

# EXHIBIT 2

## Planning Commission Resolution 23-04

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Proposed NCZO Amendments Pertaining to Maximum  
Building Lot Coverage Development Standards, Setback  
Exceptions and Grammatical, Stylistic, Definitional and Other  
Clarifying Amendments  
(Case No. PL22-0163)



## Planning Commission Resolution

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

### **RESOLUTION 23-04 FOR PL22-0163 REGARDING PROPOSED COUNTY-INITIATED ORDINANCE AMENDING THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE TO INCORPORATE MAXIMUM BUILDING LOT COVERAGE DEVELOPMENT STANDARDS, AMEND SETBACK EXCEPTIONS, AND MAKE GRAMMATICAL, STYLISTIC, DEFINITIONAL AND OTHER CLARIFYING AMENDMENTS**

**WHEREAS**, the Planning Commission (“Commission”) held a legally noticed public hearing on April 6, 2023, to consider County of Ventura (County)-initiated ordinance amending Articles 1, 2, 6, 7, 8, 11, 13 and 19 of the Ventura County Non-Coastal Zoning Ordinance to incorporate maximum building lot coverage development standards, amend setback exceptions and make grammatical, stylistic, definitional and other clarifying amendments (“NCZO amendments”); and to consider a finding that approval of the NCZO amendments is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and

**WHEREAS**, the Commission reviewed the staff report and all the exhibits, considered all written and oral testimony from County staff and the general public, and considered all comments received during the public comment and hearing process, including those received during the April 6, 2023, hearing on this matter; and

**WHEREAS**, after the close of public hearing, Planning Commissioner McPhail made a motion to approve staff’s recommended actions, seconded by Planning Commissioner Kestly;

**WHEREAS**, the motion carried 3-0-2; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the following actions be taken by the Board of Supervisors with respect to the proposed NCZO 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 process and hearing process;
2. **FIND**, on the basis of the entire record and as set forth in the Planning Commission staff report, that adoption of the NCZO amendments is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) because there is no possibility it may have a significant effect on the environment;

3. **FIND**, on the basis of the entire record and as set forth in the Planning Commission staff report, the public testimony received and the entire record, that the proposed NCZO amendments (Exhibit 3) are consistent with the Ventura County General Plan and good planning practices and are in the interest of public health, safety or general welfare;
4. **ADOPT** the proposed NCZO text amendments (Exhibit 3); and
5. **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 proceeding upon which these decisions are based.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission's reasons for the above-stated recommendations to the Board, and the relationship between the proposed ordinance and the General Plan, are specified in Sections 1 through 9 of the Planning Commission staff report and exhibits thereto. As a general summary, the proposed ordinance incorporates building lot coverage standards currently set forth in the Ventura County 2040 General Plan, including the Area Plans established therein, as well as the repealed 2019 Goals, Policies, and Programs document of the prior Ventura County General Plan, into the NCZO; establishes a setback exception for bay windows; and makes minor grammatical, stylistic, definitional and other clarifying amendments to the NCZO. The Planning Commission finds that the proposed ordinance better serves the public by incorporating existing building lot coverage standards into a single document that is easily accessible and referenced, that the setback exception for bay windows will both allow greater flexibility for project applicants without creating any significant, negative environmental or neighbor impacts, and that the grammatical revisions promote clarity and accuracy in the text of NCZO. The proposed ordinance is consistent with the General Plan, as it primarily incorporates existing standards set forth therein, promotes business friendliness and improves permit processes by documenting existing development standards in a single text, and allows greater site and building design flexibility for project applicants with respect to the bay window set back exception.

This is to certify that the foregoing is a true and correct copy of the Resolution reflecting the Planning Commission's actions taken at its April 6, 2023, public hearing regarding the above-described matter.



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