

STAFF REPORT EXHIBIT 7

Errata Memo

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)

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MEMORANDUM

DATE: April 3, 2023

TO: Clerk of the County of Ventura Planning Commission and Planning Commissioners

FROM: Todd Davis, Case Planner, Planning Division
Shelley Sussman, Planning Manager

SUBJECT: Amendment to April 6, 2023, 8:30 AM Agenda Item #6A, County-initiated ordinance amending Articles 1, 2, 6, 7, 8, 11, 13, and 19 of the Non-Coastal Zoning Ordinance (NCZO) (Case No. PL22-0163)

This errata memorandum provides a revision to the Planning Commission packet for Item No. 6A on the Planning Commission Agenda of April 6, 2023. The following paragraph is inserted into Exhibit 4, page 3, immediately above the paragraph beginning “This is to certify...”:

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set forth in the Ventura County 2040 General Plan, including the Area Plans established therein, as well as the repealed 2019 Goals, Policies, and Programs document of the prior Ventura County General Plan, into the NCZO; establishes a setback exception for bay windows; and makes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.