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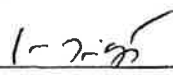
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VENTURA COUNTY ORDINANCE NO. 4633
NOTICE OF ADOPTION
AND SUMMARY OF ORDINANCE NO. 4633: COUNTY-INITIATED ORDINANCE AMENDING ARTICLE 7 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

NOTICE IS HEREBY given that a public hearing, as provided by law, was held by the Ventura County Board of Supervisors on Tuesday, June 4, 2024, at 1:00 p.m., to consider and decide the ordinance described below.

Applicant: County of Ventura

Case Number: PL24-0014

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 overlay zone (CPD/CBD); Open Space (OS); Agricultural Exclusive (AE); or Timberland Preserve (TP).

Environmental Review: Adoption of the ordinance is exempt from the California Environmental Quality Act (CEQA) 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 Article 2 (commencing with Section 66314) of Chapter 13 of Division 1 of Title 7 of the Government Code.

Summary of Ordinance No. 4633: The ordinance consists of amendments to Article 7 of the Ventura County Non-Coastal Zoning Ordinance (NCZO) to update regulations and development standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), consistent with Government Code sections 66310 et seq. The substantive changes include amendments to Section 8107-1.7 of the NCZO requested by the Department of Housing and Community Development, and additional revisions by staff to:

- Allow up to two ADUs on an eligible residential or mixed-use lot with a proposed or existing single-family dwelling as a combination of either:
 - Two ADUs approved with Building Permits pursuant to subsection (a) and (b) of Section 8107-1.7.4; or
 - One ADU approved with a Building Permit pursuant to either subsection (a) or (b) of Section 8107-1.7.4, and one ADU approved with a Zoning Clearance pursuant to Section 8107-1.7.5, as specified in the ordinance;
- Remove the requirement that ADUs on residential or mixed-use lots with a proposed or existing multi-family dwelling be detached from other accessory structures;
- Remove the RPD zone from the list of zones where

JADUs are an allowed use;
- Allow one JADU on a lot with multiple detached single-family dwellings; and
- Reflect recent changes to state law.

The ordinance was adopted by the following vote:

AYES: Supervisors LaVere, Parvlin, Gorell, and Lopez.

NOES: None

ABSENT: Supervisor Long

The ordinance takes effect 30 days after the date of adoption.

Full Text of Ordinance: The adopted Ventura County Ordinance No. 4633 is available in its entirety at the Office of the Clerk of the Board of Supervisors located in the Hall of Administration at 800 S. Victoria Avenue, Ventura, CA, and in the Board of Supervisors hearing archives available online at: <https://www.ventura.org/board-of-supervisors/agendas-documents-and-broadcasts/>.

Prepared by County Counsel
ATTEST: DR. SEVET

JOHNSON

Clerk of the Board of Supervisors

County of Ventura, State of California

By: s/s Lori Key

Senior Deputy Clerk of the Board

6/14/24

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