

ORDINANCE 2023-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA APPROVING ZONING MAP AMENDMENTS IN ORDER TO MEET THE CITY'S REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION AND RECOMMENDATIONS OUTLINED IN THE 6TH CYCLE HOUSING ELEMENT (2021-2029)

WHEREAS, on January 31, 2022, the City of San Buenaventura City Council adopted the 6th cycle Housing Element (2021-2029); and

WHEREAS, the City's Housing Element requires rezoning of certain properties to provide the site inventory needed to meet the City's Regional Housing Needs Assessment (RHNA) allocation; and

WHEREAS, on May 24, 2023, the Planning Commission of the City of San Buenaventura held a duly noticed public hearing and at that time considered all testimony, written and oral, for all aspects of the Zoning Map amendment, and recommended the City Council approve the subject amendments.

WHEREAS, on July 10, 2023, the City Council of the City of San Buenaventura was presented with amendments to the City's Zoning Map as depicted in Exhibit "A", attached hereto and incorporated herein by reference:

- Rezone 4300 Telegraph Road and 16 Baylor Drive (APN: 079-0-303-075) from R-1(Single Family Zone) to R-3-3 (Multiple Family Zone) District with MU-3 Overlay Zone.
- Rezone seven Johnson Corridor sites from C-P-D (Commercial Planned Development) to M-X-D (Mixed Use Zone) District with MU-4 Overlay Zone, including 2825 Johnson Drive (APN: 132-0-080-285), 2855 Johnson Drive (APN: 132-0-080-295), 2975 Johnson Drive (APN: 132-0-080-245), 2950 Johnson Drive (APN: 132-0-080-225), 3041 Johnson Drive (APN: 132-0-090-035), 3067 Johnson Drive (APN: 132-0-090-125), APN 132-0-090-045 (directly southwest adjacent to 3041 Johnson Drive).

WHEREAS, on July 10, 2023, the City Council of the City of San Buenaventura held a duly noticed public hearing and at that time considered all testimony, written and oral, and approved the proposed zoning map amendments; and

WHEREAS, the City Council finds that all required public notification in accordance with California State law was provided in advance of the public hearing at which these changes are considered.

The Council of the City of San Buenaventura does ordain as follows:

SECTION 1: The above recitations are true and correct and are incorporated herein by this reference.

SECTION 2: The proposed amendment to the Zoning Map would either contribute to and not conflict with the policies of the General Plan or, at a minimum, would not be detrimental to them.

SECTION 3. The proposed amendments to the Zoning Map are consistent with and reflective of the General Plan's goals, policies, and intent to encourage orderly growth and development in a manner that preserves the public's health, safety, and welfare because it addresses changes that have occurred in the City's housing needs by implementing the policies, procedures, and programs contained in the updated 6th cycle Housing Element (2021-2029). Specifically, the amendments are in line with the specific lots identified for rezoning in the Housing Element. The Zoning Map amendments also further 2021-2029 Housing Element Policy 3.8, which calls to "*Facilitate the development of mixed-use projects in appropriate areas, including standalone residential developments (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use).*"

SECTION 4: The public necessity, convenience, general welfare and good zoning practice allow the Zoning Regulations to be amended because periodic revisions are essential to maintain a rational land use pattern that reflect current neighborhood values and expectations of the surrounding communities they are intended to serve. The proposed amendment to the Zoning Map would allow for the continued provision of orderly development by effecting the City's "Infill First" strategy, which aims to avoid suburban sprawl by directing new development to vacant land in the City and by focusing new public and private investment in carefully selected areas where concentrated development will improve the standard of living and quality of life for the entire community.

SECTION 5: CALIFORNIA ENVIRONMENTAL QUALITY ACT. As part of the adopted Housing Element, and Addendum, Case No. EIR-1-22-62118, to the 2005 General Plan Final Environmental Impact Report (FEIR), EIR-2452, was conducted, including increased dwelling units as part of rezoning, and found the following:

No substantial changes are proposed in the project, and no changed circumstances under which the proposed project is to be undertaken that would require major revisions of the previous EIR have been identified. No new significant

environmental effects or substantial increase in the severity of previously identified significant effects under the certified FEIR have been found with the proposed project. Further, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that (1) the proposed project would have one or more significant effects not previously discussed in the approved FEIR; (2) significant effects previously examined will be substantially more severe; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or (4) mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects. Addendum #2 to the 2005 Ventura General Plan Final Environmental Impact Report is complete, in compliance with CEQA, and it represents the independent judgment of the City of Ventura. The rezoning of the subject properties as part of this Zone Map Amendment are authorized as part of that project addendum.

SECTION 6: Based on the above findings and as set forth in Sections 1 through 5 above, the City Council **HEREBY APPROVES** the amendments to the Zoning Map as follows, and as set forth in Exhibit A attached hereto and incorporated by this reference.

- Rezone 4300 Telegraph Road and 16 Baylor Drive (APN: 079-0-303-075), plus adjacent roadways to the centerline of the roadway, from R-1-7 (Single Family Zone) to R-3-3 (Multiple Family Zone) District with MU-3 Overlay Zone.
- Rezone seven Johnson Corridor sites from C-P-D (Commercial Planned Development) to M-X-D (Mixed Use Zone) District with MU-4 Overlay Zone, including 2825 Johnson Drive (APN: 132-0-080-285), 2855 Johnson Drive (APN: 132-0-080-295), 2975 Johnson Drive (APN: 132-0-080-245), 2950 Johnson Drive (APN: 132-0-080-225), 3041 Johnson Drive (APN: 132-0-090-035), 3067 Johnson Drive (APN: 132-0-090-125), APN 132-0-090-045 (directly southwest adjacent to 3041 Johnson Drive), plus all adjacent roadways to the centerline of the roadway,.

The foregoing Ordinance was adopted by the City Council of San Buenaventura on July 24, 2023 and ordered published by posting the following vote:

Ayes: Councilmembers Duran, McReynolds, Johnson, Halter, Campos, and Mayor Schroeder

Noes: None

Absent: Deputy Mayor Sanchez-Palacios



Joe Schroeder
Mayor

ATTEST:



Michael B. MacDonald, CMC
City Clerk



APPROVED AS TO FORM
Andrew Heglund, City Attorney

By:  for 8/14/23
Christopher de la Vega Date
Assistant City Attorney

Attachments:

Exhibit A: Zoning Map Amendments

Johnson Corridor Sites:

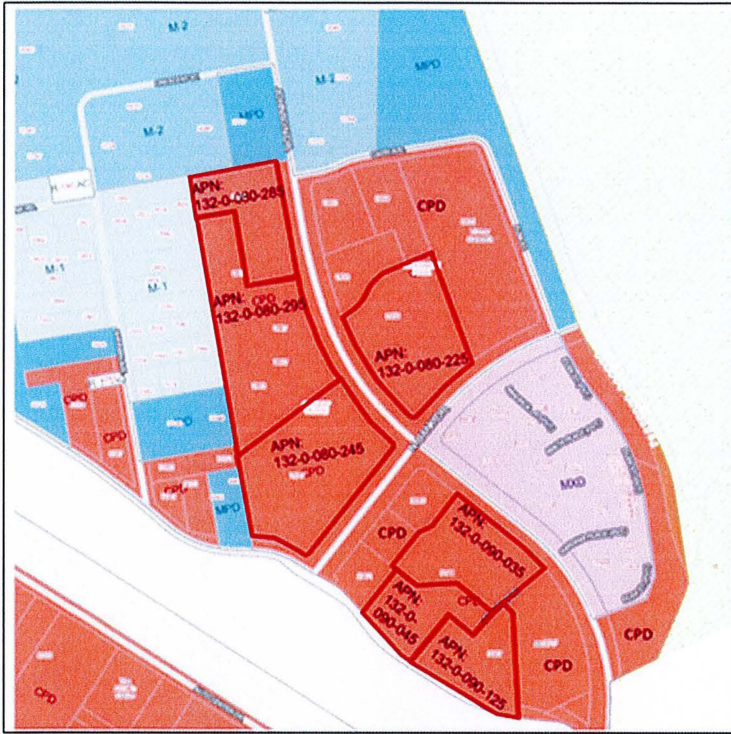


Figure 1: Existing Zoning

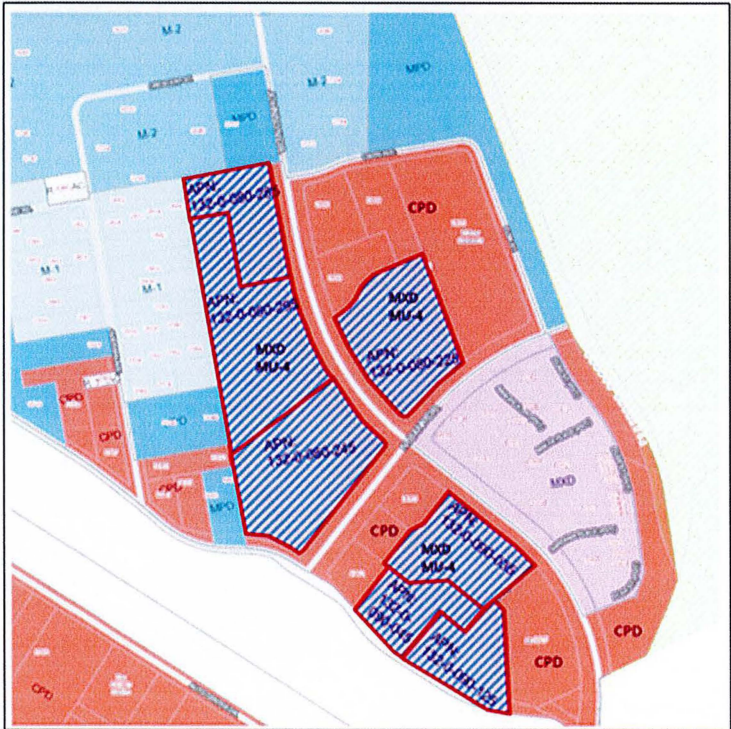


Figure 2: Proposed Zoning

Telegraph Site:

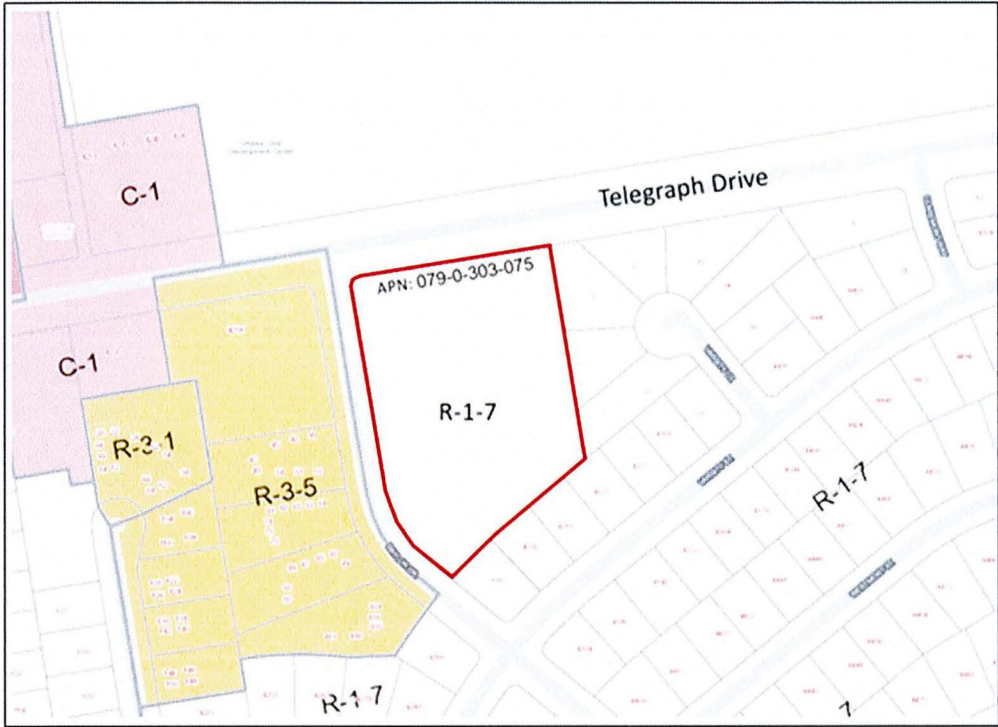


Figure 3: Existing Zoning

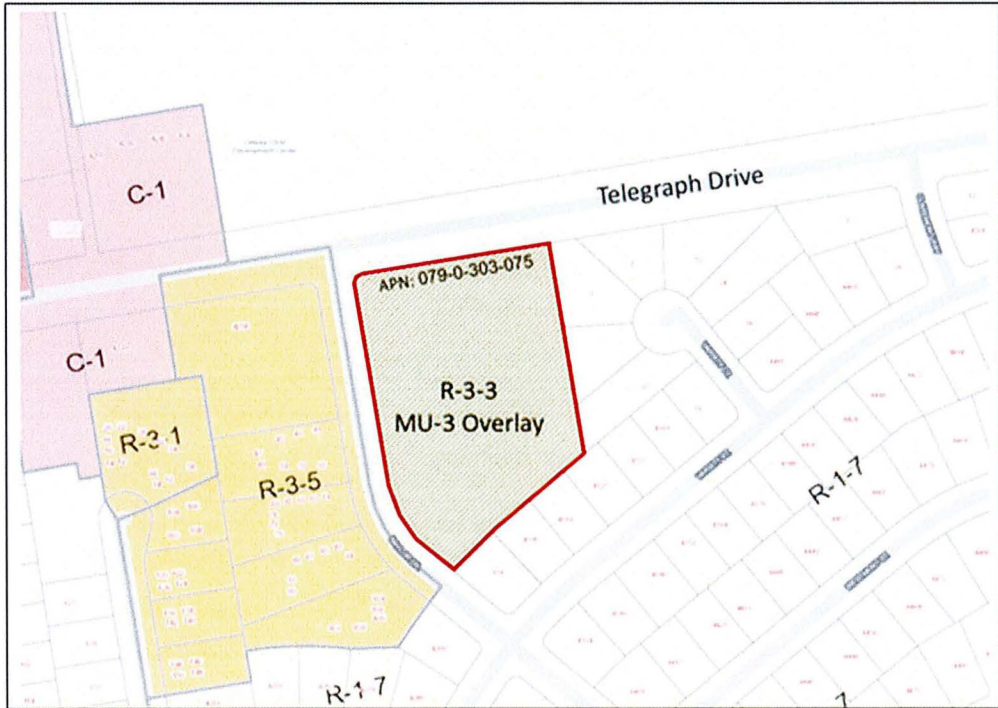


Figure 4: Proposed Zoning