

**NOTICE OF PUBLIC HEARING AND SUMMARY OF PL19-0021:
COUNTY OF VENTURA INITIATED ADOPTION OF PROPOSED ORDINANCE
AMENDING ARTICLES 1 (AUTHORITY, PURPOSE, AND APPLICATION OF
CHAPTER), 2 (DEFINITIONS), 3 (ESTABLISHMENT OF ZONES, BOUNDARIES,
AND MAPS), 4 (PURPOSES OF ZONES), 6 (LOT AREA AND COVERAGE,
SETBACKS, HEIGHT AND RELATED PROVISIONS), 7 (STANDARDS FOR
SPECIFIC USES), 8 (PARKING AND LOADING REQUIREMENTS), 9 (STANDARDS
FOR SPECIFIC ZONES AND ZONE TYPES), AND 11 (ENTITLEMENTS – PROCESS
AND PROCEDURES) OF THE VENTURA COUNTY NON-COASTAL ZONING
ORDINANCE (NCZO) AND TO MAKE CLERICAL EDITS THROUGHOUT THE NCZO**

NOTICE IS HEREBY given that a public hearing, as provided by law, will be held by the Ventura County Board of Supervisors on **Tuesday, December 17, 2024, at 1:00 p.m.**, at the Office of Education, Conference and Educational Services Center, 5100 Adolfo Road, Camarillo, CA 93012, to consider and decide the project described below.

The public can participate in the Board of Supervisors hearings both in-person and through Zoom. To learn how to participate or provide public comments visit: <http://www.ventura.org/boscomments>.

APPLICANT: County of Ventura, Resource Management Agency, Planning Division

CASE NUMBER: PL19-0021

PROJECT LOCATION: All non-coastal parcels in the unincorporated areas of Ventura County (All Districts).

PROJECT DESCRIPTION: The project consists of a county-initiated ordinance amending Articles 1, 2, 3, 4, 6, 7, 8, 9, and 11 of the NCZO to make minor changes pertaining to accessory bathrooms, landscape screening methods for parking areas, setbacks for sea cargo containers, temporary housing prior to reconstruction, advertisements for outdoor events requiring a Conditional Use Permit, public noticing requirements for proposed zoning ordinance amendments, and wholesale nurseries for propagation, to codify several Planning Director equivalency determinations and policy interpretations, to correct grammatical, typographical, and punctuation errors, to make holistic formatting and style changes, and to update regulations for clarity and consistency with current standards.

SUMMARY: A summary of the key amendments to the NCZO are as follows:

- Updates the definition of “structure” as set forth in Article 2 to make it consistent with building permit exemptions outlined in the Ventura County Building Code.
- Revises setback requirements for unmodified sea cargo/ metal storage containers to make consistent with the Ventura County Building Code and the Ventura County Fire Code (NCZO § 8106-6.1).

- Revises the “accessory bathroom” provisions to provide property owners more design flexibility (NCZO § 8107-1.9).
- Revises the “temporary housing prior to reconstruction” provisions to remove specific reference to the Thomas Fire and the associated lapsed expiration date of January 1, 2023 (i.e., five years from date of disaster) and replaces it with a general statement that includes all local, state, and federal-declared disasters and provides a time limit to live in an RV prior to reconstruction of a dwelling lost in a declared disaster (NCZO § 8107-14.3(g)).
- Implements Board direction, introduced by Supervisor Parvin, on October 29, 2024 to revise the “wholesale nurseries for propagation” definition as set forth in Article 2 and the related regulatory provisions under Article 7 to expand the list of agricultural/horticultural items that are not counted towards the 20 percent limitation requirement at wholesale nurseries (NCZO § 8107-6.4)
- Revises the “outdoor events” provisions pertaining to advertising events that require a Conditional Use Permit (NCZO § 8107-46.4).
- Revises the parking area perimeter landscaping and screening provisions to allow alternative barriers/screening options between residential land uses and commercial land uses and adds a maintenance requirement for the life of the associated entitlement (NCZO § 8108-5.14.3(b)).
- Revises the public noticing provisions from 10 days to 20 days prior to a public hearing on zoning ordinance amendments to make consistent with amended Government Code Section 65854, which becomes effective on January 1, 2025. Adds a day for each County-recognized holiday that falls within required public notification period for all other projects requiring a public hearing (NCZO § 8111-3.1).

ENVIRONMENTAL REVIEW: The proposed ordinance amending Articles 1, 2, 3, 4, 6, 7, 8, 9, and 11 of the NCZO is exempt from the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines sections 15061(b)(3).

PLANNING COMMISSION RECOMMENDATION: On November 14, 2024, the Ventura County Planning Commission held a public hearing on the proposed amendments and voted 5-0 to approve the recommended actions of Planning staff, with modifications to public noticing requirements (NCZO, § 8111-3), temporary housing regulations (NCZO § 8107-14.3), and landscaping and screening requirements for required parking areas (NCZO § 8108-5.14.3.). To view the recorded public hearing, staff report and exhibits from the November 14, 2024 Planning Commission public hearing, please refer to the Planning Division website at: <https://vcrma.org/divisions/planning/planning-commission-hearings-agendas-documents-live-broadcasts-video-archives/>.

DRAFT REVIEW COPIES: On or after December 13, 2024, the Board of Supervisors meeting agenda, along with the project materials and proposed NCZO ordinance, related to this Board item, will be available on the Board of Supervisors website at www.ventura.org/bosagenda (Click on “Agenda” under the heading “Upcoming/Live

Meetings.”) and at the Planning Division counter located on the 3rd floor of the County Government Center, Hall of Administration at 800 S. Victoria Avenue, Ventura, CA 93009. A live meeting stream will be available online on the day of the hearing and may be viewed on the Board of Supervisors website.

PUBLIC COMMENTS: Inquiries and public comments on this item may be directed to Franca Rosengren, Case Planner, at (805) 654-2045 or via e-mail to Franca.Rosengren@ventura.org. The Board of Supervisors will receive copies of all comment letters submitted and they will be part of the project's official record, even if the commenter is unable to attend the public hearing. Persons who require accommodation for any audio, visual, or other disability to review an agenda, or to participate in the Board of Supervisors Hearing per American with Disabilities Act, may obtain assistance by requesting such accommodation in writing to the Clerk of the Board of Supervisors at clerkoftheboard@ventura.org, 800 S. Victoria Avenue, Ventura CA 93009 or by calling (805) 654-2862. Any such request for accommodation should be made at least 48 hours prior to the scheduled hearing for which assistance is requested.

Note: from time to time, hearings are cancelled or rescheduled. We recommend that you contact the Case Planner to confirm the public hearing date one day prior.

Servicios en Espanol: Para asistencia o información en español, llame al (805) 654-2805.

By: Dave Ward, AICP, Director
Ventura County Planning Division