

4.9 LAND USE AND PLANNING

4.9.1 INTRODUCTION

This section addresses potential impacts related to applicable land use policies. The following analysis considers the consistency of Westside Community Plan policies and actions alongside relevant City policies and programs, including those provided in the City's 2005 General Plan and the Downtown Specific Plan.

4.9.2 ENVIRONMENTAL SETTING

Ventura's Westside Community is subject to the policies and actions contained in the City's 2005 General Plan, along with other regional plans and policies. Relevant plans are described and discussed below.

a. City of Ventura Plans and Ordinances

General Plan

The City of Ventura's General Plan, adopted in 2005, provides goals, policies, and actions developed to guide future development in the City through the 2025 planning horizon, with an emphasis on a more intense 'Infill First' strategy designed to preserve open space and prevent unsustainable growth. The General Plan establishes the following goals in the chapters, which incorporate the elements required under California Government Code Section 65302:

- **Our Natural Community** - Our goal is to be a model for other communities of environmental responsibility, living in balance with our natural setting of coastline, rivers, and hillside ecosystems.
- **Our Prosperous Community** - Our goal is to attract and retain enterprises that provide high-value, high-wage jobs; to diversify the local economy; to increase the local tax base; and to anticipate our economic future in order to strengthen our economy and help fund vital public services.
- **Our Well Planned and Designed Community** - Our goal is to protect our hillsides, farmlands, and open spaces; enhance Ventura's historic and cultural resources; respect our diverse neighborhoods; reinvest in older areas of our community; and make great places by insisting on the highest standards of quality in architecture, landscaping, and urban design.
- **Our Accessible Community** - Our goal is to provide residents with more transportation choices by strengthening and balancing bicycle, pedestrian, and transit connections in the City and surrounding region.

- **Our Sustainable Infrastructure** - Our goal is to safeguard public health, well-being, and prosperity by providing and maintaining facilities that enable the community to live in balance with natural systems.
- **Our Active Community** - Our goal is to add to and enhance our parks and open spaces to provide enriching recreation options for the entire community.
- **Our Healthy and Safe Community** - Our goal is to build effective community partnerships that protect and improve the social well-being and security of all our citizens.
- **Our Educated Community** - Our goal is to encourage academic excellence and life-long learning resources to promote a highly educated citizenry.
- **Our Creative Community** - Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.
- **Our Involved Community** - Our goal is to strive to work together as a community to achieve the Ventura Vision through civic engagement, partnerships, and volunteer service.
- **Figure 4.9-1, General Plan Land Use Map**, shows the existing general plan land use designations for the Westside Community Planning Project area.

Downtown Specific Plan

The Downtown Specific Plan, adopted in 2007, regulates development in the City's historic downtown area. Thirty-six acres of the planning area, which constitute a portion of the Redevelopment Project area, are located within the Downtown Specific Plan boundary, and would be subject to the policies of that plan. Downtown Specific Plan policies are designed to implement policies from the City's 2005 General Plan within the downtown area.

Hillside Management Program

The City's Hillside Management Program ties the amount, distribution, and quality of future development to topographical, geological, and hydrological constraints in an effort to retain natural and scenic character and to minimize the danger to life and property from landsliding, erosion, fire, flooding, and water pollution. The Hillside Management Program provides a slope/density formula to be used in determining the appropriate density of development in the program area. In addition, this land use designation requires that any proposed project meet the objectives, policies, and submittal requirements contained in the Hillside Management Program. **Figure 4.9-2, Hillside Management Program Boundary**, shows the areas subject to the policies of the City's Hillside Management Program.

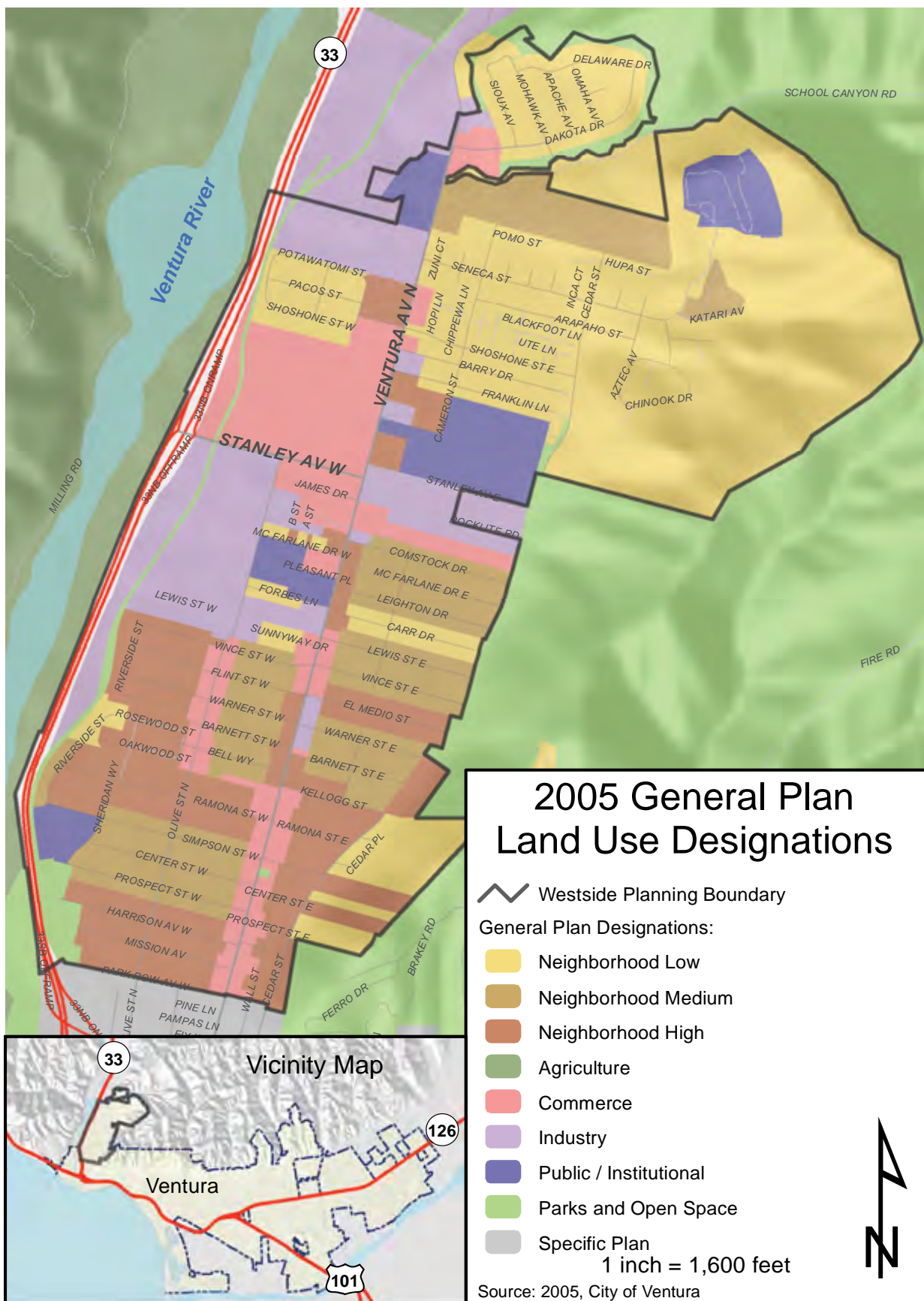


FIGURE 4.9-1

General Plan Land Use Map

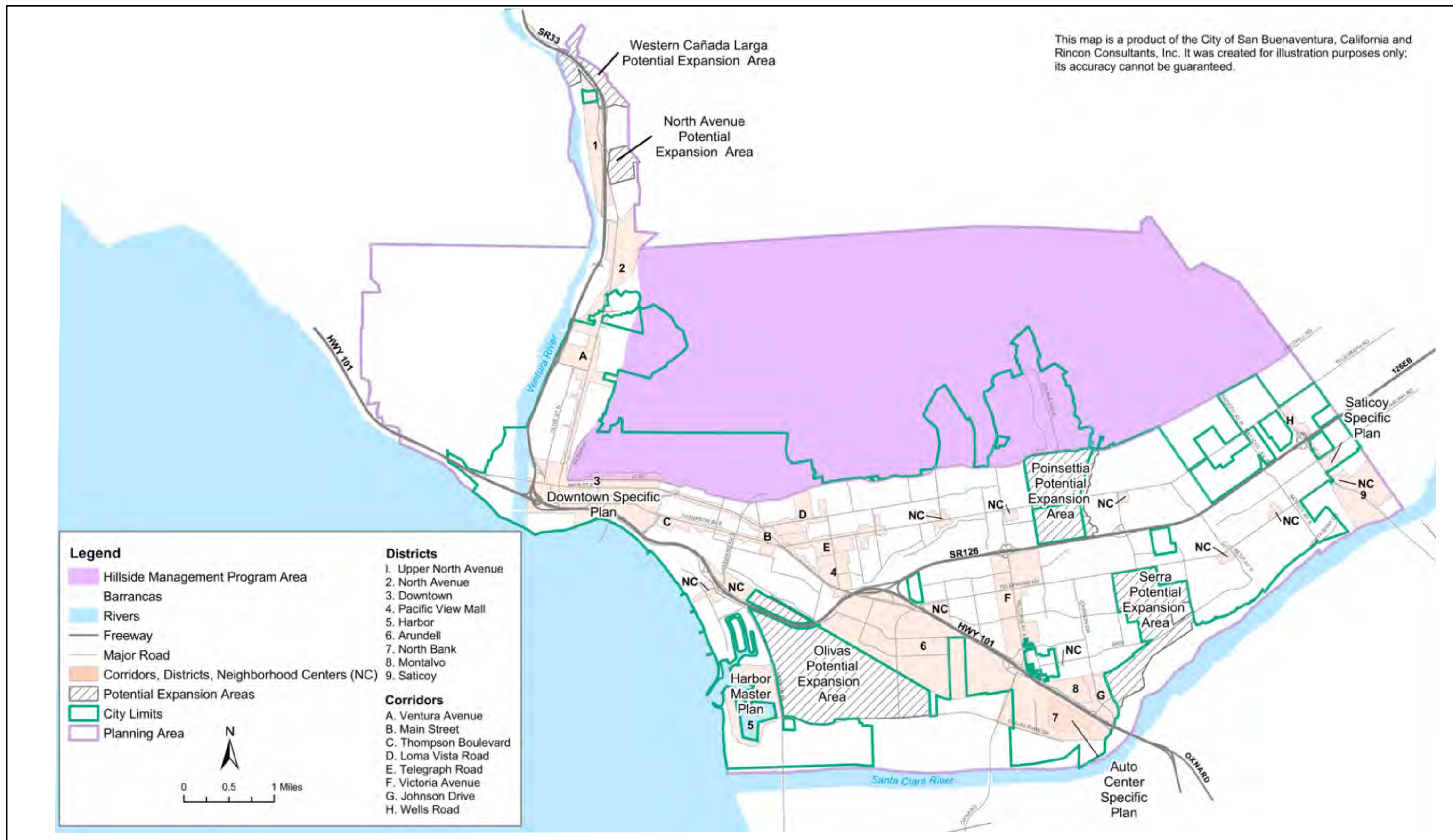


FIGURE 4.9-2

Hillside Management Program Boundary



Floodplain Ordinance

The City's Floodplain Ordinance restricts development within areas vulnerable to floods, requires development that is vulnerable to floods to be protected against flood damage, and regulates activities that could increase flood hazards in other areas.¹ The floodplain ordinance regulates activities in areas designated as flood hazard areas in Federal Emergency Management Agency (FEMA). Flood Insurance Rate Maps (FIRMs). FEMA is currently reviewing and updating FIRMs for the planning area, and may publish revised maps as soon as 2012. The area currently subject to the City's Floodplain Ordinance is shown in **Figure 4.9-3, Flood Hazard Areas**.

b. Other Regulatory Agencies and Plans

California Coastal Act

The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976. The mission of the Coastal Commission is to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations.

In partnership with coastal cities and counties, the Coastal Commission plans and regulates the use of land and water within the coastal zone. Development activities, which are broadly defined by the Coastal Act to include construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government. Coastal counties and cities are required to prepare a Local Coastal Program (LCP) to guide development in the coastal zone. The City has prepared an LCP for the coastal area, which was approved by the Coastal Commission in 1982 and 1983. Revisions to the LCP based on the land uses provided in the Downtown Specific Plan were approved by the Coastal Commission in 2009. Approximately 19 acres (including 8 acres of street rights-of way) of the proposed Westside Redevelopment Area component of the Westside Community Planning project, located within the City's Downtown Specific Plan Area, lie within the Coastal Zone as defined by the California Coastal Act of 1976, and the City's approved Local Coastal Program (LCP). Applicability of the LCP in this area would only apply to future land use decisions and does not apply to redevelopment area formation.

Areas within the City of Ventura that are subject to the California Coastal Act are shown in **Figure 4.9-4, California Coastal Act Regulatory Boundary**.

¹ City of Ventura, *Municipal Code*, Division 4 Part 12.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the metropolitan planning organization (MPO) for Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial Counties. As MPO, SCAG's responsibilities include:

- Maintenance of a continuous, comprehensive, and coordinated planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program.
- Development of demographic projections plus the integrated land use, housing, employment, transportation programs, measures, and strategies portions of the South Coast Air Quality Management Plan, as well as serving as co-lead agency for air quality planning for the Central Coast and Southeast Desert air basin districts.
- Responsibility under the federal Clean Air Act for determining conformity to the Air Plan of projects, plans, and programs.
- To function as the authorized regional agency for intergovernmental review of programs proposed for federal financial assistance and direct development activities.
- Review of environmental impact reports for projects having regional significance for consistency with regional plans.
- Pursuant to federal water pollution control statutes, the SCAG functions as the authorized area wide waste treatment management planning agency.
- Responsibility under state law for preparation of the Regional Housing Needs Assessment (RHNA). The RHNA is used at the local level for cities and counties to comply, within the respective housing elements, pursuant to the state Housing and Community Development Department.
- The SCAG is responsible, along with the San Diego Association of Governments, and the Santa Barbara County/Cities Area Planning Council, for preparing the Southern California Hazardous Waste Management Plan pursuant to the California Health and Safety Code.

In order to guide future growth in the area it serves, SCAG has provided the Regional Comprehensive plan and Guide (RCPG), the Regional Transportation Plan (RTP), and the Compass Vision Growth Report.

Regional Comprehensive Plan and Guide

The SCAG RCPG is a major advisory plan prepared by SCAG that addresses important regional issues like housing, traffic and transportation, water, and air quality. The RCPG serves as an advisory document to local agencies in the Southern California region for their information and voluntary use for preparing local plans and handling local issues of regional significance.

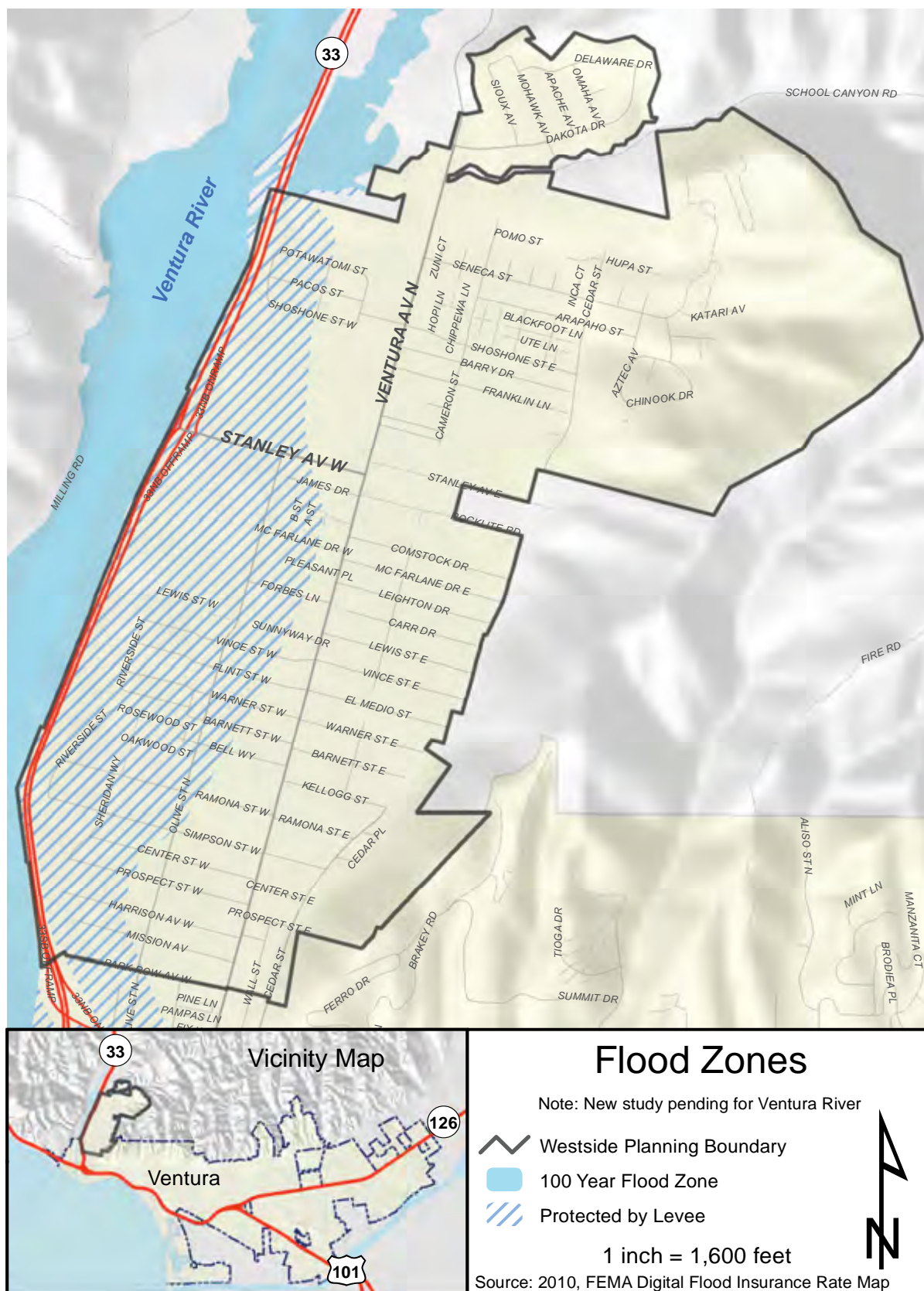


FIGURE 4.9-3



SOURCE: Impact Sciences, Inc. – February 2006

FIGURE 4.9-4

California Coastal Act Regulatory Boundary

Regional Transportation Plan

On May 8, 2008, the SCAG Regional Council adopted the 2008 RTP. The 2008 RTP emphasizes the importance of system management, goods movement, and transportation financing. The RTP provides a regional investment framework to address the region's transportation and related challenges, and looks to strategies that preserve and enhance the existing transportation system and integrate land use into transportation planning. SCAG is currently in the process of preparing the Draft 2012 RTP, which will incorporate the requirements of SB 375, discussed below.

Senate Bill 375

The California Legislature passed SB 375 (Steinberg) on September 1, 2008. SB 375 requires CARB, working in consultation with the metropolitan planning organizations (MPOs), to set regional greenhouse gas reduction targets for the automobile and light truck sector for 2020 and 2035. The target must then be incorporated within that region's Regional Transportation Plan (RTP), which is used for long-term transportation planning, in a Sustainable Communities Strategy (SCS). Certain transportation planning and programming activities would then need to be consistent with the SCS; however, SB 375 expressly provides that the SCS does not regulate the use of land, and further provides that local land use plans and policies (e.g., General Plan) are not required to be consistent with either the RTP or SCS.

On August 9, 2010, CARB staff issued the *Proposed Regional Greenhouse Gas Emission Reduction Targets for Automobiles and Light Trucks Pursuant To Senate Bill 375*.² CARB staff proposed draft per capita reduction targets for the four largest MPOs (Bay Area, Sacramento, Southern California, and San Diego) of 7 to 8 percent for 2020 and reduction targets between 13 to 16 percent for 2035. For the SCAG, which is the MPO for the region in which the proposed project is located, CARB established a draft per capita reduction target of 8 percent for 2020 and 13 percent for 2035. Of note, the proposed reduction targets explicitly exclude emission reductions expected from the AB 1493 and the low carbon fuel standard regulations. CARB adopted the final targets (the same targets as the proposed draft targets) on September 23, 2010.

Compass Growth Vision Report

The Compass Growth Vision Report (CGVR) is a regional response to the land use and transportation challenges facing Southern California now and in the coming years. The CGVR encourages focusing growth in existing and emerging centers and along major transportation corridors, creating significant

² California Air Resources Board (CARB), *Staff Report: Proposed Regional Greenhouse Gas Emission Reduction Targets For Automobiles And Light Trucks Pursuant To Senate Bill 375*, (2010).

areas of mixed-use development and walkable communities, targeting growth around existing and planned transit stations, and preserving existing open space and stable residential areas.

Ventura County Guidelines for Orderly Development

Originally adopted in 1969 by the Ventura Local Agency Formation Commission (LAFCO), Ventura County, and each of the cities in the County, the Guidelines for Orderly Development are statements of local policies which provide that urban development should occur, whenever and wherever practical, within incorporated cities. The Guidelines for Orderly Development provide additional policies regulating changes in land use in unincorporated parts of Ventura County.

4.9.3 IMPACT ANALYSIS

a. Thresholds of Significance

Based upon Appendix G of the *State CEQA Guidelines* under Section X, Land Use, the following significance thresholds are used to evaluate project impacts related to Land Use and Planning.

- LUP-1 Would the project physically divide an established community?
- LUP-2 Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- LUP-3 Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

b. Methodology

The following analysis considers the Westside Community Planning Project's consistency with applicable policies of state, regional, and City land use plans. Where appropriate, policies and analyses are organized in tables. The Westside Community Plan is intended to implement the City's General Plan at the neighborhood level. While the community plan provides further direction on requirements and development standards for new development, policies and actions of the General Plan would remain applicable and in effect.

c. **Analysis, Mitigation Measures, and Residual Impacts**

Westside Community Plan

Implementation of the Westside Community Plan would require amendments to the City's General Plan. While the land uses proposed under the community plan are broadly consistent with existing types of development in the Westside, some changes would occur. **Table 4.9-1, Existing and Proposed Land Use Acreages**, illustrates the proposed changes as they would affect the distribution of land uses in the Westside. **Table 4.9-1** shows 160 acres being changed from Neighborhood-Low Density to Parks and Open Space. These 160 acres are currently undeveloped land subject to a previously approved permanent conservation easement that would prohibit future development. The land use change is proposed to reflect this easement not previously accounted for during adoption of the 2005 General Plan.

Table 4.9-1
Existing and Proposed Land Use Acreages

Land Use	Existing Acreage	Proposed Acreage	Change
Commercial	99.1	85.3	-13.8
Industrial	110.5	96.0	-14.5
Neighborhood-High Density	135.0	149.1	14.1
Neighborhood-Medium Density	128.0	142.1	14.1
Neighborhood-Low Density	340.9	181.0	-160
Public/Institutional	63.3	63.3	0
Parks and Open Space	27.4	187.4	160

Source: City of Ventura, April 2011.

Figure 4.9-5, Land Use Changes Parcel Map, shows the locations of the parcels that would require general plan amendment to change existing land uses to those provided in the Westside Community Plan. Two large hillside parcels account for the majority of the area where land use designation changes are proposed. These contiguous parcels in the northeastern portion of the planning area are currently designated for low-density residential development, although a deed restriction on the properties would prevent such development. The land use designation for these parcels is proposed to be changed to parks and open space. An area east of Ventura Avenue currently designated for industrial uses is proposed to be changed to 'Neighborhood Medium' and an area east of Ventura Avenue currently designated for commercial uses would be changed to 'Neighborhood High.' One small parcel adjacent the Ventura

Unified School District site, currently designated 'Industrial' would carry a proposed redesignation of 'Commerce'.

The Westside Community Plan provides goals, policies, and actions to guide future development within the planning area. The following analysis considers the policies and actions provided in the Westside Community Plan and their consistency with existing local and regional plans.

Catalyst Sites

Action 12.2.2 in Chapter 12.2, *Our Prosperous Community*, of the Westside Community Plan identifies four catalyst sites. Investment in these sites in the near future is intended to induce additional infill development within the planning area. These sites include: Rocklite and Ventura Avenue (Selby site); Kellogg and Ventura Avenue (Kellogg site); along Olive Street at Stanley Avenue (Olive Street Industrial site); and portions of AERA and Ventura Unified School District parcels, west of Ventura Avenue at Shell Road (School District/AERA). Successful investment in these areas would strengthen the economic forces that encourage other infill development to occur. The locations of these catalyst sites are shown in **Figure 4.9-6, Westside Community Plan Catalyst Sites**, and are described in Action 12.2.2 as follows:

Catalyst Site #1: Selby: 15 acres for mixed-use development with ground floor commercial and second or third story office above the ground floor. The eastern portion of the property could support high density residential to create a true mixed used development that would be a showcase for travelers as they exit the freeway at Stanley.

Catalyst Site #2: Industrial area south of Stanley Avenue, along Olive Street is to be the focus of economic development efforts to encourage green and high technology job recruitment to the City.

Catalyst Site #3: Kellogg: 2-acre site for live/work development oriented to artists lofts, with neighborhood services. With its central location on the Avenue, urban plaza and park space fronting the Avenue is a community-desired component of this catalyst site.

Catalyst Site #4: School District/AERA: portions of a 90-acre site that includes 4-5 acre Avenue School site to be considered for mixed-use development to provide transition between industrial uses to the north and newer residential and commercial uses to the south.

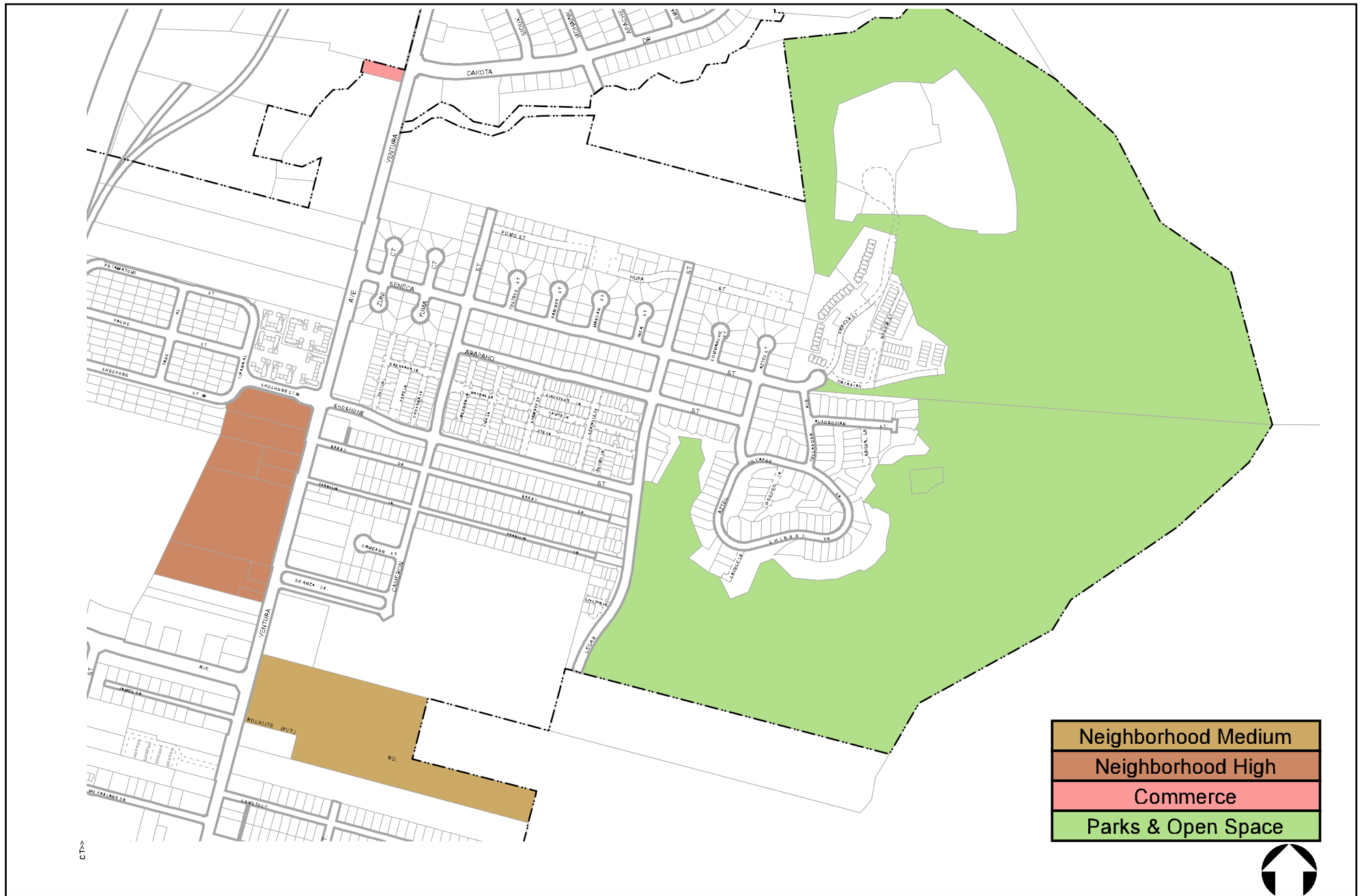


FIGURE 4.9-5

Land Use Changes Parcel Map

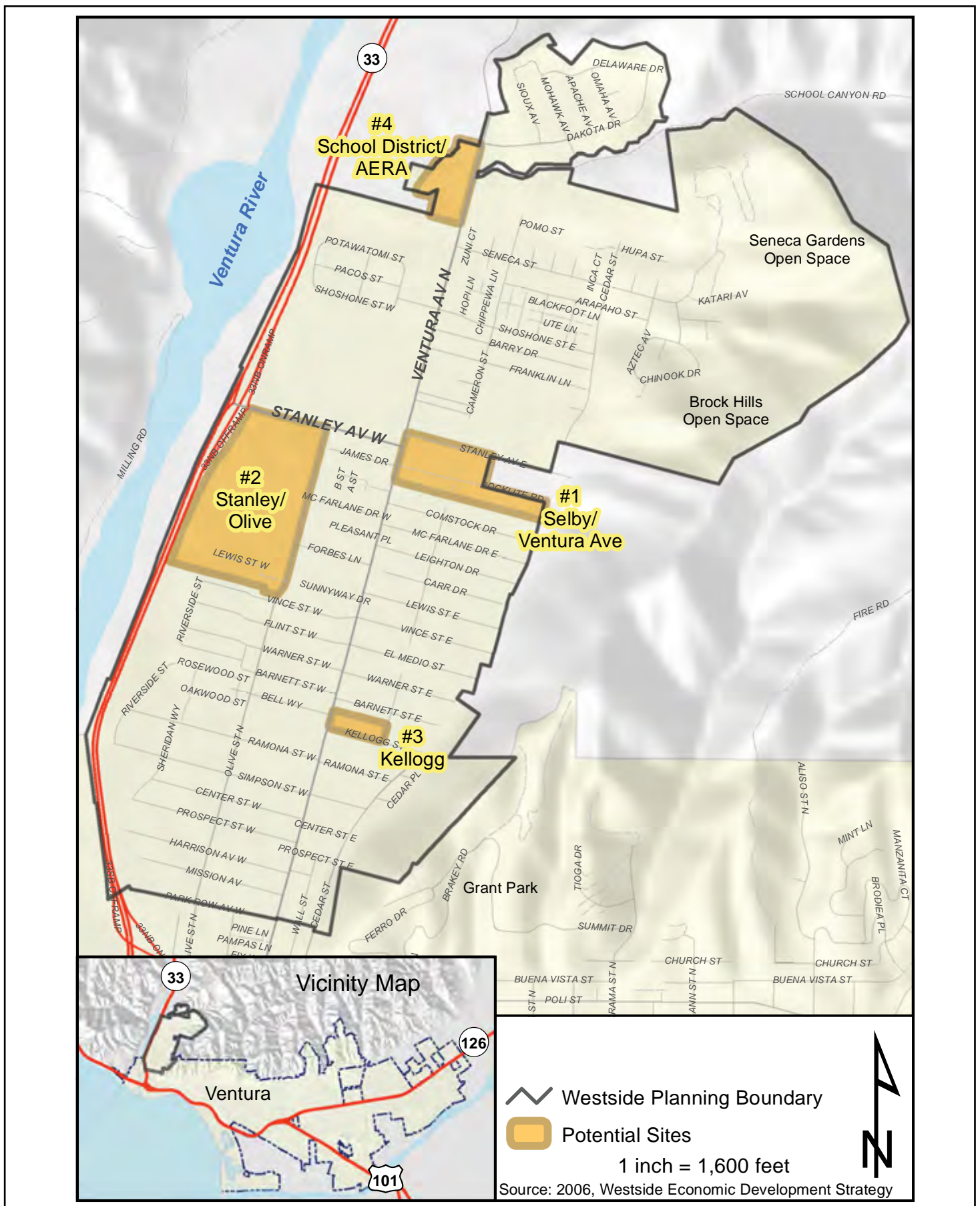


FIGURE 4.9-6

Westside Community Plan Catalyst Sites

Urban Design Plan

The Urban Design Plan contains a number of components designed to improve vehicular, bicycle, and pedestrian circulation within the Westside Community Plan area. The elements of the plan are shown in **Figure 4.9-7, Urban Design Plan**. Policies 12 Q and 12 R provide for enhancement of the circulation network to connect the planning area to the pedestrian core areas identified in **Figure 4.9-7**. Key circulation upgrades include:

East Stanley Avenue Extension - Currently, Stanley Avenue extends from the western boundary of the planning area to Ventura Avenue. The Urban Design Plan proposes the extension of Stanley Avenue east to connect to the proposed Cedar Street extension.

Cedar Street Extension - Cedar Street is currently discontinuous within the planning area, consisting of a road in the southern portion of the planning area that extends north from Wall Street to Kellogg Street, where it terminates. A second reach of Cedar Street extends north from a terminus near Brock Park to a terminus at Hupa Street. Cedar Street would be extended along the eastern edge of the planning area, connecting the current termini at Kellogg Street and Brock Park. A second extension of Cedar Street would extend northwest from Hupa Street to Mohawk Avenue. A portion of the second reach of Cedar Street would require development beyond the City of Ventura limit in unincorporated Ventura County land. The extension would be constructed on an easement granted to the City by the property owners. No other services would be extended to the area. The City does not propose annexation of the affected land into the City as Section 1810 of the Street and Highways Code allows a city to acquire property outside its boundaries if it is necessary to connect or widen the existing streets of the acquiring city and if the county consents to the acquisition. Therefore, this action would not be subject to LAFCO approval.

Westside Development Code

The Westside Development Code provides a transect-based zoning code that would replace the existing zoning designations in the City's Municipal Code and Zoning Map. The transect concept classifies existing land uses from undeveloped land to the most dense urban development into six transect zones of increasing density, numbered T1 through T6.

Each of the six basic transect zones represents a spectrum of development characters and intensities. Within T4, for example, these range from the almost exclusively residential, quiet neighborhood interiors, to more active and mixed-use neighborhood activity centers or neighborhood edges abutting larger, busier streets and transit corridors. Similar systematic variations exist in each zone. In order to describe

these important differences and to create a regulatory structure with some precision, a number of Sub-Zones may be defined.

The use of sub-zones enables development standards that subtly increase or decrease the intensity and urban character from one area to the next, encouraging a seamless transition from street to street and block to block. This tool also allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected, or extended. The four basic zones defined in the Westside Development Code are sub-zones T3, T4, T5, and SD1, which are represented by the zones T3.5, T3.6, T4.11, and T5.5; and special districts for industrial development (SD), parks and open space (POS), mobile home parks (MHP), and civic uses (CD).

T3.5 -Neighborhood General Zone

This Neighborhood General Zone is applied to areas appropriate for a mix of house and lot sizes, characterized predominately by detached single-family residences.

T3.6 - Neighborhood General Zone

This Neighborhood General Zone is applied to areas appropriate for a mix of housing types, characterized by a combination of single-family residences, and multi-plex residential buildings.

T4 and T5 Transect Subzones

The T4.11 and T5.5 subzones are designed to achieve the goals of the General Plan, the Westside By Design Plan, and the Westside Charrette plan. Those goals include:

1. Providing new commercial and civic amenities along the Corridors, within pleasant walking distance of residences in the adjoining neighborhoods,
2. Providing housing at higher densities to help reduce the City's rate of expansion into farmland and natural open space,
3. Creating a living environment that can be effectively served by transit, which will provide Venturans with a new and sustainable lifestyle alternative,
4. Ensuring that the scale and character of new development is compatible with the existing adjoining neighborhoods.

FIGURE 4.9-7

T4.11 Zone

5. The design intent of the T4.11 Zone is to encourage mixed-use and higher density residential infill development. The T4.11 Zone provides for the widest range of building types to accommodate walkable streets, reasonably scaled blocks and building types that relate well to the pedestrian in neighborhoods. The sub-zone T4.11 Urban General is defined for this area, a flexible range of allowed building types for residential and mixed-uses, with buildings up to three stories, with limited provisions for four stories in the Public Open Space Incentive area along Ventura Avenue.

T5.5 Zone

The typical T5 zone for Ventura is characterized by mixed-use buildings set close to the sidewalk – many with ground floor commercial uses and higher density housing or office uses on upper floors – streets with wider sidewalks and street trees in tree grates

The five nodes along the Ventura Avenue Corridor area: Ramona Street, Vince Street, Stanley Avenue, Shoshone Street, and Dakota Drive, are identified in key planning documents – including the General Plan, the Westside Urban Design Plan, and Westside Revitalization Plan documents – as a more intense activity center with a greater emphasis on commercial use.

Accordingly, these areas are classified as T5, Urban Center. The Stanley Avenue to Shoshone Corridor area has greater block and lot sizes than the rest of these Corridors, and is thus able to accommodate larger buildings. The sub-zone T5.5 Urban Center is defined for this area, allowing buildings and streetscapes that are more urban in character than the rest of the community, with buildings up to four stories in height, with limited provision for five stories in the Public Open Space Incentive areas along Ventura Avenue.

Special Districts

Special Districts are areas of the Westside Development Code that do not correlate to the transect zones and are specially designated for their intended purpose and to remain consistent and refer to existing development standards contained in the City of Ventura Municipal Code. Three such special districts, the Special District Industrial, Special District Civic, and Special District Mobile Home Park are included in the Westside Development Code. An additional special district, parks and open space (POS) is provided for the establishment and preservation of parks and undeveloped space within the planning area.

Overlay Zones

To provide an even finer level of precision and address special planning situations, the Development Code also identifies Overlay Zones. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, an overlay zone would modify some combination of the allowed building height, allowed frontage types, or specific setbacks requirements within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact. The Westside Development Code provides the following overlay zones.

Shopfront Overlay: The shopfront overlay zone (denoted by red-dashed line) identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented businesses at the sidewalk level.

Hillside Management Program Overlay: The hillside management program overlay zone identifies areas that are subject to the policies of the City's Hillside Management Program. The objectives of that program allow residential development in a manner that will have the least impact on the natural environment and existing urban service systems, and direct development to areas least susceptible to geologic or environmental hazards.

Building Mass Overlay (BM): The building mass overlay zone identifies neighborhood areas that exhibit building massing that contributes to the character of a particular area. This overlay zone provides measures to ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of the existing neighborhood. These measures primarily include upper story setbacks in order to maintain the single story character from the street.

Historic District Overlay (HD): The historic district overlay zone identifies one neighborhood area that exhibits numerous potential historic resources that contribute to the historic character of early 20th century housing development within the Westside. The Simpson tract is designated with this overlay. Potential areas have been identified as part of the Westside Historic Context and Survey Report. This overlay zone provides measures that ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of an existing or potential proposed historic districts in the future. The creation of any new historic districts and design guidelines for such districts would be a result of neighborhood input and further developed as standalone guidelines and require future legislative action by the City Council to designate.

Mixed Use Development Overlay (MXD): The mixed-use development overlay zone identifies frontage areas along Ventura Avenue with an Industry General Plan designation and underlying Special District Industrial zone intended to promote a more urban building frontage and mix of uses while allowing industrial uses. Development proposals would be required to provide either storefront or gallery building frontage types along Ventura Avenue street frontages. Single- and multi-unit residential uses would be allowed as part of a mixed-use development proposal. Residential uses would be evaluated on a case-by-case basis by City staff for proper noise attenuation or any other necessary mitigation from either adjacent industrial uses.

Optional Zones

Optional Zones offer an alternate form-based set of regulations for properties that were recently developed or entitled as a part of a large-scale non form-based residential subdivision. Three Optional Zones are in this Code, as described in Section 24W.201. One purpose of Optional Zones is to mitigate the economic hardship caused by the creation of nonconforming structures.

T3.5 and T3.6 Optional Zones

The T3.5 and T3.6 Optional Zone are applied to particular existing conventional residential subdivisions within the Westside Community Plan area. The optional nature of the T3.5 and T3.6 standards means that the existing R-1 and R-P-D regulations continue to govern as the Base Zone, but that these properties are eligible to develop in accordance with the T3.5 and T3.6 zone requirements.

T4.11 Optional Zone

The T4.11 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside planning area. The T4.11 Optional Zone and applicable Overlay Zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T4.11 Optional Zone and adjacent lower intensity properties.

T5.5 Optional Zone

The T5.5 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside and North Avenue Communities. The T5.5 Optional Zone and applicable overlay zone provide for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T5.5 Optional Zone and adjacent lower intensity properties.

Westside Redevelopment Area Plan

The Westside Redevelopment Area Plan is proposed for inclusion in the City's redevelopment program with the following basic goals:

- to eliminate the existing conditions of blight;
- to complete capital improvements to upgrade and improve public infrastructure;
- to provide for economic revitalization of commercial and industrial enterprises; and
- to increase, improve, and preserve the area's supply of affordable housing.

The proposed Redevelopment Plan for the Westside Redevelopment Area details the activities proposed to be undertaken to eliminate blight and revitalize the Redevelopment Area. Per California Redevelopment Law, the land uses permitted under the proposed Redevelopment Plan would be those permitted by the City's 2005 General Plan and zoning ordinances, the Westside Community Plan and Development Code, the Downtown Specific Plan, and all other state and local guidelines as currently adopted or amended from time to time. In addition, building standards for the proposed Redevelopment Project would be regulated by the Westside Development Code and Downtown Specific Plan. The proposed Redevelopment Plan would not institute land use policies not otherwise permitted by the General Plan.

LUP-1 Would the project physically divide an established community? (Class III, Not Significant)

Analysis

The Westside Community Planning Project provides new land use designations and a development code to guide future development within the planning area. The Westside Redevelopment Area Project would provide additional tools for implementing the General Plan, Westside Community Plan, and Downtown Specific Plan. Future development would result in an intensification of development density within an existing urbanized area, and would not include features, new development, or public improvements that would physically divide the existing Westside or Downtown communities. The existing block and roadway network would be preserved, and community connectivity would be enhanced by proposed infrastructure improvements. No linear features or large developments inconsistent with existing uses that would potentially divide the Westside community are proposed under the Westside Community Planning Project.

The Westside Community Plan includes an Urban Design Plan (see **Figure 4.9-7**) that would extend Cedar street north from its existing terminus at Kellogg Avenue to Mohawk Avenue. Stanley Avenue

would be extended from its terminus at Ventura Avenue to provide a continuous street connecting the eastern and western portions of the planning area. Enhanced bicycle and pedestrian connections would also be provided. These features would enhance the pedestrian, bicycle, and motor vehicle circulation by adding street connections to the existing circulation network in the Westside Community. These roadway improvements would not, therefore, physically divide the community.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be Class III, Not Significant.

LUP-2 Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Class III, Not Significant)

Analysis

City of Ventura General Plan

As discussed above, implementation of the Westside Community Plan would require amendments to the City's General Plan for the designation of land uses on some specific parcels within the planning area. The Westside Community Plan provides a set of goals, policies, and actions intended to implement General Plan policies and facilitate an 'Infill First' development strategy. The consistency of the two plans is analyzed in **Table 4.9-2, General Plan Consistency Analysis**, below.

Table 4.9-2
General Plan Policy Consistency Analysis

Policy	Consistency Analysis
Our Natural Community	
Policy 1A: Reduce beach and hillside erosion and threats to coastal ecosystem health.	Development within the Westside Community Planning Project area would not affect beach or hillside erosion. The majority of the planning area is located outside of the City's coastal zone. The southernmost portion of the Westside Redevelopment Area Project is located within the coastal zone. Most of the hillsides within the planning area would be preserved as open space. A small area of hillside proposed for residential development would be subject to the provisions of the City's Hillside Management Program, which would require measures to reduce erosion. The proposed project is consistent with Policy 1A.
Policy 1B: Increase the area of open space protected from development impacts.	The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development but subject to an existing permanent conservation easement. Existing parks and open space would be preserved under the plan. One parcel currently developed with agricultural uses would be designated for urban development. However, this parcel is designated for residential development on the 2005 General Plan Land Use Map, as well as having been so designated for urban development in the City's 1989 Comprehensive Plan, and the County of Ventura's General Plan. As a subject parcel of a Statement of Overriding Consideration adopted for the 2005 General Plan Final EIR, the project specific Mitigated Negative Declaration for this parcel found impacts to agricultural resources less than significant. The proposed project would increase the amount of protected open space within the planning area and is consistent with Policy 1B.
Policy 1C: Improve protection for native plants and animals.	The Westside Community Planning Project addresses the existing developed Westside of the City. Development in this existing urbanized area would avoid direct impacts to native plants and animals. Furthermore, the Westside Community Plan provides policies supporting the draft Ventura River Multi-Species Habitat Conservation Plan (see Action 12.1.3) and resource conservation generally (see Action 12.1.4) The proposed project is consistent with Policy 1C.
Policy 1D: Expand the use of green practices.	The Westside Community Plan includes a number of policies designed to expand the use of green practices within the planning area and throughout the City. In addition to encouraging the establishment of green technology businesses through catalyst projects (Actions 12.2.2, 12.2.5, 12.2.6, 12.2.12, 12.3.14), the plan would support sustainable project designs (Actions 12.2.18, 12.2.19, 12.2.20), incorporate "green street" designs into streetscapes (Action 12.4.1), and require new development to implement low-impact development (LID) techniques (Action 12.5.1). The proposed project is consistent with Policy 1D.

Policy	Consistency Analysis
Our Well Planned and Designed Community	
Policy 3A: Sustain and complement cherished community characteristics.	The Westside Community Plan's vision for the community includes "preserving neighborhood heritage" and "supporting and expanding the vibrant arts community" already present in the Westside. The plan provides policies supporting the preservation of the Westside's local heritage and history (Actions 12.3.4, 12.3.5, 12.3.8). The proposed project is consistent with Policy 3A.
Policy 3B: Integrate uses in building forms that increase choice and encourage community vitality.	The Westside Community Plan provides a flexible form-based code that encourages mixed-use development. (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18) The Westside Development Code provides for a wide range of structure types intended to increase development flexibility (see Development Code Section 24W.206, Building Type Standards). The proposed project is consistent with Policy 3B.
Policy 3C: Maximize use of land in the city before considering expansion.	The proposed project would facilitate development within an existing urban area per the 2005 General Plan 'Infill First' strategy. Future development would maximize the development potential of the planning area to preserve open space and prevent unsustainable sprawling of the City. The proposed project is consistent with Policy 3C.
Policy 3D: Continue to preserve agricultural and other open space lands within the City's Planning Area.	See analysis for Policy 1B above. The proposed project is consistent with Policy 3D.
Policy 3E: Ensure the appropriateness of urban form through modified development review.	The Westside Community Plan provides a form-based Development Code that would allow flexibility in future development (see analysis for Policy 3B above) while preserving the natural and cultural values of the Westside area (see analysis for Policies 1C and 3A above). The proposed project is consistent with Policy 3E.
2008 Housing Element	
Goal 1 Maintain and improve the quality of existing housing and residential neighborhoods in Ventura.	The Westside Community Planning Project would regulate future development in the planning area under policies designed to preserve the character of the Westside community while improving the quality of development and reducing blight. The proposed project is consistent with Goal 1.
Goal 2 Facilitate the provision of a range of housing types to meet the diverse needs of the community.	The Westside Development Code provides for a number of residential building types that would allow flexibility for future development (see analysis for Policy 3B above). The Westside Community Plan provides policies that support the provision of housing for all income levels (Action 12.2.17). The proposed project is consistent with Goal 2.
Goal 3 Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs.	See analysis for Goal 2 above. The proposed project is consistent with Goal 3.
Goal 4 Mitigate or remove any potential governmental constraints to housing production and affordability.	See analysis for Goal 2 above. The proposed project is consistent with Goal 4.
Goal 5 Promote equal opportunity for all residents to reside in the housing of their choice.	See analysis for Goal 2 above. The proposed project is consistent with Goal 5.

Policy	Consistency Analysis
Our Accessible Community	
Policy 4A: Ensure that the transportation system is safe and easily accessible to all travelers.	The Westside Community Plan would expand the existing road network through the extension and relocation of existing streets (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with Policy 4A.
Policy 4B: Help reduce dependence on the automobile.	The Westside Community plan would provide enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with Policy 4B.
Policy 4C: Increase transit efficiency and options.	See analysis for Policy 4B above. The proposed project would be consistent with Policy 4C.
Policy 4D: Protect views along scenic routes.	State Route 33, which is adjacent to the planning area's western boundary, is identified in the City's General Plan. As discussed in Section 4.1, Aesthetics , future development under the uses allowed by the Westside Community Planning Project would be consistent with existing urbanized uses and would not have an adverse effect on views from State Route 33. The proposed project is consistent with Policy 4D.
Our Sustainable Infrastructure	
Policy 5A: Follow an approach that contributes to resource conservation.	Policy 12C in the Westside Community Plan mirrors this General Plan policy, and provides actions (12.1.4, 12.1.5, 12.1.6) that would implement this policy through supporting mitigation of hydrological impacts to the Ventura River watershed. The proposed project is consistent with this policy.
Policy 5B: Improve services in ways that respect and even benefit the environment.	See analysis for Policies 1C and 5A above. The proposed project would be consistent with Policy 5B.
Our Active Community	
Policy 6A: Expand the park and trail network to link shoreline, hillside, and watershed areas.	The Westside Community Plan would provide for the expansion of existing trails connecting to the Ventura River (Action 12.1.1, 12.1.2, 12.4.8), to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (see analysis for Policy 4B above). The proposed project is consistent with Policy 6A.
Policy 6C: Provide additional gathering spaces and recreation opportunities.	The Westside Community Plan includes policies intended to provide expanded public spaces (Action 12.6.1, 12.6.2, 12.6.3, 12.6.4, 12.9.5, and new Action 12.6.V, 12.6.W, 12.6.X, 12.6.Y, 12.6.Z per Council Direction, June 6, 2011) that would be available to all residents of and visitors to the planning area. The proposed project is consistent with Policy 6B.
Our Healthy & Safe Community	
Policy 7B: Minimize risks from geologic and flood hazards.	The Westside Community Plan provides policies intended to implement this General Plan policy by reducing risk from floods (Action 12.7.1, 12.7.2, 12.7.3) and seismic hazards (Actions 12.4.12, 12.4.13). Future development in the planning area would be required to provide geology studies, when needed, and comply with the City's Hillside Management program and floodplain ordinance. The proposed project is consistent with Policy 7B.

Policy	Consistency Analysis
Policy 7C: Optimize firefighting and emergency response capabilities.	The Westside Community Plan would provide extensions to the circulation system in the planning area that would improve vehicular circulation and emergency access (see analysis for Policy 4A above). The proposed project is consistent with Policy 7C.
Policy 7D: Minimize exposure to air pollution and hazardous substances.	The Westside Community Plan provides policies that would reduce exposure to air pollution through the reduction of vehicle trips (see analysis for Policy 4B above) and exposure to hazardous substances (Action 12.7.4). The proposed project is consistent with Policy 7D.
Policy 7E: Minimize the harmful effects of noise.	The Westside Community Plan provides policies designed to ensure that future development locates residential development that is compatible with noise generated by commercial development in mixed-use areas (Action 12.2.23). General Plan Action 7.32 would require the implementation of mitigation measures to minimize the harmful effects of noise if new residential developments are located within areas that exceed 60 db(A) CNEL or within any area designated for commercial or industrial use, would require acoustical analyses and mitigation necessary to ensure that exterior noise does not exceed 65 db(A) CNEL and interior noise does not exceed 45 db(A) CNEL with all windows closed. Reduction of vehicle trips (see analysis for Policy 4B above) would reduce another significant component of urban noise. The proposed project is consistent with Policy 7E.
Our Creative Community	
Policy 9A: Increase public art and cultural expression throughout the community.	The Westside Community Plan recognizes and preserves the Westside area's artistic heritage through policies designed to preserve existing public art and provide new public art (Action 12.9.1, 12.9.2). The proposed project is consistent with Policy 9A.
Policy 9B: Meet diverse needs for performance, exhibition, and workspace.	Policy 12 FF in the Westside Community Plan mirrors this General Plan policy and provides implementation measures (Action 12.9.3, 12.9.4, 12.9.5) that would provide opportunities for artistic performance, exhibition, and workspace. The proposed project is consistent with Policy 9B.
Policy 9C: Integrate local history and heritage into urban form and daily life.	See analysis for Policy 3A above. The proposed project is consistent with Policy 9C.
Policy 9D: Ensure proper treatment of archeological and historic resources.	The Westside Community Plan provides policies for the preservation of the historical character of the Westside area (Action 12.3.8) and important local art (Action 12.9.1). A complete analysis of archaeological and historic resources in the Westside area is provided in Section 4.4, Cultural (Historic) Resources . The proposed project is with Policy 9D.

Based on the analysis provided in **Table 4.9-2**, the Westside Community Planning Project would be consistent with applicable General Plan policies.

Downtown Specific Plan

The Downtown Specific Plan provides a set of goals, policies, and actions intended to implement General Plan policies. These policies would apply to 36 acres of the planning area that are part of the Westside

Redevelopment Project but lie beyond the boundary of the Westside Community Plan. The consistency of the two plans is analyzed in **Table 4.9-3, Downtown Specific Plan Consistency Analysis**, below.

**Table 4.9-3
Downtown Specific Plan Consistency Analysis**

Policy	Consistency Analysis
Ventura's Unique Character	
Policy 1A: Enhance, preserve, and celebrate the Downtown's historic and prehistoric resources.	Implementation of the Westside Redevelopment Area Plan would not conflict with implementation of this policy. The Redevelopment Project proposes no changes in land use or specific development projects that would affect historic or prehistoric resources.
Policy 1B: New development and the substantial remodel of existing development in the Downtown shall be consistent with the purpose and intent of this Specific Plan and the Development Code.	The Westside Redevelopment Area Plan would facilitate the removal of blight within the affected area of the Downtown Specific Plan. Development in this area would comply with all applicable policies of the Downtown Specific Plan and Development Code.
Policy 1C: Preserve and enhance public views of the ocean, mountains and culturally significant buildings such as San Buenaventura Mission and City Hall.	The Westside Redevelopment Area Plan proposes no changes in land use or specific development projects that would affect views within the Downtown Specific Plan area.
Policy 1D: Provide a mix of uses in the Urban Core. Buildings should accommodate retail businesses, offices, and/or restaurants on the ground floor that depend on foot traffic and exposure to pedestrians.	Development within the portion of the Westside Redevelopment Area Plan area that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 1E: Revitalize Main, Oak, and California Streets as the central shopping streets in the Urban Core. Retail and restaurant infill development shall be focused along these streets to create a continuous line of ground level uses.	Development within the portion of the Westside Redevelopment Area Plan area that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 1G: Coordinate private development and public improvements to facilitate a coherent and attractive urban neighborhood in the west-side area of Downtown.	Development within the portion of the Westside Redevelopment Area Plan area that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 1H: Establish compatible retail businesses and/or restaurants on the ground floor in the Neighborhood Center zones that depend on foot traffic and exposure to pedestrians.	Development within the portion of the Westside Redevelopment Area Plan area that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 1J: Establish and maintain an enhanced, interconnected system of Downtown public parks, trails and open space.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies supporting the provision of open space and recreational areas. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Animating the Public Realm	
Policy 3A: Enhance the public realm through careful placement and design of street trees, public art, street furnishings, bike racks, landscaping, signage, newsstands, street lights, paving and trash receptacles.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding streetscape improvements. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.

Policy	Consistency Analysis
Policy 3B: Establish attractive Downtown gateways from East Main Street, and West Main Street, California Street, Ventura Avenue, Harbor Boulevard and Oak Street (after freeway improvements are completed at Oak).	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding streetscape improvements. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 3C: Re-connect Downtown to the beach and promote other linkages to the hillsides and Ventura River. Enhance such places for future generations to enjoy.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding linkages to beaches, hillsides, and the Ventura River. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Economic Vitality	
Policy 4B: Activate the Downtown by incorporating a complementary range of commercial, residential and institutional uses to establish around-the-clock activity and promote tourism.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 4C: Regenerate and diversify the Downtown economic base.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 4D: Consistent with the General Plan's predicted development intensity and pattern, monitor and, as necessary, redirect residential and commercial growth.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Housing Renaissance	
Policy 5A: Facilitate production of a range of housing types that meet the diverse needs of the community.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 5B: Maximize housing opportunities by promoting efficient use of land and resources.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 5C: Augment the historic and unique character of the Downtown by ensuring new residential development and remodels exhibit the highest standards of architecture, urban design, and landscaping.	Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan and development code.
Mobility	
Policy 6A: Provide access to and around the Downtown through a variety of options, emphasizing rail, buses, bikes, and walking.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding transportation infrastructure. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 6B: Reconnect Downtown with the beach for all forms of circulation, especially pedestrian, prioritizing the California Street bridge over Highway 101 as the focal point for re-establishing this connection. Other secondary connections shall be reinforced on Figueroa Street, San Jon Road, the Ash Street bridge, and through the pedestrian tunnel under the freeway at Ventura Avenue.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding linkages to beaches. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.

Policy	Consistency Analysis
Policy 6C: While promoting alternative resident and visitor transportation modes, maintain adequate vehicle movement for commercial use and public safety.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding transportation infrastructure. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 6D: Maintain all streets at their current number of lanes, or fewer. Allow minor widening of right-of-way only to facilitate pedestrian and other non-auto-oriented mobility efforts.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding transportation infrastructure. Development within the portion of the Westside Redevelopment Project Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Park Once	
Policy 7A: Manage parking to meet demand in the Downtown through a variety of measures including pricing, parking meters, public parking structures and revised parking standards.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding transportation infrastructure. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 7B: Take advantage of opportunities to consolidate parking into centralized structures and convert some Downtown surface lots (including the many small, inefficient, and scattered private lots) into new uses that benefit the community.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding transportation infrastructure. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Sustainable Infrastructure	
Policy 8A: Reduce beach erosion, hillside erosion, and threats to coastal ecosystem health.	The Westside Redevelopment Project would not conflict with Downtown Specific Plan policies regarding coastal preservation. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 8B: Improve protection for native plants and animals and maintain the urban canopy.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding protection of native plant and animal species. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 8C: Improve the quality of urban stormwater runoff and groundwater recharge.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding stormwater runoff and recharge. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.
Policy 8D: Provide adequate public facilities and services to serve new development and maintain current services.	The Westside Redevelopment Area Plan would not conflict with Downtown Specific Plan policies regarding public facilities and services. Development within the portion of the Westside Redevelopment Area Plan that is subject to the Downtown Specific Plan would occur under the land uses permitted in the specific plan.

Based on the analysis provided in **Table 4.9-3**, those portions of the Westside Redevelopment Area Plan within the Downtown Specific Plan area would be consistent with applicable Downtown Specific Plan policies.

Hillside Management Program

The majority of the planning area is located on topographically flat land, which would not be subject to the City's Hillside Management Program. Areas in the northeastern and southeastern portions of the planning area contain slopes that would require future development to comply with the Hillside Management Program. The northeastern area would be designated parks and open space (POS), T3.5 and T4.11 under the Westside Community Plan. The southeastern area would be designated T4.11 and T3.6. The Westside Community Planning Project's consistency with applicable objectives of the Hillside Management Program is assessed in **Table 4.9-4, Hillside Management Program Consistency Analysis**, below.

Table 4.9-4
Hillside Management Program Consistency Analysis

Objective	Consistency Analysis
Development/Timing	
To encourage additional residential development in Ventura's hillsides, as a part of the City's Comprehensive Plan for overall community development	The Westside Community Plan proposes land use designations that would allow for neighborhood development in the hillside area. The proposed project is consistent with this objective.
To direct hillside development to areas where it will have the least impact on the City's existing urban service systems, while postponing development of areas which would require major expansion of existing systems, both in the hillside and flatland areas.	The hillside area where development would be permitted contains existing urban development, and is adjacent to the Westside area's urban core. Major expansions of public services and utilities to areas currently lacking service would not be required. The proposed project is consistent with this objective.
To direct hillside development to areas that are least susceptible to geologic and other environmental hazards, as well as fire hazards, while postponing development in those areas which are more prone to such hazards.	Site-specific geological studies would be required for future development within the planning area. The hillside area where development would be permitted contains existing urban development, and is adjacent to the Westside area's urban core. The proposed project is consistent with this objective.
Land Use	
To relate the number and distribution of dwelling units in future hillside development to topographic, geologic, hydrologic and fire hazard conditions, in order to minimize dangers to life and property	Development allowed under the Westside Community Plan would comply with the requirements of the City's Hillside Management Program. The Westside Community Plan would concentrate hillside development at lower elevations in the southeastern portion of the planning area, while hillside areas with higher elevations present in the northeastern portion of the planning area would be mostly preserved as open space. Areas with proposed urban land uses in the northeastern hillside area are located at lower elevations. The proposed project is consistent with this objective.
To protect the natural and scenic resources of the Hillside Area in conjunction with future hillside development	The Westside Community Plan would concentrate hillside development at lower elevations in the southeastern portion of the planning area, while hillside areas with higher elevations are present in the northeastern portion of the planning area would be mostly preserved as open space. Areas with proposed urban land uses in the northeastern hillside area are located at lower elevations. Development at lower elevations would reduce impacts to hillside and ridgeline views. The proposed project is consistent with this objective. Development at lower elevations would reduce impacts to hillside and ridgeline views.

Objective	Consistency Analysis
To provide a variety of housing opportunities in the Hillside Area	The Westside Development Code provides for a number of residential building types that would allow flexibility for future development (see analysis for Policy 3B above). The Westside Community Plan provides policies that support the provision of housing for all income levels (Action 12.2.17). The proposed project is consistent with this objective.
To ensure that public access to the Hillside Area is not unduly restricted by future development	The Westside Community Plan would provide for the expansion of existing trails connecting to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this objective.
Circulation	
To provide public access to the scenic features of the City	The Westside Community Plan would provide for the expansion of existing trails connecting to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this objective
To provide for safe and efficient means of ingress and egress into the Hillside Area for day-to-day vehicle and pedestrian traffic, as well as ready access for emergency vehicles	The Westside Community Plan would expand the existing road network through the extension and relocation of existing streets along the planning area's eastern boundary (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this objective
Resource Protection	
To maintain the scenic character of the hillsides in areas of future development by preserving significant natural landmarks and scenic ridgelines and slopes	The Westside Community Plan would concentrate hillside development at lower elevations. Development at lower elevations would reduce impacts to hillside and ridgeline views. The proposed project is consistent with this objective. Development at lower elevations would reduce impacts to hillside and ridgeline views.
To provide increased recreational opportunities for existing and future hillside residents, by improving access to existing parks and establishing additional parks or open, non-developed areas in conjunction with future hillside development	The Westside Community Plan would provide for the expansion of existing trails connecting to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this objective
To minimize the impact of hillside development on sensitive natural habitats and historical and archaeological resources	<p>The Westside Community Planning Project would locate future development in the City's existing urban core. Development in existing urbanized areas would avoid most impacts to native plants and animals. Furthermore, the Westside Community Plan provides policies supporting the Ventura River Multi-Species Habitat Conservation Plan (see Action 12.1.3) and resource conservation generally (see Action 12.1.4)</p> <p>The Westside Community Plan's vision for the community includes "preserving neighborhood heritage" and "supporting and expanding the vibrant arts community" already present in the Westside. The plan provides policies supporting the preservation of the Westside's local heritage and history (Actions 12.3.4, 12.3.5, 12.3.8). Where historic or prehistoric resources could be affected, individual development projects under the Westside Community Plan would be required to conduct project-specific resources studies. The proposed project is consistent with this objective.</p>
Project Review Standards	

Objective	Consistency Analysis
To preserve the natural character and appearance of the hillsides	The Westside Community Plan would concentrate hillside development at lower elevations. Development at lower elevations would reduce impacts to hillside and ridgeline views. The proposed project is consistent with this objective. Development at lower elevations would reduce impacts to hillside and ridgeline views.
To provide for the safe and efficient disposal of storm water runoff from hillside development, while minimizing costs of expanding flatland drainage systems to accommodate additional hillside runoff	The hillside area where development would be permitted contains existing urban development, and is adjacent to the Westside area's urban core. Major expansions of public services and utilities to areas currently lacking service would not be required. The proposed project is consistent with this objective.
To minimize adverse visual impacts which may result from the design and placement of drainage facilities, by maintaining existing channels in a natural state, and allowing flexibility in the design of individual drainage systems	The Westside Community Plan would concentrate hillside development, including drainage infrastructure, at lower elevations. Development at lower elevations would reduce impacts to hillside and ridgeline views. The proposed project is consistent with this objective. Development at lower elevations would reduce impacts to hillside and ridgeline views.
To ensure the maximum level of safety to both existing and future hillside residents in the event of seismic activity, or other natural occurrences, through the proper evaluation and consideration of geologic hazards in future hillside development	Site-specific geological studies would be required for future development within the planning area. The hillside area where development would be permitted contains existing urban development, and is adjacent to the Westside area's urban core. The proposed project is consistent with this objective.
To ensure the planting of hillside slopes in such a manner as to aid in controlling erosion and fire hazards, stabilizing exposed slopes, and reducing water consumption for landscaping purposes	Future development in hillside areas allowed under the Westside Community Plan would comply with all applicable regulations regarding slope stabilization, water use reduction, and fire hazard abatement. The proposed project is consistent with this objective.
To enhance the visual character of hillside development through the use of appropriate landscaping methods and materials	Future development in hillside areas allowed under the Westside Community Plan would comply with all applicable regulations regarding appropriate landscaping methods and materials. The proposed project is consistent with this objective.
To minimize the adverse visual impact of streets on the hillside landscape	The Westside Community Plan would concentrate hillside development, including circulation infrastructure, at lower elevations. Development at lower elevations would reduce impacts to hillside and ridgeline views. The proposed project is consistent with this objective. Development at lower elevations would reduce impacts to hillside and ridgeline views.
To establish internal street systems in future hillside developments which permit safe and efficient travel for motor vehicles, bicycles, and pedestrians, and ensure ready access for emergency vehicles	The Westside Community Plan would expand the existing road network through the extension and relocation of existing streets (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this objective.

Based on the analysis provided in **Table 4.9-4**, the Westside Community Planning Project would be consistent with the City's Hillside Management Program.

Floodplain Ordinance

The City's floodplain ordinance regulates development within the FEMA 100-year floodplain as designated on the relevant flood insurance rate map (FIRM). Westside Community Plan Policy 12AA

would minimize the Westside Community Planning Project area's exposure to floods, landslides, and hazardous substances. Policy 12.7.1 would require new development within the 100-year floodplain to implement measures, as identified in the floodplain ordinance, to protect structures from 100-year flood hazards. Since the Westside Community Plan would require implementation of measures provided in the floodplain ordinance for structures within the 100-year floodplain, the proposed project would be consistent with the City's floodplain ordinance.

California Coastal Act

As shown in **Figure 4.9-4**, the majority of the planning area is located outside of the coastal zone, and is not subject to the California Coastal Act. The Westside Community Plan Area is located north and east of the coastal zone boundary. A small portion of the planning area within the Westside Redevelopment Area Project area is within the coastal zone boundary. This area would be subject to the policies of the California Coastal Act. The Westside Community Planning Project does not propose any changes to land uses in this area, but would add the area within the Westside Redevelopment Area Plan to the City's existing redevelopment program.

The area within the coastal zone is located within the City's Downtown Specific Plan planning area, and would be subject to the policies and development standards provided in that specific plan. The EIR prepared for the Downtown Specific Plan considered that plan's consistency with applicable policies of the California Coastal Act, and concluded that the specific plan would be consistent with all such policies.³ As future development in the area subject to the coastal act would occur under the land uses and development standards provided in the Downtown Specific Plan, and no changes to land use are proposed by the Westside Community Planning Project in this area, the project would be consistent with the California Coastal Act.

SCAG Regional Comprehensive Plan and Guide

As discussed above, SCAG has prepared its Regional Comprehensive Plan to provide a vision for accommodating future growth in the SCAG planning area. An analysis of policy consistency between the Westside Community Plan and the Regional Comprehensive Plan and Guide is provided in **Table 4.9-5, SCAG Regional Comprehensive Plan Consistency Analysis**, below.

³ City of Ventura, *Downtown Specific Plan EIR*, (2007) 4.3-7–4.3-11.

Table 4.9-5
SCAG Regional Comprehensive Plan Consistency Analysis

Goal	Consistency Analysis
Land Use and Housing	
Focusing growth in existing and emerging centers and along major transportation corridors	The proposed project would implement the 2005 General Plan 'Infill First' strategy and increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The proposed project is consistent with this goal.
Creating significant areas of mixed-use development and walkable, "people-scaled" communities	The Westside Community Plan and Downtown specific Plan provide a flexible form-based code that encourages mixed-use development. (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18) The Westside Community plan would provide enhanced bicycle and pedestrian facilities (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11) throughout the planning area. The proposed project is consistent with this goal.
Providing new housing opportunities, with building types and locations that respond to the region's changing demographics	The Westside Development Code and Downtown Specific Plan provide for a number of residential building types that would allow flexibility for future development (see analysis for Policy 3B above). The Westside Community Plan provides policies that support the provision of housing for all income levels (Action 12.2.17). The Downtown Specific Plan identifies a multimodal transit center as a catalyst project and identifies potential locations within the Downtown Specific Plan area. The proposed project is consistent with this goal.
Targeting growth in housing, employment and commercial development within walking distance of existing and planned transit stations	The Westside Community plan would provide enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with Policy 4B.
Injecting new life into under-used areas by creating vibrant new business districts, redeveloping old buildings and building new business and housing on vacant lots	The proposed project would increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The proposed project is consistent with this goal.
Preserving existing, stable, single-family neighborhoods	The Westside Community Planning Project would regulate future development in the planning area under policies designed to preserve the character of the Westside community while improving the quality of development and reducing blight. The proposed project is consistent with this goal.
Protecting important open space, environmentally sensitive areas, and agricultural lands from development	<p>The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development. Designated existing parks and open space would be preserved under the plan. One parcel currently developed with agricultural uses would be designated for urban development on the 2005 General Plan Land Use Map, as well as having been so designated for urban development in the City's 1989 Comprehensive Plan, and the County of Ventura's General Plan. As a subject parcel of a Statement of Overriding Consideration adopted for the 2005 General Plan Final EIR, the project specific Mitigated Negative Declaration for this parcel found impacts to agricultural resources less than significant.</p> <p>The proposed project would increase the amount of protected open space within the planning area and is consistent with this goal.</p>

Goal	Consistency Analysis
Open Space and Habitat	
<p>Ensure a sustainable ecology by protecting and enhancing the region's open space infrastructure and mitigate growth and transportation related impacts by:</p> <ul style="list-style-type: none"> Conserving natural lands that are necessary to preserve the ecological function and value of the region's ecosystems Conserving wildlife linkages as critical components of the region's open space infrastructure Coordinating transportation and open space to reduce transportation impacts to natural lands <p>Enhance the region's parks, trails, and community open space infrastructure to support the aesthetic, recreational and quality-of-life needs, providing the highest level of service to our growing region by:</p> <ul style="list-style-type: none"> Creating new community open space that is interconnected, accessible, equitably distributed, provides public health benefits, and meets the changing and diverse needs of communities Improving existing community open space through urban forestry and other programs that provide environmental benefits <p>Preserve the productivity and viability of the region's agricultural lands while supporting a sustainable economy and region by:</p> <ul style="list-style-type: none"> Maintaining a viable level of agriculture to support economic and food supply needs for the region while supporting sustainable energy, air quality, and transportation policies Promote and support a locally grown food system by encouraging community farming initiatives that use sustainable farming practices 	<p>The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development. Designated existing parks and open space would be preserved under the plan. The Westside Community Plan provides policies supporting the Ventura River Multi-Species Habitat Conservation Plan (see Action 12.1.3) and resource conservation generally (see Action 12.1.4). The proposed project would increase the amount of protected open space within the planning area and is consistent with this goal.</p> <p>The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development. Designated existing parks and open space would be preserved under the plan. The Westside Community Plan would provide for the expansion of existing trails connecting to the Ventura River (Action 12.1.1, 12.1.2, 12.4.8), to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (see analysis for Policy 4B above). The proposed project is consistent with this goal.</p> <p>The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development. Designated existing parks and open space would be preserved under the plan. One parcel currently developed with agricultural uses would be designated for urban development on the 2005 General Plan Land Use Map, as well as having been so designated for urban development in the City's 1989 Comprehensive Plan, and the County of Ventura's General Plan. As a subject parcel of a Statement of Overriding Consideration adopted for the 2005 General Plan Final EIR, the project specific Mitigated Negative Declaration for this parcel found impacts to agricultural resources less than significant. The proposed project would increase the amount of protected open space within the planning area and is consistent with this goal.</p>
Water	
<p>Develop sufficient water supplies through environmentally sustainable imports, local conservation and conjunctive use, reclamation and reuse to meet the water demands created by continuing growth</p> <p>Achieve water quality improvements through implementation of land use and transportation policies and programs that promote water stewardship and eliminate water impairments and waste in the region</p>	<p>The Westside Community Plan would require new development to implement low-impact development (LID) techniques (Action 12.1.5, 12.5.1) that would increase opportunities for groundwater recharge. Where appropriate, new development will install infrastructure (purple pipe) for potential reclaimed water use. In addition, future development will address water efficiency goals established in the City's 2010 Urban Water Management Plan and Water Efficiency Plan. The proposed project is consistent with this goal.</p> <p>Future development under the Westside Community Plan would be required to use the City's current master plan and hydrological model to evaluate water supply to determine capacity, supply and infrastructure requirements (Action 12.5.4). The proposed project is consistent with this goal.</p>
Energy	

Goal	Consistency Analysis
<p>Reduce our region's consumption of non-renewable energy by:</p> <ul style="list-style-type: none"> – Supplying the energy needs of the region today in a way that reduces the negative environmental impacts, social inequities, and economic hardship on future generations – Developing the infrastructure and social capital to adapt to a future energy economy with a constrained supply <p>Increase the share of renewable energy in the region by:</p> <ul style="list-style-type: none"> – Ensuring the resiliency of the region's economy by encouraging and supporting renewable energy infrastructure – Developing renewable energy sources that reduce the amount of air emissions emitted through the combustion of fossil fuels. 	<p>The Westside Community Plan includes a number of policies designed to expand the use of green practices within the planning area and throughout the City. In addition to encouraging the establishment of green technology businesses through catalyst projects (Actions 12.2.2, 12.2.5, 12.2.6, 12.2.12, 12.3.14). The Westside Community plan would reduce vehicle trips by providing enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with this goal.</p> <p>The Westside Community Plan includes a number of policies designed to expand the use of green practices within the planning area and throughout the City. In addition to encouraging the establishment of green technology businesses through catalyst projects (Actions 12.2.2, 12.2.5, 12.2.6, 12.2.12, 12.3.14). The proposed project is consistent with this goal.</p>
Air Quality	
Reduce emissions of criteria pollutants to attain federal air quality standards by prescribed dates and state ambient air quality standards as soon as practicable	The Westside Community plan would reduce vehicle trips by providing enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with this goal.
Reverse current trends in greenhouse gas emissions to support sustainability goals for energy, water supply, agriculture, and other resource areas	The Westside Community plan would reduce vehicle trips by providing enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with this goal
Minimize land uses that increase the risk of air pollution-related health impacts from exposure to toxic air contaminants, particulates (PM10, PM2.5, ultrafine) and carbon monoxide	The Westside Community Plan provides policies that would reduce exposure to air pollution through the reduction of vehicle trips (see analysis for Policy 4B above) and exposure to hazardous substances (Action 12.7.4). The proposed project is consistent with this goal.
Expand green building practices to reduce energy-related emissions from developments to increase economic benefits to business and residents	The Westside Community Plan includes a number of policies designed to expand the use of green practices within the planning area and throughout the City. In addition to encouraging the establishment of green technology businesses through catalyst projects (Actions 12.2.2, 12.2.5, 12.2.6, 12.2.12, 12.3.14), the plan would support sustainable project designs (Actions 12.2.18, 12.2.19, 12.2.20), incorporate "green street" designs into streetscapes (Action 12.4.1), and require new development to implement low-impact development (LID) techniques (Action 12.5.1). The proposed project is consistent with this goal.
Solid Waste	
A region that conserves our natural resources, reduces our reliance on landfills, and creates new economic opportunities in the most environmentally responsible manner possible	As discussed in Section 4.12.6, Public Services – Solid Waste , the City of Ventura currently diverts more than 70 percent of its solid waste from landfills, exceeding state requirements under AB 939. The proposed project is consistent with this goal.

Goal	Consistency Analysis
Transportation	
A more efficient transportation system that reduces and better manages vehicle activity	The Westside Community Plan would expand the existing road network through the extension and relocation of existing streets (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this goal.
A cleaner transportation system that minimizes air quality impacts and is energy efficient	The Westside Community plan would provide enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with this goal.

Based on the analysis provided in **Table 4.9-5**, the Westside Community Planning Project would be consistent with the SCAG Regional Comprehensive Plan and Guide.

SCAG Regional Transportation Plan

As discussed above, SCAG has prepared its Regional Transportation Plan to provide a vision for accommodating future traffic in the SCAG planning area. An analysis of policy consistency between the Westside Community Plan and the Regional Transportation Plan is provided in **Table 4.9-6, SCAG Regional Transportation Plan Consistency Analysis**, below.

Table 4.9-6
SCAG Regional Transportation Plan Consistency Analysis

Goal	Consistency Analysis
Maximize mobility and accessibility for all people and goods in the region	The Westside Community Plan would expand the existing road network through the extension and relocation of existing streets (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The Westside Community plan would provide enhanced bicycle and pedestrian facilities (see analysis for Policy 4A above) and provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The Westside Community Plan would provide for the expansion of existing trails connecting to the Ventura River (Action 12.1.1, 12.1.2, 12.4.8), to adjacent hillside areas (Action 12.4.13, 12.6.6) and throughout the planning area (see analysis for Policy 4B above). Implementation of these policies would ensure that the proposed project remains consistent with the goals provided in the SCAG Regional Transportation Plan.
Ensure travel safety and reliability for all people and goods in the region	
Preserve and ensure a sustainable regional transportation system	
Maximize the productivity of our transportation system	
Protect the environment, improve air quality and promote energy efficiency	
Encourage land use and growth patterns that complement our transportation investments and improve the cost-effectiveness of expenditures	

Based on the analysis provided in **Table 4.9-6**, the Westside Community Planning Project would be consistent with the SCAG Regional Transportation Plan.

SCAG Compass Growth Vision Report

As discussed above, SCAG has prepared its Compass Vision Growth Report to provide a vision for accommodating future growth in the SCAG planning area. An analysis of policy consistency between the Westside Community Plan and the Compass Vision Growth Report is provided in **Table 4.9-7, SCAG Compass Vision Growth Report Consistency Analysis**, below.

Table 4.9-7
SCAG Compass Vision Growth Report Consistency Analysis

Goal	Consistency Analysis
Mobility	
Encourage transportation investments and land use decisions that are mutually supportive	The Westside Community Planning Project would increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The Westside Community Plan would also expand the existing road network through the extension and relocation of existing streets (Action 12.4.3). The plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this goal.
Locate new housing near existing jobs and new jobs near existing housing	The Westside Community Planning Project would increase development intensity in an existing urban area. The Westside Community Plan provides a flexible form-based code that encourages mixed-use development. (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18). The proposed project is consistent with this goal.
Encourage transit-oriented development	The Westside Community Planning Project would increase development intensity in an existing urban area currently served by public transit. The Westside Community Plan provides policies for improved and expanded public transit access throughout the planning area (Actions 12.4.22, 12.4.23, 12.4.24). The proposed project is consistent with this goal.
Promote a variety of travel choices	The Westside Community Plan would develop enhanced pedestrian and bicycle circulation infrastructure to increase connectivity and accessibility throughout the Westside Community Plan area (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11). The proposed project is consistent with this goal.
Livability	
Promote infill development and redevelopment to revitalize existing communities	The Westside Community Planning Project would increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The proposed project is consistent with this goal.

Goal	Consistency Analysis
Promote developments that provide a mix of uses	The Westside Community Plan provides a flexible form-based code that encourages mixed-use development. (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18). The proposed project is consistent with this goal.
Promote “people-scaled,” pedestrian-friendly communities	The Westside Community Plan provides a flexible form-based code that encourages mixed-use development. (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18) The Westside Community plan would provide enhanced bicycle and pedestrian facilities (Actions 12.4.4, 12.4.5, 12.4.7, 12.4.8, 12.4.9, 12.4.10, 12.4.11) throughout the planning area. The proposed project is consistent with this goal.
Support the preservation of stable, single-family neighborhoods	The Westside Community Planning Project would regulate future development in the planning area under policies designed to preserve the character of the Westside community while improving the quality of development and reducing blight. The proposed project is consistent with this goal.
Prosperity	
Provide a variety of housing types in each community to meet the housing needs of all income levels	The Westside Community Plan Development Code provides for a number of residential building types that would allow flexibility for future development (See Actions 12.2.21, 12.2.22, 12.2.23, 12.3.9, 12.3.10, 12.3.11, 12.3.15, 12.3.16, 12.3.17, 12.3.18). The Westside Community Plan provides policies that support the provision of housing for all income levels (Action 12.2.17). The proposed project is consistent with this goal.
Sustainability	
Preserve rural, agricultural, recreational and environmentally sensitive areas	<p>The Westside Community Plan provides for the preservation of undeveloped hillside land currently designated for low-density residential development. Existing parks and open space would be preserved under the plan. One parcel currently developed with agricultural uses would be designated for urban development on the 2005 General Plan Land Use Map, as well as having been so designated for urban development in the City’s 1989 Comprehensive Plan, and the County of Ventura’s General Plan. As a subject parcel of a Statement of Overriding Consideration adopted for the 2005 General Plan Final EIR, the project specific Mitigated Negative Declaration for this parcel found impacts to agricultural resources less than significant.</p> <p>The proposed project would increase the amount of protected open space within the planning area and is consistent with this goal.</p>
Focus development in urban centers and existing cities	The Westside Community Planning Project would increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The proposed project is consistent with this goal.
Develop strategies to accommodate growth that use resources efficiently, eliminate pollution, and significantly reduce waste	The Westside Community Plan would require new development to implement low-impact development (LID) techniques (Action 12.1.5, 12.5.1) that would increase opportunities for groundwater recharge and reduce pollution (Action 12.1.4, 12.1.6). As discussed in Section 4.12.6, Public Services – Solid Waste , the City of Ventura currently diverts more than 70 percent of its solid waste from landfills, exceeding state requirements under AB 939. The proposed project is consistent with this goal.

Goal	Consistency Analysis
Utilize “green” development techniques	The Westside Community Plan includes a number of policies designed to expand the use of green practices within the planning area and throughout the City. In addition to encouraging the establishment of green technology businesses through catalyst projects (Actions 12.2.2, 12.2.5, 12.2.6, 12.2.12, 12.3.14), the plan would support sustainable project designs (Actions 12.2.18, 12.2.19, 12.2.20), incorporate “green street” designs into streetscapes (Action 12.4.1), and require new development to implement low-impact development (LID) techniques (Action 12.5.1). The proposed project is consistent with Policy 1D.

Based on the analysis provided in **Table 4.9-7**, the Westside Community Planning Project would be consistent with the SCAG Compass Vision Growth Report.

Ventura County Guidelines for Orderly Development

As discussed above, the Ventura County LAFCO has prepared its Guidelines for Orderly Development to guide the process of annexation, determining sphere of influence, and actions taken by Cities beyond their incorporated boundaries. An analysis of policy consistency between the Westside Community Planning Project and the Guidelines for Orderly Development is provided in **Table 4.9-8, Ventura County Guidelines for Orderly Development Consistency Analysis**, below.

Table 4.9-8
Ventura County Guidelines for Orderly Development Consistency Analysis

Policy	Consistency Analysis
General Policies	
Urban development should occur, whenever and wherever practical, within incorporated cities which exist to provide a full range of municipal services and are responsible for urban land use planning	The Westside Community Planning Project would increase development intensity in an existing urban area. Future development would maximize the development potential of the planning area. The proposed project is consistent with this goal.
Policies within Spheres of Influence	
Prior to being developed for urban purposes or to receiving municipal services, land should be annexed to the City.	The Westside Community Planning Project would concentrate development in the City’s existing urban core and within the City limit. However, a portion of the Cedar Street extension would require development beyond the City of Ventura limit in unincorporated Ventura County land. The extension would be constructed on an easement granted to the City by the property owner. No other services would be extended to the area. The City does not propose annexation of the affected land into the City per Section 1810 Street and Highways Code, which holds that a city may acquire property outside its boundaries if it is necessary to connect or widen the existing streets of the acquiring city and if the county consents to the acquisition. Therefore this action would not be subject to LAFCO approval.

Based on the analysis provided in **Table 4.9-8**, the Westside Community Planning Project would be consistent with the Ventura County Guidelines for Orderly Development.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be Class III, Not Significant.

LUP-3 Would the project conflict with any applicable habitat conservation plan or natural community conservation plan? (Class III, Not Significant)

Analysis

Currently, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been adopted within the boundaries of the project. The reach of the Ventura River adjacent to the Westside Community Planning Project area is covered by the Draft Southern California Steelhead Recovery Plan, and critical habitat for southern steelhead has been designated along the Ventura River, downstream of Matilija Dam. Additionally, the Ventura River Multi-Species Habitat Conservation Plan (VRMSHCP), currently under development, would cover parcels west of Highway 33 in the southwestern most portion of the project area.

The proposed project would generally avoid direct impacts to riparian communities; however, improved access and expanded trail systems connecting the Westside to the Ventura River may exert impacts to riparian communities along the river margins (i.e., along the VRMSHCP western border). Implementation of trail improvement programs allowed under the proposed project may therefore be subject to the provisions of the VRMSHCP. **Section 4.3, Biological Resources**, considers in detail the policies of the VRMSHCP, and concludes that project-related impacts would be less than significant or beneficial with implementation of applicable Westside Community Plan actions and General Plan actions.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be Class III, Not significant.

d. Cumulative Impacts

Anticipated growth within the City of Ventura is projected in the City's 2005 General Plan and the potential environmental effects of this growth are assessed in the EIR prepared for the 2005 General Plan. The City of Ventura prepared updated projections of the amount of growth likely to occur within the Westside Community Planning Project area through the 2025 planning horizon year of the City's General Plan. The updated growth projections include the 2005 General Plan growth projections for the Westside Community Planning Project area through 2025, additional development identified in the 2006 Westside Economic Development Strategy, and adjustments based on pending and approved projects since the adoption of the 2005 General Plan that represent an increase over the amount of growth projected in the General Plan. The amount of additional development anticipated through 2025 in the Westside Community Planning Project area, including development in the 36 acres of the area subject to the Downtown Specific Plan, is summarized in **Table 3.0-6, Westside Community Planning Area Existing (2011) Development and Development Projections (2025)** in **Section 3.0, Project Description**. This updated growth projection project is greater than the projection in the General Plan for the Community Planning Project area by 150 dwelling units, 49,005 square feet of retail space, and 54,450 square feet of office space. The environmental analysis in this EIR evaluates the potential impacts of this amount of growth within the Community Planning Area through the year 2025. This amount of growth is not substantially above the amount projected in the 2005 General Plan and would occur over time in conformance with the development standards in the proposed Community Plan and Development Code for the Westside Community Plan Area and the City's Downtown Specific Plan for the portion of the project area located outside of the Westside Community Plan Area. The Downtown Specific Plan, Westside Community Plan, and Westside Development Code have been developed to implement the goals and policies in the 2005 General Plan for the Westside Community.

The City of Ventura reviews all proposed projects against development and design guidelines that regulate permitted uses, development density, building heights, site and building design, transportation demand, and neighborhood protection. All proposed projects are evaluated for consistency with land use regulations, development standards, and applicable plans and policies, including those of the General Plan, during project review and the approval process. For these reasons, cumulative land use impacts would be less than significant.