

General Plan Advisory Committee

Meeting #24: Review Land Use Map Direction; Parks
and Open Space

January 29, 2024



GPAC Members

- Doug Halter, Chair
- Bill McReynolds, Vice Chair
- Philip Bohan
- Nicholas Bonge
- Lorrie Brown
- Stephanie Caldwell
- Kyler Carlson
- David Comden
- Joshua Damigo
- Nicholas Deitch
- Peter Freeman
- Kacie Goff
- Kelsey Jonker
- Karba
- Erin Kraus
- Louise Lampara
- Scott McCarty
- Daniel Reardon
- Sabrena Rodriguez
- Alejandra Tellez
- Dana Worsnop

Meeting Agenda – Monday, January 29, 2024

- Introduction and welcome
- Review results of land use process
- Discuss project schedule, including GPAC meetings
- Parks and Open Space
 - Presentation
 - Public comments
 - Small Group Discussion
 - Full GPAC Discussion
- Wrap up and next steps

Note: Parks and Open Space may be continued on Tuesday night.



GPAC Meeting Protocols

To ensure a safe environment for respectful dialogue, the following protocols will be enforced:

- GPAC members and the public shall show respect for others in the room.
- GPAC members and the public shall not interrupt or otherwise disrupt the meeting, including shouting, applauding or booing.
- Public comment is provided at the end of the meeting. Time limits will be placed on public comment depending on the number of public speakers.
- Those that do not follow these protocols will be asked to leave the meeting.



Results of Land Use Map Process



Process

GPAC Meetings

Public Feedback Form on GPAC Preferred Direction

Planning Commission

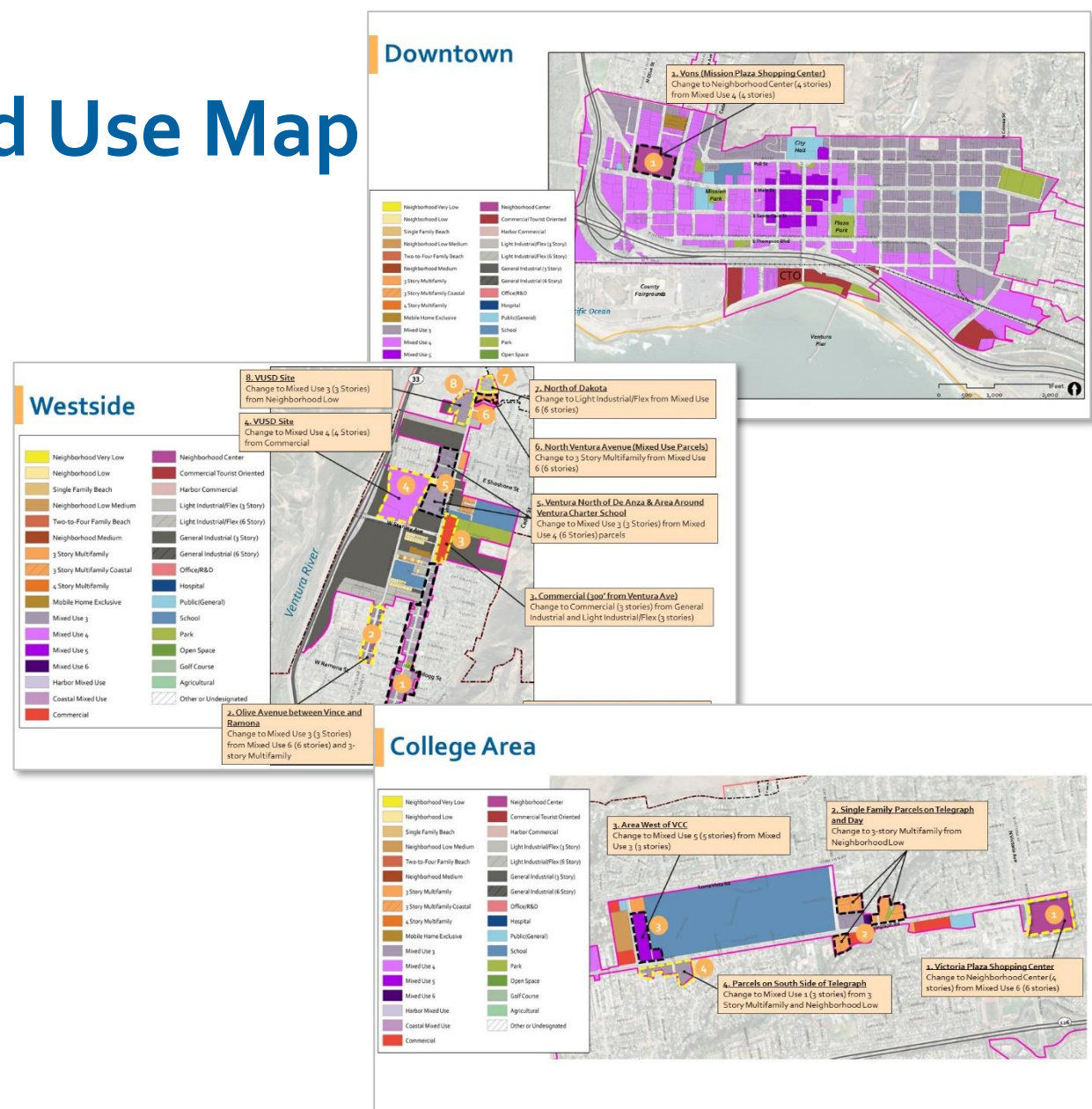
City Council

10 GPAC Meetings

- September 20, 2022 – Overview of Alts
- October 18, 2022 – Water supply
- November 17, 2022 – Survey results
- January 17, 2023 – Alts review process
- February 21, 2023 – Victoria, Pierpont, Eastside
- March 6 and 7, 2023 – Eastside, College, Johnson, Westside
- March 21, 2023 – Downtown
- April 18, 2023 – Five Points/PCM, Arundell/North Bank, Midtown Corridors, SOAR Areas, Johnson
- June 6, 2023 – Review of GPAC Feedback Form and finalize preferred land use

Result – GPAC Consensus Land Use Map

- Limited land use changes; many areas remained the same
- Most areas have more than 2/3 of GPAC members in agreement
- No clear direction on dissenting ideas
- Overall development capacity slightly higher than Base
- Many policy ideas for land use and design
- Made changes to land use designations to meet GPAC's ideas/vision



Public Feedback Forms

- Purpose: public feedback on the GPAC preferred land use map
- Timing: Open from June 30 to Aug 2, 2023
- High Level (807 responses)
 - For residents to provide feedback on the vision for different areas of the city as well as citywide policy direction
- Detailed (374 responses)
 - For residents who want to provide detailed input on land uses at the parcel level

Planning Commission Meetings

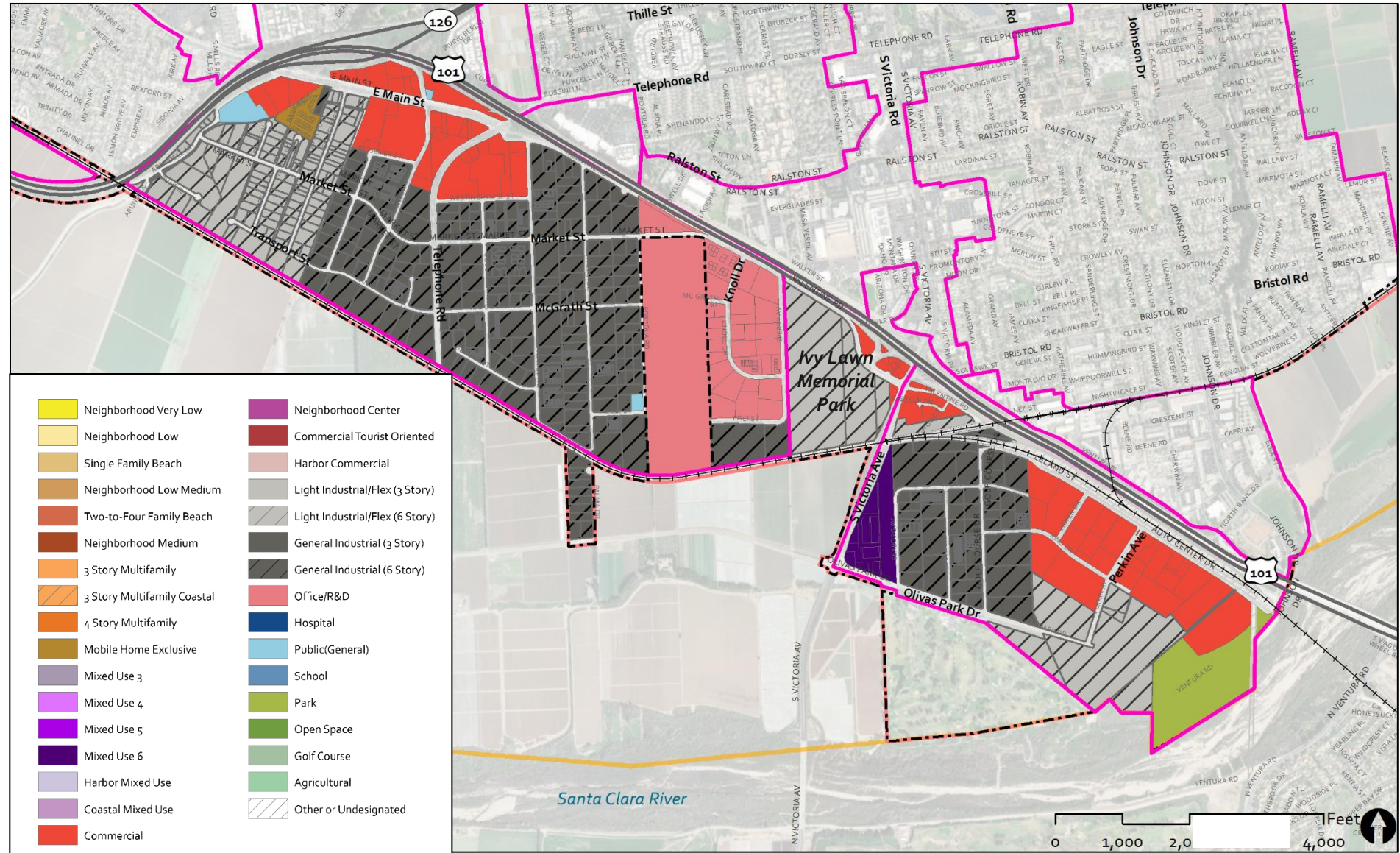
- 2 Meetings on August 22 and 23, 2023
- Public comment at 1st meeting
- Most areas the PC agreed with the GPAC direction except the following:
 - Westside – Change all General Industrial to Light Industrial
 - Midtown – Reduce some areas from Mixed Use 4 to Mixed Use 3
 - Five Points – Reduce some areas along Telephone from Mixed Use 4 to Mixed Use 3
 - College – Reducing Ashwood Shopping Center from Mixed Use 5 to Mixed Use 4
 - Johnson
 - Change one large parcel south of the Metrolink from Mixed Use 3 to Light Industrial/Flex
 - Change industrial and commercial parcels north of the Metrolink to Mixed Use 3

City Council Meetings

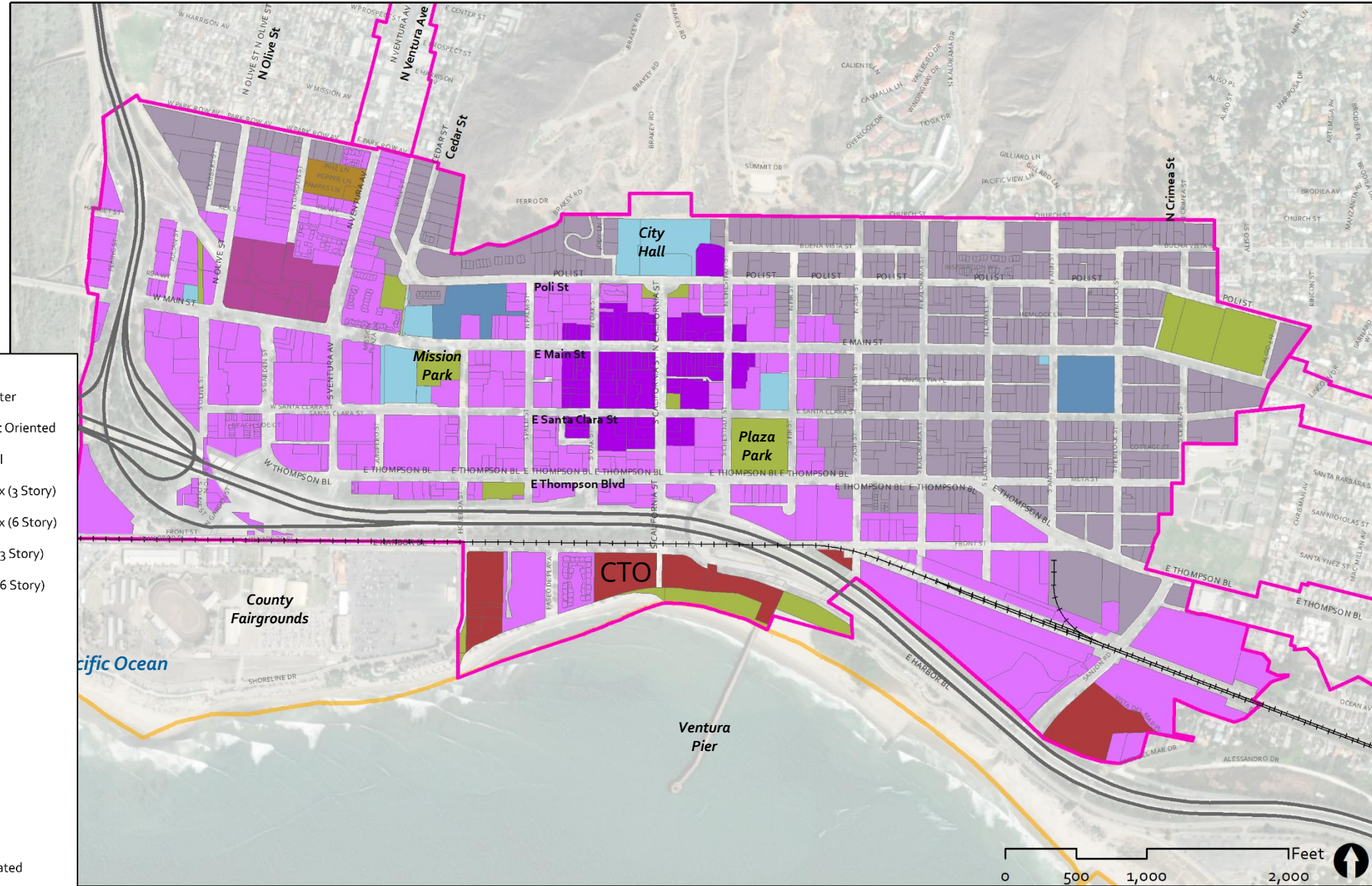
- 4 meetings were held to discuss the proposed land use designations (September 11 and 25 and October 9 and 23, 2023).
- Public comment occurred at every meeting; there were approximately 150 public comments
- The City Council supported many GPAC decisions, including full agreement of the land use designations 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.

Arundell & North Bank

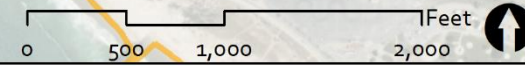
City Council identified a Specific Plan for the McGrath property



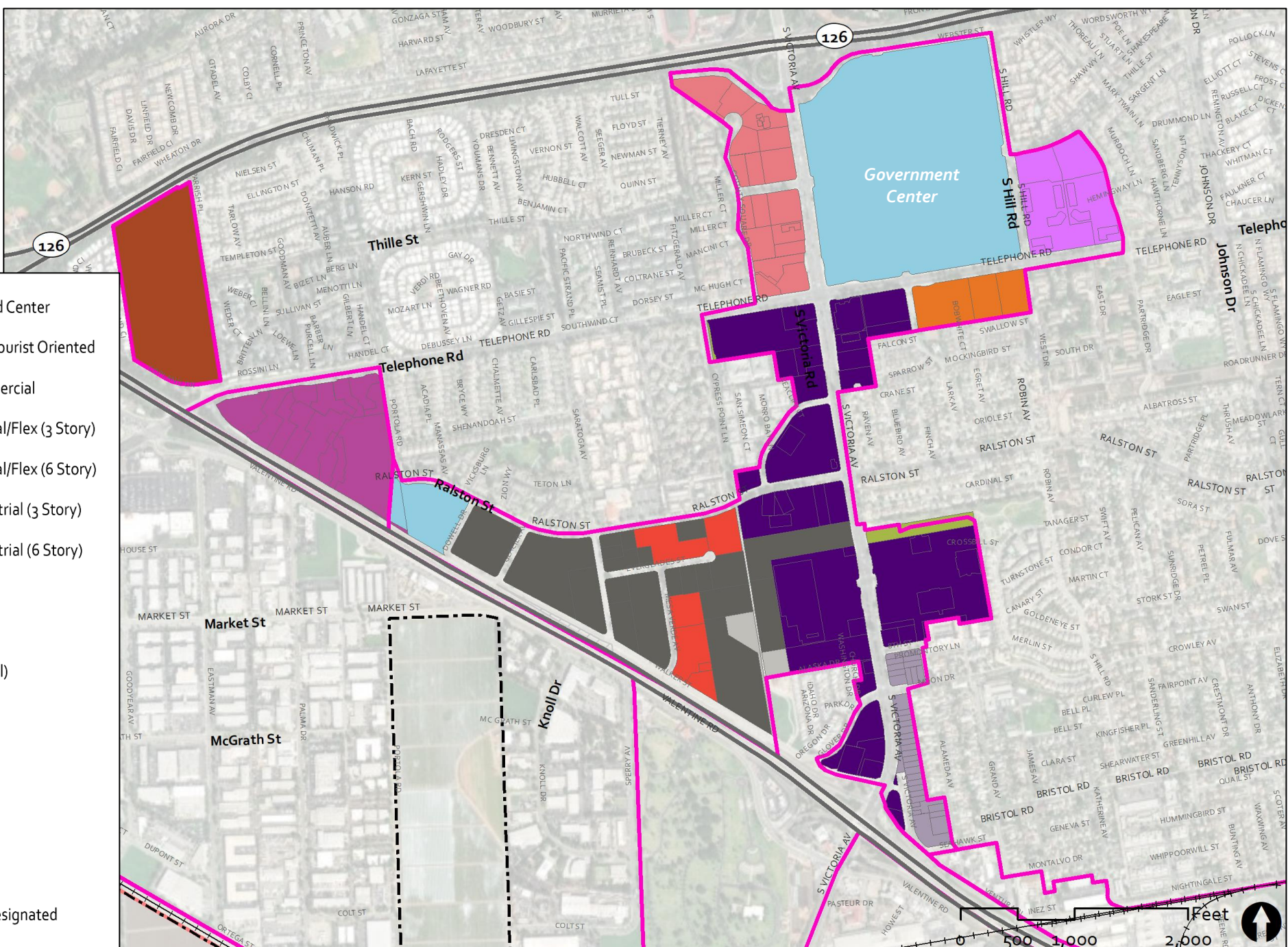
Downtown



- | | | | |
|--|-----------------------------|--|---------------------------------|
| | 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 | | |



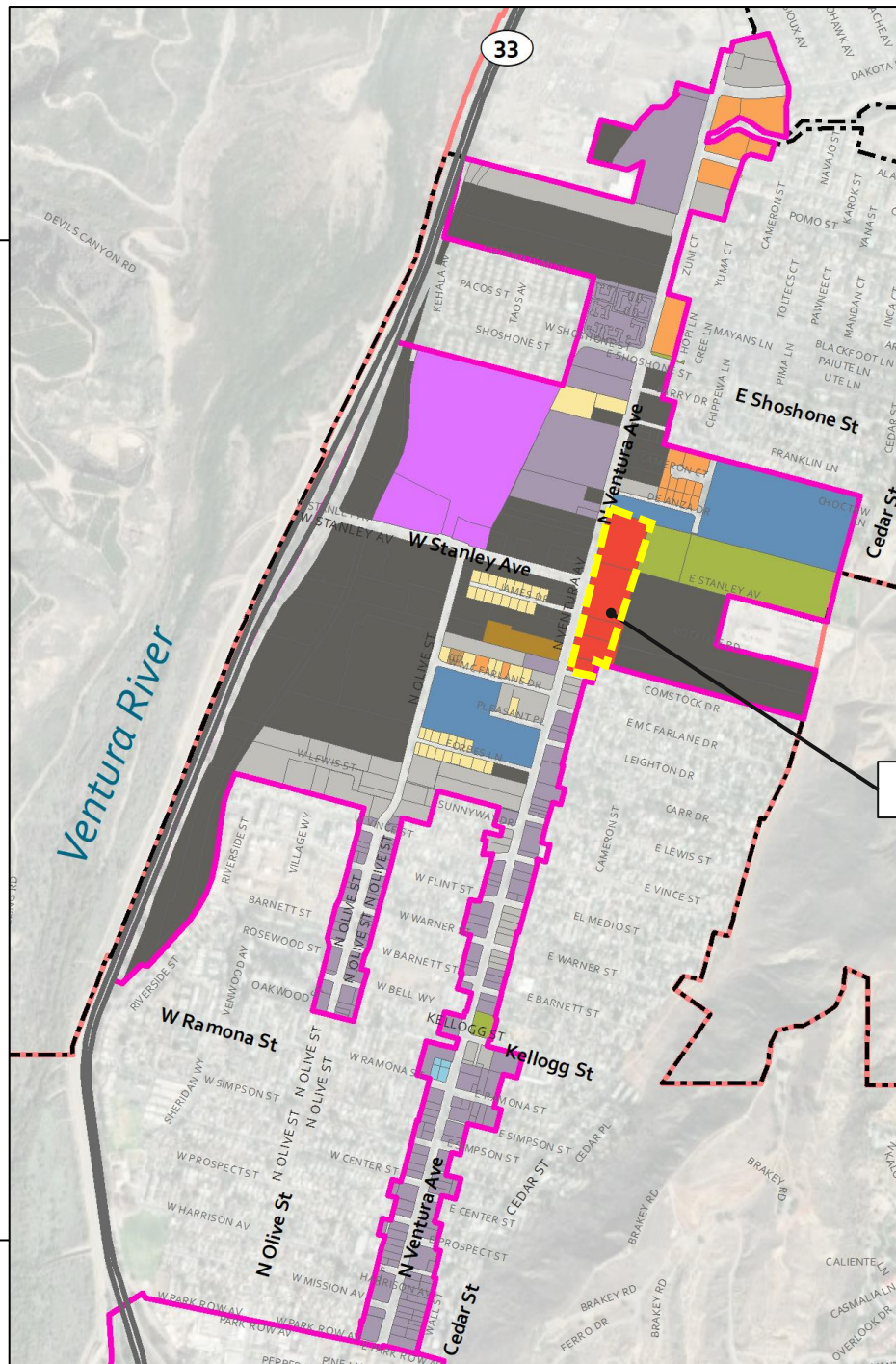
Victoria



- | | | | |
|--|-----------------------------|--|---------------------------------|
| | 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 | | |

Westside

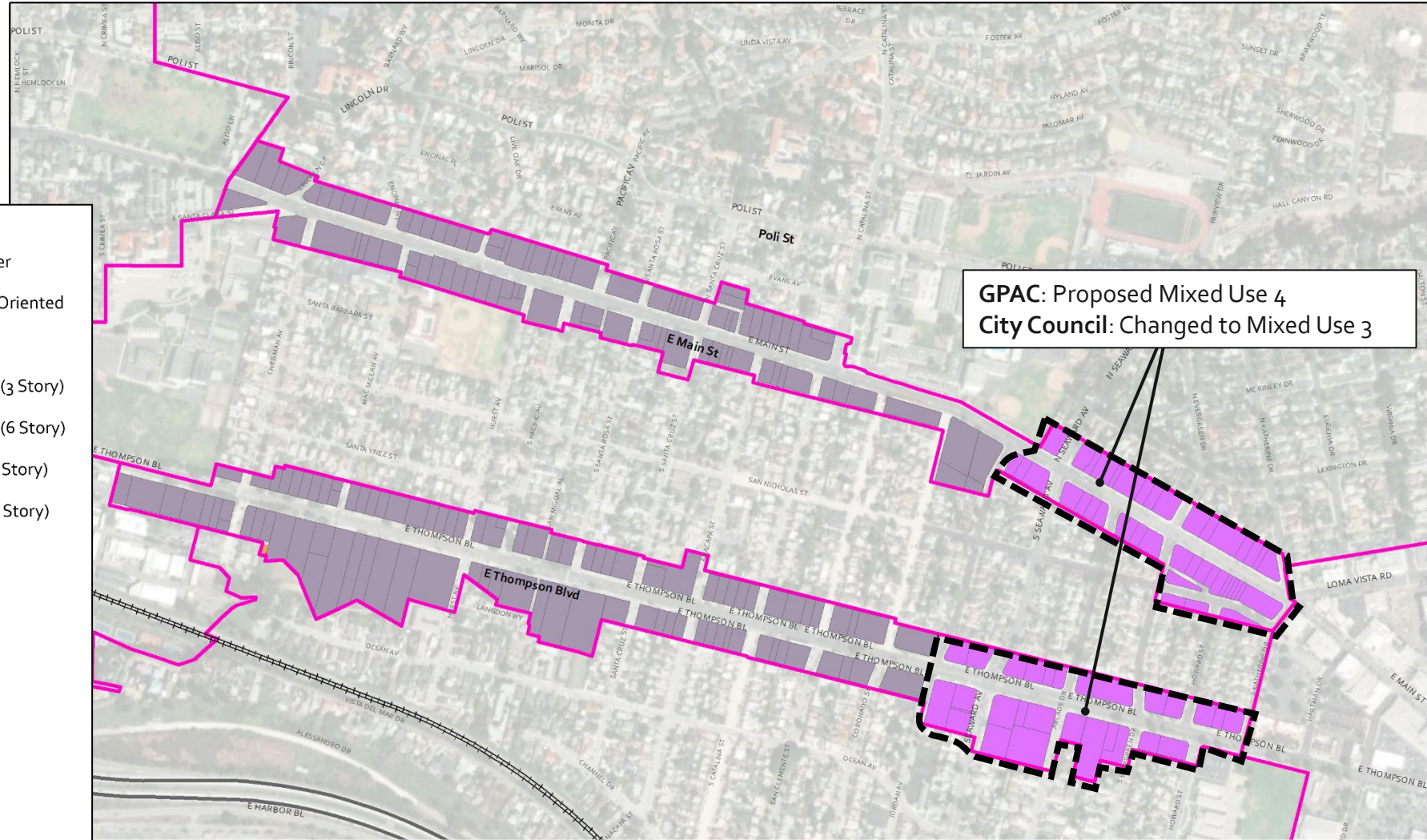
- | | | | |
|--|-----------------------------|---|---------------------------------|
|  | Neighborhood Very Low |  | Neighborhood Center |
|  | Neighborhood Low |  | Commercial Tourist Oriented |
|  | Single Family Beach |  | Harbor Commercial |
|  | Neighborhood Low Medium |  | Light Industrial/Flex (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 | | |



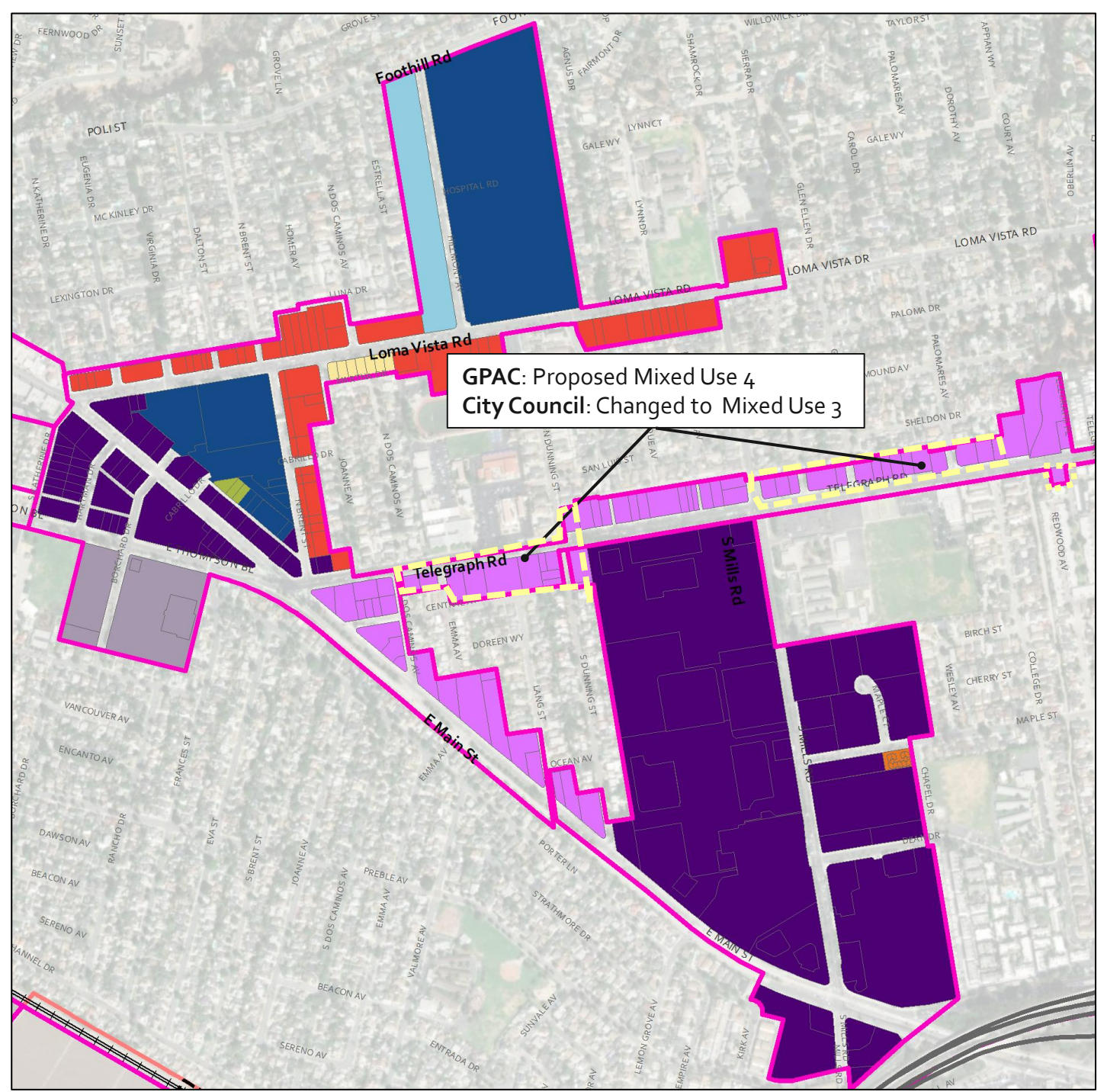
To be discussed at a later date; no decision made

Midtown Corridors

- | | | | |
|--|-----------------------------|---|---------------------------------|
|  | 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 | | |



Five Points/ Pacific View Mall



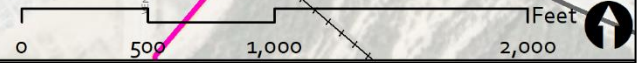
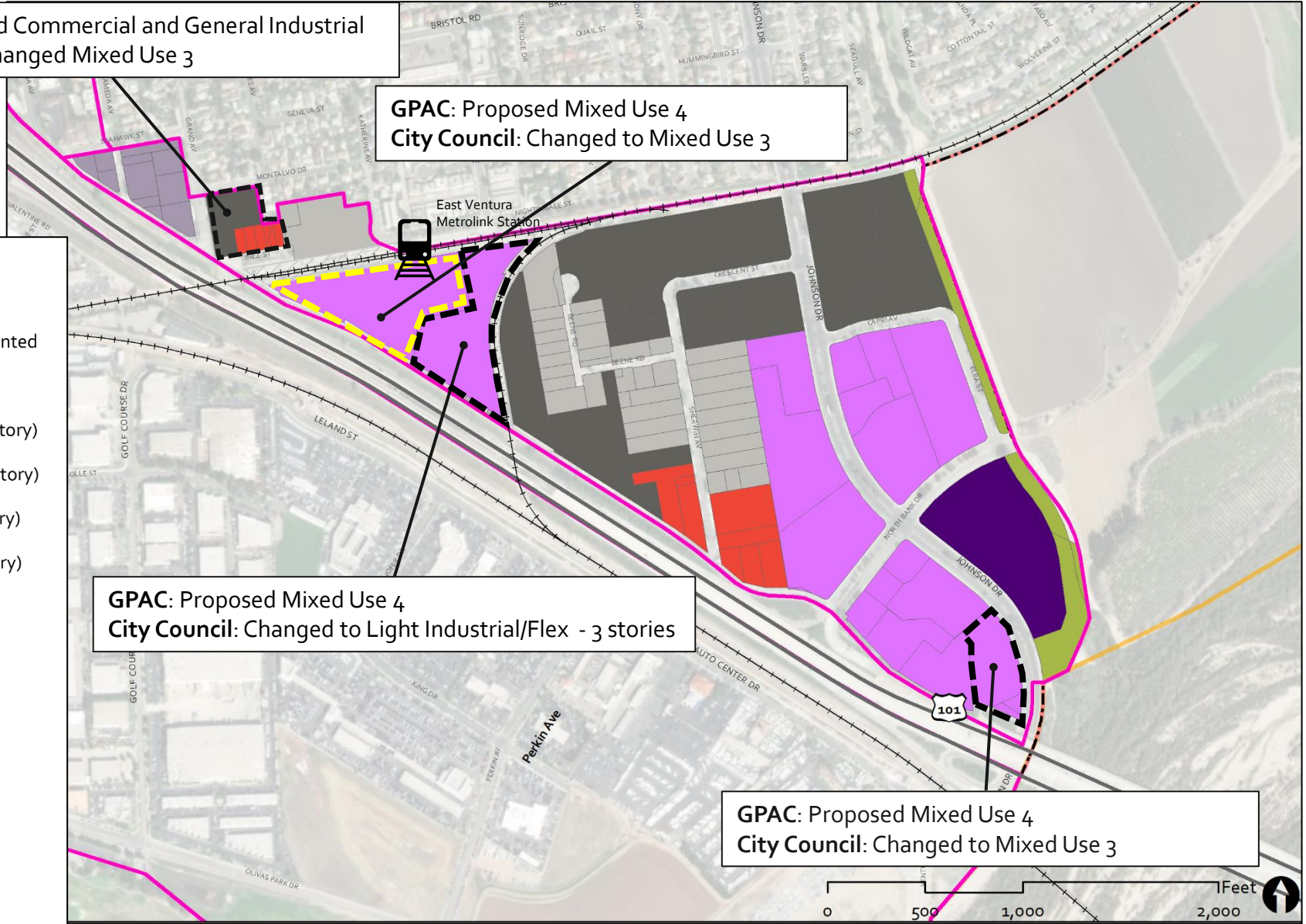
GPAC: Proposed Commercial and General Industrial
City Council: Changed Mixed Use 3

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

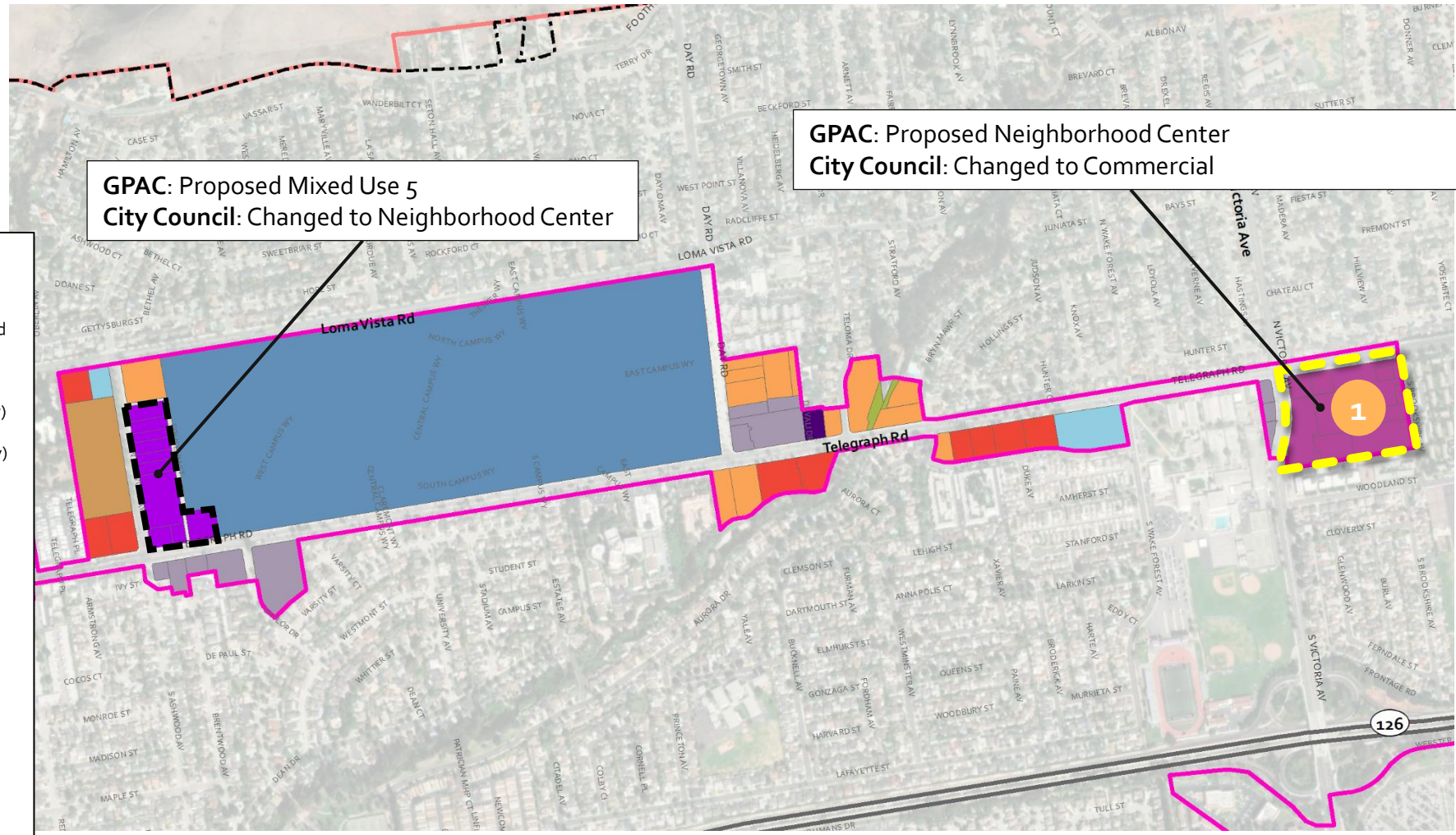
GPAC: Proposed Mixed Use 4
City Council: Changed to Light Industrial/Flex - 3 stories

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

	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		



College Area



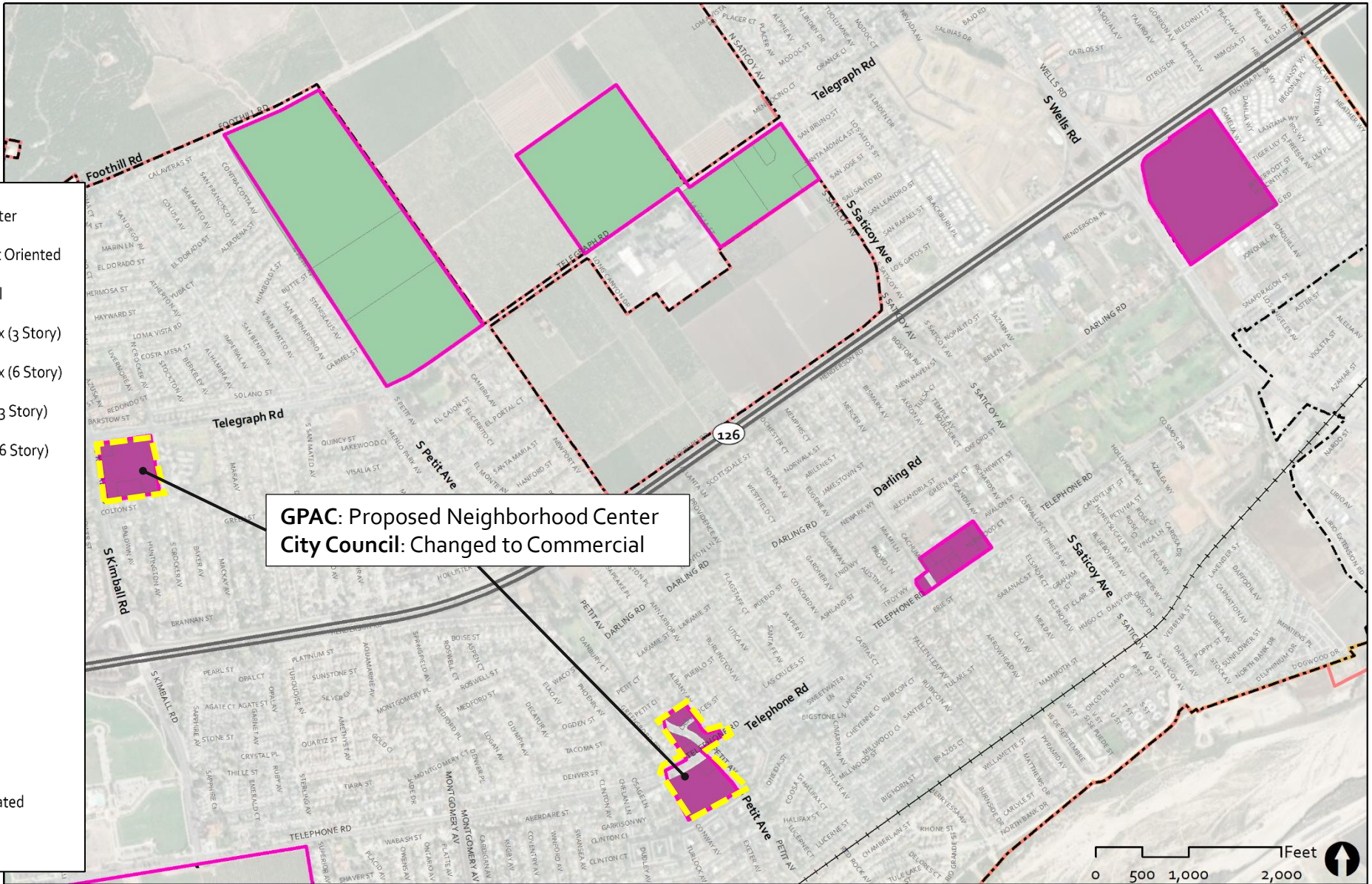
**GPAC: Proposed Mixed Use 5
City Council: Changed to Neighborhood Center**

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

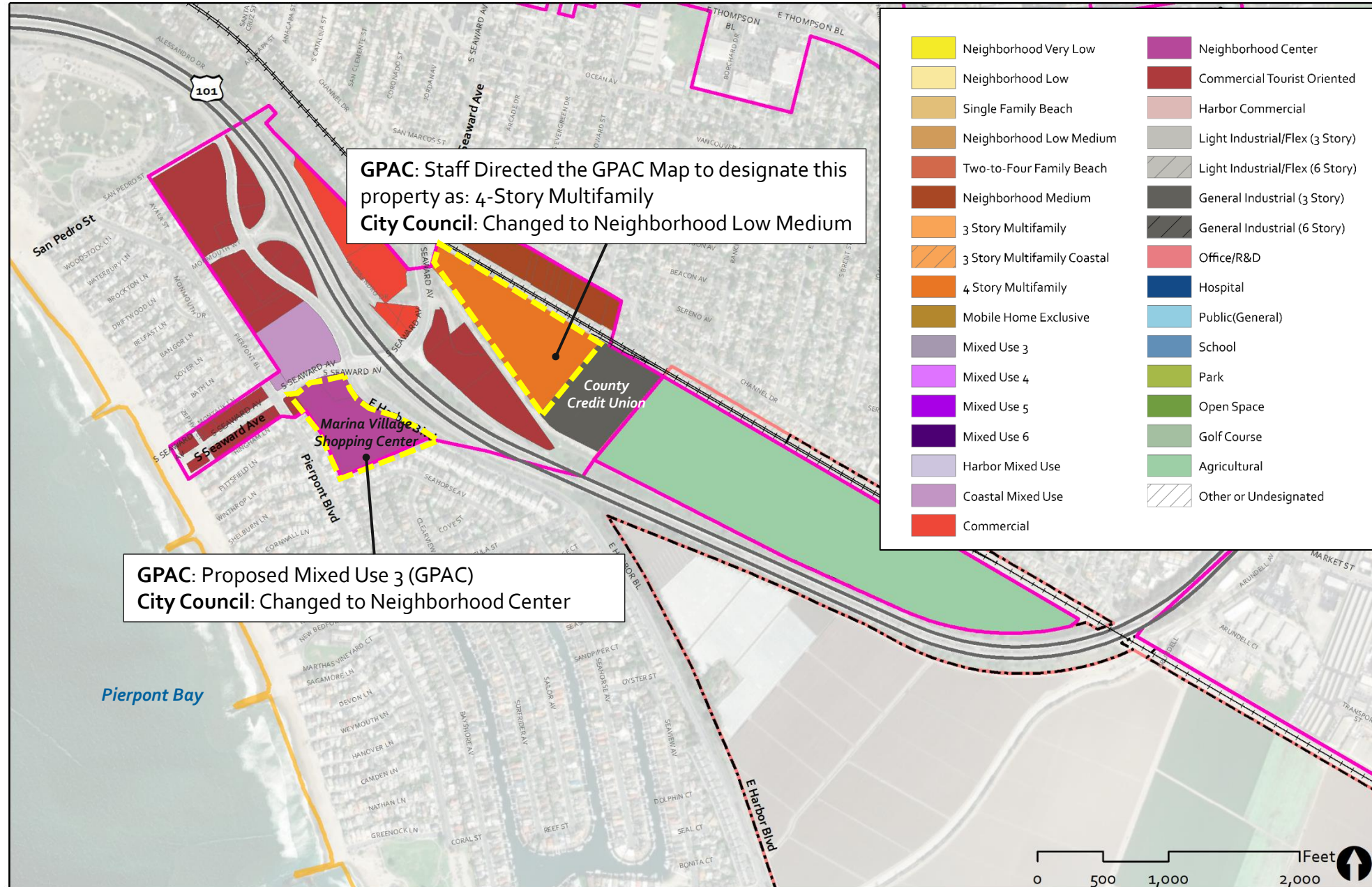
- | | | | |
|--|-----------------------------|--|---------------------------------|
| | Neighborhood Very Low | | Neighborhood Center |
| | Neighborhood Low | | Commercial Tourist Oriented |
| | Single Family Beach | | Harbor Commercial |
| | Neighborhood Low Medium | | Light Industrial/Flex (3 Story) |
| | 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 | | |

Eastside

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | 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 | | |

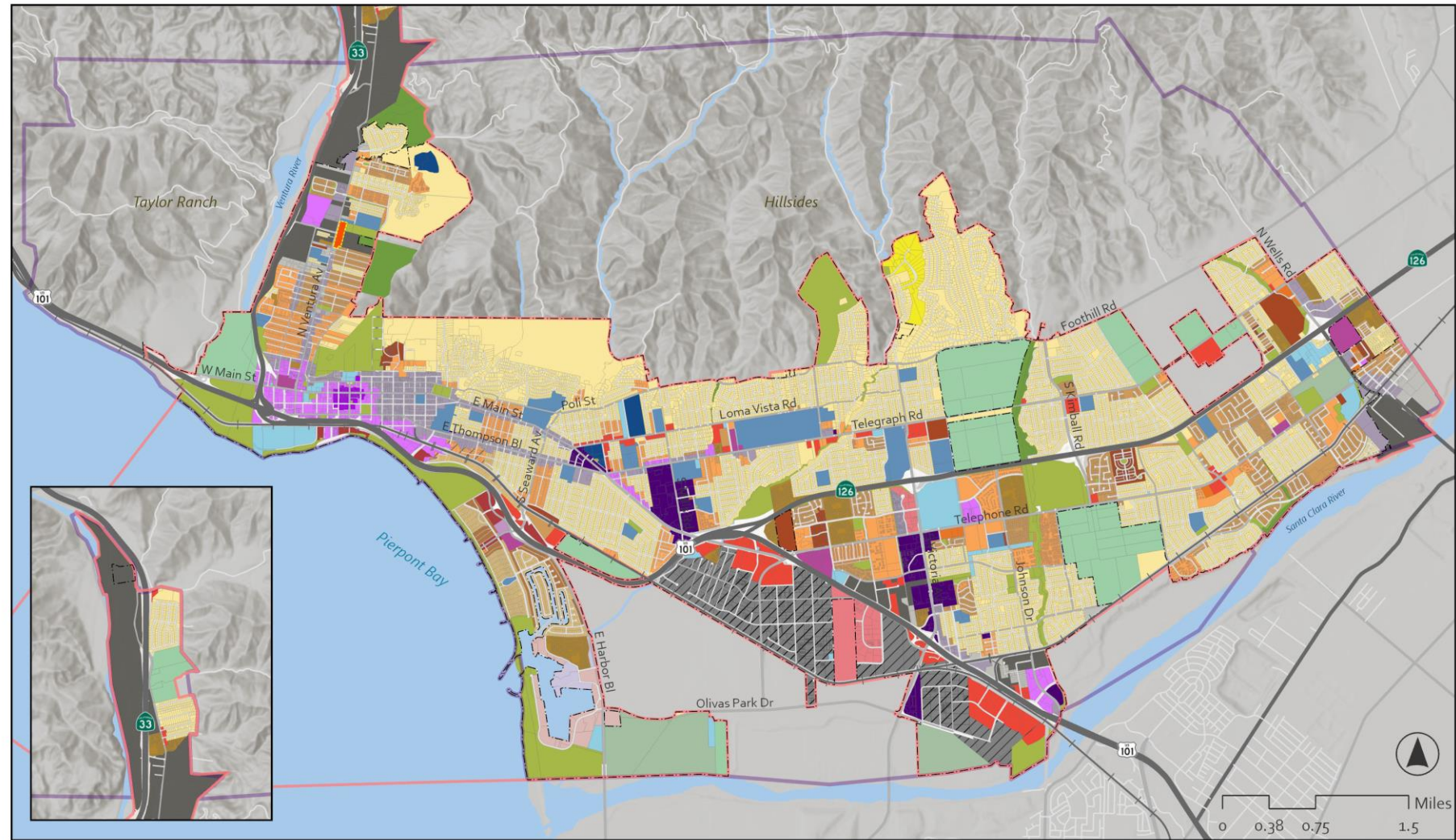


Pierpont



Endorsed Land Use Map

City of Ventura Preferred General Plan Land Use



—+— 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	



Next Steps

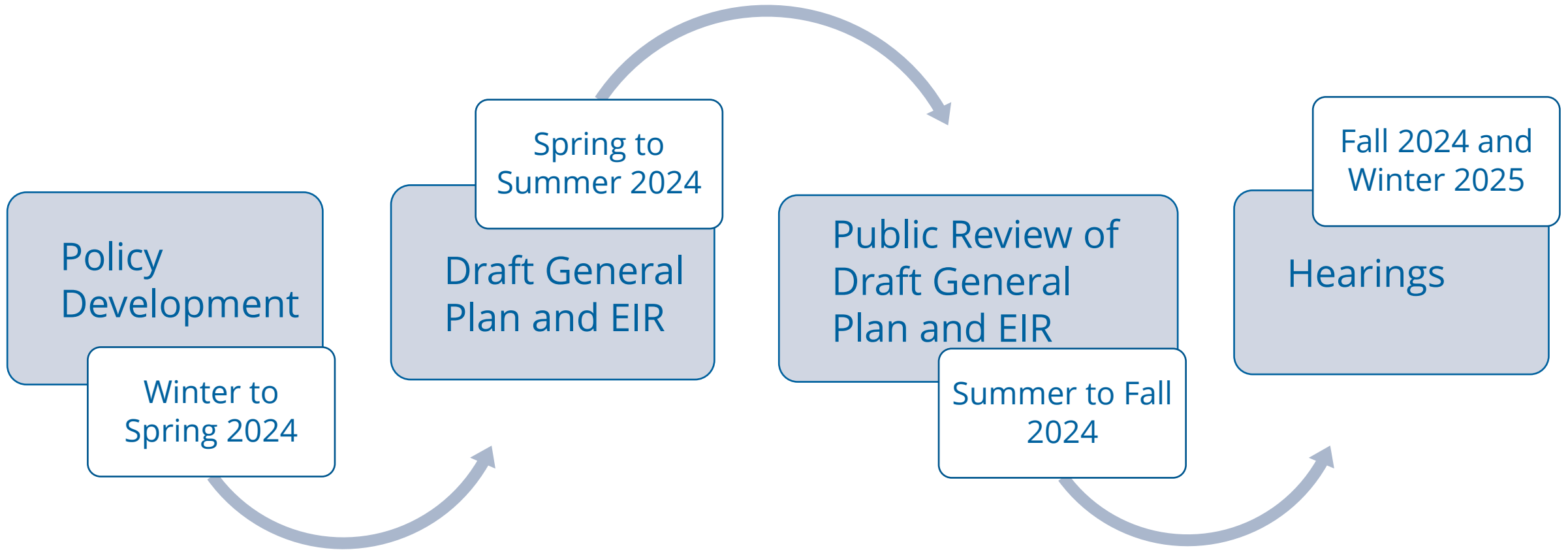
- Publish land use map to receive public comments on any map issues or property-owner requested changes
- Technical analysis
 - “No net loss” analysis for SB 330
 - Check conformance with adopted housing element
 - Growth projections for EIR
 - Technical analysis for EIR - transportation, noise, air quality, GHG emissions
- City Council meeting on growth projections (tentatively March 19 2024)

Questions?

Project Schedule



Major Steps



GPAC Topic Survey Results

Topic	%
Parks & Open Space	76.5%
Traffic and roadways	70.6%
Infrastructure (topics include water, wastewater & stormwater)	58.9%
Residential neighborhoods (e.g., policies for single family and multi-family neighborhoods)	52.9%
Economic development	52.9%
Pedestrian, bicycle and transit	52.9%
Environmental justice and public health	52.9%
Arts & culture	41.2%
Local coastal plan	29.4%
Sea level rise, climate change and sustainability	23.5%
Natural hazards (topics include flooding, fire, landslides, emergency preparedness and evacuation)	23.5%
Historic preservation	23.5%
Public facilities and services (e.g., libraries, public buildings, police and fire services)	17.7%
Other	17.7%
Noise	5.9%

GPAC Schedule

- 7 meetings remaining
 - Parks and Open Space – January 29, 2024
 - Environmental Justice – January 30, 2024
 - Residential Neighborhood and Safety (police, fire, natural hazards) – March 19, 2024
 - Transportation and Infrastructure – April 16 or May 21, 2024
 - General Plan (2x) – date TBD
 - EIR – date TBD

Question: Should there be any changes to the meeting topics?

General Plan Outline and Structure



General Plan Outline

1. Introduction and Purpose

Overview, Purpose, and Organization

2. General Plan Update Process

Summary of engagement activities

3. Vision and Guiding Principles

4. Land Use and Community Design

Citywide and area-specific guidance on neighborhoods, public realm, urban design, economic development

5. Mobility and Active Transportation

Traffic, roadways, pedestrian, bicycle, transit

6. Climate Change and Sustainability

GHG reduction, climate adaptation, sea level rise, resource conservation

7. Environmental Justice

Pollution exposure, food access, safe and sanitary housing

8. Parks and Open Space

Park & open space access, new parks, SOAR, conservation of open space lands

9. Public Facilities and Services

Schools, public services, infrastructure

10. Safety

Fire, flooding, emergency evacuation

11. Noise

Noise standards, transportation and construction noise

12. Arts & Culture

Arts and cultural assets and funding

13. Historic Preservation

Historic buildings and resources, cultural resources

14. Glossary

Structure of General Plan

- Elements
 - Statutory requirements
 - Existing conditions
 - Summary of issues and opportunities
 - Goals, policies and actions
- Definitions
 - Goal: Broad statement that describes an overall vision and direction for the community
 - Policy: “Position statement” that supports the achievement of goals by encouraging or permitting certain behaviors
 - Action: Specific activities that will be completed at a certain time or at a regular interval and include the responsible party and timeframe

Questions and Discussion

Parks and Open Space



Topics and Statutory Requirements

- State Law requires that the Open Space Element contains goals & policies to protect and maintain undeveloped lands, natural resources, and recreation areas
- The topics covered in this element include:
 - Parks
 - Open Space
 - Recreational Programs and Facilities



Park Typology

- Community Parks
 - Serve residents of more than one neighborhood
 - Include larger amenities such as fields, courts, rec centers, and picnic areas
 - Are typically 20-50 acres
- Neighborhood Parks
 - Serve specific residential areas
 - Are typically up to 8 acres
- Mini Parks
 - Serve specific residential areas
 - Are typically less than 3 acres in size
- Linear Parks & Greenways
 - Strips of greenspace, often with shared-use paths
 - Expand the City's bicycle and pedestrian network



Ventura Community Park



Kellogg Park

Existing Parks

Parks by Type

- **7** community parks, totaling **437.8 acres**
- **20** neighborhood parks, totaling **85.6 acres**
- **20** mini parks, totaling **10 acres**
- **21** linear parks, totaling **78 acres**

Total Acreage

- **611.4 acres** of parks
- **226.5 acres** of public beaches

Parks Ratio

- **5.4** acres per 1000 residents
- **7.5** acres per 1000 residents when including beaches
- Exceeds State standard of **3** acres/1000 residents and City standard of **4.6** acres/1000 residents

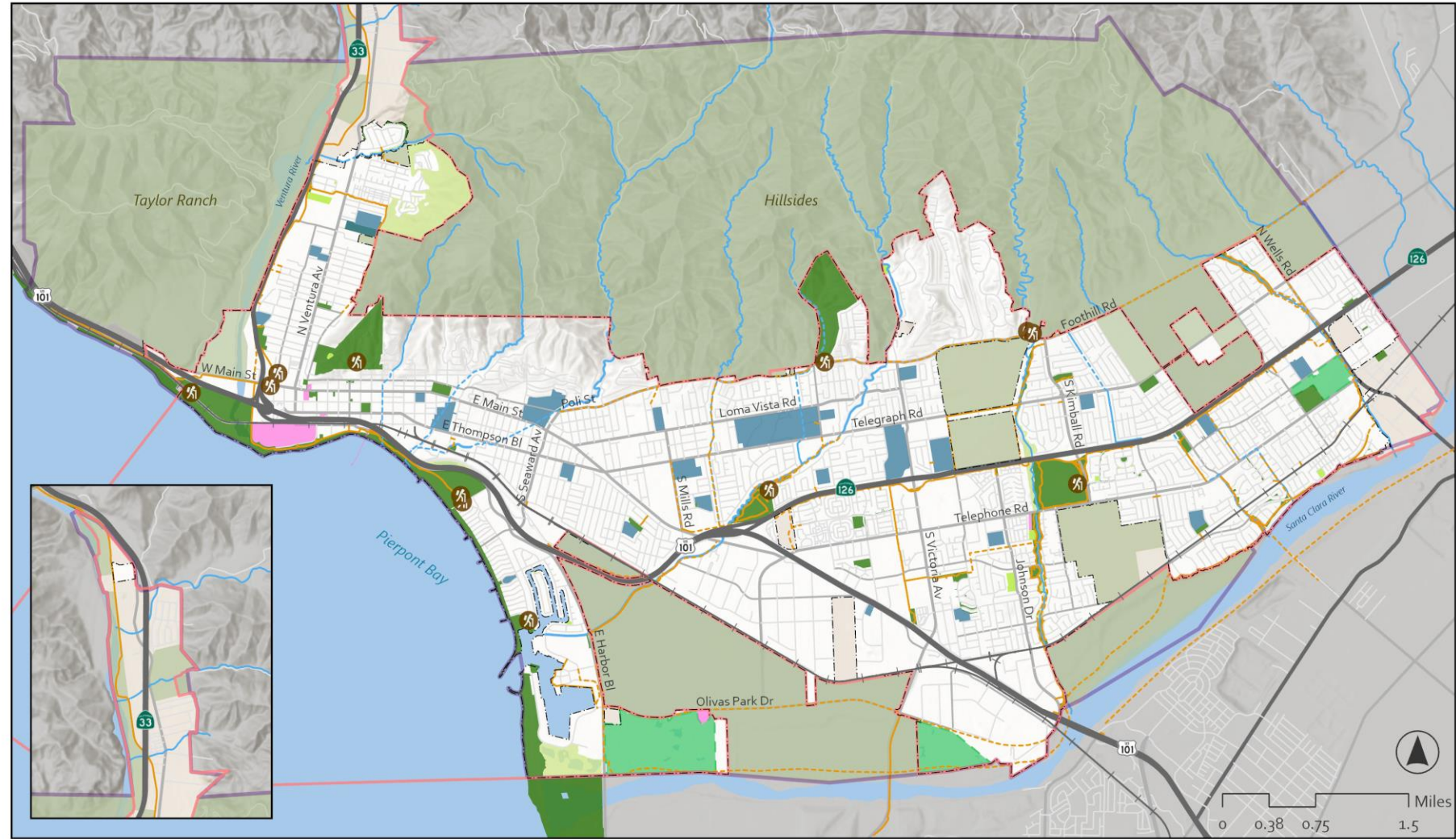


San Buenaventura State Beach

Park and Open Space Map

Note: A link to the line version of this map can be found [here](#).

City of Ventura Parks and Open Space



- | | | | | |
|-----------------------|----------------|--------------------------------|-------------------------------------|----------------|
| —+— Railroads | — Stream | - - - Proposed Multi Use Paths | ■ Public Schools | ■ Open Space |
| - - - City Limits | ■ Waterbodies | — Existing Multi Use Paths | ■ Special Use Areas | ■ Golf Courses |
| — Sphere of Influence | ● Trailheads | Barrancas | ■ Public Parks and Other Greenspace | ■ SOAR Lands |
| — Planning Area | — Above Ground | — Below Ground | ■ Private Parks | |
| — Freeways | | | | |



Proposed Park Ideas

- Increase park and plaza space
 - Near the hospital
 - Along Santa Clara River
 - Throughout Downtown
 - Along the Johnson Corridor
 - Near the East Ventura Metrolink Station
 - On the Westside
 - At Pacific View Mall
 - Near Five Points
 - At the Mc Grath Property
 - Under US-101 near Arundell Barranca
- Increase trail access
 - Under US-101 near Arundell Barranca
 - On the Westside
- In regional open spaces
- Along Alessandro near San Buenaventura State Beach
- To State Beach
- Amenities
 - Add a pool and community center on the Westside
 - Expand on/capitalize on the Channel Islands Visitor Center
- Other
 - Improve pedestrian and bike access and safety under US-101
 - Improve pedestrian and bike access to natural open spaces

Issues and Strengths

- No long-range plan
- Existing parks need improvements
- Dated impact fees for new parks
- Lack of access to beaches
- Lack of access for disabled individuals
- Park and trail safety
- Overcrowding in neighborhood parks
- High parks ratio
- Excellent park access
- Diversity of parks and open spaces
- Great access to regional open spaces (hillsides and beaches)
- Large trail network

Goals

1. Improve parks, open spaces, trails, and recreational facilities
 2. Improve park access and safety
 3. Diversify funding sources
 4. Protect and improve access to open space
 5. Improve beach amenities and access
 6. Maintain and improve golf courses
 7. Maintain and expand trail network
- Policies included in each goal
 - Actions are for all goals

GPAC Feedback

- Questions about background information
- New areas for parks and open spaces (use map to write ideas)
- Comments on Goals, Policies and Actions
 - Are all the topic areas covered?
 - Are there any goals, policies or actions missing?
 - Should anything be revised or removed?

Public Comments



GPAC Discussion



GPAC Feedback

- Questions about background information
- New areas for parks and open spaces (use map to write ideas)
- Comments on Goals, Policies and Actions
 - Are all the topic areas covered?
 - Are there any goals, policies or actions missing?
 - Should anything be revised or removed?

Close of Meeting

January 29, 2024

