

# EXHIBIT 1, PC-5

Proposed Non-Coastal Zoning Ordinance 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

*This document contains draft revisions to the Non-Coastal Zoning Ordinance (NCZO) for a new Recreation use type. Please note that throughout the document formatting corrections occurred for consistency and are not mentioned specifically in the staff explanations.*

### **Legislative Format:**

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

- *Existing NCZO 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.*
- *Text shown in* **black italics** *are defined terms. Defined terms are in Article 2 – Definitions of the Non-Coastal Zoning Ordinance.*

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE COUNTY OF VENTURA, STATE OF CALIFORNIA  
AMENDING DIVISION 8, CHAPTER 1, ARTICLES 2, 3, 5, 7, 8, AND 19 OF THE  
VENTURA COUNTY ORDINANCE CODE, NON-COASTAL ZONING ORDINANCE  
TO ESTABLISH A NEW URBAN PARKS USE CATEGORY AND MAKE OTHER  
AMENDMENTS AS SPECIFIED**

The Board of Supervisors of the County of Ventura ("County") ordains as follows:

**Section 1**

**ARTICLE 2:  
DEFINITIONS**

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**Article 2, Section 8102-0 – Application of Definitions** of the Ventura County Ordinance Code is hereby amended by revising the following existing definition to read as follows:

Park, Natural - An area of land available for public use, at least 75 percent of which is landscaped or otherwise left in a natural state, and which does not involve off-road motor vehicle uses of any kind.

*[Staff Explanation: To better distinguish between parks that are primarily intended for natural, open space, or landscaped environments and the proposed amendments for "urban parks", this term has been updated with the word "natural". The rest of the definition has been left intact. The 75 percent landscape/natural state feature is a fundamental difference between the natural and urban parks definitions.]*

**Article 2, Section 8102-0 – Application of Definitions** of the Ventura County Ordinance Code is hereby amended by adding the following definition in appropriate alphabetical order to read as follows:

Park, Urban – An area of land available for public use predominantly located within the built environment. Typical amenities and uses may include, but are not limited to, landscaped areas, athletic fields and courts, areas for skateboarding and other nonmotorized conveyances, plazas, squares, picnic and/or sitting areas, natural areas, trails and walkways, and concessions.

*[Staff Explanation: This new definition allows for more parks within existing urban environments. Compared to natural parks, it allows for higher intensity development intended to serve neighborhoods locally and regionally. This definition is fundamentally different from natural parks in that it does not require the 75 percent landscape/natural state feature.]*

## Section 2

### ARTICLE 3:

## **ESTABLISHMENT OF ZONES, BOUNDARIES AND MAPS**

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**Article 3, Section 8103-2 – Exceptions to Minimum Lot Area** of the Ventura County Ordinance Code is hereby amended by adding a new **Section 8103-2.8 – Urban Parks**, to read as follows:

#### **Sec. 8103-2.8 – Urban Parks**

Parcels of less than the prescribed *minimum lot area* may be allowed for *urban parks* as a *principal use*. This exception to *minimum lot area* regulations shall only apply in conjunction with the concurrent processing of applications for a subdivision and/or discretionary permit for an *urban park*. This exception shall not apply if there is any other *principal use*, as identified in Sections 8105-4 and 8105-5, on the *parcel*.

*[Staff Explanation: Urban parks are proposed to be exempt from the minimum lot area requirements when proposed in conjunction with a subdivision application and/or as part of a discretionary permit.]*

**Section 3**  
**ARTICLE 5:**  
**USES AND STRUCTURES BY ZONE**

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**Article 5, Section 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones** of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated recreation and park land uses:

**Sec. 8105-4 - Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones**

*[Staff Explanation: The table below shows the category “Recreational, Sport, and Athletic Facilities” renamed to “Recreation and Parks” to broadly allow for parks to be included under the category. A new “Urban Parks” use category has been created and this use correlates to the new definition added to Article 2. Urban park uses will be subject to specific standards under Article 7.*

*One of the key proposed amendments that will facilitate the provision of parks is changing the requirements for a Conditional Use Permit (CUP) to a Planned Development Permit (PD) for the following uses: “Athletic Fields”, “Natural Parks”, “Urban Parks”, and “County-Initiated Recreation Projects”. CUPs typically have an expiration date and are intended for uses that could conflict with the neighborhood setting. However, parks are integral components of residential neighborhoods and should be allowed with a PD permit that typically does not expire and would not require a park owner/operator to reapply for a new permit unless the park is removed or modified.*

*Within the “Natural Parks” and “Urban Parks” uses, the permits required for buildings or gymnasiums are proposed to be included as separate inset rows as they would be subservient to the principal park uses. This allows for a park use to be approved under one permit and a building to be permitted with a PD permit. If a future change, modification, expiration, or revocation is required for the building or use, then the specific permits can be modified without needing to open up the permit for the park. The new urban parks use includes a new row for “Gymnasiums” that would be allowed through the approval of a CUP. While buildings are allowed through a PD permit, gymnasiums tend to host events which have the potential to be disruptive in urban zones with nearby/neighborhood residential uses and therefore a CUP is proposed, which typically has a limited permit term.]*

	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
<b>RECREATIONAL AND PARKS, SPORT AND ATHLETIC FACILITIES (40)</b>											
Botanic Gardens and Arboreta* (35)	CUP										
Camps * (8) (35)	CUP		CUP	CUP							
Campgrounds * (8)	CUP		CUP	CUP							
Fields, athletic, without buildings, With Or Without Night Lighting (7, 19, 27)*	<u>PD</u> CUP			<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP			
Without Night Lighting (18, 27)	CUP										
With Night Lighting				<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>			
Geothermal Spas with or without accessory commercial eating facilities (7)	CUP										
Golf Courses And/Or Driving Ranges, Except Miniature Golf (15)	CUP		CUP	CUP	CUP	CUP	CUP	CUP			
Motocross/Off-Highway Vehicle Parks* (17)	CUP										
Parks, <u>Natural</u> (6)	ZC	<u>PD</u> CUP	ZC	ZC	ZC	ZC	ZC	PD			
With Buildings (within <i>natural</i> <i>parks</i> )	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP			
<u>Parks, Urban*</u>				<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>	<u>PD</u>		
<u>Gymnasium (within urban parks)</u>				<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>		
Periodic Outdoor Sporting Events (7)	CUP										
Recreational Vehicle Parks *	CUP		CUP	CUP							
Recreation Projects, County- Initiated (5)	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP	<u>PD</u> CUP			
Caretaker Recreational Vehicle, Accessory * (5)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC			
Retreats, Without Sleeping Facilities * (8)	CUP		CUP	CUP							
With Sleeping Facilities (8)	CUP		CUP	CUP							
Shooting Ranges And Outdoor Gun Clubs (4)	CUP										

**Article 5, Section 8105-5 - Permitted Uses in Commercial and Industrial Zones** of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated land uses relating to amusement and recreational facilities:

## Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

*[Staff Explanation: The table below shows the insertion of a row for the “Urban Parks” use under the broader “Amusement and Recreational Facilities” category. Urban parks would be allowed within the three commercial zones, Commercial Office (CO), Neighborhood Commercial (C1), and Commercial Planned Development (CPD), with the approval of a Planned Development (PD) Permit by the Planning Director. Urban parks in commercial zones can be used by employees and residents that live nearby and allowing them in commercial zones will increase the number of potential sites for these uses. According to the American Planning Association, parks provide a benefit to nearby businesses and local governments because they enhance property values, increase municipal revenues, and are attractive features for business owners and employees.]*

	CO	C1	CPD	M1	M2	M3
<b>AMUSEMENT AND RECREATIONAL FACILITIES (SEE DEFINITIONS)</b>			PD			
Amusement Parks And Carnivals			CUP			
Arcades			CUP			
Batting Cages And Golf Driving Ranges, Indoor (3, 15)				CUP		
Bicycle Racing Tracks, Outdoor (3)				CUP		
Gymnasiums ( <del>See Definitions</del> ) (3, 15)			PD	CUP		
Motion Picture Theaters, Outdoor (Drive-In)			CUP			
Racetracks (For Motorized Vehicles), Outdoor Shooting Ranges And Stadiums	Prohibited					
Shooting Ranges, Indoor				CUP	CUP	CUP
<u>Parks, Urban*</u>	PD	PD	PD			
<u>Gymnasium (within urban parks)</u>	CUP	CUP	CUP			



## Section 4

# ARTICLE 7: STANDARDS FOR SPECIFIC USES

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**Article 7 – Standards for Specific Uses** of the Ventura County Ordinance Code is hereby amended by adding a new **Section 8107-48 – Urban Parks** to read as follows:

*[Staff Explanation: A new subsection is proposed that would prescribe standards for “Urban Park” uses including setback, safety, lighting, signage, and application requirements. The standards will ensure consistent, safe, and high-quality design and serve to limit potential impacts to surrounding land uses. Furthermore, the applicability section specifically references the “urban parks” definition in Article 2. This section does not apply to other recreation uses such as “natural parks” and “athletic fields” which are regulated by other sections of the NCZO.]*

### **Sec. 8107-48 – Urban Parks**

The purpose of this Section 8107-48 is to regulate the design of *urban parks* to ensure compatibility with surrounding land uses and safely provide publicly accessible park and recreational opportunities.

#### **Sec. 8107-48.1 – Applicability**

This section applies to *urban parks* projects, as defined in Article 2.

#### **Sec. 8107.48.2 – Development Standards and Requirements**

*Urban parks* subject to this Section 8107-48 shall comply with the following standards and requirements:

##### **Sec. 8107.48.2.1 – General Standards and Requirements**

*Urban parks* shall be sited and designed to be compatible with surrounding uses, including the built environment, natural, cultural, and historic resources through the following standards and requirements. Specifically, *urban parks* shall:

- a. Utilize materials and designs that are durable, easily maintained, and can withstand detrimental effects of weather, time and active use.
- b. Comply with applicable landscaping and water conservation requirements in Section 8106-8.2. For instance, tree and shrub types shall be native and non-invasive regionally adaptive drought tolerant species (see Ventura County Landscape Design Criteria).
- c. Incorporate energy conservation and efficiency into building design to reduce lifetime energy usage with renewable energy resources, facilitation of passive ventilation, and effective use of passive thermal reduction.
- d. Site improvements that avoid sensitive biological resources, as defined in the General Plan, while including uses such as trails and nature viewing areas.
- e. Include only buildings that complement and support the park setting, such as concessions, gymnasiums, restroom facilities, and/or maintenance equipment storage facilities.

**Sec. 8107.48.2.2 – Urban Park Design Standards**

Urban parks shall comply with all applicable design standards set forth in this Section 8107-48.2.2.

**a. Setbacks:**

For the purposes of this section, urban park uses shall include, but are not limited to, sports or athletic fields or courts, non-motorized vehicle tracks or courses, playgrounds, etc.

1. With the exception of the prescribed setbacks included in this section 8107-48.2.2.a, urban park uses shall be located near urban park boundaries and be visible from the public right of way, internal driveway, and/or parking area to maximize visibility for security and accessibility for the public.
2. Urban park uses, other than playgrounds, on lots greater than 1.5 acres shall be:
  - i. Setback at least 15 feet from the public right of way; and
  - ii. Setback at least 25 feet from noise sensitive uses, as defined in the General Plan.
3. Playgrounds shall be setback at least:
  - i. 25 feet from the public right of way; however, the required setback may be reduced to 10 feet if more than 50% of the playground is surrounded by a three-foot high wall or see-through fence; and
  - ii. 15 feet from adjacent urban parks uses and outdoor recreational facilities.
4. A low berm, landscape buffer, wall and/or transparent fence can be included within the setback area, where appropriate, provided it does not exceed three feet in height.
5. For purposes of section 8107.48.2.2.a.2, setbacks for urban park uses and outdoor recreational facilities other than playgrounds shall be measured to the edge of the nearest sideline, field perimeter, or athletic field seating.
6. For purposes of section 8107.48.2.2.a.3, setback distances for playgrounds shall be measured from the edge of the playground (inclusive of the playground area surface).
7. Any structure or use not described in this Section 8107.48.2.2.a shall adhere to the underlying zone's setback requirements.

**b. Safety**

1. Urban parks shall be designed for safety and to help reduce the incidence and fear of crime through well-defined user areas and by features that physically separate urban park users from potential conflicting uses, such as separating a playground from a roadway, through one or more of the following methods:
  - i. Natural surveillance (e.g., placement of physical features, activities, lights and gathering areas to maximize visibility).

- ii. Access control (e.g., placement of walkways, fences, landscaping, gates, walls and lighting to guide visitors to the entrance or exit and discourage access to dark or unmonitored areas).
  - iii. Maintenance (e.g., clean and well-kept conditions, and removal, repair, replacement of damaged, broken, or vandalized facilities).
2. Urban parks shall be designed to reduce risks to users from extreme temperatures and solar exposure by incorporating active and passive thermal reduction design including, but not limited to, orientation of facilities to be cooled by prevailing breezes, low heat retention materials and surfaces, and shaded seating areas and benches. Trees are encouraged on the perimeter, particularly around playgrounds and *athletic fields*, to provide natural shade and attenuate noise.
4. When feasible *principal use* building entrances should be accessed directly from, and face, the public street. The building entrances shall be no more than 250 feet away from the edge of a parking lot, inclusive of surrounding sidewalks.

#### **Sec. 8107.48.2.3 – Mobility**

- a. Parking shall be provided in accordance with Article 8.
- b. Connections to existing and planned multimodal transportation networks that include roadways, pathways, trails, bicycle paths, sidewalks, and mass transit routes shall be provided to ensure easy and equitable access to *urban parks*, including primary and secondary entrances.
- c. Vehicle and pedestrian entrances shall be separated, with access designed for each user type.
- d. Adequate access for fire and emergency response, as well as for maintenance activities, shall be provided.

#### **Sec. 8107.48.2.4 – Noise**

- a. New noise generators proposed to be located near any noise sensitive use shall be consistent with the noise standards in the Hazards and Safety Element of the General Plan.
- b. *Outdoor recreational facilities* shall be sited to avoid conflicts with existing noise sensitive uses, and potential noise impacts on adjacent residential land uses must be minimized.

#### **Sec. 8107.48.2.5 – Trash and Recycling Storage**

All trash and recycling enclosures shall be consistent with the standards set forth in the Ventura County Integrated Waste Management Division's Space Allocation Guidelines for Refuse and Recyclables Collection and Loading Areas, as may be amended.

#### **Sec. 8107.48.2.6 – Urban Parks Lighting**

- a. **Lighting Design:** The lighting design shall be consistent with the purpose of this section 8107.48.2.6 and minimize the effects of *light trespass* on the surrounding environment.

b. **Outdoor Lighting:** All outdoor lighting/luminaires shall be consistent with the following standards:

1. All outdoor luminaires shall be fully shielded, directed downward, and installed and maintained in such a manner to avoid light trespass beyond the lot line in excess of those amounts set forth in Section 8107-48.2.6(e) below. Lights at building entrances and under-eave lights, may be partially shielded.
2. All outdoor luminaires, other than essential luminaires, shall be turned off from 10:00 p.m., or when people are no longer present in exterior areas being illuminated, or the close of business hours, whichever is latest, until sunrise, unless otherwise allowed by the *decision-making authority*.
3. All light pole standards within or near a playing area that are not protected by a fence should have pole pads that are at least three- to six-inches thick by at least six-feet high as measured from the grade.

c. **Security Lighting:**

1. Outdoor luminaires used for security lighting shall not exceed a maximum output of 2,600 lumens per luminaire.
2. Where the light output exceeds 850 lumens, motion sensors with timers programmed to turn off the light(s) no more than 10 minutes after activation must be used between 10:00 p.m. and sunrise. Restroom and building entrance lighting are exempt from timer or motion activation limits.
3. Where security cameras are used in conjunction with security lighting, the lighting color may exceed 3,000 Kelvin but shall be the minimum necessary for effective operation of the security camera.
4. Lights shall be present outside restrooms, at building entrances, and along primary circulation routes and pathways.

d. **Parking Area Lighting.** Lighting provided for parking areas shall be consistent with Section 8108-5.12.

e. **Outdoor Recreational Facility Lighting:**

1. Outdoor recreational facility lighting may exceed 850 lumens and 3,000 Kelvin per luminaire. Lighting levels for these facilities shall not exceed those recommended in the lighting handbook entitled "Recommended Practice: Lighting Sports and Recreational Areas" available online, and as may be amended, by the Illuminating Engineering Society of North America (IESNA) for the class of play (Sports Class I, II, III or IV).
2. In cases where fully-shielded luminaires would cause impairment to the visibility required for the intended recreational activity, partially-shielded luminaires and directional lighting methods may be utilized to reduce light pollution, glare and light trespass.
3. The lighting design (including lumens, Kelvin, etc.) shall be prepared by a qualifying engineer, architect or landscape architect in conformance with this Section 8107-48.2.6.

4. With the exception of security lighting as specified in Section 8107-48.2.6(c), and parking area lighting as specified in Section 8108-5.12, organized league events at outdoor recreational facilities shall not be illuminated between 10:00 p.m. and sunrise, except to complete a recreational event or activity that is in progress as of 10:00 p.m.
5. With the exception of security lighting as specified in Section 8107-48.2.6(c), and parking area lighting as specified in Section 8108-5.12, casual use of outdoor recreational facilities between dusk and 10:00 p.m., if allowed, shall be activated by a timer switch. For example, basketball or tennis courts would be lightened independently through a timer switch activated by an "on" button. Lights shall not be allowed to be turned on between 10:00 p.m. and dawn.

**f. Allowable Light Trespass:**

Outdoor lighting shall not exceed the Quantitative Light Trespass Limits shown in Table 1 below, measured from the property line illuminated by the light source, whenever the project site abuts one or more of the specified zones in Table 1. If the project site abuts more than one of the specified zones in Table 1, the more restrictive standard shall apply. For example, if a project site abuts both a single-family residential zone and a multi-family residential zone, the light trespass limit shall be 0.1 foot-candles at the property line.

**Table 1**  
**(Section 8107.48.2.6(e))**  
**Quantitative Light Trespass Limits, by Zone**

<u><b>Open Space, Agriculture and Special Purpose Zones (such as OS, AE, TP) and Rural Residential and Single-family/Two-family Residential Zones (such as RA, RE, RO, R-1, R-2)</b></u>	
<u>Horizontal-plane limit</u>	<u>0.1 foot-candles at property lines</u>
<u>Vertical-plane limit</u>	
<u><b>Multi-family Residential Zones (such as RPD)</b></u>	
<u>Horizontal-plane limit</u>	<u>0.2 foot-candles at property lines</u>
<u>Vertical-plane limit</u>	

**g. Height Standards for Luminaires:**

1. Luminaires affixed to structures for the purpose of lighting outdoor recreational facilities (such as for equestrian arenas, batting cages, tennis courts, basketball courts, etc.) shall not be mounted higher than 15 feet above the finished grade. In cases where luminaires are affixed to fences, the top of the fixture shall not be higher than the height of the fence.
2. Freestanding light fixtures used to light walkways, driveways, or hardscaping shall utilize luminaires that are no higher than two feet above finished grade.
3. All other freestanding light fixtures shall not be higher than 20 feet above finished grade, unless specifically authorized by a discretionary permit granted under this Chapter.

- h. In the case of conflicting height standards for luminaries, the more restrictive standard shall apply.

**Sec. 8107.48.2.7 – Sign Program**

- a. A sign program shall describe and pictorially represent the location (on a site plan and on the elevations of any building), dimensions, color, letter style, letter height, and sign type of all signs to be installed. All new, altered, or changed signs shall conform to an approved sign program unless an amendment to that approved sign program is approved by the *decision-making authority* pursuant to Sec. 8111-6.1 of this Chapter.
- b. For *urban parks* in Designated Disadvantaged Communities, as defined in the General Plan, all onsite signs shall be in English and the next most prevalent language in the surrounding community for equitable facility use.

**Sec. 8107.48.3 Application Materials**

All application submittals shall include the following plans, as applicable:

**Sec. 8107.48.3.1 – Lighting Plan**

All discretionary applications that include lighting shall depict on the site plan the location and manufacturer specifications that demonstrate consistency with Sections 8107.48.2.6 and 8108-5.12 of this Chapter. The permittee shall install and maintain all exterior lighting in accordance with the approved lighting plan.

**Sec. 8107.48.3.2 – Landscape Plan**

All discretionary applications that include landscaping shall include a landscape plan if required by Section 8106-8.2 that indicates all locations and species of plantings, trees, trails, and landscape features, and complies with the landscape plan standards pursuant to Section 8106-8.2.2.

**Sec. 8107-48.4 – Requirements for Urban Park Dedications**

Any *urban park* that is to be dedicated to the County of Ventura or any other public entity for park and recreational purposes shall comply with the following requirements:

**Sec. 8107-48.4.1 – Confirmation of Intent to Accept the Dedication**

Prior to a determination of application completeness, the County of Ventura or public entity, as applicable, shall confirm in writing its intent to accept the dedication of the proposed *urban park* after issuance of the required permits.

**Sec. 8107-48.4.2 – Acquisition and Improvement Agreement**

The applicant shall provide an Acquisition and Improvement Agreement approved by the County or other public entity, as applicable. The Acquisition and Improvement Agreement shall include a project description, establish a timeline for completion of *urban park*, outdoor recreation facilities, and/or gymnasium construction and identify the dates for transfer of title to the public entity. The amount of annual operation and maintenance costs shall be included in the Acquisition and Improvement Agreement.

**Sec. 8107-48.5 – Requirements for Privately-Owned and Maintained Urban Parks**

An *urban park* that is both privately-owned and maintained shall comply with the following requirements:

**Sec. 8107-48.5.2 - Maintenance Plan**

The applicant shall provide a Maintenance Plan to ensure that that the *urban park* is maintained in a neat and orderly manner so as not to create any blight, hazardous, or nuisance conditions. The plan shall be consistent with the project description, standards in this Section 8107-48.5 and all other applicable zoning standards.

**Sec. 8107-48.5.3 - Funding**

The applicant shall demonstrate sufficient funding, inclusive of inflation, for physical maintenance of the *urban park* for a period of no fewer than 15 years.

**Sec. 8107-48.5.4 - Liability Insurance**

The permittee shall maintain, for the life of the *urban park*, liability insurance of not less than \$500,000 for one person and \$1,000,000 for all persons and \$2,000,000 for property damage. This requirement does not preclude the permittee from being self-insured.

**Sec. 8107-48.6. - Requirements for Privately-Owned Urban Park Maintained by a Public Entity**

In addition to the requirements set forth in Section 8107-48.5, a privately-owned *urban park* that will be maintained by a public entity shall demonstrate proof of an approved and executed agreement with the public entity and shall be incorporated into the land use entitlement.

**Sec. 8107-48.7 - Decision-Making Authority to Waive Standards and Requirements**

If any of the standards and requirements set forth in Sections 8107.48.2 through 8107.48.6 cannot be met due to factors such as parcel size, unusual site conditions, or factors that would unduly serve as a prohibition on the establishment of an *urban park*, the *decision-making authority* may waive or modify such standards and requirements. A written explanation by the applicant or designee shall be required to describe how the proposed project meets the standards and intent of the sections referenced above to the maximum extent feasible.

**Section 5**  
**ARTICLE 8:**  
**PARKING AND LOADING REQUIREMENTS**

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**Article 8, Section 8108-4.7 – Table of Parking Space Requirements by Land Use** of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated park-related land uses:

**Sec. 8108-4 - Number of Parking Spaces Required**

**Sec. 8108-4.7 - Table of Parking Space Requirements by Land Use**

The table below indicates the number of required off-street motor vehicle and bicycle parking spaces that shall be provided for various land uses. For non-residential land uses, the number of motor vehicle parking spaces set forth in the table, plus or minus 10 percent of the total, represents the minimum required and the maximum allowed number of spaces, unless varied pursuant to Section 8108-4.8 below. For residential land uses the number of motor vehicle parking spaces set forth in the table represents the minimum required number of spaces, unless varied pursuant to Section 8108-4.8 below.

The number of motor vehicle parking spaces required in this section is intended to address the needs of residents, employees and regular users of an establishment. The number is not intended to reflect the need for parking large delivery trucks, vans or buses; storage of vehicle inventory; or other specialty parking needs related to the operation of specific land uses.

The Director has the authority to determine the parking space requirements for any land use not specifically listed based on the requirements for the most comparable land use.

<b>LAND USE</b>	<b>MOTOR VEHICLE SPACES REQUIRED</b>	<b>BICYCLE SPACES REQUIRED</b>
<u>Parks, Natural and Urban</u>		
Without Buildings	Minimum of 5 spaces  <u>If gross acreage of the park is less than 1.0-acre, then no motor vehicle parking is required.</u>	<u>ST: 10% of required motor vehicle spaces. If no vehicle parking is required, then the number of spaces shall be determined by the decision-making body.</u>
<u>Principal Buildings open to the public</u>	<u>Minimum of 5 spaces, plus 1 space per 300 sq. ft. of GFA.</u>	
<i>Without Athletic Fields</i>	As determined by decision-making body	
<del>With</del> <i>Athletic Fields</i>	1 parking space per 3,000 sq. ft. of field area, plus 1 space per 6 linear feet of seating area; minimum of 20 spaces.	



**[Staff Explanation:** *An amendment to the parking calculations for parks is proposed that would apply to principal buildings that are open to the public within parks. As parks are often located within or adjacent to the built environment and near neighborhoods, bicycle parking would also be required.*

*If a proposed park is 1-acre or less then no parking is required because the park would primarily serve the surrounding neighborhood. The standard not requiring vehicle parking spaces for parks that are one acre or less in size has been previously approved by the Board of Supervisors for natural parks with the adoption of the Saticoy Area Plan.]*

## Section 6

# ARTICLE 19:

## SPECIFIC STANDARDS FOR AREA PLANS

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**Article 19, Section 8119-1 – Old Town Saticoy Development Code** of the Ventura County Ordinance Code is hereby amended to read as follows with respect to the below-stated recreation, park, and amusement-related land uses:

### Sec. 8119-1 – Old Town Saticoy Development Code

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>RECREATION, AL, SPORT, ATHLETIC FACILITIES PARKS, AND AMUSEMENTS</b>	PD			
Arcades	CUP			CUP
Batting Cages And Golf Driving Ranges, Indoor				CUP
Bicycle Racing Tracks, Outdoor				CUP
<i>Community Garden Plots</i>	ZC	ZC	ZC	
Fields, athletic, <del>without buildings,</del> (with or without night lighting)			<u>PD</u> <del>CUP</del>	
Gymnasiums and Indoor Sports Clubs/Facilities	PD	CUP		CUP
<i>Parks, <u>Natural or Urban</u></i> (with or without buildings)	PD	PD	PD	<u>PD</u> <del>CUP</del>
<i><u>Gymnasium</u> (within urban park)</i>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
Recreation Projects, County-Initiated	PD	PD	<u>PD</u> <del>CUP</del>	
Shooting Ranges, Indoor				CUP

*[Staff Explanation: The Saticoy Area Plan is proposed to be amended for consistency with the proposed amendments to the use matrix in Article 5 of the NCZO, e.g., to distinguish natural parks from urban parks, update athletic field requirements, and change the permit path for County-initiated recreation projects from a CUP to a PD. Changing the permit path from a CUP to a PD will reduce the need for periodic permit renewals if the park is not being modified, which will save time and costs for both the applicant and the County.]*

## Section 7

If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Ventura County Board of Supervisors hereby declares that it would have passed and adopted this ordinance, and each and all provisions hereof, irrespective of the fact that any one or more provisions may be deemed invalid or unconstitutional.

## Section 8

This ordinance shall become effective and operative 30 days after adoption.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2023, by the following vote:

AYES: Supervisors \_\_\_\_\_

NOES: Supervisors \_\_\_\_\_

ABSENT: Supervisors \_\_\_\_\_

\_\_\_\_\_  
CHAIR, BOARD OF SUPERVISORS

ATTEST:

DR. SEVET JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By \_\_\_\_\_

Deputy Clerk of the Board