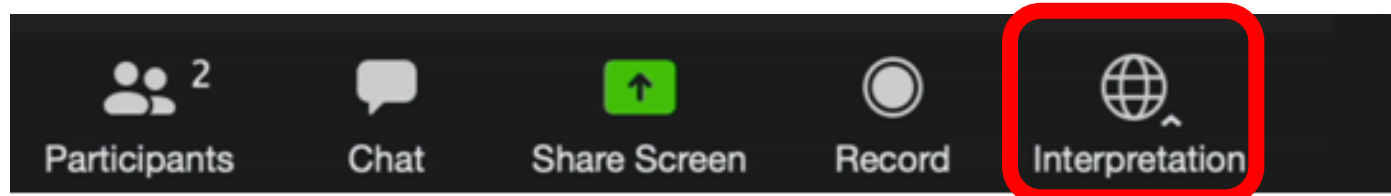


# Planning 101

May 18, 2021



# Zoom – What You Need To Know

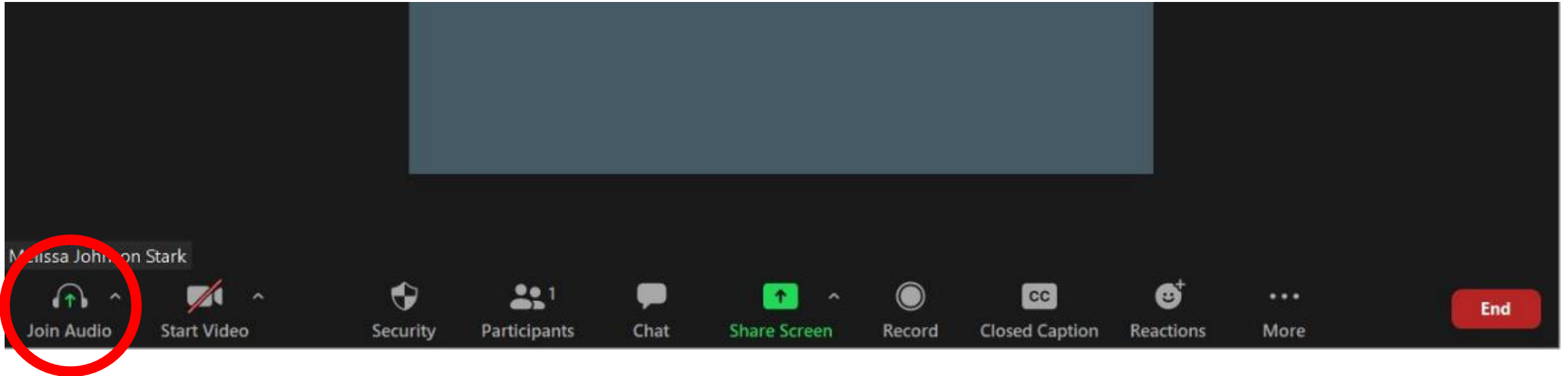


**La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:**

Español – bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado

# Zoom – What You Need To Know



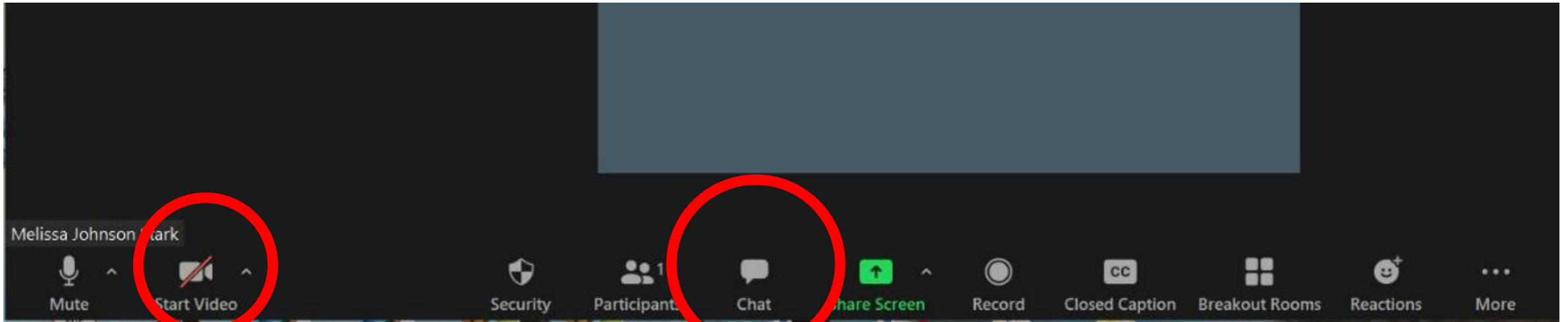
## *Join Audio*

- Two options:
  - *Use your device's audio*
  - *Call in using a cell phone*

## *Once Audio is Connected – Please Mute*

- Please remain muted until it is your turn to speak
- To un-mute, press the same button

# Zoom – What You Need To Know



## *Start Video*

Please keep your camera off unless speaking

## *Chat for Questions/Comments*

To submit a question or comment, please use the "Chat" feature.



# Meeting Topics

- Introductions
- Overview of planning
- General Plan basics
- Ventura Plans + Development review Process
- Related planning efforts
- Q&A/Discussion





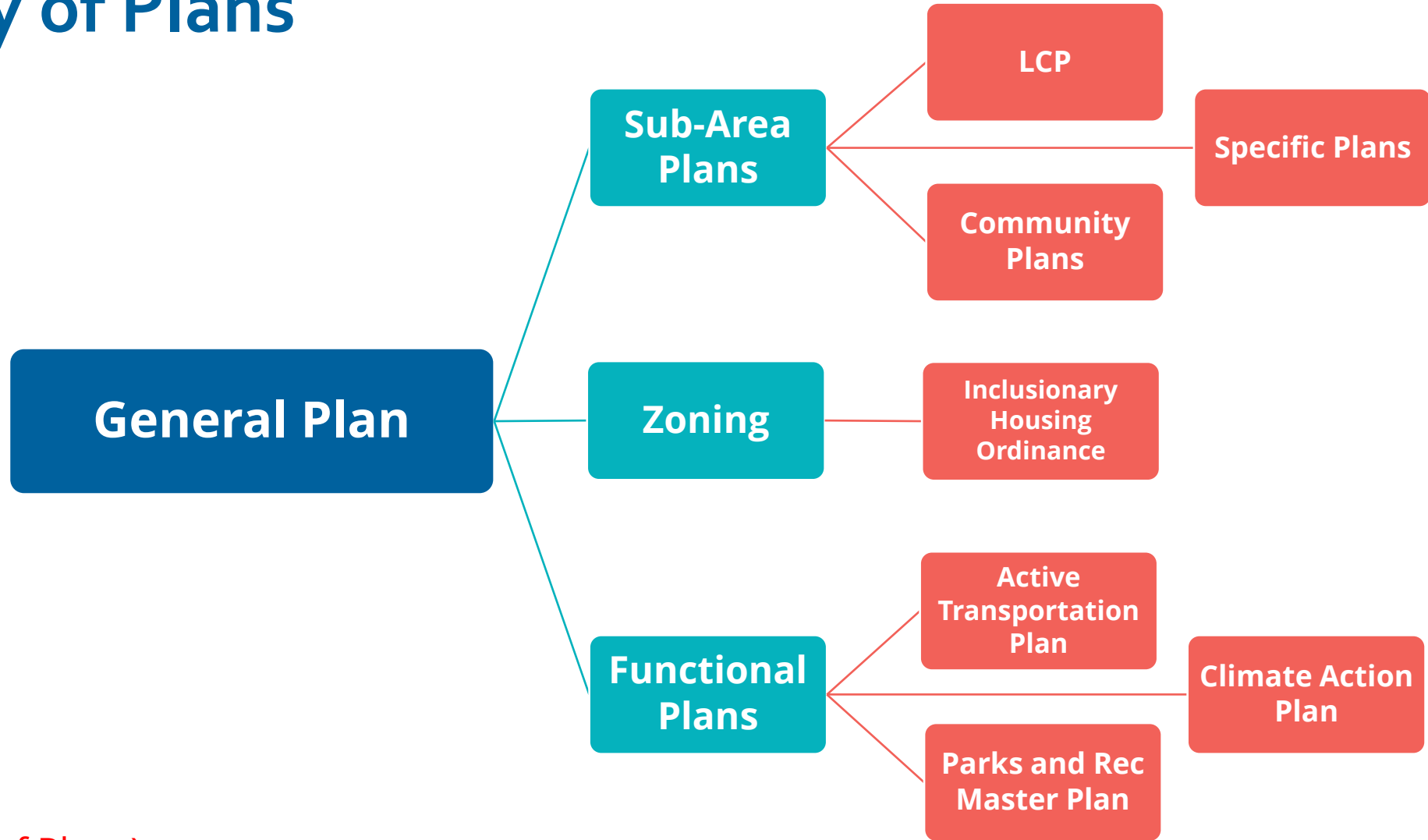
# Planning Overview

# Why Plan?

- Hold a “community conversation” about the future
- Be proactive in addressing critical topics affecting Ventura
  - Growth                      Neighborhood identity
  - Housing                      Sea level rise
  - Wildfire risk                Health and equity
  - Mobility                      Economy
- Establish methods and tools to implement the community’s vision for the future
- Be legally compliant with new State requirements



# The Family of Plans



(Examples of Types of Plans)

# General Plans + Zoning Basics

# Purpose of a General Plan

- Long-term policy document to **guide the future actions**
- Establishes the **City's vision** for the next 25-30 years
- Preserves and enhances **community strengths**
- Addresses **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**
- Updated every 10-15 years
- Office of Planning and Research (OPR) established requirements and guidelines

*“Vision about how a community will grow, reflecting community priorities and values while shaping the future.”*

## WHAT IS A GENERAL PLAN?

A General Plan is like a road map for the future of Ventura



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.





# Role of the General Plan

## What should it do?

- Set land uses and development patterns
- Identify long-term direction
- Establish priorities and tradeoffs
- Establish goals and policies
- Set metrics and targets
- Set the stage for implementation through other plans

## What should it NOT do?

- Solve every issue facing the city today
- Be overly specific
- Be everything to everyone
- Be so general and vague that no clear direction is established

# General Plan Contents

## Required Elements

1. Land Use
2. Circulation
3. Housing
4. Noise
5. Conservation
6. Safety
7. Open Space
8. Environmental Justice

## Optional Elements

- Community Design
- Economic Development
- Arts + Culture
- Historic Preservation



# Planning Area(s)

- City limits
- Sphere of Influence
- County areas
- Planning boundary



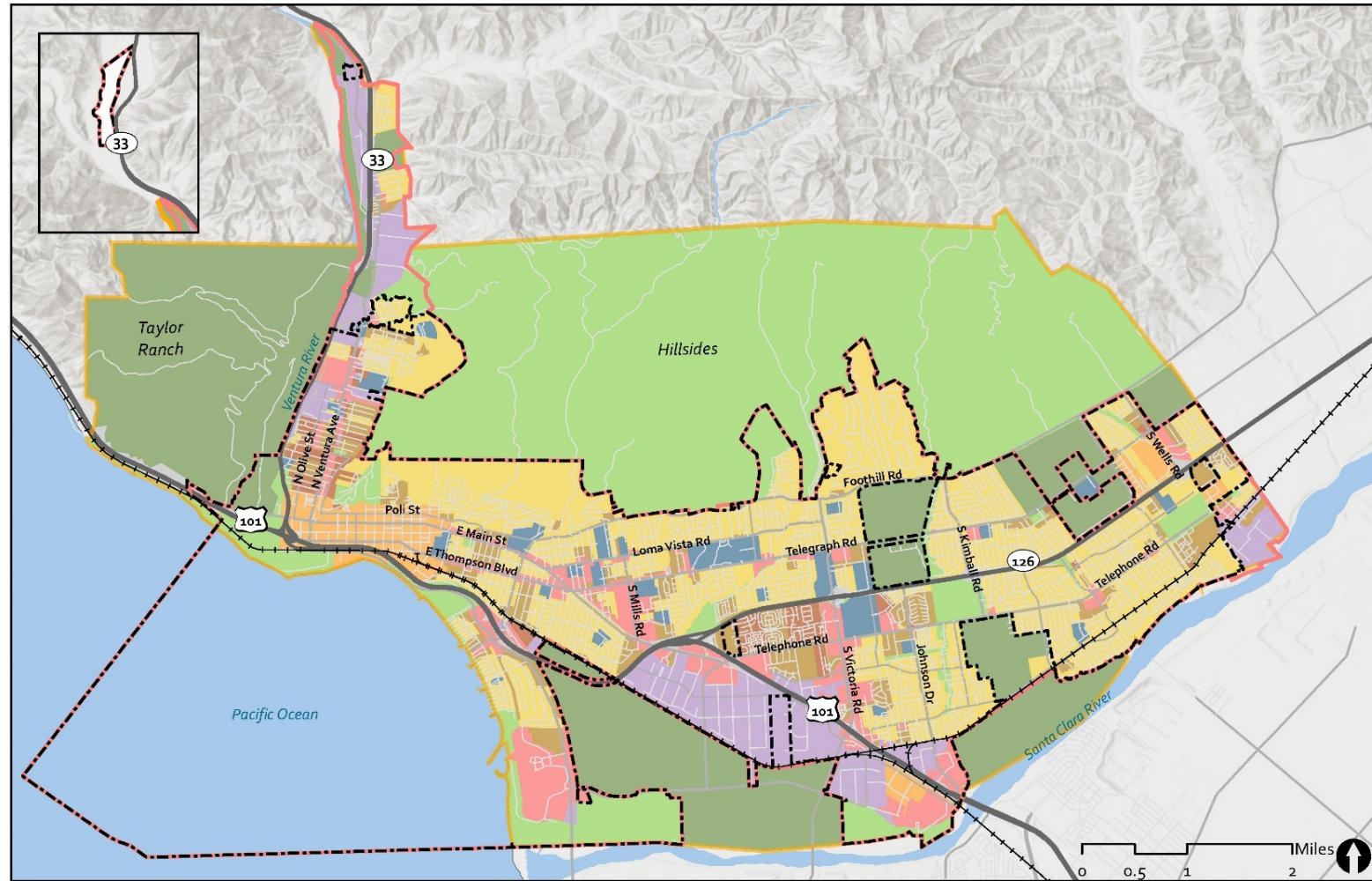
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)





# Land Use Element

- Defines the future (allowable) type, distribution, and intensity of all parcels
- Includes a land use diagram
- Establishes standards for density
  - Residential (dwelling units per acre)
  - Non-residential (floor-area ratio)
- Must align with and reflect content from other elements



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



# Circulation Element

- Defines the infrastructure needs required for the circulation of people, goods, energy, water sewage, storm drainage, and communications
- Must establish goals and policies for a “balanced, multimodal transportation network”
- Required to identify the location and extent of both existing and proposed:
  - Major thoroughfares
  - Transportation routes
  - Terminals
  - Military airports and ports
  - Public utilities and facilities

# Housing Element

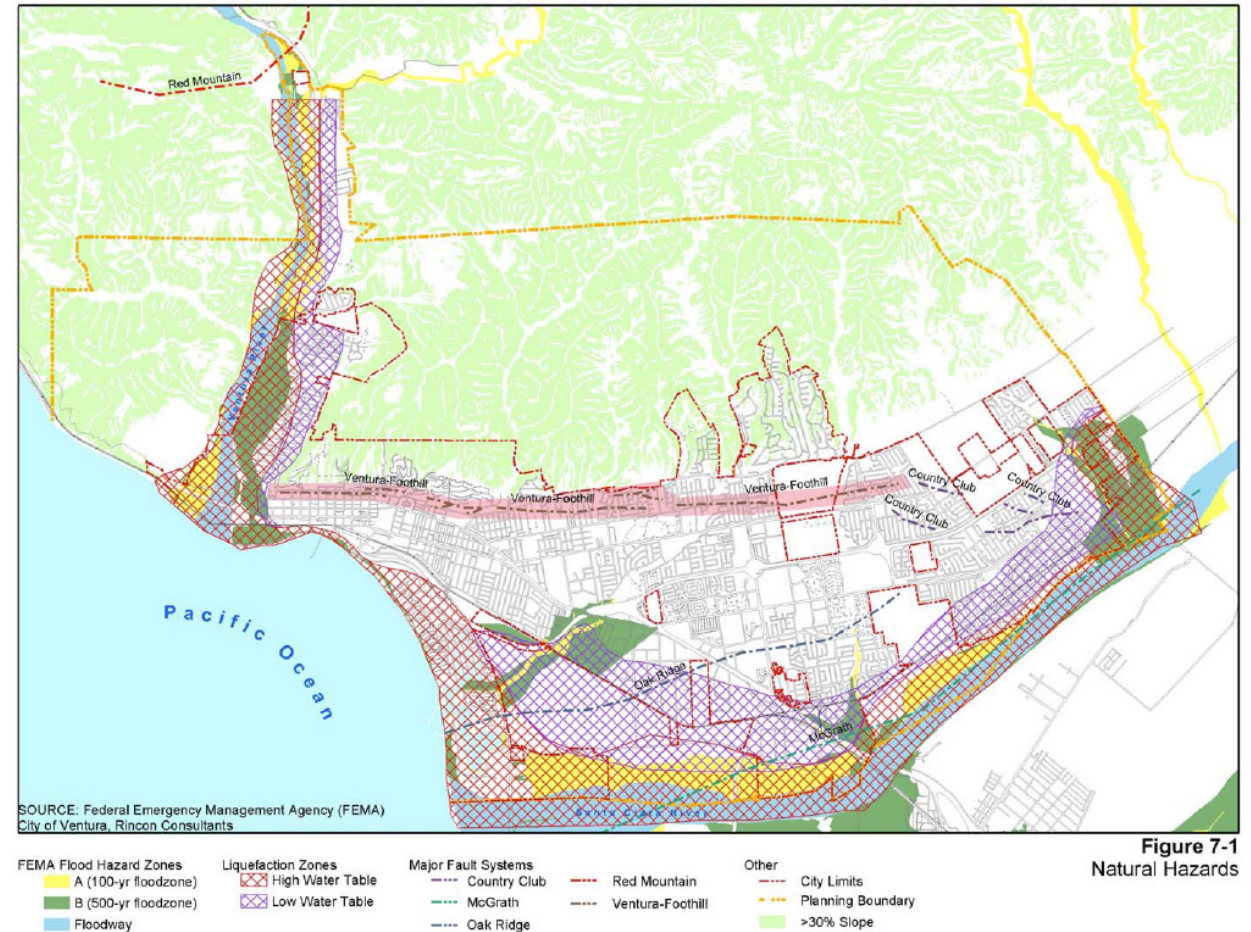
- Statutorily required to be updated every 8 years
- Jurisdictions must plan for the Regional Housing Needs Allocation (RHNA) and identify adequate sites with:
  - Appropriate density (at least 30 du/ac for lower income units)
  - Vacant and underutilized sites with near-term development potential
  - Development process and fees do not constrain housing development

Income Group	Ventura City		County	
	RHNA	Percent	RHNA	Percent
Very Low Income (50% AMI)	1,184	22.4%	5,759	23.6%
Low Income (80% AMI)	863	16.2%	3,803	15.6%
Moderate Income (120% AMI)	948	17.9%	4,516	18.5%
Above Moderate Income (>120% AMI)	2,305	43.5%	10,318	42.3%
<b>Total</b>	<b>5,300</b>	<b>100.0%</b>	<b>24,396</b>	<b>100.0%</b>



# Safety Element

- Defines strategies for mitigating natural disasters and other hazards (seismic hazards, wildfires, flooding, and hazardous materials)
- Promotes the strengthening of public safety services and facilities (e.g., fire, police, hospitals)
- Must address climate change adaptation and resilience (SB 379)



This map is a product of the City of San Buenaventura, California. Although reasonable efforts have been made to ensure the accuracy of this map, the City of San Buenaventura cannot guarantee its accuracy.

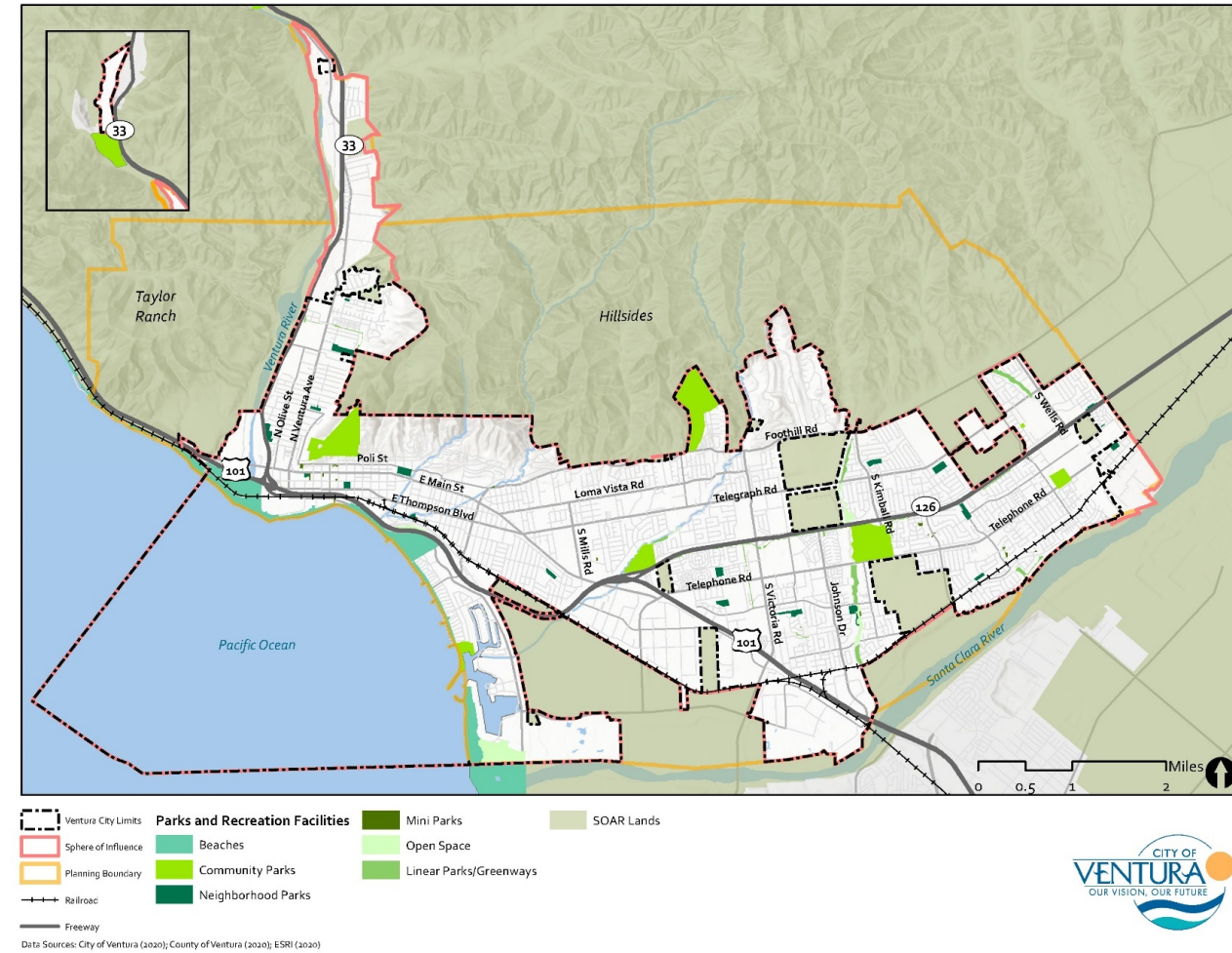
# Environmental Justice (SB 1000)



- Topics addressed:
  - Pollution exposure (air quality, water quality, etc.)
  - Public facilities (parks, schools, health facilities, etc.)
  - Safe and sanitary homes (housing cost and quality)
  - Physical activity (walkable communities, transportation safety, etc.)
  - Other identified health risks or burdens (food access, community engagement, etc.)

# Additional Required Elements

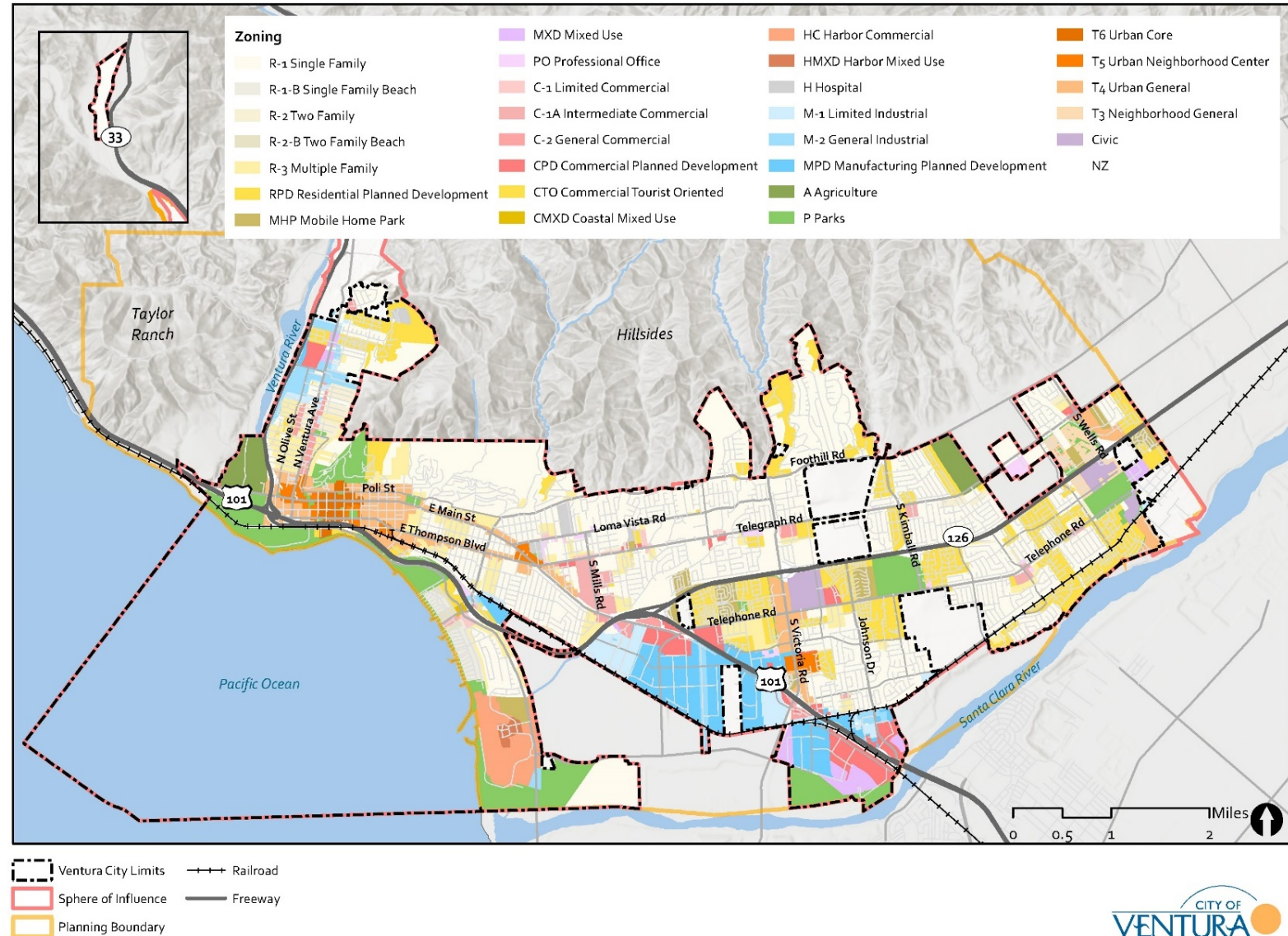
- **Conservation:** Promotes strategies for the preservation of existing natural and resources, including land, water, ecosystem services, and other living resources
- **Open Space:** Guides both the **a)** provision of adequate public parkland and recreational facilities, and **b)** preservation of other undeveloped lands (in concert with the Conservation Element)
- **Noise:** Identifies and evaluates noise problems arising from transportation systems, commercial operations, and industrial activity





# What is Zoning?

- Implements policy direction through **development standards and guidelines**
- Required by State law to be **consistent with the General Plan**
- Typically contains these standards:
  - **USES:** Detailed types of uses allowed
  - **INTENSITY:** Density (dwelling units per acre) or intensity (floor area ratio); Building height and bulk
  - **SITE STANDARDS/IMPACT:** Setbacks, Required open space, Parking, Transitions



Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)



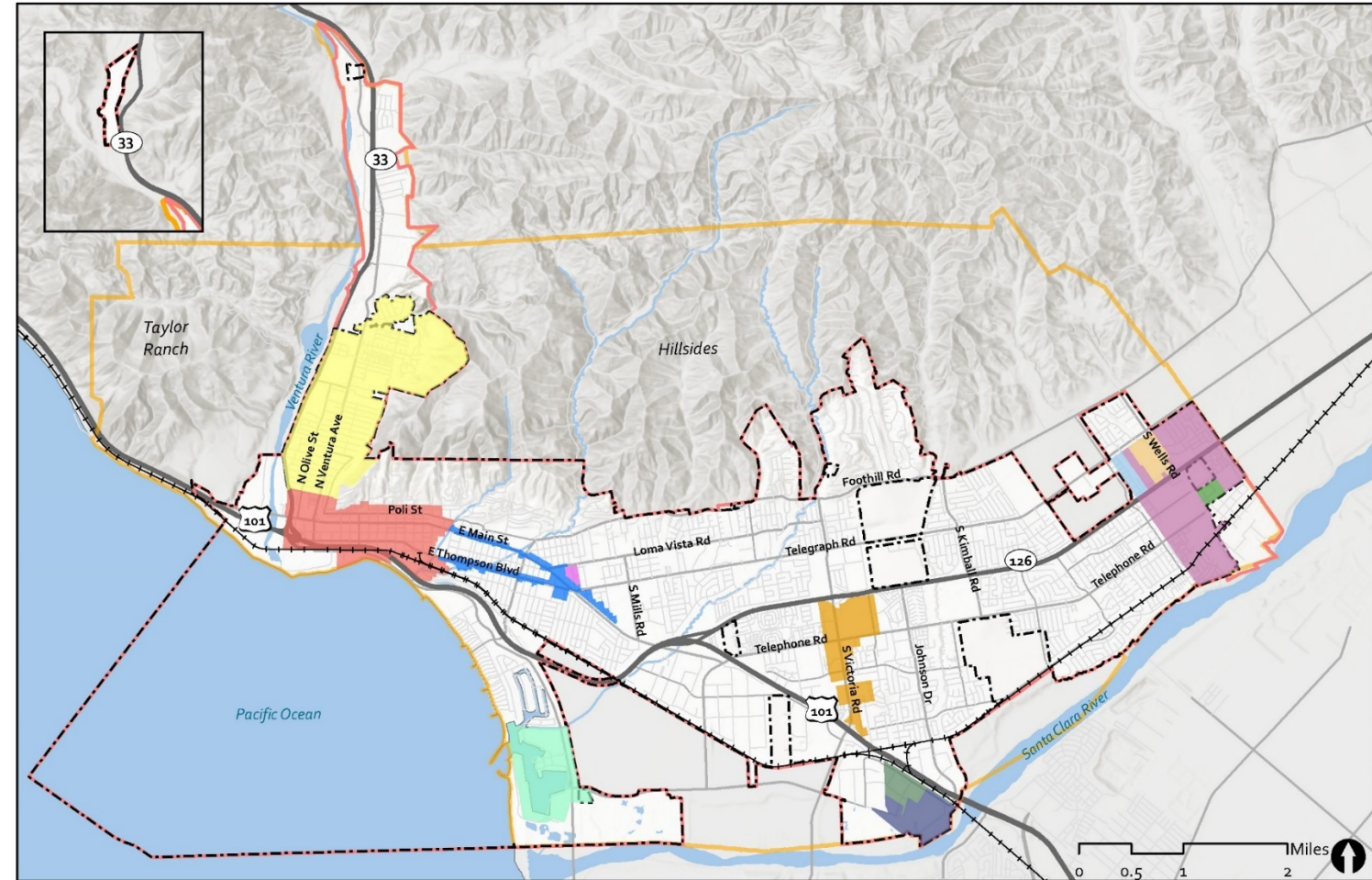
# What are Specific Plans?

- Popular and flexible planning tool
- Apply to Downtowns, large edge lands with multiple parcels, older commercial corridors and strips, redevelopment areas
- Special set of development regulations applied to a particular sub-area of any size
- Contain development and design regulations
- Contain more urban design and circulation details (standards for roads, sidewalks, bikeways)
- Address infrastructure and financing

# What are Specific Plans?

Five basic requirements:

- Distribution, location and extent of all land uses
- Transportation and infrastructure
- Development and conservation standards
- Implementation measures
- Relationship to the General Plan



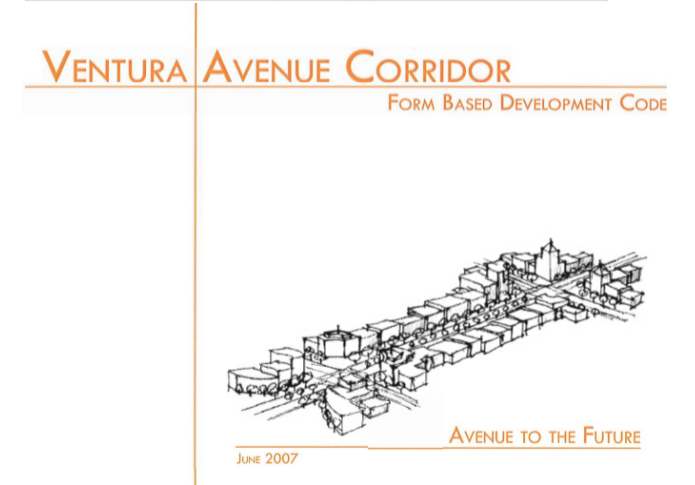
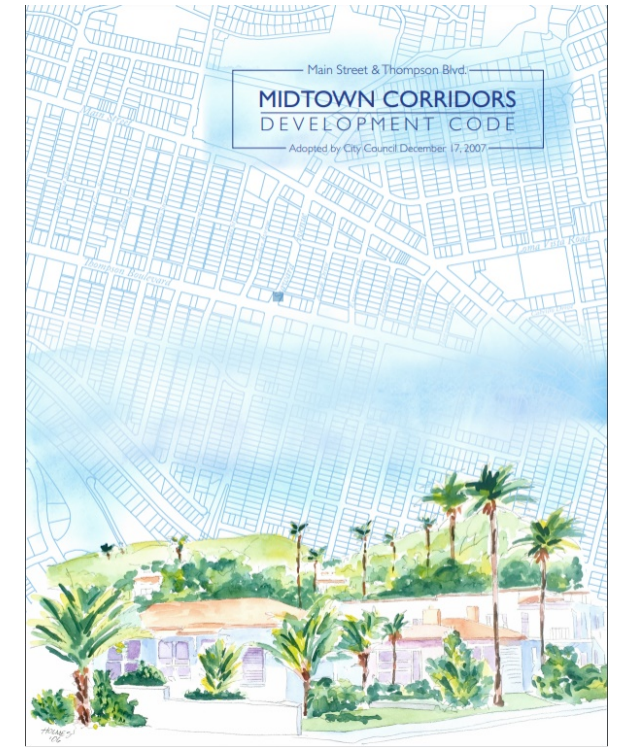
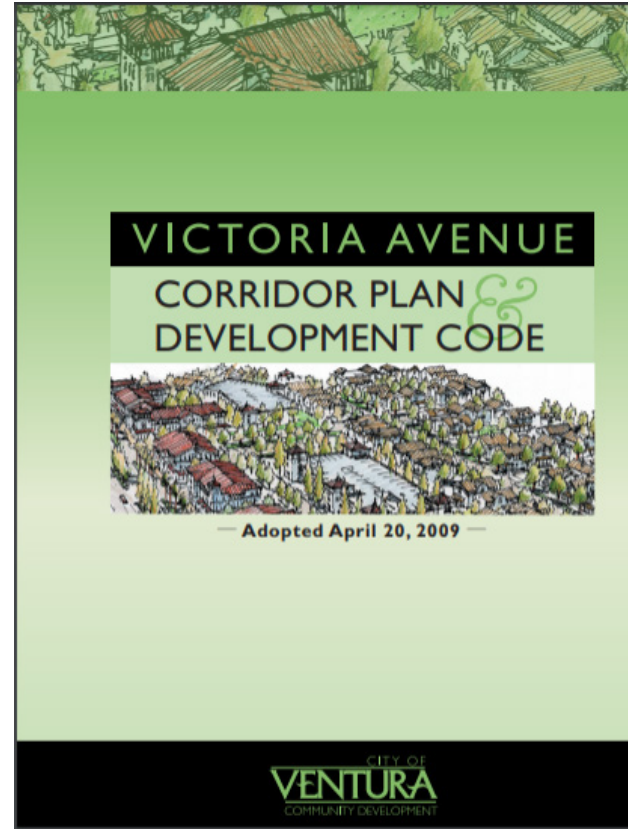
Data Sources: City of Ventura (2020), County of Ventura (2020), ESRI (2020)



# What is a Form-Based Code (FBC)?

A form-based code is a **land development regulation** that fosters predictable built results and a high-quality public realm by using **physical form (rather than separation of uses)** as the organizing principle for the code.

Keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types





# Zoning: Conventional vs. FBC

## Conventional Zoning

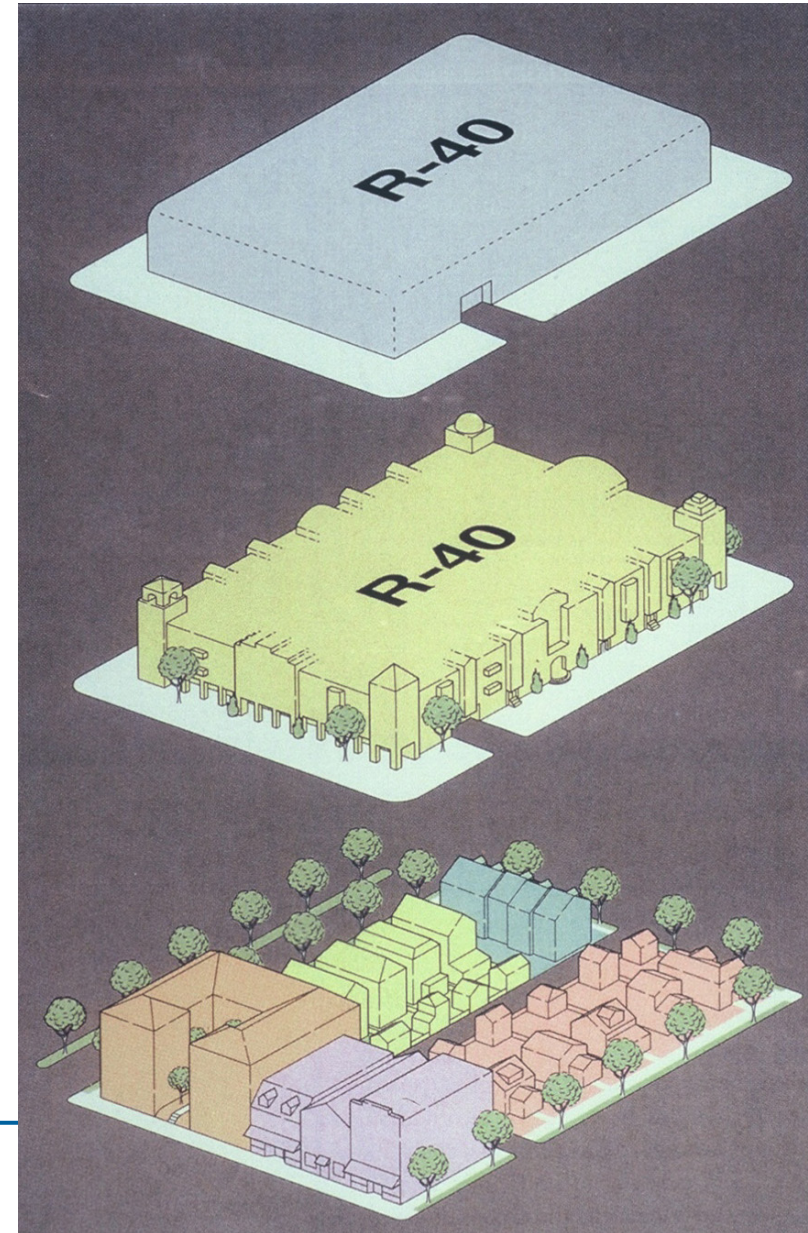
Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified

## Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified

## Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



# Recent State Legislation - Land Use and Housing

- SB 330 (Skinner)
  - No net loss of residential capacity
  - No downzoning of residential areas
  - General Plan and zoning must be consistent
  - Objective Design Standards for residential
- SB 35 (Wiener) Streamline Approval Process
- AB 73 (Chiu) Housing Sustainability Districts
- SB 540 (Roth) Workforce Housing Opportunity Zones
- SB 166 (Skinner) No Net Loss
- AB 678 (Bocanegra)/ SB 167 (Skinner) and AB 1515 (Daly) Housing Accountability Act
- SB 2 (Atkins) Building Jobs and Homes Act
- SB 3 (Beall) Veterans and Affordable Housing Bond Act
- AB 1505 (Bloom) Inclusionary Ordinances
- AB 1521 (Bloom) Preservation of Existing Affordable Housing Stock
- AB 571 (E. Garcia) Low Income Housing Credits for Farmworkers
- AB 2501 Housing Density Bonus procedures and concessions

# Recent State Legislation - Safety



## **SB 379**

- Since 2017, Safety Elements must address climate change adaptation and resilience



## **SB 1241**

- Requires Safety Element to address state responsibility areas and very high fire hazard severity zones



## **SB 182**

- Fire planning and zoning



## **AB 2140**

- Authorizes local governments to integrate Local Hazard Mitigation Plans (LHMP) with the Safety Element



## **2018 CEQA Guidelines Update**

- Include “Wildfire” section

# Questions ?

# Ventura General Plan (2005)

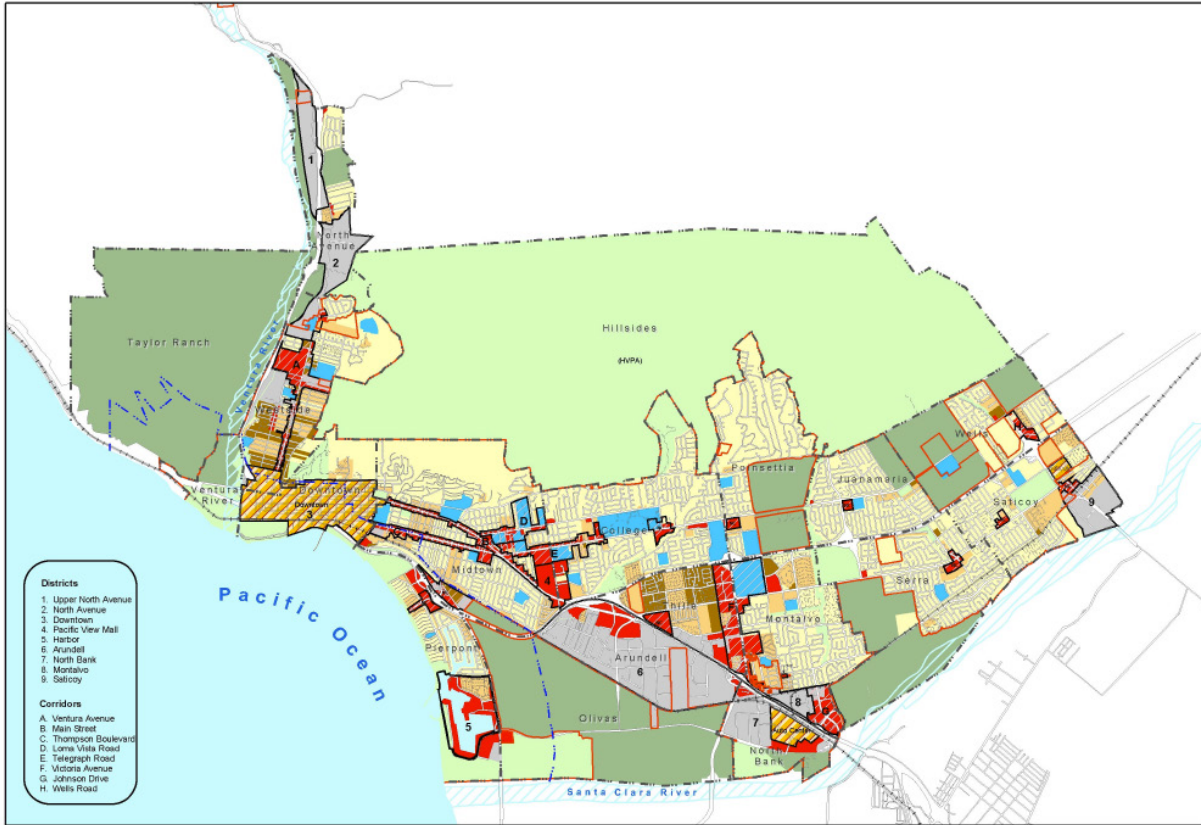


# Ventura General Plan

- Adopted in 2005
- Organized by goals for the community's future:
  - Our Natural Community
  - Our Prosperous Community
  - Our Well-Planned Community
  - Our Accessible Community
  - Our Sustainable Infrastructure
  - Our Active Community
  - Our Healthy and Safe Community
  - Our Educated Community
  - Our Creative Community
  - Our Involved Community

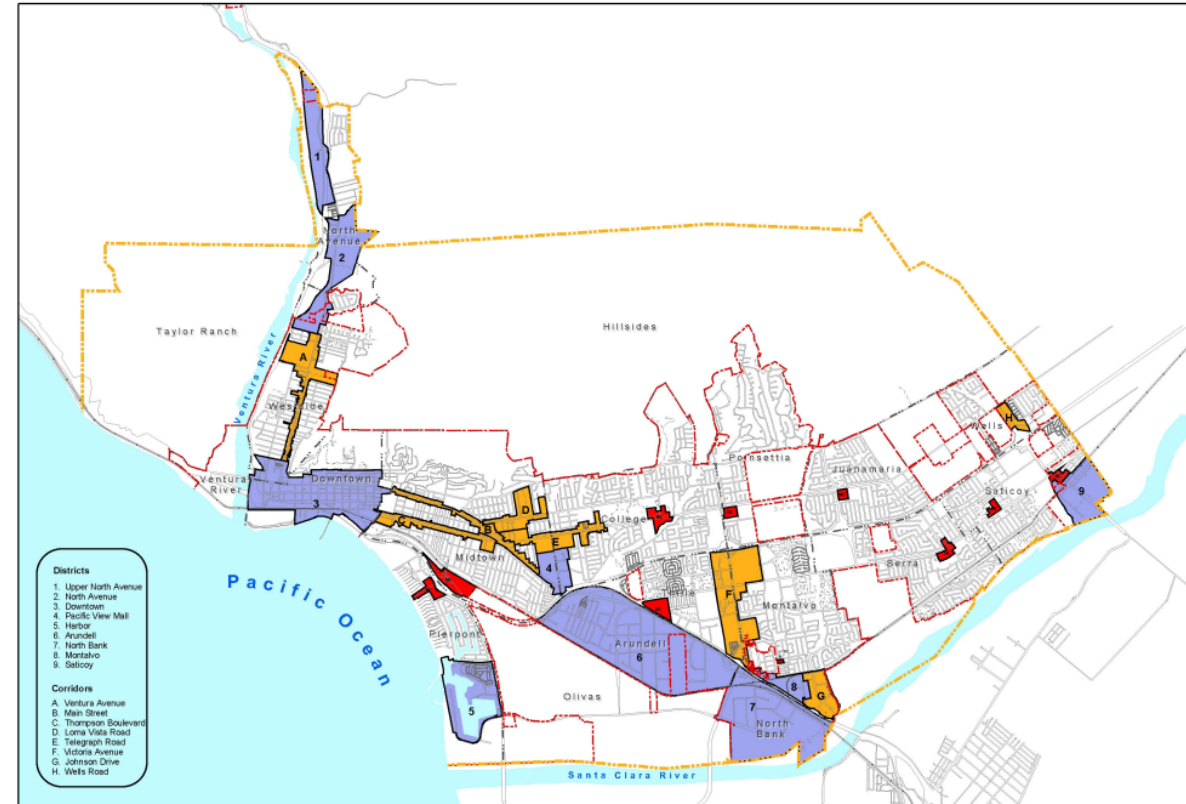


# Land Use Map & Growth Areas



Note: Areas prone to flooding are shown on Figure 7-1 in Chapter 7.

Figure 3-5



SOURCE: City of Ventura

Figure 3-1  
Infill Areas

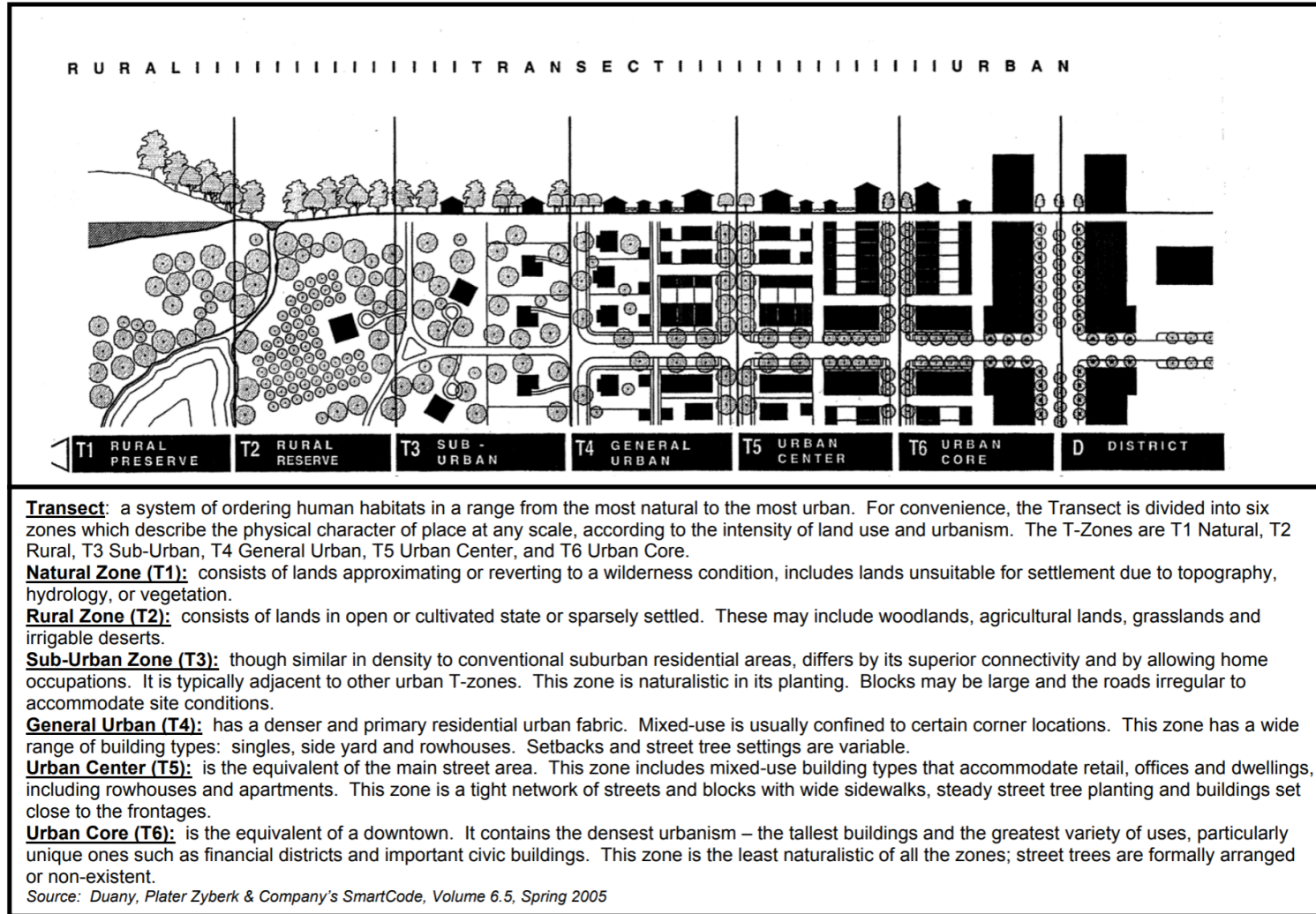
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# Transects

Figure 3-4. The Transect



# Growth Projections (Capacity)

**Table 3-1. Potential Development Based on Carrying Capacity of Land Area**

Planning Designation	Allowed Density (du/acre)	Existing Development 2004					General Plan Capacity			
		Single Family Units	Multi Family Units	Comm./Ind. Sq. Ft.	Parcels	Acres	Vacant		Additional Potential <sup>3</sup>	
							Parcels	Acres	Units	Sq. Ft.
Neighborhood Low	0-8	19,425	3,335	49,386	22,511	4,629	108	426	1,221	
Neighborhood Medium	9-20	1,163	8,965	149,513	4,414	1,061	32	116	4,859	
Neighborhood High	21-54	814	2,468	194,143	1,634	303	8	16	8,477	
Commerce <sup>1</sup>		257	490	4,995,248	1,366	808	95	108	7,892	22,328,276
Industry <sup>2</sup>		29	31	8,299,840	1,037	1,401	89	392	4,724	34,215,483
Public & Institutional		4	0	54,422	66	571				
Park & Open Space		6	0	15,491	264	11,693				
Agriculture		4	0	19,550	154	6,857				
Downtown Specific Plan	21-54	332	1,543	1,795,401	1,174	307	45	20	2,500	450,000
Harbor District		0	310	350,160	10	254	1	21	300	876,100
<b>Total</b>		<b>22,034</b>	<b>17,142</b>	<b>15,923,154</b>	<b>32,630</b>	<b>27,884</b>	<b>378</b>	<b>1099</b>	<b>29,910</b>	<b>57,869,859</b>

1. Commerce residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 25% of floor area would be commercial (with the remainder residential).

2. Industry residential unit capacity is for property within a Corridor, District, or Neighborhood Center and assumes buildout to the maximum FAR and that 75% of floor area would be industrial (with the remainder residential).

3. "Additional Potential" assumes a historic buildout rate of 70% for both residential and non-residential.

# Growth Projections (2025)

- Table 3-2

Table 3-2. Predicted Development Intensity & Pattern	Residential Development (units)	Non-Residential Development (square feet)				
		Retail	Office	Industrial	Hotel	Total
<b>DISTRICTS</b>						
Upper North Avenue	100	10,000	50,000	150,000	-	210,000
North Avenue	50	10,000	50,000	250,000	-	310,000
Downtown Specific Plan	1,600	100,000	200,000	-	150,000	450,000
Pacific View Mall	25	25,000	-	-	-	25,000
Harbor	300	315,000	-	-	230,000	545,000
Arundell	200	25,000	300,000	1,000,000	-	1,325,000
North Bank	50	300,000	50,000	300,000	-	650,000
Montalvo	50	-	50,000	25,000	-	75,000
Saticoy	50	-	-	25,000	-	25,000
<b>Subtotals (Districts)</b>	<b>2,425</b>	<b>785,000</b>	<b>700,000</b>	<b>1,750,000</b>	<b>380,000</b>	<b>3,615,000</b>
<b>CORRIDORS</b>						
Ventura Avenue	800	40,000	100,000	50,000	-	190,000
Main Street	100	15,000	40,000	-	-	55,000
Thompson Boulevard	300	15,000	40,000	-	-	55,000
Loma Vista Road	25	15,000	40,000	-	-	55,000
Telegraph Road	250	15,000	40,000	-	-	55,000
Victoria Avenue	50	15,000	40,000	-	-	55,000
Johnson Drive	150	50,000	20,000	-	-	70,000
Wells Road	50	15,000	20,000	-	-	35,000
<b>Subtotals (Corridors)</b>	<b>1,725</b>	<b>180,000</b>	<b>340,000</b>	<b>50,000</b>	<b>0</b>	<b>570,000</b>
<b>SPHERE OF INFLUENCE (SOI)/OTHER INFILL/NEIGHBORHOOD CENTERS</b>						
101/126 Agriculture	200	-	-	-	-	-
Wells/Saticoy	1,050	-	-	-	-	-
Pierpont	100	30,000	-	-	-	30,000
Other Neighborhood Centers	100	-	-	-	-	-
Second Units	300	-	-	-	-	-
Underutilized	250	-	-	-	-	-
Vacant	450	165,000	50,000	-	-	215,000
<b>Subtotals (Other Infill)</b>	<b>2,450</b>	<b>195,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>245,000</b>
<b>TOTAL INFILL</b>	<b>6,600</b>	<b>1,160,000</b>	<b>1,090,000</b>	<b>1,800,000</b>	<b>380,000</b>	<b>4,430,000</b>
<b>PLANNED AND PENDING DEVELOPMENTS</b>						
Downtown	50	1,072	-	-	150,000	151,072
Ventura Avenue/Westside	238	7,086	-	27,000	-	34,086
Midtown	34	13,751	-	-	-	13,751
College (Telegraph/Loma Vista)	4	2,718	8,843	-	-	11,567
Telephone Road Corridor	256	-	54,785	-	-	54,785
Montalvo/Victoria	296	-	4,300	-	-	4,300
Saticoy/East End	840	7,950	5,600	-	-	13,550
Arundell	-	41,640	42,614	18,080	-	102,334
Olivas	-	7,160	7,066	390,053	-	404,279
<b>Subtotals (Planned/Pending)</b>	<b>1,718</b>	<b>81,377</b>	<b>123,214</b>	<b>435,133</b>	<b>150,000</b>	<b>789,724</b>
<b>TOTAL (Infill+SOI/Other+Pending)</b>	<b>8,318</b>	<b>1,241,377</b>	<b>1,213,214</b>	<b>2,235,133</b>	<b>530,000</b>	<b>5,219,724</b>

**TOTAL (Infill+SOI/Other+Pending) 8,318**



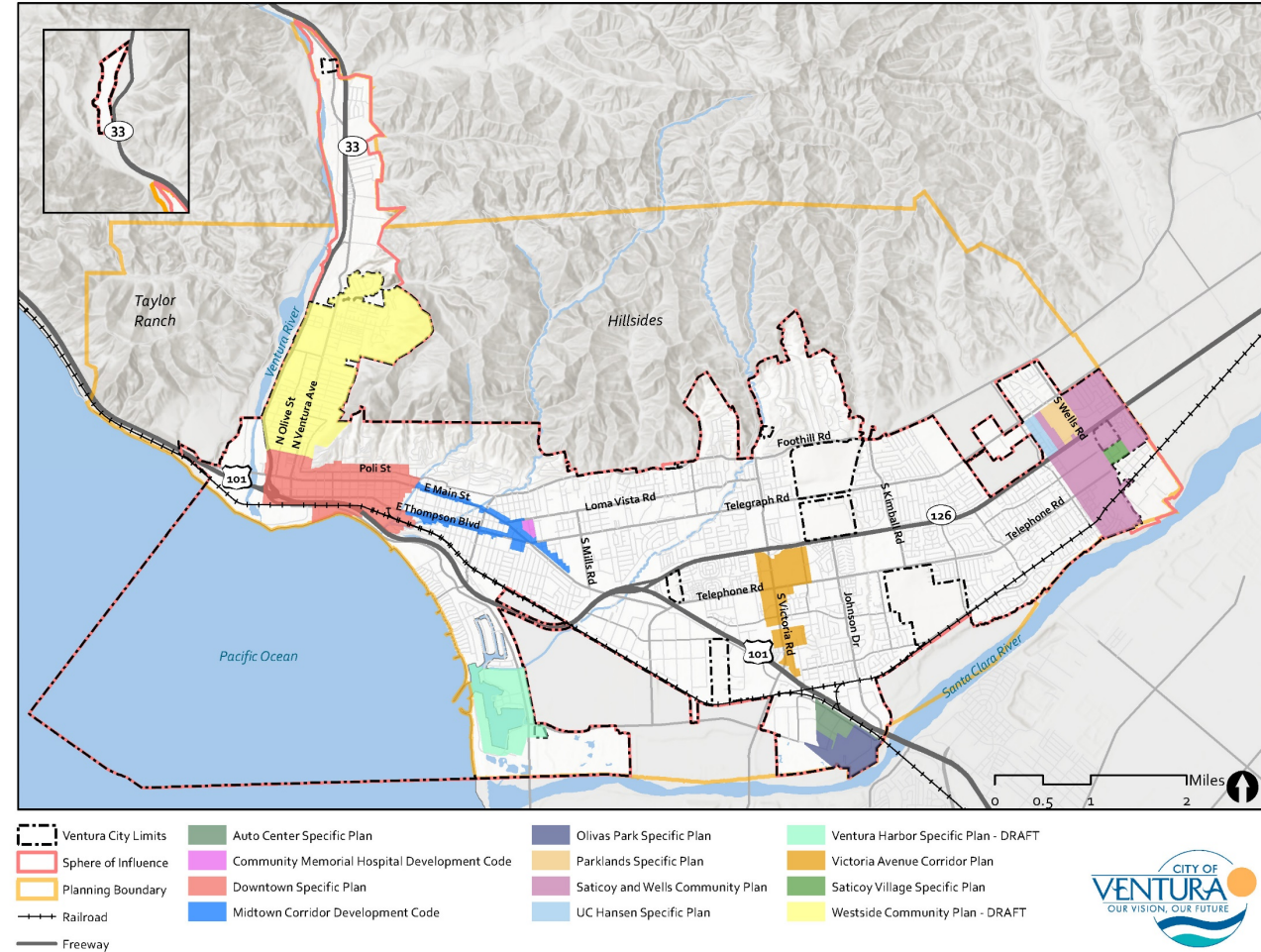
# Implementation

# Specific Plans and Vision Plans

Plan Name	Year	Acres
<b>Specific Plans</b>		
Downtown Specific Plan	2007	514
UC Hansen Specific Plan	2008	35.7
Parklands Specific Plan	2009	66.7
Ventura Harbor Specific Plan*	2010	339
Auto Center Specific Plan	2017	54.6
Olivas Park Specific Plan	2019	139
<b>Community Plans</b>		
Saticoy and Wells Community Plan	2009	1,000
Victoria Avenue Corridor Plan	2009	286
Westside Community Plan*	2012	900
<b>Vision Plans</b>		
Ventura Vision	2000	N/A

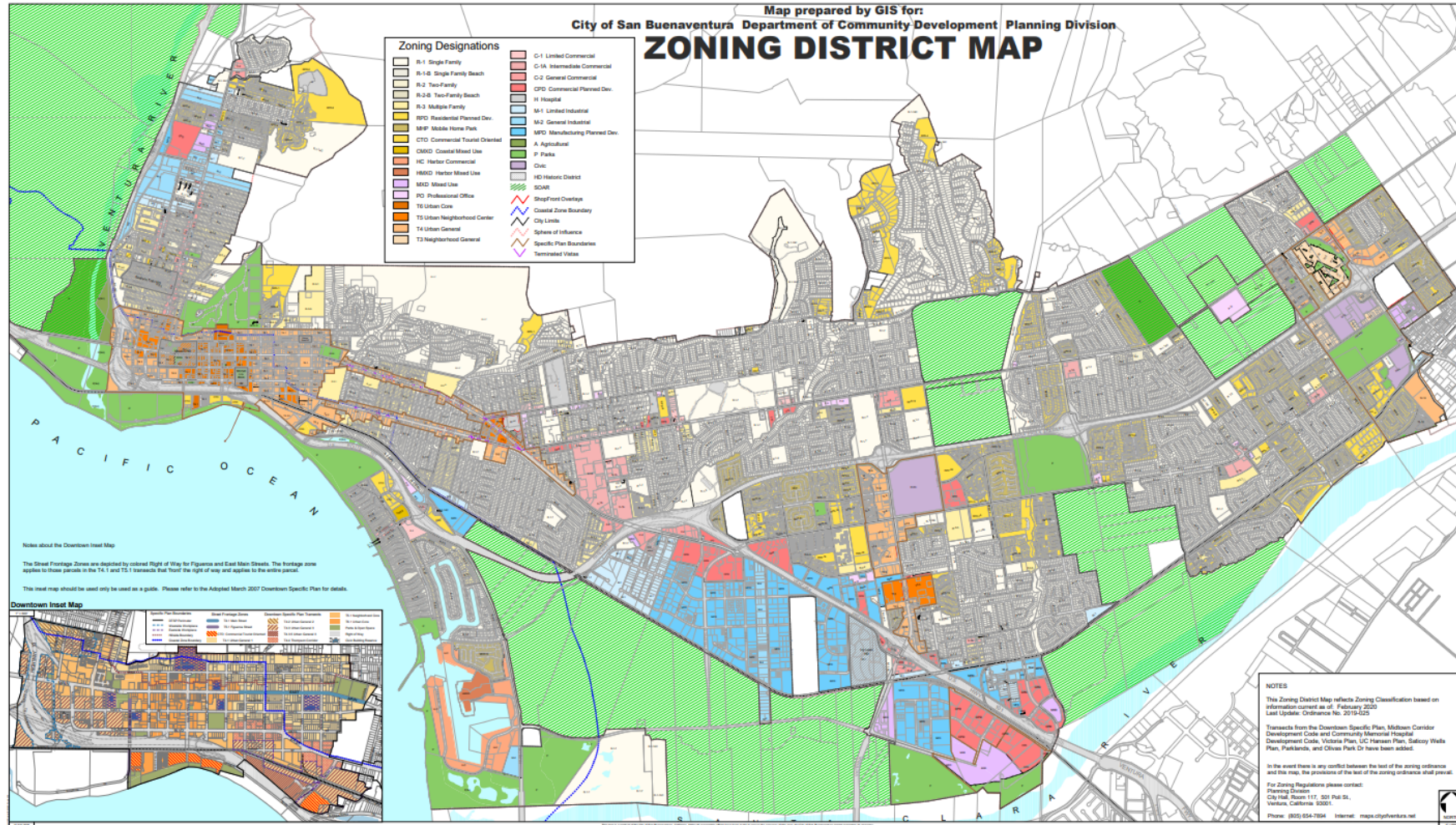
Note: \* Indicates Plan incomplete

Specific and Community Plans





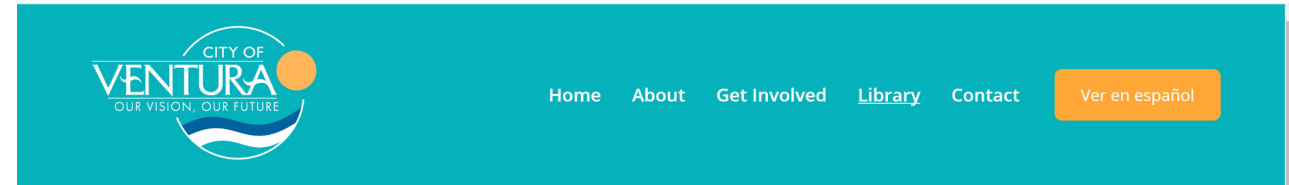
# City Zoning Code



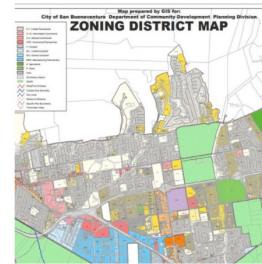


# Where to Find These Documents

- planventura.com
  - Library
    - Background Documents



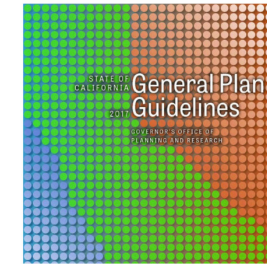
## Background Documents



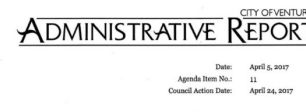
Ventura Zoning Map



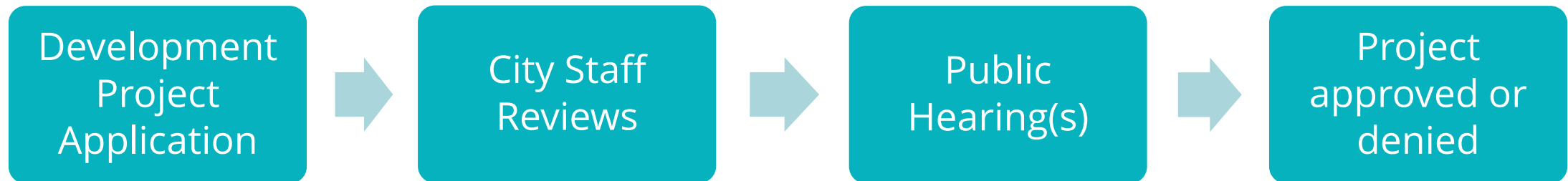
2005 General Plan



CA Office of Planning and Research Guidelines



# Development Review Process



Development projects reviewed based on the standards and regulations established by the Specific Plans and Zoning Codes.



# Related Planning Efforts

# Local Coastal Program (LCP)

- Intended to govern development in coastal areas.
- Includes a land use plan with measures specifying the location, type, and scale of new or changed uses.
- LCP must be reviewed and certified by the California Coastal Commission following adoption by City Council.
- Current GP and LCP are *not* well integrated with each other.





# Climate Action and Resilience Plan (CARP)

- Proposes actions to mitigate community contributions to climate change
  - Establishes GHG reduction targets across a range of sectors (e.g., transportation, domestic energy use)
  - Recommends goals and policies designed to achieve reduction targets
- Aims to enhance community resilience to anticipated impacts of climate change
  - Wildfires, sea level rise, extreme heat, other natural hazards



# Related Projects (Recent and Ongoing)

## Ongoing

- Active Transportation Plan
- Historic Resources Survey and Context Statement

## Recent

- Senior Strategic Plan
- Street Tree Master Plan

# Questions ?



## Next Steps



# Upcoming Meetings and Engagement

## Educational Forums

- Economic and market conditions (June 3)
- Housing Overview (June 15; with GPAC)
- Health, Equity and Environmental Justice (July 2021)
- Transportation and Mobility (August 2021)

## GPAC Meetings

- Housing Overview (June 15)
- Housing Policy (June 29)
- Vision and Guiding Principles (July 20)

## Online Visioning Survey (until May 31)

## Community Listening Sessions (May – June)

- Spanish-speaking focus groups
- Housing authority residents
- Schools and PTAs
- Churches
- Advocacy and service organizations

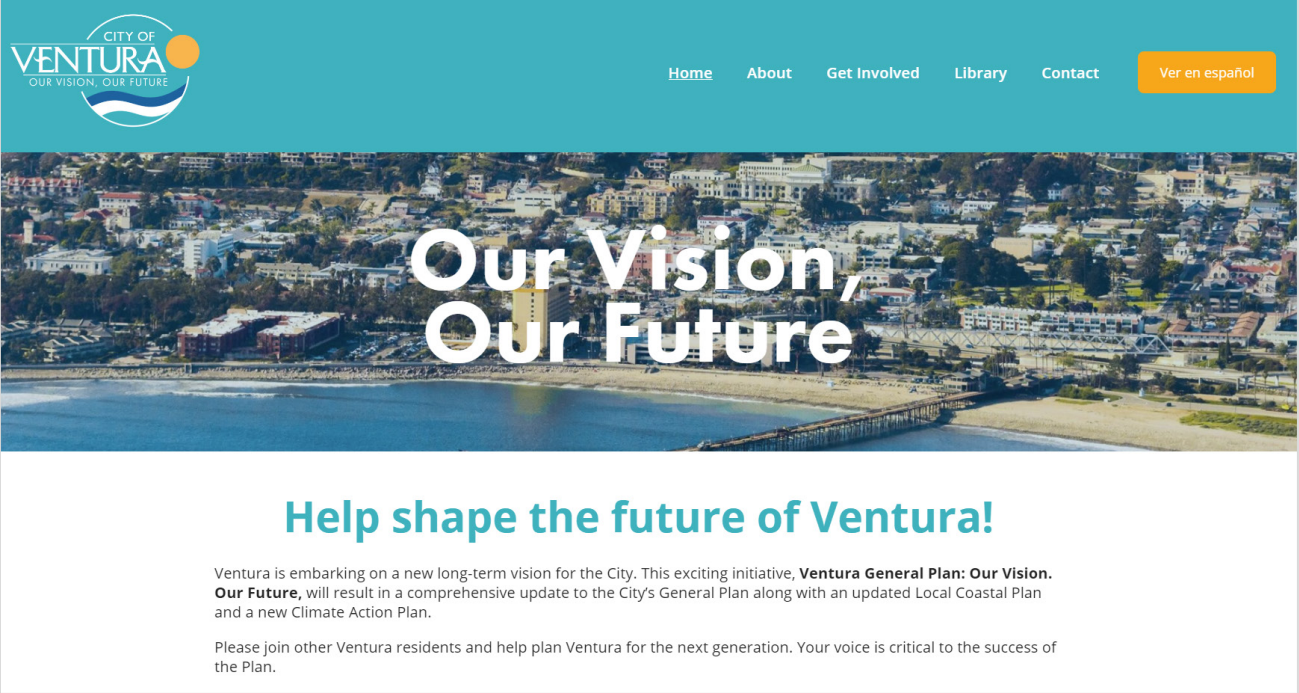
## Community Council Meetings

# Get Involved!

- Visit [planventura.com](http://planventura.com)
- Sign up for updates
- Take the workshop survey!
- Attend GPAC meetings and educational forums

Questions:

[planventura@cityofventura.ca.gov](mailto:planventura@cityofventura.ca.gov)



The screenshot shows the top portion of the City of Ventura website. The header is teal with the City of Ventura logo on the left, which includes the text 'CITY OF VENTURA' and 'OUR VISION, OUR FUTURE'. To the right of the logo are navigation links: 'Home', 'About', 'Get Involved', 'Library', and 'Contact'. Further right is a button labeled 'Ver en español'. Below the header is a large aerial photograph of Ventura, California, with the text 'Our Vision, Our Future' overlaid in white. Below the photo is a white box containing the heading 'Help shape the future of Ventura!' in teal, followed by two paragraphs of text. The first paragraph states: 'Ventura is embarking on a new long-term vision for the City. This exciting initiative, **Ventura General Plan: Our Vision, Our Future**, will result in a comprehensive update to the City's General Plan along with an updated Local Coastal Plan and a new Climate Action Plan.' The second paragraph states: 'Please join other Ventura residents and help plan Ventura for the next generation. Your voice is critical to the success of the Plan.'

# Planning 101

May 18, 2021

