

EXHIBIT 2, BH-2

Proposed General Plan Amendments, Legislative Version with
Staff Explanations

County-Initiated Amendment to the Ventura County
General Plan – Land Use Element, and Proposed
Ordinance Amending Articles 2, 3, 5, 7, 8, and 19 of
the Ventura County Non-Coastal Zoning Ordinance to
Include a Definition, Lot Area Exception, Use Category,
and Development Standards for Urban Parks

Case No. PL22-0056

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Staff Explanation for General Plan Amendments

[Staff Explanation: This document contains proposed revisions to Tables 2-1 and 2-2 of the Land Use and Community Character Element (Chapter 2) of the Ventura County General Plan to: remove the Parks and Recreation land use designation and Recreation (REC) zone classification; repeal Goal LU-12 and Policy LU-12.1; amend Goal LU-16 and add Policy LU-16.11 to support and encourage the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest.

Legislative Format:

All draft text is shown in “legislative format” as follows:

- Existing General Plan text that will be retained is shown as plain black text (not underlined).
- Text that is being proposed is shown as black underlined text.
- Existing text that is proposed for deletion is shown as “~~striketrough~~” across the word/sentence.

Table 2-1 General Plan Land Use Designations and Zoning Compatibility Matrix

| General Plan Land Use Designations | Coastal and Non-Coastal Zones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------------------------|----|----|----|----|-----|-----|---------|----|-----|-----|-----|------|-----|-----|----|----|----|----|------|----|----|----|----|-----|----|-----|-----|----|-----|----|----|-----|---------------------|---|---|---|---|---|--|
| | AE | C1 | CA | CC | CM | COS | CPD | CPD/CBD | CR | CR1 | CR2 | CRE | CRPD | CPD | IND | M1 | M2 | M3 | OS | R/MU | R1 | R2 | RA | RB | RBH | RE | RES | RHD | RO | RPD | TC | TP | REC | OS-REC ² | | | | | | |
| Rural | | | | | | | | ■ | | | | ■ | | | | | | | | | | | ■ | | | ■ | | | ■ | | | | | | ■ | | | | | |
| ECU-Rural | | | | | | | | ■ | | | | ■ | | | | | | | | | | | ■ | | | ■ | | | ■ | | | | | | | ■ | | | | |
| Agricultural | ■ | | ■ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ■ | | | | |
| ECU-Agricultural | ■ | | ■ | | | | | | | | | | | | | | | | | | | | ■ | | | | | | | | | | | ■ | | | ■ | | | |
| Open Space ^{1, 2} | ■ | | ■ | | | ■ | | | | | | | | | | | | | ■ | | | | | | | | | | | | | | | | | ■ | | | | |
| ECU-Open Space ^{1, 2} | ■ | | ■ | | | ■ | | | | | | | | | | | | | ■ | | | | | | | | | | | | | | | | | | ■ | | | |
| Very Low Density Residential | | | | | | | | | | | | | | | | | | | | | ■ | | | ■ | | | ■ | | | ■ | | | | | | | ■ | | | |
| Low-Density Residential | | | | | | | | | | ■ | ■ | | | | | | | | | | | ■ | ■ | | | | | | | | | | | | | | | ■ | | |
| Medium-Density Residential | | | | | | | | | | | ■ | | | | | | | | ■ | | | | | | | | | ■ | | | | | | | ■ | | | | ■ | |
| Residential High-Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | ■ | | | | | | | | | | | ■ | |
| Residential Planned Development | | | | | | | | | | | | | ■ | | | | | | | | | | | | | | | | | | | | | | | | | | ■ | |

Table 2-2 Land Use Designation General Development Standards

| 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.

[Staff Explanation: The Parks and Recreation land use designation and the Recreation (REC) zone classification are proposed to be removed from the General Plan, including from Tables 2-1 and 2-2.]

OTHER DESIGNATIONS

This group of designations is applied to extensive areas of the county where good conservation practices and interagency coordination are imperative. ~~These~~ This designations identifies and geographically locates resource areas of the county for their conservation, development, and utilization. These areas are characterized by minimal development and the limited availability of public services.

~~PARKS & RECREATION LAND USE DESIGNATION~~

~~Parks & Recreation (PR)~~

~~This designation provides for parks and recreation facilities and associated recreation uses. The Parks and Recreation (PR) designation is only allowed in areas designated as Existing Community, Area Plans, or Areas of Interest under Policy LU-1.2.~~

~~Typically, these areas are characterized by a high degree of open space, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses.~~

~~Connectivity to surrounding areas via pedestrian and bicycle facilities is desired.~~

~~Development Standards~~

~~Development within this designation is subject to the following standards:~~

- ~~■ Maximum Density: Not applicable~~
- ~~■ Minimum Lot Size: Not applicable~~
- ~~■ Maximum Lot Coverage: 5 percent~~

~~*[Staff Explanation: The description of the Parks and Recreation land use designation is proposed to be removed because a description is not needed if this land use designation is removed from the General Plan.]*~~

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION

State, Federal, Other Public Lands (P)

This designation applies to those state- and federally-owned parks, forests, rangelands, coastal resources, and/or recreation areas. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction (i.e., beaches and tidelands). For all other areas the County has no land use authority. Areas so designated include land under federal or state ownership on which governmental facilities are located.

Principal uses of these areas include: continued provision of public recreational facilities and access; multi-use management where applicable; support for rangeland activities, and interconnection or coordination of state, federal, and local facilities and programs when possible.

Development Standards

Development within this designation is subject to the following standards:

- Maximum Density: Not applicable
- Minimum Lot Size: Not applicable
- Maximum Lot Coverage: Not applicable

PARKS & RECREATION LAND USE DESIGNATION POLICY DIRECTION

LU-12

Repealed

~~To provide parks and recreational facilities to serve all residents of Ventura County.~~

LU-12.1

EJHC

Repealed **Parks and Recreational Facilities**

~~The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)~~



Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.

STATE, FEDERAL, OTHER PUBLIC LANDS LAND USE DESIGNATION POLICY DIRECTION

LU-13

To maintain a designation that:

- Recognizes lands devoted to governmental uses which are under the authority of the state or federal government and over which the County has no effective land use jurisdiction.
- Encourages the proper planning of governmental lands so that uses on these lands are compatible with existing and planned uses on adjacent privately-owned lands.

LU-13.1

Areas Appropriate for the State, Federal, Other Public Lands Land Use Designation

The County shall include state- or federally-owned lands on which a significant governmental use is located under the State, Federal, Other Public Lands land use designation, and which are under the control of the state or federal government. For state land within the coastal zone, the County has land use authority except for land under the California Coastal Commission's jurisdiction. All other areas are beyond the land use jurisdiction of the County. (MPSP)

LU-13.2

Process for Changing the State, Federal, Other Public Lands Land Use Designation

When land designated as State, Federal, Other Public Lands is transferred to a private party or another public entity, the County shall require that the land be re-designated to an appropriate land use designation through the General Plan amendment process. (RDR, MPSP)

CITY'S SPHERE OF INFLUENCE (SOI) POLICY DIRECTION

LU-14

To acknowledge the interests of cities and recognize the Ventura Local Agency Formation Commission (LAFCO) adopted Spheres of Influence as areas in which urbanization will likely occur under the authority of each city.

LU-14.1

Development Applications in a City's Sphere of Influence (SOI)

The County shall encourage applicants for General Plan amendments, zone changes, and discretionary development within a city's Sphere of Influence to consult with the appropriate city about submitting their application and shall discourage applicants from applying to the County. (RDR)



Additional policies on intergovernmental coordination are in Section 2.7, Development Review and Inter-Agency Coordination.

[Staff Explanation: Policy LU-12.1 is proposed to be moved to Section 2.4 – Character and Design as new Policy 16.11 – Parks and Recreation Facilities. Moving this policy to the Character and Design section retains this policy in the General Plan, without reference to the Parks and Recreation land use designation which is proposed to be removed from the General Plan. Additionally, the information box notifying readers that additional policies on intergovernmental coordination has been moved to the bottom of the section.]

2.4 Character and Design

A key aspect of preserving agricultural, rural, and open space lands is actively investing in enhancing existing communities and urban areas. These are areas with adequate public services and infrastructure to support housing and employment centers. This section focuses on promoting attractive communities with a distinct sense of place. An overview of design standards based on zoning is located in section 3.6, “Existing Zoning,” of the Background Report.

LU-16

To enhance the character and design of unincorporated communities in the county in order to cultivate self-contained communities and provide parks and recreational facilities designed to meet the daily needs of Ventura County residents.

LU-16.1

Community Character and Quality of Life

The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses. (RDR)

LU-16.2

Urban Design Standards for Commercial and Industrial Development

The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion. (RDR)

LU-16.3

Mixed Use Development

The County shall support compatible, mixed-land use development in areas designated as Area Plans and Existing Communities, where these plans include this type of use. (MPSP, RDR)

LU-16.4

Live/Work Spaces

In Area Plans and Existing Communities, the County shall encourage the development of flexible live-work spaces for residents who desire office, commercial, or studio space adjacent to their living space, where these plans include this type of use. (RDR)

LU-16.5



Multimodal Access to Commercial Development

The County shall encourage discretionary commercial development to promote ease of pedestrian/bicycle access to encourage walk-in business, while providing sufficient off-street parking. (RDR)

LU-16.6

Strip Commercial Development Concerns

The County shall discourage the development of new or expansion of existing strip commercial development. (RDR)

LU-16.7

Parking Location

The County shall encourage discretionary development to locate central gateways and building entrances in areas that are visible from the street to contribute to an active commercial center and locate parking in areas that are less visible from the street. (RDR)

LU-16.8

Residential Design that Complements the Natural Environment

The County shall encourage discretionary development that incorporates design features that provide a harmonious relationship between adjoining uses and the natural environment. (RDR)

LU-16.9

CAP

Building Orientation and Landscaping

The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency. (RDR)

LU-16.10

Visual Access for Rural Development

The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk. (RDR)

LU-16.11

EJ HC

Parks and Recreational Facilities

The County shall support the development of parks and recreation facilities and encourage these uses to locate within areas designated as Existing Community, Area Plans, or Areas of Interest. (RDR)

[Staff Explanation: As discussed above, Policy LU-12.1 – Parks and Recreation Facilities has been moved to this Section 2.4 – Character and Design, as new Policy 16.11 – Parks and Recreation Facilities. The goal in this section is also proposed to be amended to include parks and recreation facilities.]