

CITY OF VENTURA
CITY COUNCIL AGENDA

**Supplemental
Information
Packet**

Meeting of May 8, 2023

Received by May 9, 2023 by 8:30 a.m.

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available in the City Clerk's Office, 501 Poli Street, Room 204, Ventura, during normal business hours as well as on the City's Website – www.cityofventura.ca.gov
<https://www.cityofventura.ca.gov/1236/City-Council-Public-Hearing-NoticesSuppl>

PUBLIC COMMUNICATIONS

Tracy Oehler

From: noreply@cityofventura.ca.gov
Sent: Monday, May 8, 2023 4:27 PM
To: City Clerk
Subject: -EXT- Online Form Submittal: Public Comment Form

Public Comment Form

Disclosure:

Providing your name/contact information is optional to participate in a Public Meeting. However by providing, it will allow staff to follow-up with you on your item. All emails submitted to any Legislative Body are Public Records. Copies of forms submitted are posted online, with name and contact information redacted. You may only submit one comment form per agenda item. You may submit more than one form per agenda to address additional topics.

Submission Deadlines:

Submit your Comment Form at least 2 hours prior to the scheduled/posted start time of the meeting, as stated on the posted Agenda. If submitting a comment during a meeting, please submit before the Agenda Item concludes, during a Live Meeting, to be considered part of the record. Select the Legislative/Hearing Body below to ensure your comment is emailed to the correct body.

Select Legislative/Hearing Body City Council

Meeting Date 5/8/2023

Select a Topic: Public Comments

Name Amy Cherrie

Address

Phone Number

Email Address

Recommendation *Field not completed.*

Written Comments Please see attached.

Upload Files [Open Public Comments 5-8-23 CC.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

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Open Public Comments 5/8/23. KB Homes Land Use Amendment Proposal

Things to consider.

1. The City Council decided in 2013 2325 VDM should remain industrial. It should remain industrial and redeveloped into something Ventura can be proud of. Incentivize Corporate headquarters, bring jobs to Ventura.
2. Wait for the updated General Plan. Not developing a Master Plan for this area would be irresponsible and short sighted.
3. Projects are being built that were approved in the last 5 years or being flipped as development opportunities.
Below are 15 Large Developments currently under construction that were approved in the past 5 years, PLUS another 4 residences approved in April alone!
4. Projects approved 15 years ago were not built because the market crashed, not because of city policy.
5. As for a Coastal Commission "blessing", it's a legally required approval and certification process. It is the vetting for the Coastal Zone.
6. Most delays are caused by a bad proposal, requests for warrants & variances, developers' banking issues, slow architects, engineer shortage, the global economy, and this particular developer will have ZERO holding costs, because KB Homes does not own the land, Ventura Coastal owns the land and they have already made their purchase price back. (Purchased in 2013 RIGHT AFTER the 155 unit proposal was rejected by city council and said the property shall remain industrial.)
7. I come from a long line of developers and contractors, I've been an active REALTOR since 2002, a past student of architecture. I know what drives the market. When a project approval is slow, it can impact the developer's profit. It does not increase the price of a unit.
The price of the unit is determined by market demand, location, interest rates, etc. If condo A took 5 years to get entitlements and Condo B took 15 years (all other things being equal), they will sell for the same amount.
Condo A won't be cheaper— they will both sell for what the market will bear.
8. In 2013 when the last land use amendment was denied, the population was 108,658.
In Jan 2023, the city population is 108,955.
That's an increase of 297 people... in 10 years.

In those same 10 years, 1000's of units have been approved and built. Many are still not fully occupied.

Home prices have continued to climb, despite these 1000's of new units and an exodus of residents. We don't need it.

9. Ventura needs good paying jobs more than additional housing.
Our industrial vacancy rate is at 1.45%.
Why would you give away one of the few opportunities we have to attract business?
Keep this parcel industrial and put it to its highest and best use. Light industrial,
corporate headquarters, R&D possibly with a small amount of employee housing.

10. Large city capital improvements would be needed to accommodate the increased
density of a land use amendment.

11. MAYBE 1 in 100 Venturans think this is needed or a good idea.
The vast majority are against it.

12. You have more than one option for this site, and there is no need to rush to
approve the first thing that comes along with no Master Plan to support it.

13. Safety, quality of life, circulation.

Thank you for your time and serious consideration of my comments.
There is a lot to weigh here.

Be strong. Be true.

~ Amy Cherrie
Ventura Resident

PROJ-11006 Starbucks at Main/Mills - Under Construction 2020.
PROJ-11817 Kellogg Apartments - Under Construction 2019
PROJ-12652 Veteran's Housing - Under Construction 2020
PROJ-12772 Gasworks mixed use - Under Construction 2019
PROJ-14017 Veterans Administration (VA) Clinic - Under Construction 2020
PROJ-14536 The Wash - Under Construction 2021
PROJ-14604 Carnitas El Rey - Under Construction 2020
PROJ-14609 Coastal Self Storage - Under Construction 2021
PROJ-14778 Haley Point - Under Construction 2021
PROJ-15323 Del Sol - Under Construction 2022
PROJ-6018 World Oil - Under Construction 2018
PROJ-6811 The Willows/Ravello - Under Construction 2017
PROJ-7910 Thompson Village - Under Construction 2018
PROJ-8150 Voelker - Under Construction 2019
PROJ-22-0075 39 N California St - Under Construction 2022

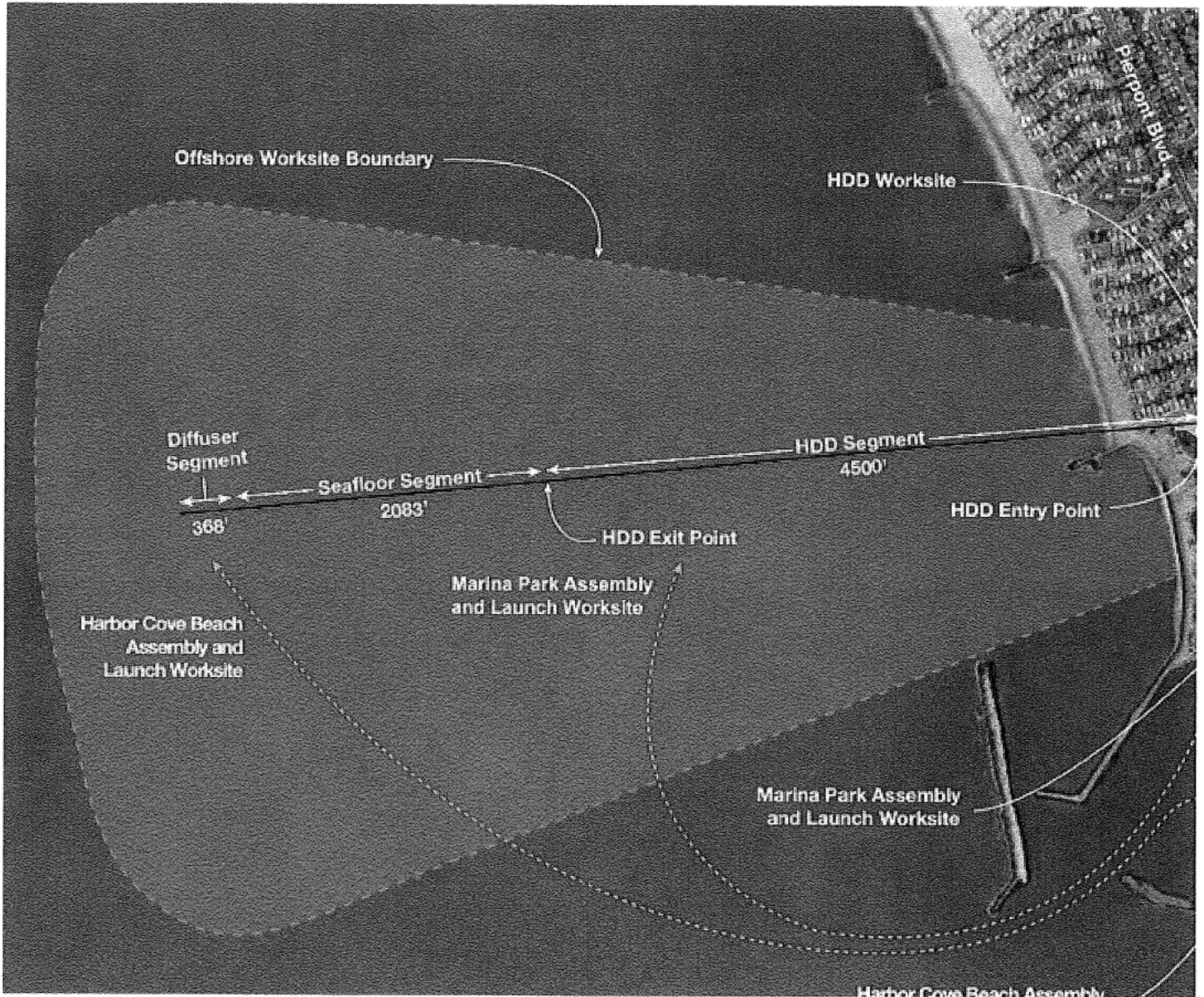
Approved:

4/27/23 PROJ-15272 180 W. Ramona St - Recently Acted On
4/26/23 PROJ-15382 405 Poli St. Triplex - Recently Acted On
4/27/23 PROJ-22-0219 The Tides - Recently Acted On
4/27/23 THREE Residential Homes

**4. PROFESSIONAL SERVICES AGREEMENT NO. 2017-016
FIFTH AMENDMENT WITH ENVIRONMENTAL SCIENCE
ASSOCIATES FOR PERMITTING AND CALIFORNIA
ENVIRONMENTAL QUALITY ACT SUPPORT OF THE
VENTURAWATERPURE PROGRAM**

Tracy Oehler

From: George Naugles
Sent: Monday, May 8, 2023 4:00 PM
To: City Clerk
Subject: -EXT- show this when I speak, please?



George Naugles, Resident Of Ventura

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