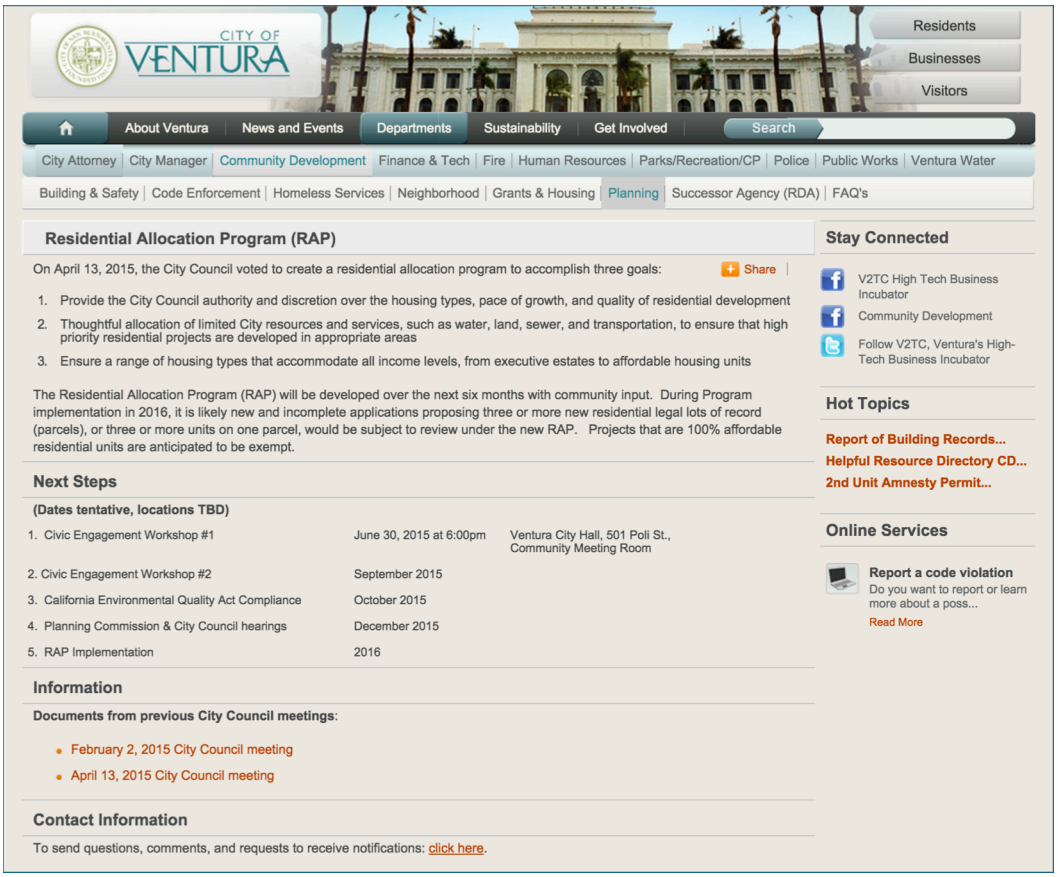
1. All densities: Single family, multifamily, available for wide variety of incomes, from first-time homebuyers to executive homes
2. Effective use of density bonuses to encourage housing at all price points
3. Upscale housing
4. Water neutral or better
5. Affordable housing – should be an incentive for the builder, not mandatory
6. Allow for more community based single family walkable neighborhoods
7. Executive estates with land for top 1%
8. Upscale residences with large yards but with small square footage houses
9. Single story houses, small square footages with yard
10. Fresh housing stock that attracts the younger buyers and is affordable
11. Executive housing in well planned upscale neighborhood
12. Not enough affordable housing for first-time homebuyer under $350K house/not condo
13. More health crisis support housing – i.e. Ronald McDonald house, UCLA family (extended) housing
14. More senior housing – gated, walkable style communities – i.e. Leisure Village
15. Necessary to meet a real economic plan
16. Affordable housing
17. No affordable housing
18. High end housing (nice single family homes)
19. 1-3 stories in appropriate areas
20. More 1,200 square foot and smaller units, courtyards, and gardens
21. Indoor-outdoor living design – with patios and gardens
22. Cottage and semi-detached smaller units; senior housing too
23. Both affordable rental and affordable ownership housing
24. Too much high density, too little quality; affordability does not equate with density
25. Don't like mixed use
26. Let market dictate, not government (behind the times); politics/bureaucracy take time
27. High quality
28. Various types with priority on lower income homes and units with the necessary density to allow the economics to construct the affordable units
29. All housing types are needed (i.e. multifamily apartments, various size lots, single family detached)
30. Multifamily, high density
31. Mandated affordable units
32. Class A multifamily – social areas, pool, business center, young professionals
33. Individual family homes
34. Multifamily, high density
35. Mixed use
36. Multifamily in urban core

37. Single family detached in more suburban areas; jobs-housing mix to minimize vehicle miles
38. Multifamily desired over single family detached
39. Good jobs-housing mix
40. So much focus on affordable housing, but need housing of all types, including executive housing; we're out of balance
41. We have enough affordable in the Downtown … need something else
42. Build housing for millenials – apartments, townhomes – all housing types, including executive housing
43. Need to find ways to do quality multifamily housing
44. Rentals spread throughout
45. European designs
46. Open to innovation – different types
47. Affordable rentals
48. Limit new multifamily construction to 30 dwelling units per acre
49. Encourage more single family residential units
50. Limit multifamily residential to 45 dwelling units per acre maximum
51. Need more executive and affordable housing
52. Promote home ownership – eventually becomes affordable for the buyer
53. Don't give any parking variances on larger projects (inadequate parking = nightmares)
54. No apartments in R1 communities
55. Make apartment parking requirements sufficient to match condo parking requirements
56. Various types balanced
57. Supplying various needs and demands to income levels
58. Anything upscale has to be custom designed
59. Attempt to match Ventura's Victorian, craftsman, and colonial styles
60. Diversity and market-driven
61. Attract younger people and businesses; no retirement community ("if that's the will of the people")
62. Single family (energy efficient) co-generational housing – granny flats
63. More courtyard type projects
64. Small clustered, high quality/amenity units
65. Over-building with stack flats; need more family type housing
66. Too much mixed use in one building
67. 2,000-4,000 square feet with tile roofs on 9,000-12,000 square foot lots
68. Varying sizes for move-up/move-down buyers
69. Executive housing which affords a buyer a sense of privacy and space
70. Housing for move-down Baby Boomers with ease of maintenance

ATTACHMENT E

For more information about the Residential Allocation Program, including updates on schedule and preparation status, please visit the RAP web page:

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



CITY OF VENTURA

Residents | Businesses | Visitors

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City Attorney | City Manager | Community Development | Finance & Tech | Fire | Human Resources | Parks/Recreation/CP | Police | Public Works | Ventura Water

Building & Safety | Code Enforcement | Homeless Services | Neighborhood | Grants & Housing | Planning | Successor Agency (RDA) | FAQ's

Residential Allocation Program (RAP)

On April 13, 2015, the City Council voted to create a residential allocation program to accomplish three goals: Share

1. Provide the City Council authority and discretion over the housing types, pace of growth, and quality of residential development
2. 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
3. Ensure a range of housing types that accommodate all income levels, from executive estates to affordable housing units

The Residential Allocation Program (RAP) will be developed over the next six months with community input. During Program implementation in 2016, it is likely new and incomplete applications proposing three or more new residential legal lots of record (parcels), or three or more units on one parcel, would be subject to review under the new RAP. Projects that are 100% affordable residential units are anticipated to be exempt.

Next Steps

(Dates tentative, locations TBD)

1. Civic Engagement Workshop #1	June 30, 2015 at 6:00pm	Ventura City Hall, 501 Poli St., Community Meeting Room
2. Civic Engagement Workshop #2	September 2015	
3. California Environmental Quality Act Compliance	October 2015	
4. Planning Commission & City Council hearings	December 2015	
5. RAP Implementation	2016	

Information

Documents from previous City Council meetings:

- February 2, 2015 City Council meeting
- April 13, 2015 City Council meeting

Contact Information

To send questions, comments, and requests to receive notifications: click here.

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Community Development

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Report of Building Records...

Helpful Resource Directory CD...

2nd Unit Amnesty Permit...

Online Services

Report a code violation

Do you want to report or learn more about a poss...

Read More

For other RAP inquiries and requests for notifications about program updates and workshops, please contact Ken Lee at ken@kenleeconsulting.com or (562) 972-4033.

Reference Information

This packet contains additional information on:

1. Water supply and demand information
2. General Plan growth information 2005 to 2014
3. Community Development 2015-16 Work Plan and Timeframe

Dec 2014

1 - WATER INFORMATION

CITY OF VENTURA

December 2014 Update

Approved Projects Only

(2014 Comprehensive Water Resources Report

+

Pending and Recently Initiated Projects)

2020 Water Supply (Low Estimate) = 19,684 AFY

Water Demand = 19,375 AFY

(includes additional 777 AFY – 8/11/14)

(includes additional 170 AFY – 12/15/14)

Water Supply Available = 309 AFY

Provided during CD Presentation to City Council – Note it contains "Pending and Recently Initiated Projects for potential water demand".

May 2015

Calculation of Water Demand Impact

Table 3-6
Total Estimated Demands for Under Construction and Approved Projects - as of December 2014

Water Demand Factor Classification	Quantity [1]	Usage Factor [2]	Estimated Average Water Demand [5]	
Residential (0-8 du/ac)	646 du	370 gpd/du	239,020 gpd	268 AFY
Residential (9-20 du/ac) Residential (21+ du/ac)	1,817 du	250 gpd/du	454,250 gpd	509 AFY
Commercial/Retail/Industrial/Hotel Public/Institutional	456.4 ksf [3] [6]	265 gpd/ksf	120,935 gpd	135 AFY
Park/Landscape/Irrigation	13.4 ac	2,000 gpd/ac	26,760 gpd	30 AFY
Hospital/Assisted Living	230 bed	545 gpd/bed	125,350 gpd	140 AFY
Total			***966,315 gpd***	***1,128 AFY***

Provided by Ventura Water to City Council – Note it contains only approved or under construction projects, NO pending.

May 2015

2 - GENERAL PLAN INFORMATION

CITY OF VENTURA

General Plan Annual Status Report

Table 1: 2005 General Plan Predicted Development by 2025		
Land Use	Dwelling Units	Square Feet
Residential	8,318	
Retail		1,241,377
Office		1,213,208
Industrial		2,235,133
Hotel		530,000

General Plan 20 year growth projection from 2005.

May 2015

CITY OF VENTURA

General Plan Annual Status Report

Table 2: 2005 - 2014 Project Approvals (Approved, Under Construction and Built)			
Land Use	Dwelling Units	Square Feet	% Predicted Dev.
Residential	*3,172*		*38%*
Retail		*180,788*	*15%*
Office		*85,409*	*7%*
Industrial		*630,933*	*28%*
Hotel		*87,000*	*16%*

Approximately 10 years into projection, these numbers include "approved" projects, some of which **may not** actually get constructed.

May 2015

CITY OF VENTURA

General Plan Annual Status Report

Table 3: 2005 - 2014 Project Construction (Built and Under Construction)

Land Use	Dwelling Units	Square Feet	% Predicted Dev.
Residential	*1,215*		*15%*
Retail		*107,258*	*9%*
Office		*66,849*	*6%*
Industrial		*334,733*	*15%*
Hotel		*0*	*0%*

Approximately 10 years into projection for **actual** growth on the ground.

3 - CD Work Plan - Timeframes

CITY OF VENTURA

Timeline

	14-Aug	14-Sep	14-Oct	14-Nov	14-Dec	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	15-Sep	15-Oct/Nov	15-Dec
1. Predictable decisions																
2. Consistency																
3. Montalvo																
4. Victoria																
5. Vista del Mar																
6. C and I (add mixed-use)																
7. Infill strategy vision																
8. Density																
9. Focus areas																
10. Growth Management																
11. Noise	Postpone															
12. Code Refinement																

Holding for Nos. 2, 6-9 to be drafted; winter or spring 2016 adoption entire package (Nos. 2-9).

Pending Council Direction