

City Council Endorsed Land Use Changes Compared to GPAC Proposed Map

Prepared for the January 29, 2024, GPAC Meeting

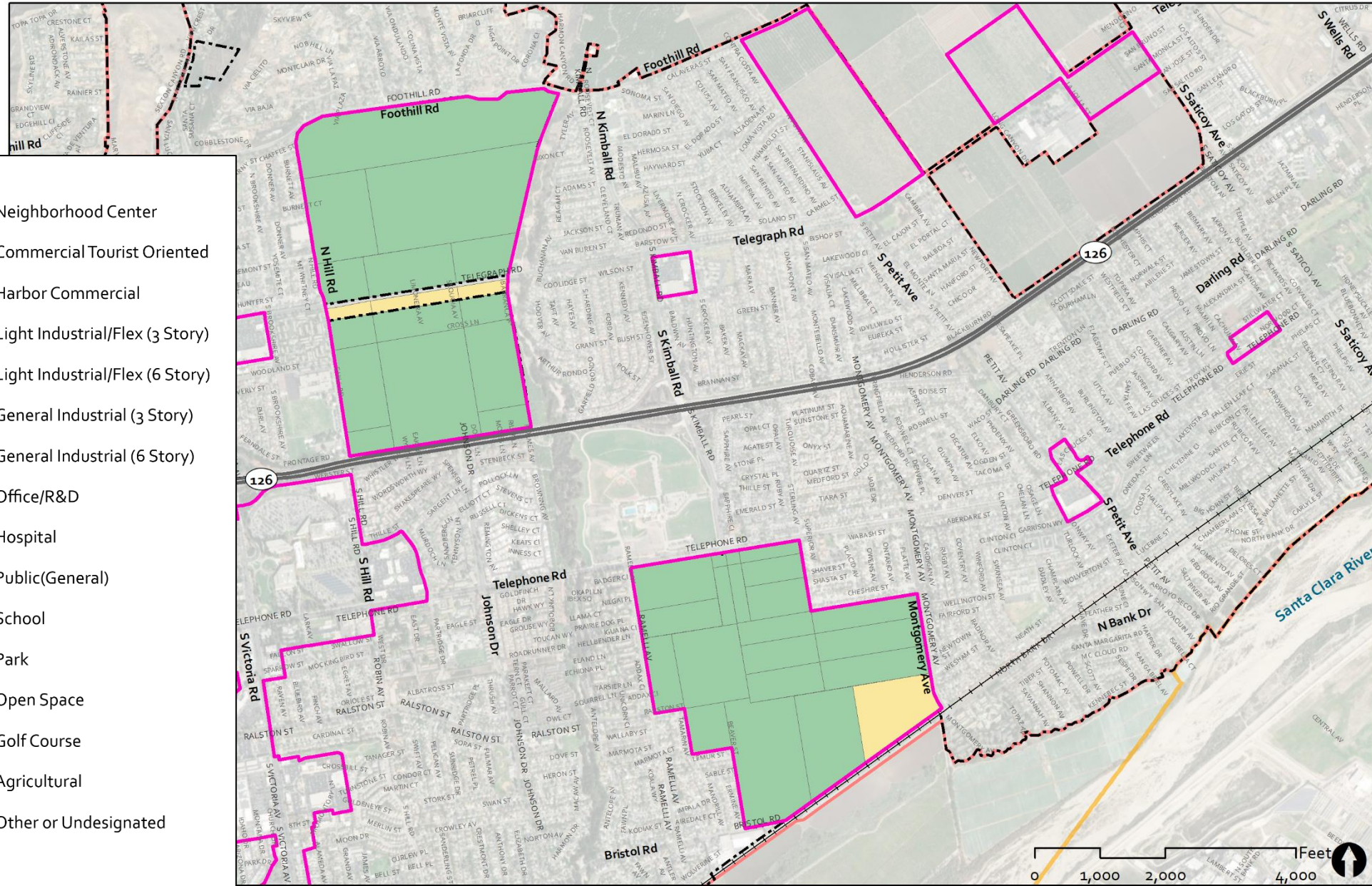
City Council Meetings

- 4 meetings were held to discuss the proposed land use designations (September 11 and 25 and October 9 and 23, 2023).
- Public comment occurred at every meeting; there were approximately 150 public comments
- The City Council supported many GPAC decisions, including full agreement of the land use designations in: SOAR Areas; Arundell & North Bank; Downtown; and Victoria.
- The City Council proposed changes to some parcels in the following areas: Midtown; Five Points/Pacific View Mall; Johnson; College; Eastside; and Pierpont.
- The City Council agreed with the majority of the GPAC direction for the Westside but decided to discuss one area at a later meeting.

SOAR Areas

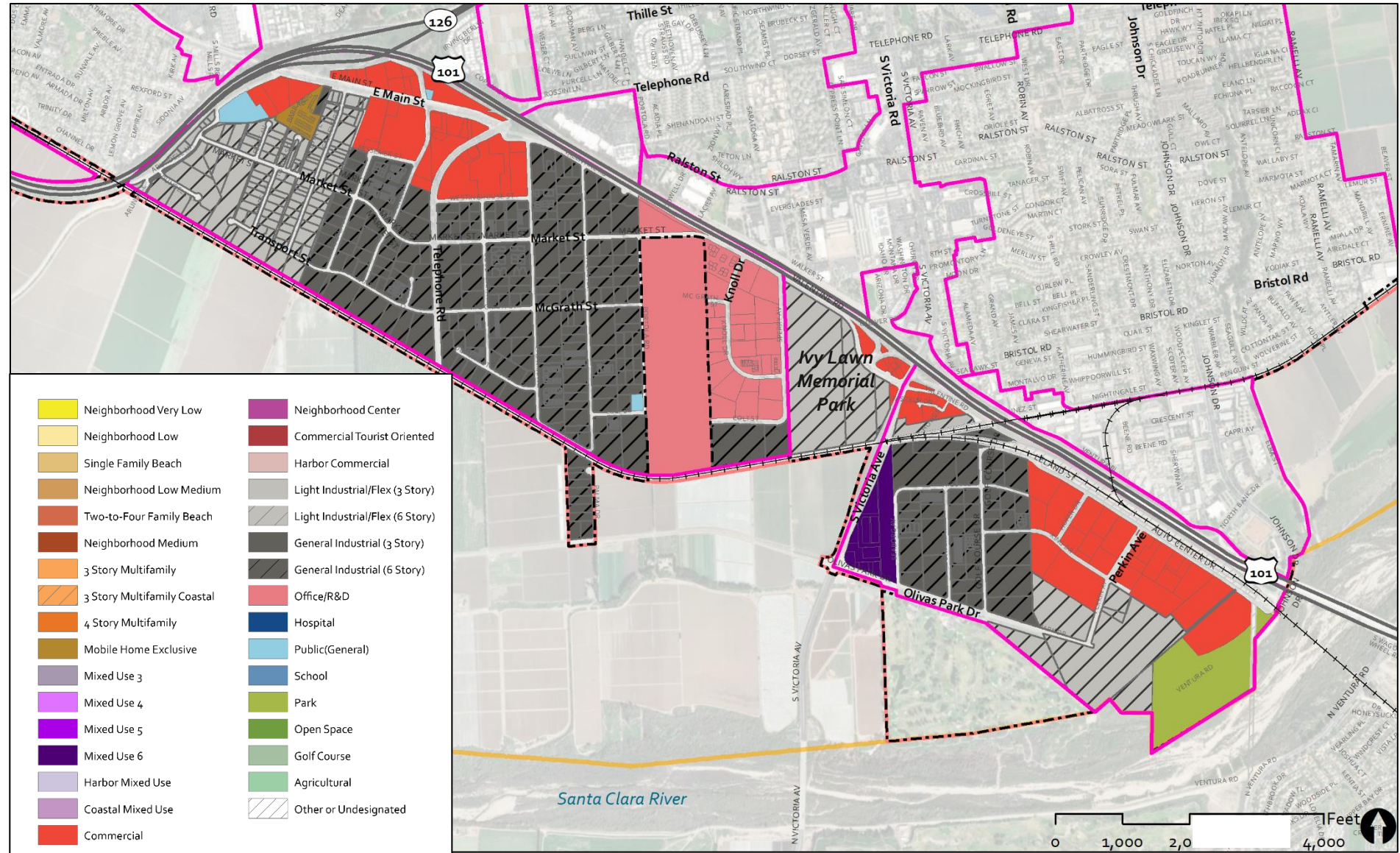
* Note that these are not the only City-controlled SOAR areas in Ventura

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|--|-----------------------------|---|---------------------------------|
|  | Neighborhood Very Low |  | Neighborhood Center |
|  | Neighborhood Low |  | Commercial Tourist Oriented |
|  | Single Family Beach |  | Harbor Commercial |
|  | Neighborhood Low Medium |  | Light Industrial/Flex (3 Story) |
|  | Two-to-Four Family Beach |  | Light Industrial/Flex (6 Story) |
|  | Neighborhood Medium |  | General Industrial (3 Story) |
|  | 3 Story Multifamily |  | General Industrial (6 Story) |
|  | 3 Story Multifamily Coastal |  | Office/R&D |
|  | 4 Story Multifamily |  | Hospital |
|  | Mobile Home Exclusive |  | Public(General) |
|  | Mixed Use 3 |  | School |
|  | Mixed Use 4 |  | Park |
|  | Mixed Use 5 |  | Open Space |
|  | Mixed Use 6 |  | Golf Course |
|  | Harbor Mixed Use |  | Agricultural |
|  | Coastal Mixed Use |  | Other or Undesignated |
|  | Commercial | | |



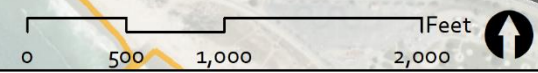
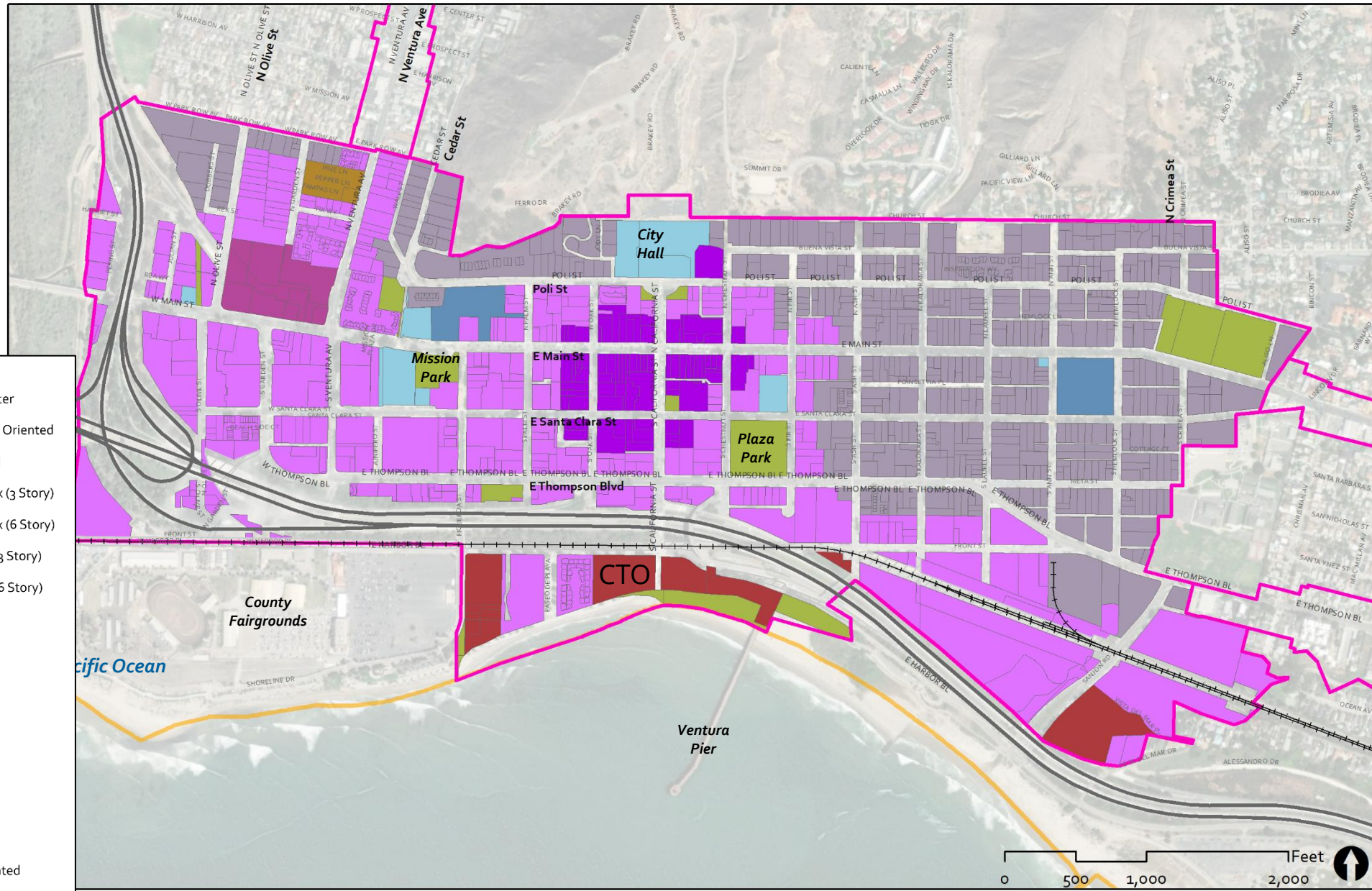
Arundell & North Bank

City Council identified a Specific Plan for the McGrath property

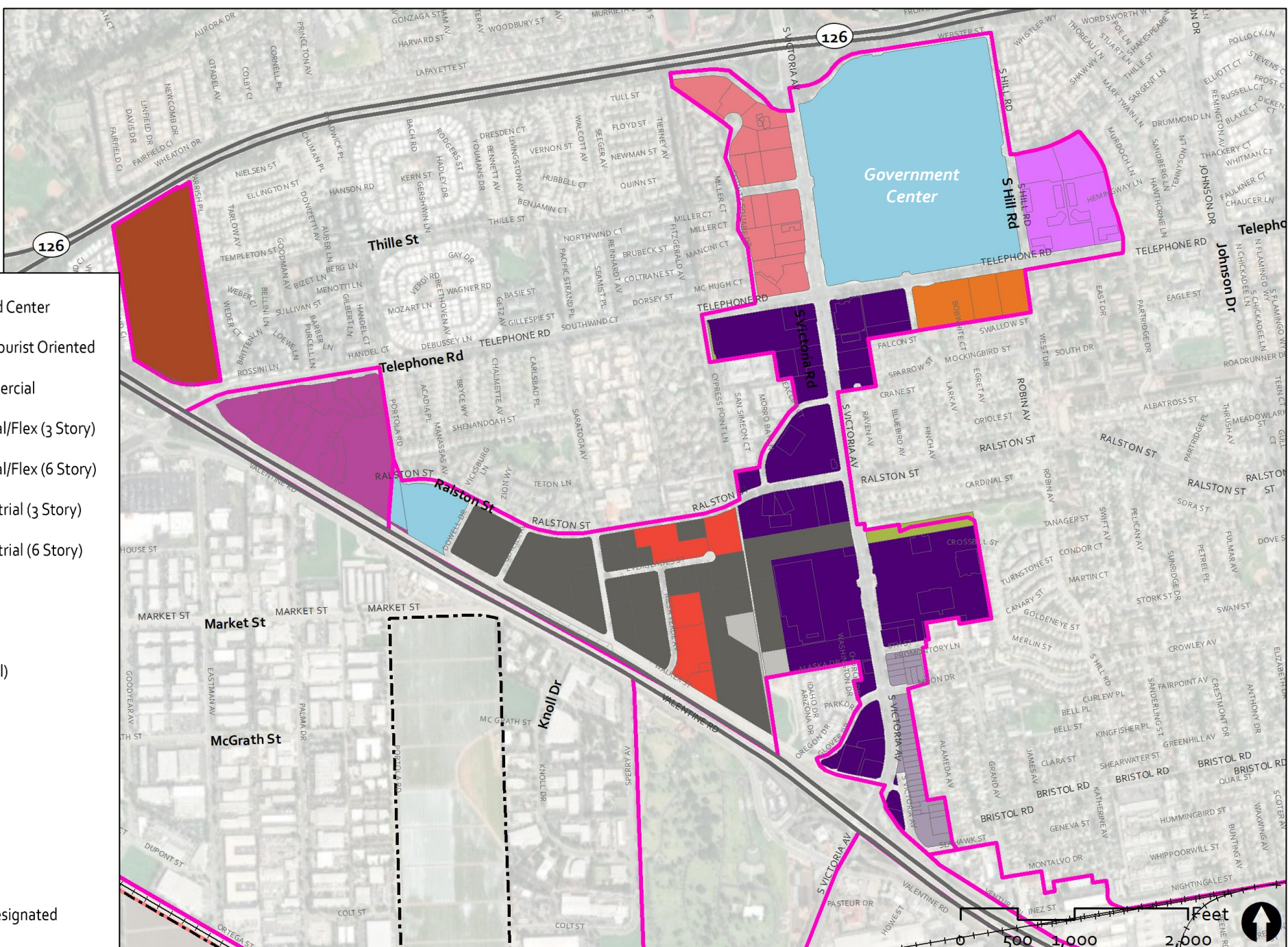


Downtown

- | | |
|---|---|
|  Neighborhood Very Low |  Neighborhood Center |
|  Neighborhood Low |  Commercial Tourist Oriented |
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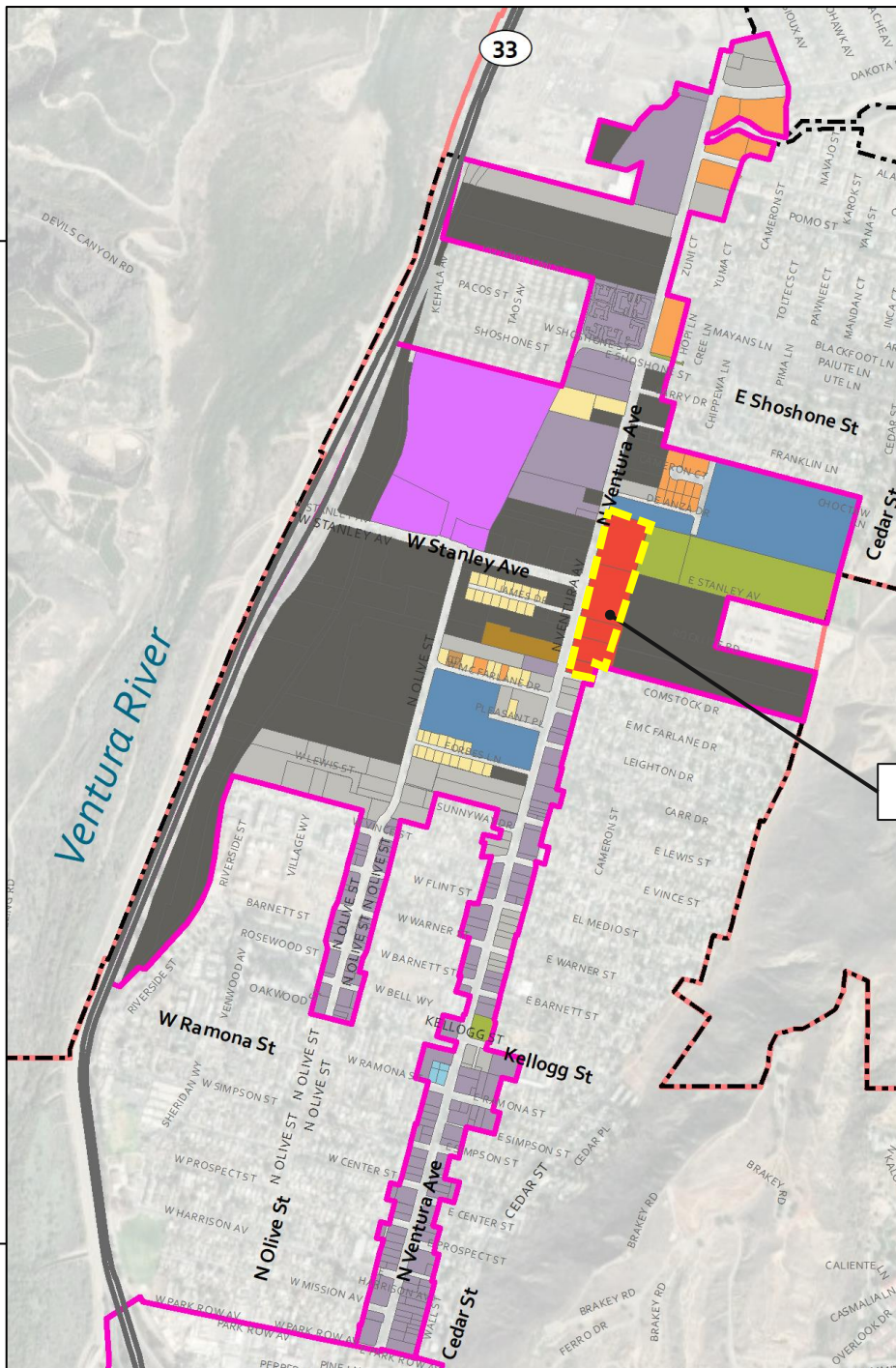
Victoria



- | | | | |
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|  | Mobile Home Exclusive |  | Public (General) |
|  | Mixed Use 3 |  | School |
|  | Mixed Use 4 |  | Park |
|  | Mixed Use 5 |  | Open Space |
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|  | Harbor Mixed Use |  | Agricultural |
|  | Coastal Mixed Use |  | Other or Undesignated |
|  | Commercial | | |

Westside

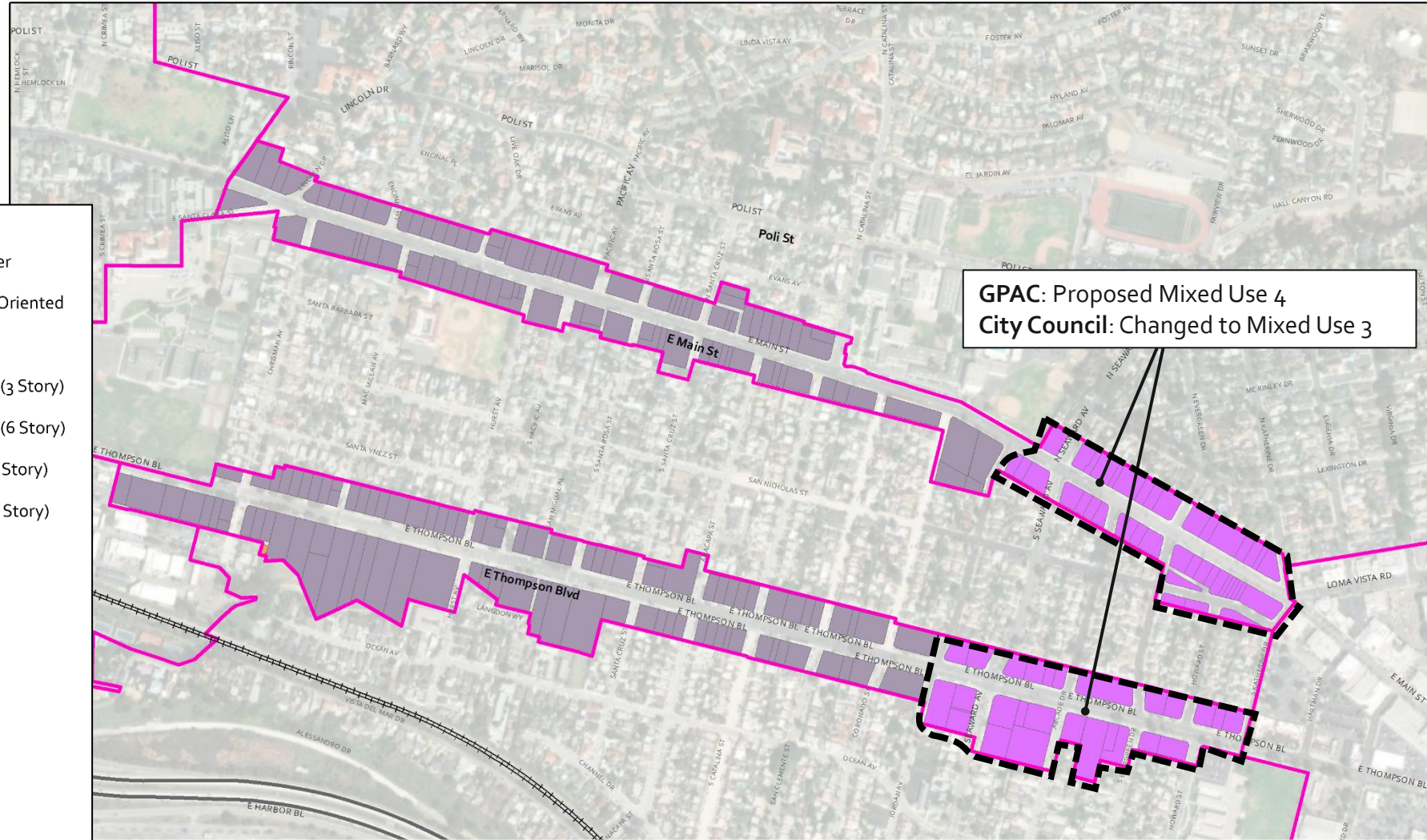
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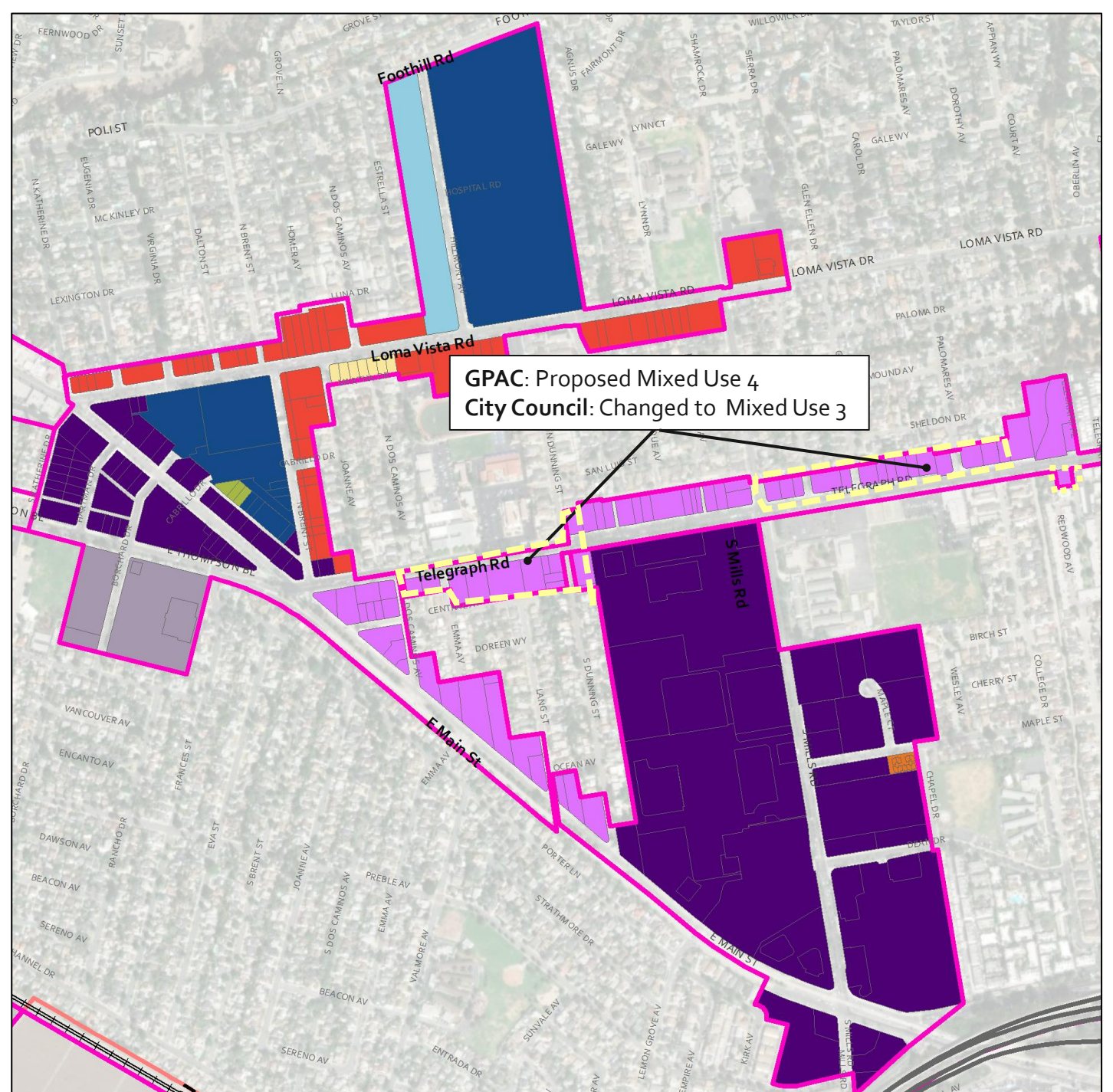
To be discussed at a later date; no decision made

Midtown Corridors

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|  | Coastal Mixed Use |  | Other or Undesignated |
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Five Points/ Pacific View Mall



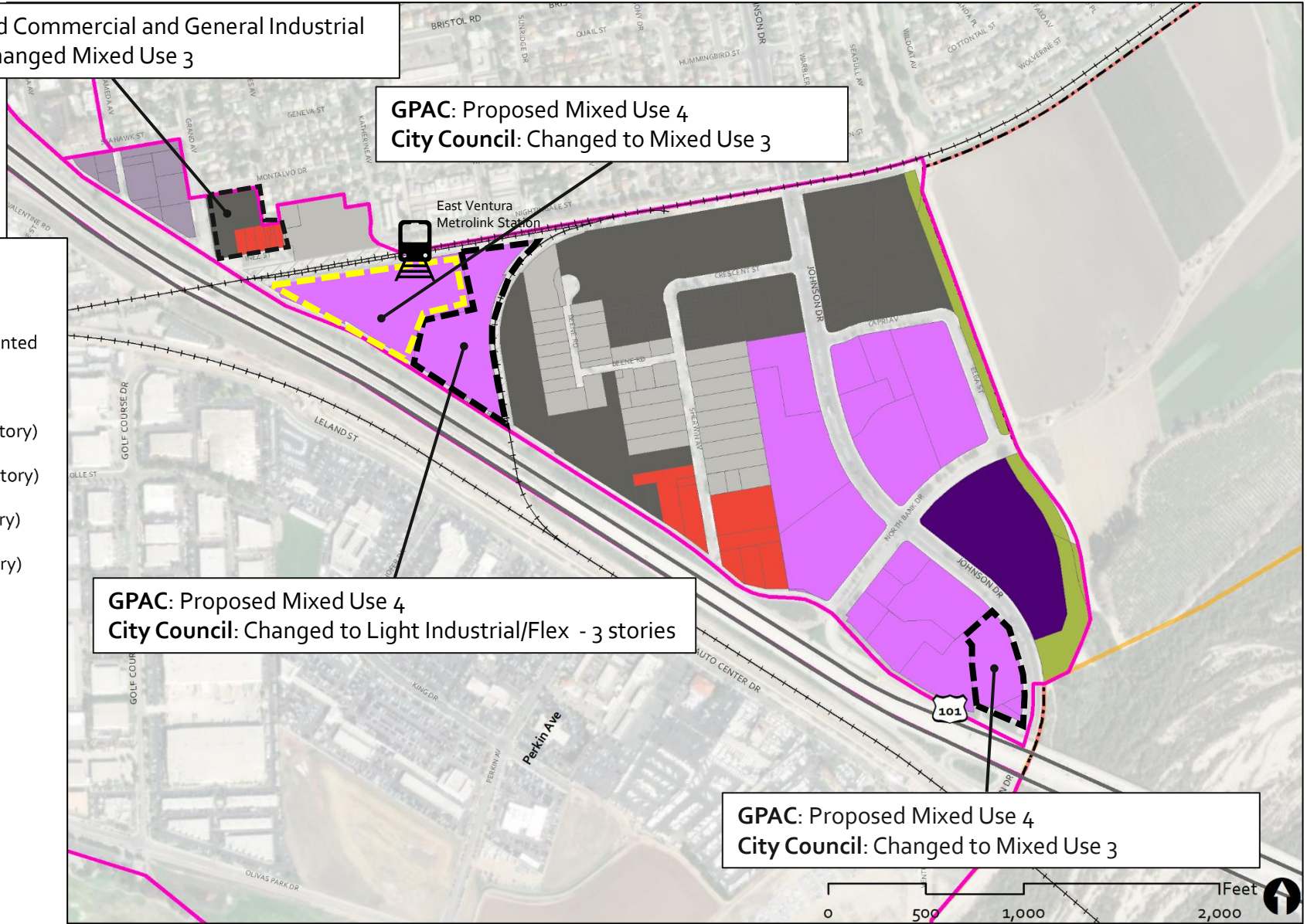
GPAC: Proposed Commercial and General Industrial
City Council: Changed Mixed Use 3

GPAC: Proposed Mixed Use 4
City Council: Changed to Mixed Use 3

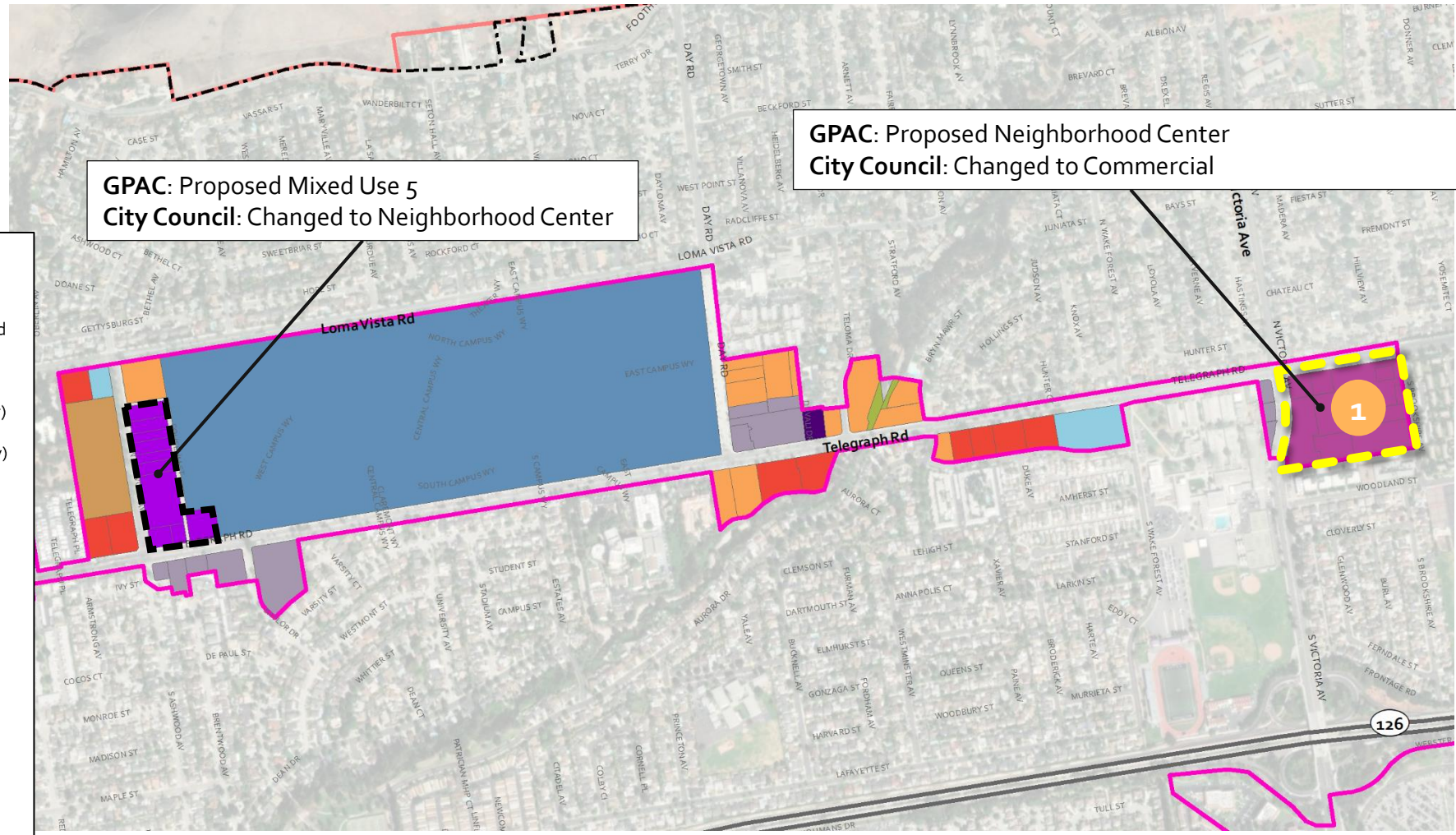
GPAC: Proposed Mixed Use 4
City Council: Changed to Light Industrial/Flex - 3 stories

GPAC: Proposed Mixed Use 4
City Council: Changed to Mixed Use 3

- | | |
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College Area



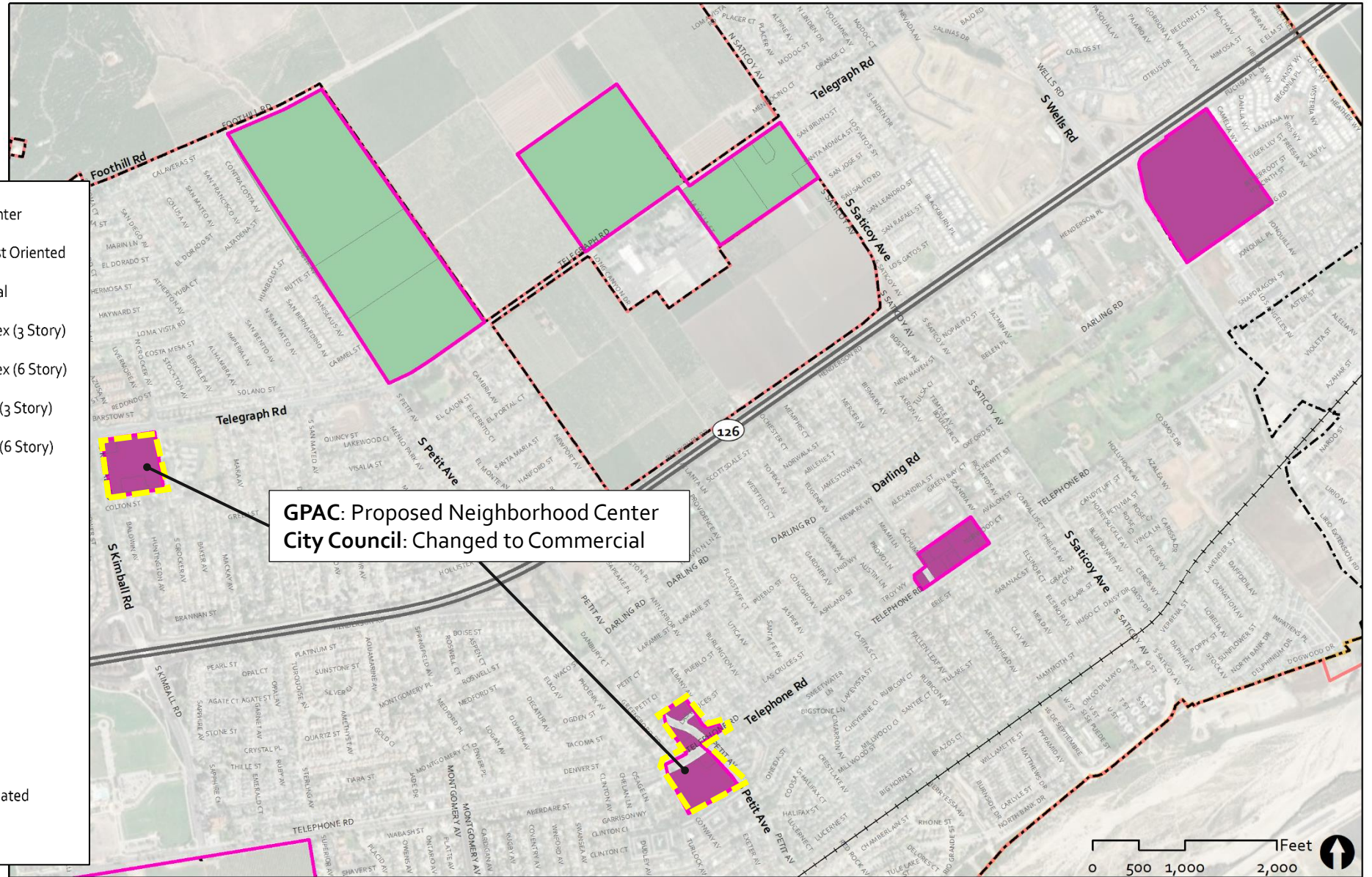
**GPAC: Proposed Mixed Use 5
City Council: Changed to Neighborhood Center**

**GPAC: Proposed Neighborhood Center
City Council: Changed to Commercial**

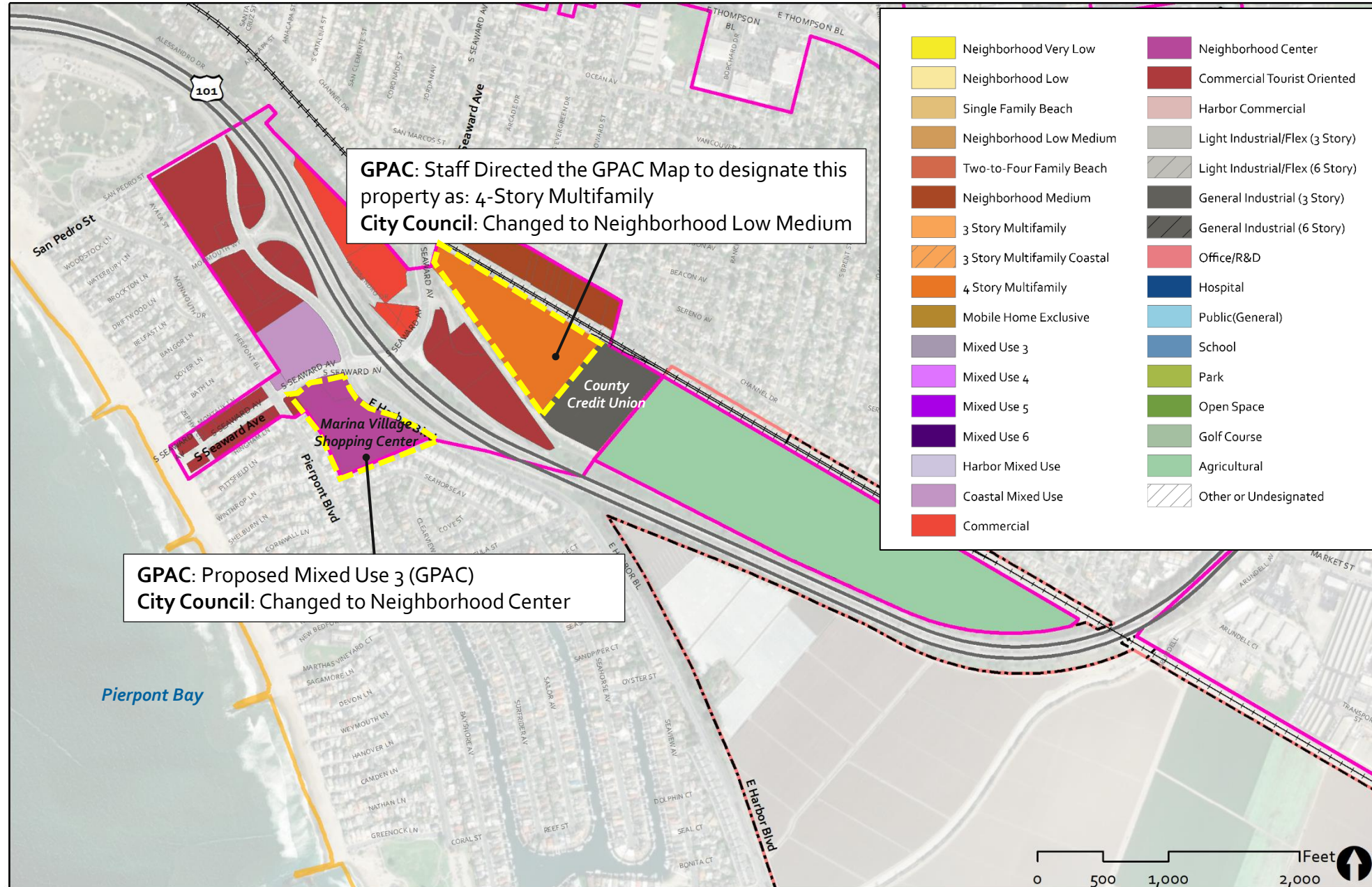
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Eastside

- | | | | |
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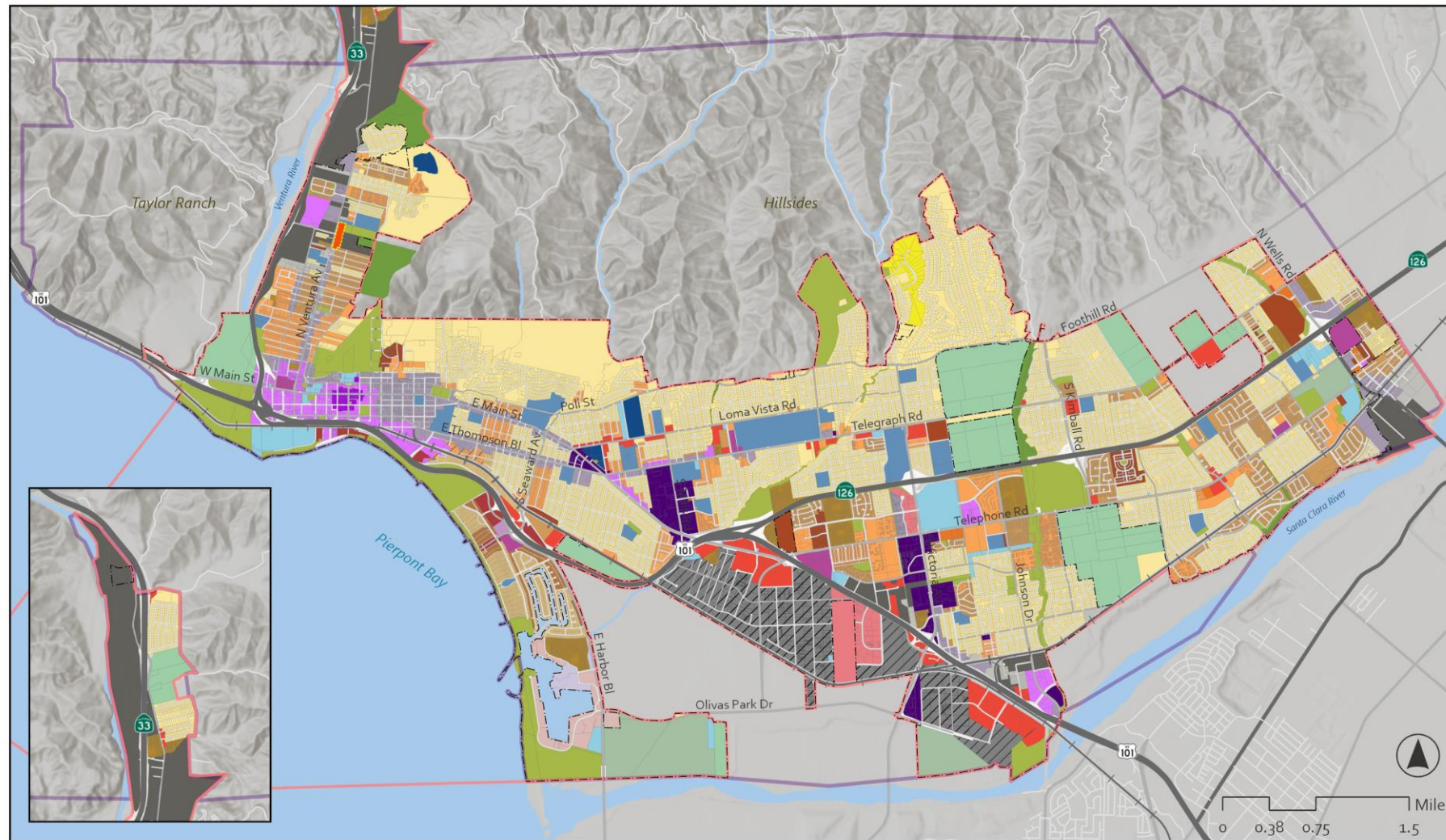


Pierpont



Endorsed Land Use Designation Map

Endorsed Land Use Designation Map



Note: The City Council endorsed this land use map on October 23, 2023. The only area that did not receive final direction was the proposed Commercial parcels at the intersection of Ventura Avenue and Stanley. This will be discussed by the City Council at the next meeting on the General Plan.

| | | | | | |
|---------------------|-------------------------|-----------------------------|---------------------------------|---------------------------------|-----------------------|
| Railroads | Neighborhood Very Low | 3 Story Multifamily Coastal | Harbor Mixed Use | Light Industrial/Flex (6 Story) | Park |
| City Limits | Neighborhood Low | 4 Story Multifamily | Coastal Mixed Use | General Industrial (3 Story) | Open Space |
| Sphere of Influence | Single Family Beach | Mobile Home Exclusive | Commercial | General Industrial (6 Story) | Golf Course |
| Planning Area | Neighborhood Low Medium | Mixed Use 3 | Neighborhood Center | Office/R&D | Agricultural |
| Freeways | Two Family Beach | Mixed Use 4 | Commercial Tourist Oriented | Hospital | Other or Undesignated |
| Streams | Neighborhood Medium | Mixed Use 5 | Harbor Commercial | Public (General) | |
| Waterbodies | 3 Story Multifamily | Mixed Use 6 | Light Industrial/Flex (3 Story) | School | |

