

**July 25, 2023**

**Ventura County Board of Supervisors**

**Proposed Non-Coastal Zoning Ordinance  
(NCZO) Text Amendments  
Case No. PL22-0163**

**Item No. 69**



**Resource Management Agency, Planning Division  
Todd Davis, Case Planner  
Shelley Sussman, Planning Manager**

# Presentation Overview

- 1. List of Proposed Amendments**
- 2. Findings and Supporting Evidence**
- 3. CEQA Environmental Review**
- 4. Public Noticing and Public Comments**
- 5. Recommended Actions**

# Proposed NCZO Text Amendments – Objectives

I. For efficiency and ease of use by residents, applicants, and County staff, incorporate existing building lot coverage development standards into Article 6 of the NCZO.



# Proposed NCZO Text Amendments – Objectives

2. Promote greater building design flexibility based on applicant feedback and public inquiries for the construction of bay windows.
3. Include grammatical, stylistic and clarifying amendments to make the articles under revision consistent with other articles of NCZO.

# Proposed NCZO Text Amendments

- 1. Building Lot Coverage Development Standards**
- 2. Setback Exception for Chimneys, Bay Windows, and Fireplaces**
- 3. Grammatical, Stylistic, Definitional and Clarifying Amendments**

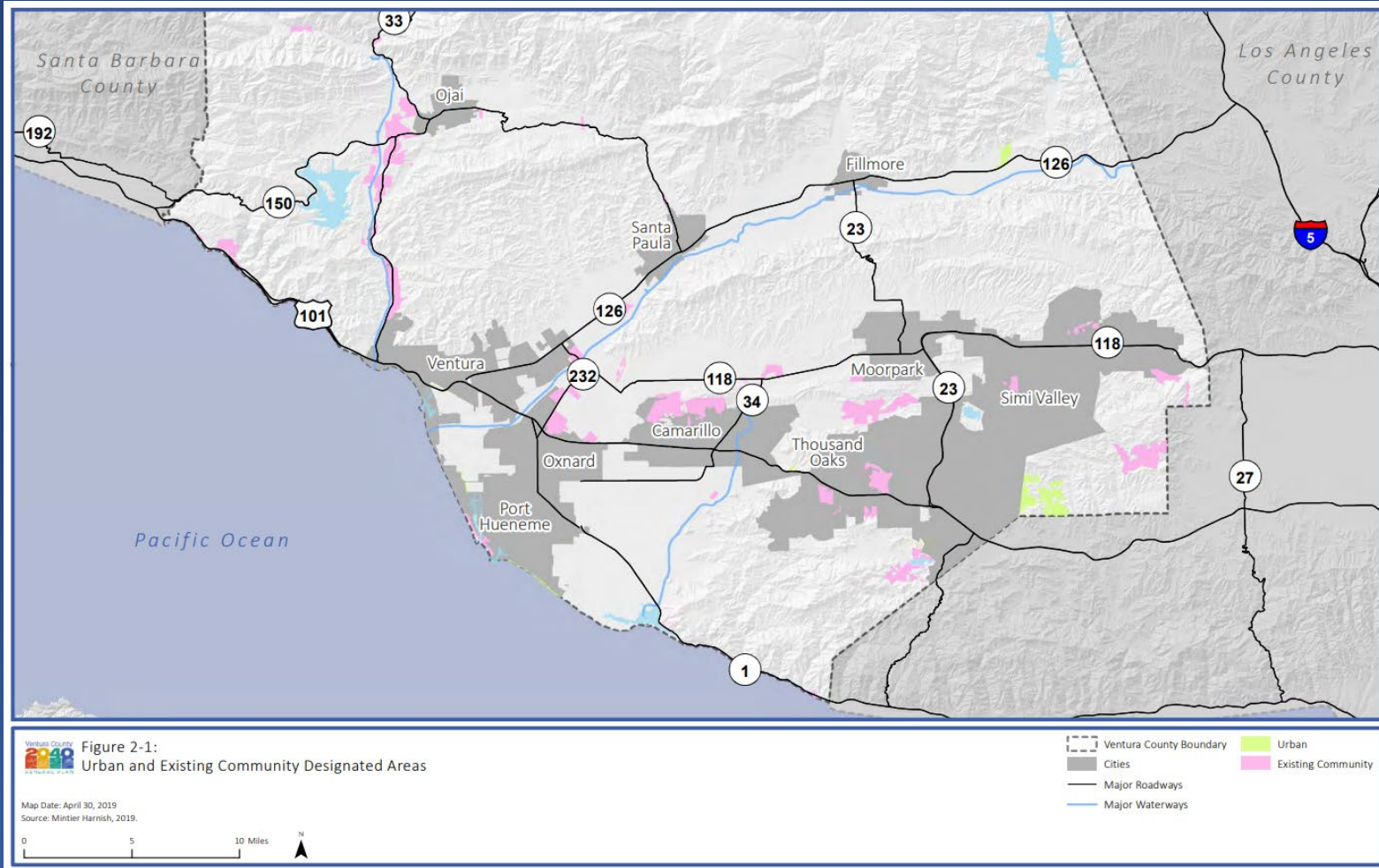
# Definition – Building Lot Coverage

**Building Lot Coverage** - The ratio of the area of land covered by buildings (i.e., the total “building area”) to total lot area, expressed as a percentage of lot area. For purposes of this definition, “building” is any structure having a roof supported by columns or walls, and “building area” is the area included within the surrounding exterior walls or columns of a building, exclusive of courts.

# Definition – Existing Community Designated Areas

## Existing Community Designated Areas-

Urban residential, commercial, or industrial enclaves outside of incorporated areas and urban centers.

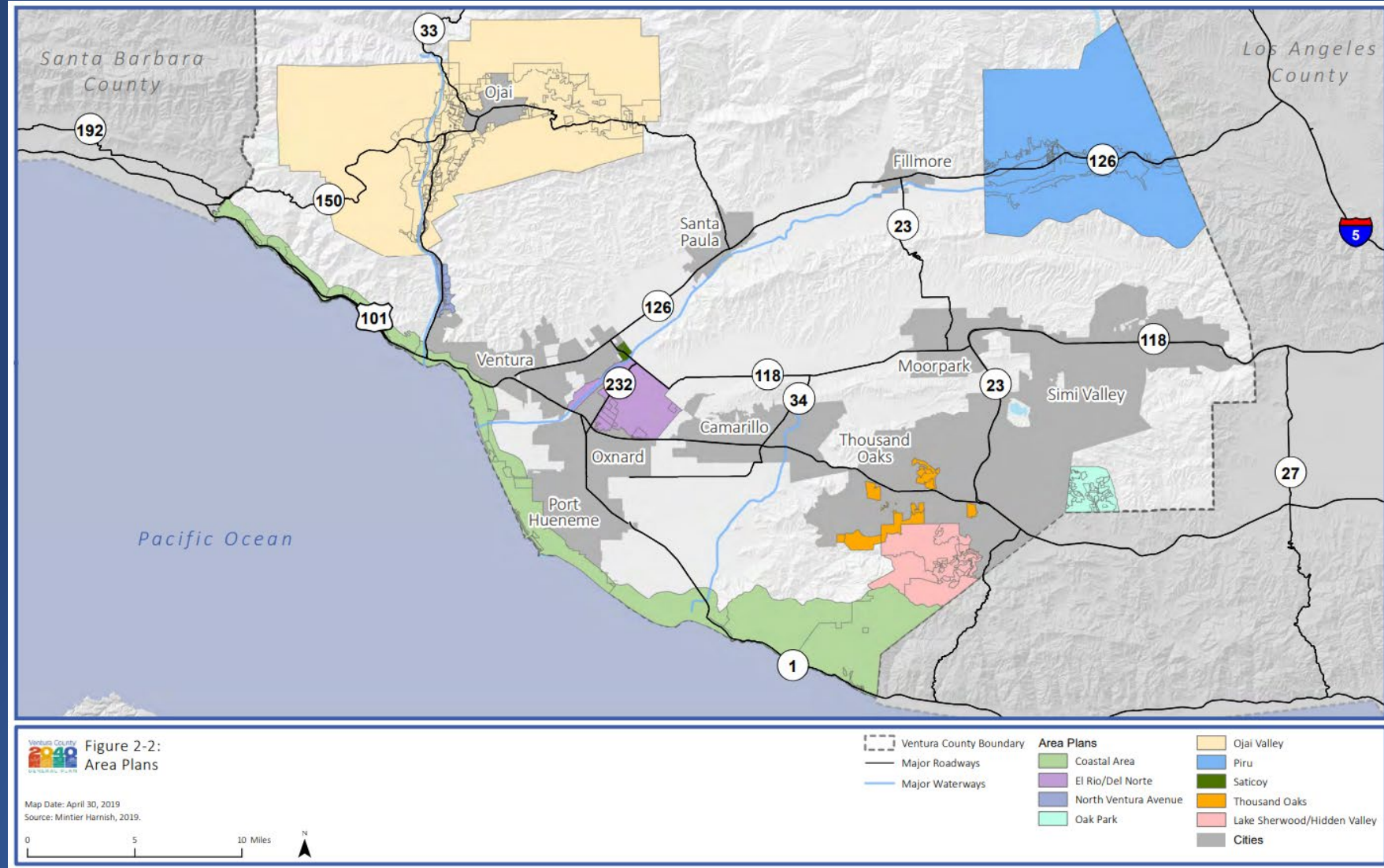




# Definition – Area Plans




## Area Plans-

Land use plans for specific geographic subareas within the unincorporated area.



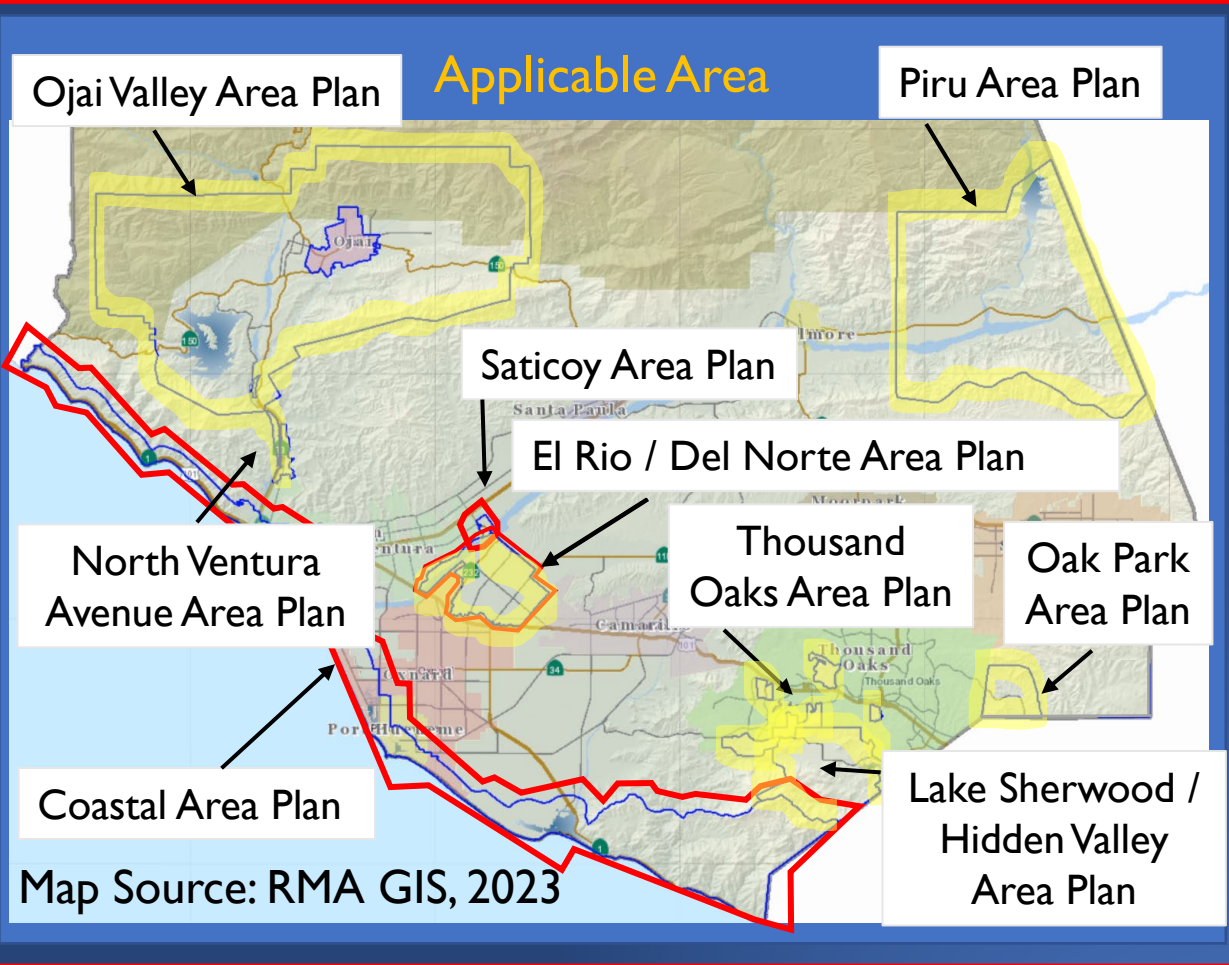


# Building Lot Coverage Development Standards

Geographic Area	Existing Reference	Scope of Project (PL22-0163)	Proposed NCZO Section
Lots Subject to an Area Plan	Seven Non-Coastal Area Plans		8106-1.4.1.1 (Maximum Building Lot Coverage for Lots Subject to an Area Plan)
Lots within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan	Ventura County General Plan Goals, Policies and Programs (GPP) (March 2019)		8106-1.4.1.2 (Maximum Building Lot Coverage for Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan)
Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan	Ventura County General Plan (September 2020)		8106-1.4.1.3 (Maximum Building Lot Coverage for Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan)

No changes to building lot coverage development standards are proposed as part of this project.

# Lots Subject to an Area Plan



## Existing Area Plan Table

Table ED-3 Summary – Building Intensity/Population Density Standards

LAND USE DESIGNATION		Open Space/Agriculture					
		Acres	Max. Bldg. Coverage (% Of Lot Area) <sup>1</sup>	Maximum Intensity (DU/Ac) <sup>2</sup>	Dwelling Units	Average Pop/DU <sup>3</sup>	Avg. Populat. Density (Persons/Acre)
OS 80 (80 Ac. Min.)		1,012	5%	0.013	13	5.60	72
OS 40 (40 Ac. Min.)		188	5%	0.025	4	5.60	22
AG (40 Ac. Min.)		4,860	5%	0.025	122	5.60	683
TOTALS		6,060			139		777

LAND USE DESIGNATION		Residential					
		Acres	Max. Bldg. Coverage (% Of Lot Area) <sup>1</sup>	Maximum Intensity (DU/Ac) <sup>2</sup>	Dwelling Units	Average Pop/DU <sup>3</sup>	Avg. Populat. Density (Persons/Acre)
RR 5 (5-10 ac. Min.)		10	25%	0.2	2	5.6	11
UR 1-2 (1-2 DU/Ac.)		206	28%	2.0	412	3.19	1,314
UR 2-4 (2-4 DU/Ac.)		220	35%	4.0	880	3.19	2,807
UR 4-6 (4-6 DU/Ac.)		121	45%	6.0	723	3.19	2,315
UR 6-10 (6-10 DU/Ac.)		0	50%	0.0	0	3.19	0
UR 10-15 (10-15 DU/Ac.)		2	60%	15.0	30	3.19	95
UR 20 (20 DU/Ac. Min.)		8.97	60%	20.0	179.4	3.19	572
TOTALS		568			2,226		7,114

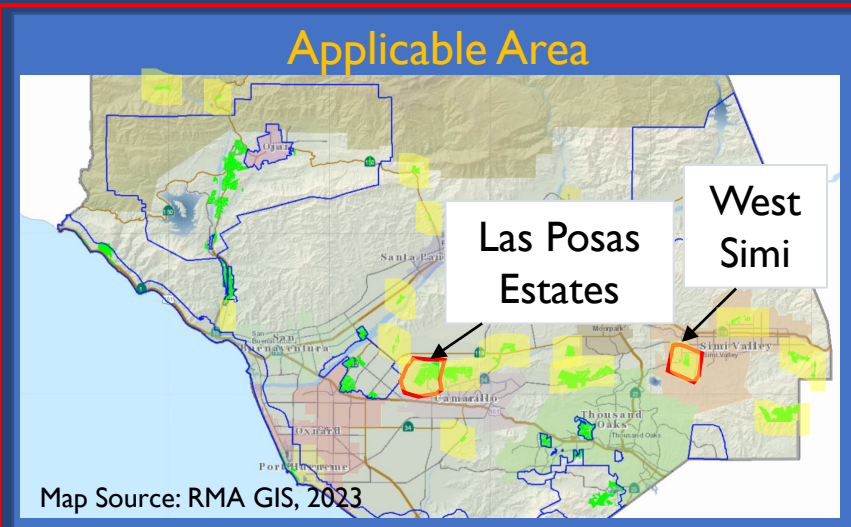
## Proposed NCZO Table Section 8106-1.4.1.1

Area Plan Land Use Designation	Maximum Building Lot Coverage (Percent)
OS 80 (Open Space 80 ac min)	5
OS 40 (Open Space 40 ac min)	5
AG (Agriculture 40 ac min)	5
RR 5 (Rural Residential 5 ac min)	25
UR 1-2 (Urban Residential 1-2 du/ac)	28
UR 2-4 (Urban Residential 2-4 du/ac)	35
UR 4-6 (Urban Residential 4-6 du/ac)	45
UR 6-10 (Urban Residential 6-10 du/ac)	50
UR 10-15 (Urban Residential 10-15 du/ac)	60
UR 20 (Urban Residential 20 du/ac)	60
COM (Commercial)	60
IND (Industrial)	50
INST (Institutional)	60

Notes:

Exceptions and exclusions may apply, refer to Section 8106-1.4.1.1.1a and 8106-1.4.2.  
ac – Acre; du – Dwelling Unit; min – Minimum

# Mapped Existing Community Designated Areas, Not Subject to an Area Plan



## General Plan Goals, Policies, Programs

Figure 3.13b  
Building Intensity/Population Density Table  
Las Posas Estates Existing Community

Residential					
Designation	Acres	Max. Bldg. Coverage (% of Lot Area) <sup>1</sup>	Maximum Intensity (DU/Ac) <sup>2</sup>	Dwelling Units	Average Pop/DU <sup>3</sup>
RE-20Ac	90.30	5% <sup>4</sup>	0.05	4	
RA	5.10	25%	1.00	5	
RE-1Ac	329.52	25%	1.00	329	
RPD 1U	27.36	25%	1.00	27	
RE-20	251.67	29%	2.18	548	
RE-20 AV	77.22	29%	2.18	168	
Total	781.17			1,081	

<sup>1</sup>The maximum building coverage for lots of less than one acre in area shall be as specified, or 2,500 square feet of lot area over 5,000 square feet, whichever is greater.

<sup>2</sup>Excludes second dwelling units per Section 65852.2 of the State Government Code.

<sup>3</sup>Year 2000 Forecast for Camarillo Growth Area.

<sup>4</sup>Excludes greenhouses, hothouses, and the like.

Figure 3.28b  
Building Intensity/Population Density Table -  
West Simi Existing Community

Residential					
Designation	Acres	Max. Bldg. Coverage (% of Lot Area) <sup>1</sup>	Maximum Intensity (DU/Ac) <sup>2</sup>	Dwelling Units	Average Pop/DU <sup>3</sup>
RE-1Ac	13.38	25%	1.00	13	3.03
RO-1Ac	44.81	25%	1.00	44	3.03
R1-20	22.22	29%	2.18	48	3.03
RE-13	33.96	33%	3.35	113	3.03
R1-13	26.41	33%	3.35	88	3.03
Total	140.78			306	

<sup>1</sup>The maximum building coverage for lots of less than one acre in area shall be as specified, or 2,500 square feet plus 1 square foot of lot area over 5,000 square feet, whichever is greater.

<sup>2</sup>Excludes second dwelling units per Section 65852.2 of the State Government Code.

<sup>3</sup>Year 2000 Forecast for Simi Valley Growth Area.

## Proposed NCZO Table Section 8106-1.4.1.2

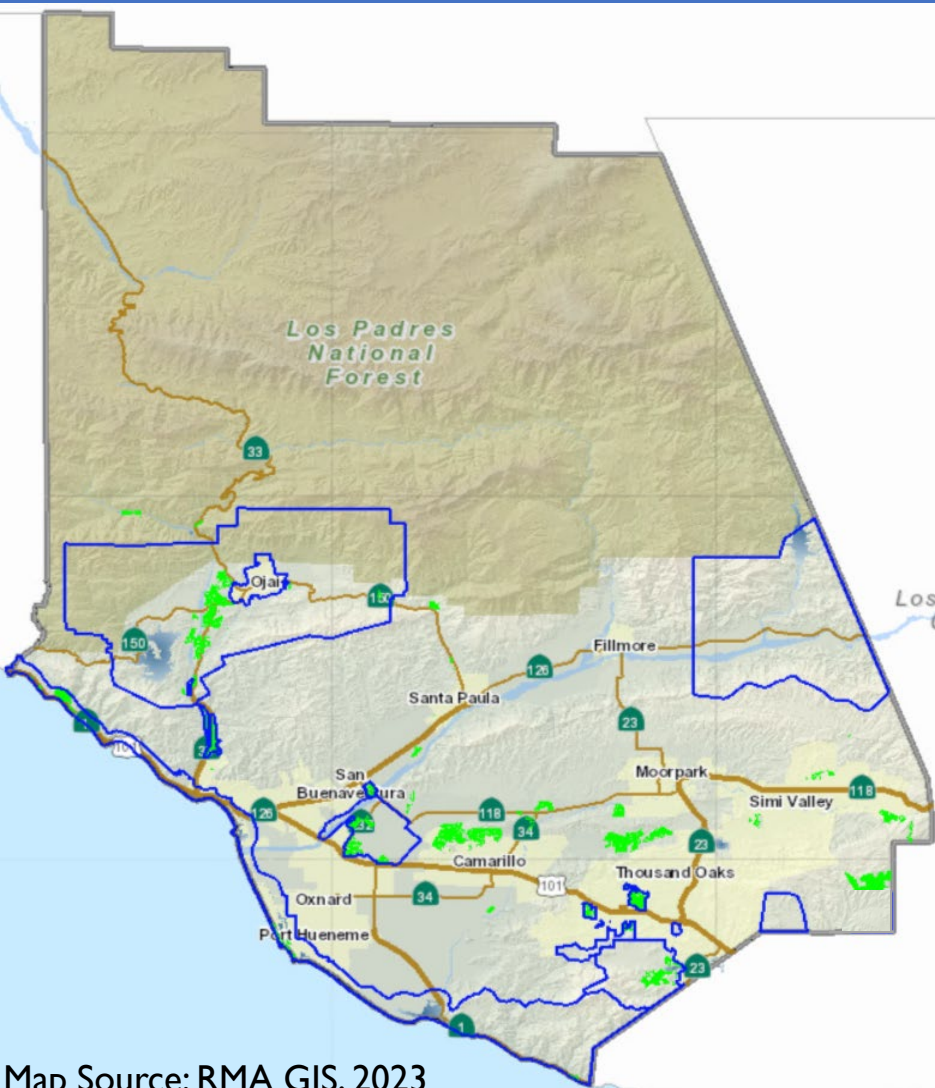
NCZO Zone Classification	Maximum Building Lot Coverage (Percent)
RA	25
RA - 1ac	25
RA - 160 ac	25
RE - 10,000 sq ft	36
RE - 13,000 sq ft	33
RE - 18,000 sq ft	30
RE - 20,000 sq ft	29
RE - 20,000 sq ft av	29
RE - 40,000 sq ft	25
RE - 1ac	25
RE - 1ac/MRP	25
RE - 2ac	25
RE - 5ac	25
RE - 10ac	5
RE - 13ac	33
RE - 20ac	5
RE - 30ac	26
R1 - 6,000 sq ft	45
R1 - 8,000 sq ft	39
R1 - 10,000 sq ft	36
R1 - 13,000 sq ft	33
R1 - 20,000 sq ft	29
R2 - 7,000 sq ft	50
RO - 20,000 sq ft	29
RO - 1 ac	25
RHD - 20 du/ac	60
RPD	60
RPD - 1 du/ac	25
CPD	60
CO	50
C1	60
M2 - 10,000 sq ft	50
M3 - 10,000 sq ft	40

Notes:  
Exceptions and exclusions may apply, refer to Section 8106-1.4.1.2a and 8106-1.4.2.  
sq ft - Square Feet; ac - Acre; du - Dwelling Unit; min - Minimum



# Lots Outside an Existing Community Designated Area and Not Subject To An Area Plan

Applicable Area



Map Source: RMA GIS, 2023

2040 General Plan - Table 2-2

Acronym	Land Use Designation	Maximum Density / Intensity	Minimum Lot Size	Max. Lot Coverage
Rural, Agricultural, and Open Space Designations				
RUR	Rural	1 du/2 ac	2 acres, or zone suffix equal to or more restrictive than 2 acres	25%
ECU-R	ECU-Rural	1 du/2 ac	2 acres	25%
AG	Agricultural	1 du/40 ac	40 acres	5%
ECU-A	ECU-Agricultural	1 du/40 ac	40 acres	5%
OS	Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
ECU-OS	ECU-Open Space	1 du/parcel	10 acres, or 20 acres if contiguous w/Agricultural	5%
Residential Designations				
VLDR	Very Low Density Residential	4 du/ac	10,000 SF	n/a*
LDR	Low-Density Residential	6 du/ac	6,000 SF	n/a*
MDR	Medium-Density Residential	14 du/ac	3,000 SF	n/a*
RHD	Residential High-Density	20 du/ac	No Minimum	n/a*
RPD	Residential Planned Development	20 du/ac	No Minimum	n/a*
CRPD	Coastal Residential Planned Development	36 du/ac	No Minimum	n/a*
RB	Residential Beach	36 du/ac	1,500 SF	n/a*
Mixed Use, Commercial, and Industrial Designations				
MU	Mixed Use	20 du/ac; 60% lot coverage	No Minimum	60%
C	Commercial	60% lot coverage	No Minimum	60%
CPD	Commercial Planned Development	60% lot coverage	No Minimum	60%
I	Industrial	50% lot coverage	10,000 SF	50%
Other Designations				
PR	Parks & Recreation	n/a	None	5%
P	State, Federal, Other Public Lands	n/a	None	n/a

\* Maximum lot coverage is per appropriate County Zoning classification.

Proposed NCZO Table - Section 8106-1.4.1.3

General Plan Land Use Designation	Maximum Building Lot Coverage (Percent)
Rural	25
ECU-Rural	25
Agricultural	5
ECU-Agricultural	5
Open Space	5
ECU-Open Space	5
Mixed Use	60
Commercial	60
Commercial Planned Development	60
Industrial	50
Parks and Recreation	5
State, Federal, Other Public Land	Not Applicable
Exceptions and exclusions may apply, refer to Section 8106-1.4.2.	

# Proposed Chimneys, Bay Windows, and Fireplaces Exception

## Existing NCZO Section

### Sec. 8106-5.7 –Chimneys and Fireplaces

Masonry chimneys and fireplaces may project into required setbacks or required common open space not more than two feet provided that such chimneys or fireplaces shall not be closer than three feet to any side property line of the lot. Where more than one building is located on the same lot, such chimneys or fireplaces shall not be closer than three feet to a line midway between the main walls of such buildings.

## Proposed NCZO Section

### Sec. 8106-5.7 –Chimneys, Bay Windows, and Fireplaces

Masonry chimneys, bay windows, and fireplaces may project into required setbacks or required common open space not more than ~~two~~ 2 feet provided that such structures ~~chimneys or fireplaces~~ shall not be closer than ~~three~~ 3 feet to any side ~~property lot line of the lot~~. Where more than one *building* is located on the same *lot*, such structures ~~chimneys or fireplaces~~ shall not be closer than ~~three~~ 3 feet to a line midway between the main walls of such *buildings*.

# Grammatical, Stylistic, Definitional and Clarifying Amendments

The following amendments are proposed to make the articles under revision consistent with the rest of the ordinance:

1. Text style
2. Incorporating grammatical amendments
3. Deletion of unnecessary language for clarity or the addition of clarifying language
4. Changes to be consistent with recent update of the California Building Code and California Residential Code



# Findings and Supporting Evidence

NCZO Section 8115-0 (Purpose) requires that the following findings be made for amendments to the NCZO.

1. The proposed amendments would not be detrimental to the public health, safety or general welfare.
2. The proposed amendments represent good zoning practice.
3. The proposed amendments are consistent with the Ventura County General Plan.

**All required findings can be made.**

# CEQA Environmental Review

The proposed NCZO text amendments are categorically exempt from CEQA environmental review:

***CEQA Guidelines Section 15061(b)(3)***

There is no possibility that the proposed ordinance amendments may have a significant effect on the environment.

# Public Noticing and Public Comments

1. Public notice and summary of proposed amendments advertised in the Ventura County Star and *Vida* newspaper
2. Posted on the County's Public Notices Bulletin Board
3. Posted on the Board of Supervisor's website
4. April 6, 2023, Planning Commission

**Currently, Planning Division staff have not received any public comment concerning the proposed ordinance amendments.**

# Recommended Actions

1. **CERTIFY** that the Board of Supervisors has reviewed and considered the Board Letter, the April 6, 2023, Planning Commission Staff Report and all exhibits thereto (Exhibit 1), and has considered all comments received regarding this project;
2. **FIND**, on the basis of the entire record and as set forth in the April 6, 2023, Planning Commission Staff Report, that adoption of the Non-Coastal Zoning Ordinance (NCZO) amendments (Exhibit 3), including revisions set forth in the errata memorandum, 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**, based on the substantial evidence set forth in the April 6, 2023, Planning Commission Staff Report and the entire record, that the proposed NCZO amendments (Exhibit 3), including revisions set forth in the errata memorandum, are consistent with the Ventura County General Plan, good planning practices, and are in the interest of public health, safety or general welfare;
4. **ADOPT** the proposed NCZO amendments (Exhibit 3), including revisions set forth in the errata memorandum; 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 proceedings upon which these decisions are based.



# Questions