



# Residential Neighborhoods Policy Framework: GPAC Review Draft

April 9, 2024

# Residential Neighborhoods Goals and Policies

## Housing and Residential Neighborhoods

**Goal LU-1: Complete, walkable residential neighborhoods that provide a variety of housing types and forms and allow neighborhood supportive uses that sustain the needs of residents.**

- 1.1 Affordable and workforce housing.** Actively facilitate adding affordable and workforce housing throughout Ventura.
- 1.2 Diversity of housing types.** Encourage a variety of housing types including, but not limited to, single-family attached and detached units, accessory dwelling units, duplexes, triplexes, and multifamily housing.
- 1.3 Multi-generational housing.** Encourage development of housing that supports multi-generational households and opportunities to age in place.
- 1.4 Aging-in-place.** Promote development of housing types that support opportunities to age in place.
- 1.5 Housing for all needs.** Facilitate housing for seniors, special needs groups, including the developmentally disabled, and non-traditional family groups by requiring a diverse range of housing configurations that are Americans with Disabilities Act compliant and flexible.
- 1.6 Neighborhood compatible uses.** Allow compatible uses like schools, parks, recreation and community centers, art studios, and childcare facilities in residential neighborhoods.
- 1.7 At-home business opportunities.** Support local business incubation and economic opportunity in residential neighborhoods by allowing in-home business opportunities. Strategies to pursue include permit streamlining, allowing limited employee presence in residential neighborhoods, and expanding the business types that may be conducted at home.
- 1.8 Hillside development.** Limit density in hillside areas to support public safety where limiting density is not in conflict with State policy. When new development is allowed, require that there be multiple roads or evacuation routes available in case of wildfires or other emergencies.
- 1.9 15-minute neighborhoods.** Strive to create development patterns such that most residents are within a fifteen minute or less walk of a variety of neighborhood-serving uses, such as parks, grocery stores, restaurants, places of worship, cafes, dry cleaners, laundromats, banks, hair care, pharmacies, civic uses, and similar uses.
- 1.10 Multimodal Connectivity.** Seek to improve walk, bike, and transit travel within existing complete neighborhoods.
- 1.11 State housing laws.** Regularly review State legislation related to housing and update regulations and ordinances to respond to new housing laws.
- 1.12 At home day care.** Support the expansion of at-home day care facilities throughout Ventura’s residential neighborhoods.

- 1.13 Farmworker housing.** Encourage farmworker housing within or near active agricultural areas.

## Low Density Residential Neighborhoods

**Goal LU-2: Preserve and enhance the character and identity of Ventura’s diverse low-density neighborhoods.** *(Note: These policies apply to the areas with the following land use designations: Neighborhood Very Low; Neighborhood Low; Neighborhood Low Medium; Single Family Beach; and Two Family Beach.)*

- 2.1 Preserve low density residential areas.** Preserve the scale and density of low density neighborhoods while maintaining compliance with State laws.
- 2.2 Corridor adjacencies.** Require that new development along commercial and mixed use corridors step down in height and/or provide appropriate buffers to adjacent low density uses.
- 2.3 Multifamily housing.** Prohibit the redesignation of land from low density housing designations to multifamily land use designations within low density neighborhoods. Redesignations may occur if the low density parcel is located along a collector or arterial street.
- 2.4 ADUs.** Promote the addition of ADUs in all low density residential neighborhoods through streamlined development review processes, standard building plans, reduced permit fees and other measures, as applicable.
- 2.5 Residential infill.** Require new development to be well-designed and well-integrated with existing residential neighborhoods, maintaining smooth transitions in scale, form, and character through building setbacks, step backs, and rear landscaping.
- 2.6 Streetscape improvements.** Improve streetscapes in low-density residential areas with pedestrian scaled lighting, street trees, sidewalk improvements, and measures to slow traffic on residential streets.
- 2.7 Gated communities.** Prohibit the construction of new gated communities in Ventura.
- 2.8 Soundwalls.** Prohibit the construction of new soundwalls as part of the construction of new low density residential areas except where the development is adjacent to an existing industrial use, railway or freeway.
- 2.9 Natural features.** Allow flexibility in development standards (such as setbacks) when parcels contain natural features such as steep slopes, bluffs, barranca or similar natural features.

## Mobile Home Parks

**Goal LU-3: Preserve and protect existing mobile home parks in Ventura as a way of preserving low cost housing.** *(Note: These policies apply to the areas with the Mobile Home Exclusive land use designation.)*

- 3.1 Land use designation.** Maintain a land use designation in the General Plan for mobile home parks to ensure their preservation.

- 3.2 Redesignations.** Prohibit the redesignation of mobile home parks to other land use designations.
- 3.3 Rehabilitation and maintenance.** Support the rehabilitation and maintenance of mobile home parks through permit incentives, reduced fees and other city-controlled mechanisms.
- 3.4 Engagement and participation.** Encourage mobile home parks to form associations or cooperatives to advocate for their interests and participate in the decision-making process.

## Multifamily Residential Neighborhoods

**Goal LU-4: Promote multifamily residential development throughout Ventura to expand the diversity of housing types and promote affordable and workforce housing.**

*(Note: These policies apply to the areas with the following land use designations: Neighborhood Medium; 3-Story Multifamily/Coastal 3-Story Multifamily; and 4-Story Multifamily.)*

- 4.1 Multifamily housing.** Encourage multifamily housing development within neighborhoods designated for higher-density residential
- 4.2 Multifamily design.** Maintain multifamily objective design standards including standards that require a transition in scale between areas planned for multifamily housing and areas planned for low density residential neighborhoods.
- 4.3 Multifamily capability.** Strive for active building frontage, landscaping, and parking design for new and existing development to support pedestrian-orientated streets and neighborhood character.
- 4.4 Reuse of existing buildings.** Encourage the transformation of existing, underutilized commercial buildings into multifamily housing.
- 4.5 Student housing.** Promote multifamily housing for students near Ventura Community College and support the Community College District's construction of student housing within the campus.

## Code Enforcement

**Goal LU-5: Maintain safe, healthy, and aesthetically pleasing neighborhoods in Ventura through effective code enforcement.**

- 5.1 Code compliance.** Ensure all properties within the municipality comply with applicable building, zoning, health, safety, and environmental codes and regulations.
- 5.2 Neighborhood integrity.** Preserve the character and integrity of neighborhoods by addressing blight, nuisances, and other conditions that detract from community aesthetics and quality of life.
- 5.3 Public health and safety.** Safeguard public health and safety by addressing hazardous conditions, illegal construction, substandard housing, and other violations that pose risks to residents and visitors.

- 5.4 Responsible property ownership.** Support responsible property ownership and management practices by providing education, resources, and assistance to property owners to help them maintain their properties in compliance with local regulations.
- 5.5 Equitable enforcement.** Implement code enforcement practices that are fair, consistent, and responsive to community needs, while avoiding disproportionate impacts on vulnerable populations or marginalized communities.

## Neighborhood Safety

### **Goal LU-6: Promote the continued safety of residents and visitors in Ventura’s residential areas.**

- 6.1 Safety Programs.** Promote Business and Neighborhood Watch programs, in addition to collaborations between residents and law enforcement, to help maintain a clean and safe environment.
- 6.2 Crime Prevention.** Use Crime Prevention through Environmental Design strategies (CPTED) in new and existing development to improve public safety, including the following:
  - Active public space
  - Building design to promote “eyes on the street”
  - Clear delineation between private and public space
  - Natural access control between public and private space
  - Maintenance of public places
  - Removal or repair of vandalism or broken property
- 6.3 Lighting Improvements.** Improve lighting and nighttime security across all City neighborhoods to prevent crime and increase safety.
- 6.4 Graffiti Removal.** Encourage the creation of a graffiti prevention team to remove graffiti from public property (including parks, street signs, sidewalks, etc.) or property adjacent to public rights-of-way.
- 6.5 Illegal Dumping.** Support systematic removal of unsightly trash/debris and prevention of future illegal dumping. Consider increasing surveillance of known dumping sites and raising fines for illegal dumping, and encouraging/ facilitating more recycling locally.

# Implementation Actions

**Timeframe:** Short-term, Mid-term, Long-term, Ongoing

**Types of Actions:** Partnership, program, study, plan, physical improvements, etc.

| Implementation Actions   | Associated Goals | Timeframe         | Type of Action | Responsibility                          |
|--|------------------|-------------------|----------------|---|
| <p><b>Zoning.</b> Update the zoning code to reflect the revised land use designations. Create multiple zoning districts within a single land use designation to ensure that the unique identity of each neighborhood is reflected in the code.</p> | <p>LU-1</p>      | <p>Short-term</p> | <p>Plan</p>    | <p>Community Development Department</p> |