

Attachment C: Consistency with North Ventura Coordinated Area Plan Goals

North Ventura CAP Goals	Development Agreement Alternative
Housing and Land Use: Add to the City’s supply of multifamily housing, including market rate, affordable, “missing middle,” and senior housing in a walkable, mixed use, transit-accessible neighborhood, with retail and commercial services and possibly start up space, open space, and possibly arts and entertainment uses.	The project adds up to 149 units to the City’s housing supply including 74 market rate units as well as one acre and funding to support a 75-unit affordable housing project on the City dedication land. The project also provides 2.25 acres of open space adjacent Matadero Creek.
Transit, Pedestrian and Bicycle Connections: Create and enhance well-defined connections to transit, pedestrian, and bicycle facilities, including connections to the Caltrain station, Park Boulevard and El Camino Real.	The project creates an enhanced bikeway connection between Park Boulevard and portage Avenue, consistent with the Bicycle and Pedestrian Transportation Plan and Countywide Trail Plan.
Connected Street Grid: Create a connected street grid, filling in sidewalk gaps and street connections to California Avenue, the Caltrain Station, and El Camino Real where appropriate.	The project would provide a private street between Portage Avenue and Park Boulevard. However, a connection (parking lot) exist there today. The change may allow for vehicular traffic to cut through; however, cut through traffic is not anticipated given that there are other options already connecting El Camino Real and Park Boulevard that would be more convenient for surrounding uses.
Community Facilities and Infrastructure: Carefully align and integrate development of new community facilities and infrastructure with private development, recognizing both the community’s needs and that such investments can increase the cost of housing.	The project includes community facilities, including a public park and a retail/public space that will provide public access to view the monitor roofs.
Balance of Community Interests: Balance community-wide objectives with the interests of neighborhood residents and minimize displacement of existing residents and small businesses.	The project replaces vacant retail space with housing and a small retail/public space for viewing the monitor roofs. It does not displace any small businesses. Although research and development uses were not encouraged to remain at this site in accordance with the NVCAP process, the retention of existing uses would allow for other community benefits identified throughout the process, including a public park and housing.
Urban Design, Design Guidelines and Neighborhood Fabric: Develop human-scale urban design strategies, and design guidelines that strengthen and support the neighborhood fabric. Infill development will respect the scale and character of the surrounding residential neighborhood. Include transition zones to surrounding neighborhoods.	The project proposes to retain existing buildings (a portion of the cannery, Ash office building and Audi building) and to construct 35-foot tall townhomes. The proposed height and multi-family use aligns with existing surrounding R&D, retail-like and residential uses.

Sustainability and the Environment Protect and enhance the environment, while addressing the principles of sustainability.	The new housing project building will be all electric and will comply with GB-1 plus Tier 2 requirements. Any modifications to the cannery that qualify as a substantial improvement would require upgrades to meet the new green building code. The applicant is looking to design, if feasible, a net zero cannery building in accordance with comments from the Council and commissioners.
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