

EXHIBIT 4

Post-Planning Commission Hearing Revisions to Article 19, Legislative Format

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)

Note: The proposed amendments below are shown in legislative format. All newly proposed text is shown as black underlined text, and text that is proposed for deletion is shown as **red strikeout text**. Staff comments, which are not part of the amendment package, are shown in *[blue italicized font within brackets]* and provide an explanation for the proposed amendment.

Newly proposed text included after the April 6, 2023, Planning Commission hearing is shown as **orange underlined text** and text proposed for deletion is shown as black strikeout text.

Section 8

ARTICLE 19, SEC. 8119-1 OF THE NCZO

Article 19, Sec. 8119-1.1.2 – Purpose and Objectives (Old Town Saticoy Development Code) of the Ventura County Ordinance Code, is hereby amended so that the first paragraph of Sec. 8119-1.1.2 reads as follows:

Sec. 8119-1.1.2 – Purpose and Objectives

There are seven zones within the Saticoy Area Plan boundary. See Appendix A for an illustrative map showing all zones. Of these, three industrial zones (M1, M2, and M3) already exist within the NCZO, and are located within the South and West Industrial Sections. The purpose of and zoning regulations for ~~All zoning regulations associated with~~ the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones are located in ~~Sec. 8104-5~~ the NCZO.

[Staff Explanation: After the Planning Commission hearing on April 6, 2023, staff identified a minor revision necessary to Section 8119-1.1.2. The proposed revision amends references to “Section 8104-5” to “the NCZO” and provides clarity that the purpose statements and zoning regulations for the M1, M2, and M3 industrial zones within the Saticoy Area Plan boundary are set forth in various provisions of the NCZO, not just in what was formerly identified as Section 8104-5.]