



Planning Commission Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

April 4, 2024

1. **8:43 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydstun	District 1
Charles Sandlin	District 2
Earl McPhail	District 3
Maggie Kestly, Vice-Chair	District 4 – Absent
Veronica Garcia, Chair	District 5

County Staff

Jeff Barnes, Chief Assistant County Counsel
Dave Ward, Planning Director
Ruchita Kadakia, Planning Manager, Housing & State Mandates
Franca Rosengren, Senior Planner
Sean Debley, Environmental Health Manager, Technical Services
Daniela Zendejas, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

Planning Director, Dave Ward, introduced the new Resource Management Agency Director, Robert Mullane.

4. **PUBLIC COMMENTS** – Time set aside for comments by citizens on matters not appearing on the agenda.

5. **APPROVAL OF MINUTES FOR MARCH 21, 2024.**

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the March 21, 2024, Meeting Minutes.

Moved by: Commissioner Boydston **Seconded by:** Commissioner McPhail

Motion carried: 4-0 with one absent- Vice-Chair Kestly

Yes: Commissioners Boydston, Sandlin, and McPhail, and Chair Garcia

6. **PROJECTS**

A. **CASE NUMBER:** PL24-0014

APPLICANT: County of Ventura

PROJECT DESCRIPTION: Public Hearing to Consider County-Initiated Amendments to Article 7 of the Ventura County Non-Coastal Zoning Ordinance to Amend Regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units Consistent with Government Code Sections 65852.2 and 65852.22.

PROJECT LOCATION: All non-coastal parcels of unincorporated Ventura County, zoned Single-Family Residential (R1); Two-Family Residential (R2); Residential (RES); Residential Planned Development (RPD); Residential Mixed Use (R/MU); Residential High Density (RHD); Rural Agricultural (RA); Rural Exclusive (RE); Single-Family Estate (RO); Commercial Planned Development within a Community Business District (CPD/CBD) overlay zone; Open Space (OS); Agricultural Exclusive (AE); and Timberland Preserve (TP).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: The project is exempt from CEQA review pursuant to Public Resources Code section 21080.17, which provides, in pertinent part, that CEQA does not apply to the adoption of an ordinance to implement the provisions of Government Code section 65852.2. The Proposed Ordinance implements recent amendments to Government Code section 65852.2 establishing new requirements relating to the ministerial approval of ADU and JADU applications. On that basis, the adoption of the Proposed Ordinance is exempt from CEQA.

CASE PLANNER: Ruchita Kadakia

EMAIL: ruchita.kadakia@ventura.org

Recommended Action

Approve staff recommendation.

Ruchita Kadakia, Planning Manager, presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that your Commission has reviewed and considered this staff report and all exhibits hereto, and has considered all comments received during the public comment and hearing process;

2. **ADOPT** a Resolution (Exhibit 3) recommending that the Board of Supervisors take the following actions regarding the Proposed Ordinance:
 - a. **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
 - b. **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 Ordinance amending Article 7 of the Non-Coastal Zoning Ordinance to amend regulations for accessory dwelling units and junior accessory dwelling units consistent with Government Code Sections 65852.2 and 65852.22 (Exhibit 5) is exempt from CEQA review pursuant to Public Resources Code section 21080.17, which provides, in pertinent part, that CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Government Code section 65852.2; and
 - c. **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 Ordinance amending Article 7 of the Non-Coastal Zoning Ordinance (Exhibit 5) is consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and is in the interest of public health, safety and general welfare; and
 - d. **ADOPT** the Proposed Ordinance amending Article 7 of the Non-Coastal Zoning Ordinance (Exhibit 5); and
 - e. **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.

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions.

Moved by: Commissioner McPhail **Seconded by:** Commissioner Boydston

Motion carried: 4-0 with one absent - Vice-Chair Kestly

Yes: Commissioners Boydston, Sandlin, and McPhail, and Chair Garcia

B. CASE NUMBER: PL24-0027
APPLICANT: County of Ventura

PROJECT DESCRIPTION: Public Hearing to Consider County-initiated Amendments to the Ventura County General Plan Economic Vitality Element and Articles 5 and 7 of the Ventura County Non-Coastal Zoning Ordinance to Allow and Establish Regulations for the Processing of Locally Grown Food in the Agricultural Exclusive, Open Space and Rural Agricultural Zones in Conformance with the County's Save Open-Space and Agricultural Resources (SOAR) Ordinance (collectively, "Proposed Amendments").

PROJECT LOCATION: All non-coastal parcels zoned Open Space (OS), Agricultural Exclusive (AE) and Rural Agricultural (RA) in the unincorporated areas of Ventura County.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: The project is exempt from CEQA pursuant to the CEQA Guidelines sections 15301 (Class 1, Existing Facilities), section 15303 (Class 3, conversion and/or construction of small structures and facilities) and section 15304 (Class 4, minor alterations in the condition of land and/or vegetation), and that no unusual circumstances or other exception set forth in CEQA Guidelines 15300.2 precludes use of these categorical exemptions.

CASE PLANNER: Franca Rosengren
EMAIL: franca.rosengren@ventura.org

Recommended Action

Approve staff recommendation.

Franca Rosengren, Senior Planner, presented a PowerPoint of the project. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process; and
2. **ADOPT** a resolution (Exhibit 2) recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the General Plan (Exhibit 6) and the Non-Coastal Zoning Ordinance (Exhibit 5):
 - a. **CERTIFY** that the Board of Supervisors has reviewed and considered the Board letter and all exhibits thereto, the April 4, 2024 Planning Commission staff report and all exhibits thereto, and has considered all other materials

and public comments received during the public comment and hearing processes;

- b. **FIND** on the basis of the entire record and as set forth in Section B of the April 4, 2024 Planning Commission staff report, that adoption of the proposed amendments to the General Plan and Non-Coastal Zoning Ordinance (NCZO) (Exhibits 5 and 6) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections: (1) 15301 (Class I) because it involves the potential use of developed facilities, (2) 15303 (Class 3) for new, small facilities or structures or the conversion of existing small structures from one use to another, (3) 15304 (Class 4) because it involves the potential minor alterations in the condition of land and/or vegetation, and that no unusual circumstances or other exception set forth in CEQA Guidelines 15300.2 precludes use of these categorical exemptions.
- c. **FIND**, on the basis of the entire record and as set forth in Sections A, B, C, and D of the April 4, 2024 Planning Commission staff report, that the proposed amendments to the General Plan (Exhibit 6) and the NCZO (Exhibit 5) are consistent with the goals, policies, and programs of the General Plan and good planning practices, and are in the interest of public health, safety and general welfare;
- d. **ADOPT** a resolution approving the proposed amendments to the General Plan (Exhibit 8); Planning Commission Staff Report April 4, 2024
- e. **ADOPT** the proposed ordinance (Exhibit 5) amending Articles 5 and 7 of the Non-Coastal Zoning Ordinance (4/5ths vote required); and
- f. **SPECIFY** the Clerk of the Board of Supervisors is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which these decisions are based.

Speaker

- Charles Cohen

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions, with modifications to include the April 4, 2024, Errata Memorandum amending pages 2 and 6 of Exhibit 3 and pages 2 and 5 of Exhibit 5, and to replace the term “square footage” with “acreage” in Section 8107-XX.2(c) of the proposed ordinance (Exhibit 3).

Moved by: Commissioner Boydstun

Seconded by: Commissioner Sandlin

Motion carried: 3-1 with one absent - Vice-Chair Kestly

Yes: Commissioners Boydstun, Sandlin, and Chair Garcia

Abstain: Commissioner McPhail

7. DISCUSSION:

a) Report by the Planning Director on Board actions and other matters.

Planning Director Ward reported on the General Plan Annual Status Report and CUP revocation of the Santa Clara Wastewater presented to the Board of Supervisors.

The Planning Commission upcoming hearing dates and the anticipated projects to consider are:

- May 2nd - PL23-0033
- May 16th – CUP and a legislative item

b) Items the Planning Commission may wish to introduce.

Commissioner McPhail requested errata memos be distributed in advance of the Planning Commission Hearing when possible.

8. MEETING ADJOURNMENT

Chair Garcia adjourned the meeting out of closed session at 11:31 a.m.



Daniela Zendejas, Recording Secretary
Ventura County Planning Division