

EXHIBIT 2

Proposed Planning Commission Resolution to the Board of Supervisors

Proposed NCZO and CZO Amendments related to Density
Bonus and Special Needs Housing
(PL23-0135)



Planning Commission Resolution (DRAFT)

County of Ventura • Resource Management Agency • Planning Division

800 South Victoria Avenue, Ventura, CA 93009 • 805-654-2488 • www.vcrma.org/divisions/planning

RESOLUTION 24-XX FOR PL23-0135 REGARDING PROPOSED COUNTY-INITIATED AMENDMENTS TO ARTICLES 1, 2, 5, 7, 8, 9, 11, 16, AND 19 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE AND ARTICLES 1, 2, 4, 5, AND 11 OF THE VENTURA COUNTY COASTAL ZONING ORDINANCE TO IMPLEMENT PROGRAMS HE-M (DENSITY BONUS ORDINANCE UPDATES) AND HE-N (ZONING CODE AMENDMENTS FOR SPECIAL NEEDS HOUSING) OF THE 2021-2029 HOUSING ELEMENT; AND TO CONSIDER FINDING THAT THE ACTIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER STATE CEQA GUIDELINES SECTIONS 15061(B)(3), 15168 AND 15265, and PUBLIC RESOURCES CODE SECTION 21080.9.

WHEREAS, state law requires every city and county to adopt a General Plan to guide land use and development within its boundaries. Each General Plan must include eight mandatory elements. The housing element is one of the mandatory elements and is the only element that must be updated on a set schedule and certified by the California Department of Housing and Community Development (HCD); and

WHEREAS, on October 21, 2021, the Board adopted the County's housing element for the 2021–2029 planning period (the "Housing Element"). HCD certified the Housing Element on December 22, 2021; and

WHEREAS, the Housing Element identifies various implementation programs that the County will pursue during the 2021–2029 planning period to promote opportunities for new housing for all economic levels and for those with special needs. The two ordinances referenced below address actions contemplated by Housing Element implementation programs HE-M (Density Bonus Ordinance Update) and HE-N (Zoning Code Amendments for Special Needs Housing); and

WHEREAS, the Ventura County Planning Commission (Planning Commission) held a legally noticed public hearing on October 3, 2024, to consider a County-initiated ordinance amending Articles 1, 2, 5, 7, 8, 9, 11, 16, and 19 of the Ventura County Non-Coastal Zoning Ordinance (Proposed NCZO Amendments) and an ordinance amending Articles 1, 2, 4, 5, and 11 of the Ventura County Coastal Zoning Ordinance (Proposed CZO Amendments) to implement Programs HE-M and HE-N of the 2021-2029 Housing Element; and to consider a finding that the adoption thereof is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3), 15168 and 15265, and Public Resources Code section 21080.9; and

WHEREAS, the Planning Commission considered all oral and written testimony from County staff and the public on this matter; and

WHEREAS, after the close of the public hearing, Planning Commissioner **XXXX**, District **X**, made a motion to **approve** staff's recommended actions, seconded by Planning Commissioner **XXXX**, District **Y**; and

WHEREAS, the motion **carried X-X**.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the following actions be taken by the Ventura County Board of Supervisors with respect to the Proposed NCZO and CZO Amendments:

1. **CERTIFY** that the Board of Supervisors has reviewed and considered the Board letter, the Planning Commission staff report and all exhibits thereto and has considered all comments received during the public comment and hearing process; and
2. **FIND**, on the basis of the entire record and as set forth in Section B of the Planning Commission staff report, that the adoption of the Proposed NCZO Amendments (Exhibit 3a) is exempt from CEQA review pursuant to CEQA Guidelines sections 15061(b)(3) and 15168; and **FIND** that the adoption of the Proposed CZO Amendments (Exhibit 3b) is statutorily exempt from CEQA pursuant to Public Resources Code section 21080.9 and CEQA Guidelines section 15265 as an amendment to the County's LCP; and
3. **FIND**, on the basis of the entire record and as set forth in Sections A, B, C and D of the Planning Commission staff report, that the Proposed NCZO and CZO Amendments (Exhibits 3a and 3b) are consistent with the goals, policies and programs of the Ventura County General Plan and Coastal Act (as applicable), reflect good planning practices, and are in the interest of public health, safety and general welfare; and
4. **ADOPT** the Proposed Ordinance amending the NCZO, attached as Exhibit 3a; and
5. **ADOPT** the Proposed Ordinance amending the CZO, attached as Exhibit 3b; and
6. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 as the custodian and location of the documents and materials that constitute the record of proceedings upon which these decisions are based.

BE IT FURTHER RESOLVED that the Planning Commission's reasons for the above-stated recommendations to the Board, and the relationship between the Proposed NCZO and CZO Amendments and the General Plan, are specified in Sections A, B, and C of the Planning Commission staff report and exhibits thereto. As a general summary, the Planning Commission finds that the Proposed NCZO and CZO Amendments implement Housing Element Programs HE-M and HE-N. Adopting the Proposed NCZO and CZO Amendments will help ensure that the County's regulations governing density bonuses,

emergency shelters, low barrier navigation centers, residential care facilities, transitional and supportive housing, and reasonable accommodations are current and comply with state law requirements governing the same.

This is to certify that the foregoing is a true and correct copy of the Resolution reflecting the actions taken by the Ventura County Planning Commission at a public hearing regarding the above-described matter on October 17, 2024.

Dave Ward, AICP, Secretary to the
Ventura County Planning Commission