

County of Ventura Virtual Community Workshop on the Housing Element Update – August 26, 2020

Summary of Questions and Response

1. Who is the developer for Somis development? (Presentation Slide 41)

The applicant for the Somis Ranch Farmworker Housing Complex is Somis Ranch Partners, LLC.

2. Eight Farmworker Dwelling Units? Does this meet the need? (Presentation Slide 40)

The eight farmworker dwelling units that were identified in the lower income inventory for the 6th cycle Housing Element would clearly not be enough farmworker housing to meet the need for farmworker housing in unincorporated County. However, this number reflects the State requirement that future inventory must be based on historical permitting trends in order to be realistic and credible. This does not prevent the County from investing in or supporting more farmworker housing; it simply limits the future inventory in the Housing Element to units where there is a realistic expectation of development during the next 8-year planning period.

Planning Division staff is currently working on amendments to the Non-Coastal Zoning Ordinance to update farmworker housing development standards with the goal to facilitate the production of more farmworker dwellings in the future.

3. Unable to read the parcel number for the “safety sites” – Would you please provide? (Presentation Slide 46)

The potential future rezone sites are located in the communities of Meiners Oaks and Piru. The Assessor Parcel Numbers for the Meiners Oaks sites are 017009032, 017009045, and 017009068, respectively. The site in Piru has an Assessor Parcel Number of 056011305.

4. Is the County looking into vacant/closed strip center malls to be retrofitted to accommodate housing options to meet the deficit?

The County identified the four potential sites to be rezoned RHD (Residential High Density), if needed in the future, by analyzing underutilized and vacant sites identified during the General Plan update process. This list was then narrowed to those sites located within an existing community. Three of the four sites identified on the potential rezone list are zoned Residential Planned Development and one site is zoned Commercial Planned Development.

5. Will a link to the recording be emailed to attendees?

The presentation and a recording of the virtual Housing Element webinar will be posted or linked on the project website in both Spanish and English at vcrma.org/housing-element-update. Planning Division staff will update the Housing Element interested parties list to include the registered attendees for the webinar and will notify everyone when resources become available on the project webpage.

6. Designating parcels "by-right" is helpful to developers seeking potential sites....

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There are six existing sites already zoned Residential High Density or "RHD" that are eligible for a ministerial permit or "by right" approval process for affordable housing. Details on permitting requirements for RHD zoned sites can be found in the [Non-Coastal Zoning Ordinance Sec. 8109-1.3](#).

7. Since Santa Rosa Valley is identified as a greenbelt area, will this initiative impact this area at all? (Presentation Slide 29)

None of the potential future RHD rezone sites are located within the Santa Rosa Valley. However, single family dwelling units and accessory dwelling units, which are housing types included in the Housing Element inventory are allowed uses on most sites designated agricultural, open space, or rural, including those located in the Santa Rosa Valley.