

October 17, 2024

Ventura County Planning Commission

**Proposed County-Initiated Amendments to the
Ventura County General Plan
Case No. PL22-004I**

Item No. 6C



**Resource Management Agency, Planning Division
Todd Davis, Associate Planner
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Planning Commission Public Comments

Case Number PL22-004I – Agenda Item 6C For Participants on Zoom

https://ventura-org-rma.zoom.us/webinar/register/WN_w2S7ml_XRmiFUfG8tHb8Nw#/registration

Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time. If participating by telephone, please press * and then 9 to be queued. This is for agenda item 6C.

Presentation Overview

- Summary of Proposed Amendments
- Findings and Supporting Evidence
- CEQA Environmental Review
- Consultation, Noticing and Public Comments
- Recommended Actions

Summary of Proposed Amendments

1. Provide clarity, correct typographical, formatting, and grammatical errors
2. Incorporate updated references from the County's Multi-Jurisdictional Hazard Mitigation Plan
3. Incorporate the requirements of Ventura County Measure O regarding commercial cannabis

Summary of Proposed Amendments

4. Incorporate building lot coverage development standards approved by the Board on July 25, 2023
5. Revise Program COS-LL regarding the Climate Emergency Council
6. Implement Board direction regarding Thousand Oaks Area Plan policies for wireless communication facilities necessary for public safety

Part I of 6: Text Changes - Typographical, Grammatical and Clarifying Amendments

- Revise figures to correct errors and omissions
- Delete typographical and grammatical errors
- Improve readability

Exhibit 2a – Proposed Text Changes

Table 1 – General Plan Revisions Log

#	Applicable General Plan / Area Plan Section	Icon(s)	Proposed Revisions, <u>Additions</u> , or <u>Deletions</u>	Rationale
Changes Applicable to Multiple Elements				
1	Multiple Elements		EXAMPLE: <u>LU-A</u> Guidelines for Orderly Development Implementation	Revise the Implementation Programs table in each Element to include the Element abbreviation ahead of each Program letter. This example adds the abbreviation “LU” ahead of the Land Use and Community Character Element Program A. This proposed revision is included for clarity and consistency with the County of Ventura’s e-General Plan (where programs are identified by the Program letter and the Element abbreviation).

Part I Text Changes - Typographical, Grammatical and Clarifying Amendments

Exhibit 2b – Proposed Table Changes

Exhibit 2c – Proposed Figure Changes

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

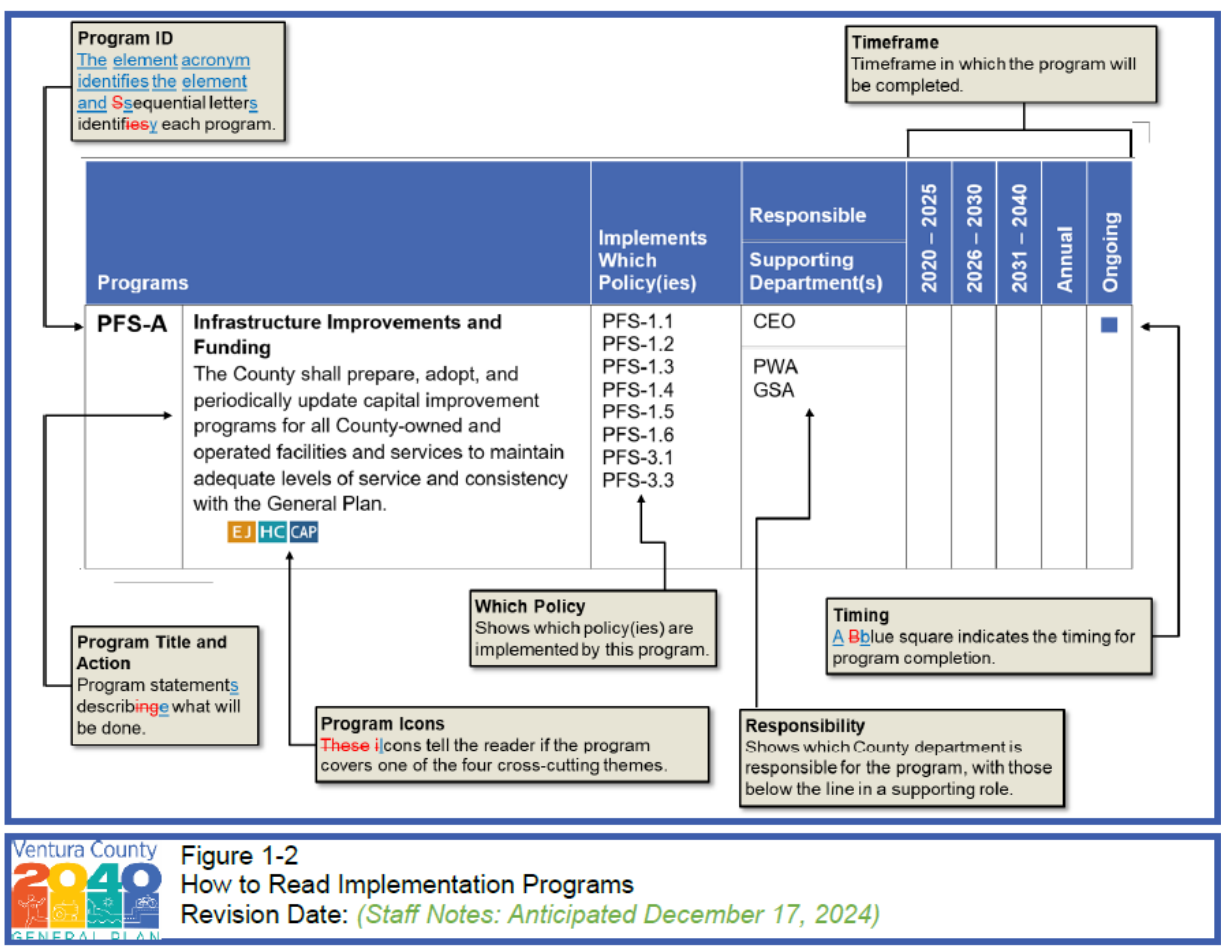
Revision Date: (Staff Notes: Anticipated December 17, 2024)

	Coastal and Non-Coastal Zones																														
General Plan Land Use Designations	AE	C1	CA	CC	CM	COS	CPD	CR	CR1	CR2	CRE	CRPD	IND	M1	M2	M3	OS	OS-REC ²	R/MU	R1	R2	RA	RB	RBH	RE	RES	RHD	RO	RPD	TC	TP
Rural																															
ECU-Rural																															
Agricultural																															
ECU-Agricultural																															
Open Space ¹																															
ECU-Open Space ¹																															
Very Low Density Residential																															
Low-Density Residential																															
Medium-Density Residential																															
Residential High-Density																															
Residential Planned Development																															
Coastal Residential Planned Development																															
Residential Beach																															
Mixed Use																															
Commercial																															
Commercial Planned Development																															
Industrial																															
State, Federal, Other Public Lands																															

Notes:

¹The minimum lot size is 10 acres, or 20 acres if contiguous with Agricultural.

²Parcels and corresponding zone classifications have not yet been identified for Open Space Parks and Recreation zone classification.



Part 2 of 6: Multi-Jurisdictional Hazard Mitigation Plan

As requested by the Office of Emergency Services and to comply with State law:

- Added required links to the Multi-Jurisdictional Hazard Mitigation Plan (Plan) within the Hazards and Safety Element
- Updated references to reflect official title of the Plan
- Removed parts of the Plan that were not included in the final approved Ventura County Multi-Jurisdictional Hazard Mitigation Plan

Part 2 - Multi-Jurisdictional Hazard Mitigation Plan

7.4 Geologic and Seismic Hazards

Consistent with the ~~2015 Ventura County Multi-Hazard Mitigation Plan~~ [Ventura County Multi-Jurisdictional Hazard Mitigation Plan](#), this section focuses on geologic and seismic hazards in Ventura County, which include the following areas of concern:

7.12 Emergency Response

- ~~■ Information pertaining to community fire breaks can be found in the Ventura County Multi-Hazard Mitigation Plan (Mitigation Actions Numbers OA 20 and OA 21 in the 2015 Plan) on the <https://www.ReadyVenturaCounty.org/> website.~~

Part 3 of 6: Ballot Measure O

- Measure O was passed by Ventura County voters in November 2020
- To comply with Measure O, the following new policy for the Land Use and Community Character Element is proposed:

LU-8.6 Commercial Cannabis Activity


Commercial cannabis activity shall be allowed in the County of Ventura but shall be regulated pursuant to Chapter 5 of Division 2 and Articles 5 and 7 of Chapter 1 of Division 8 of the Ventura County Ordinance Code. (RDR)

Part 4 of 6: Building Lot Coverage Development Standards

Propose Table 2-3 to incorporate building lot coverage standards from Table 2-2

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				
P	State, Federal, Other Public Lands	n/a	None	n/a

* Maximum lot coverage is per appropriate County Zoning classification.

 Table 2-3 Maximum Building Lot Coverage Development Standards for Lots Not Subject to an Area Plan ¹ Revision Date: (Staff Notes: Anticipated December 17, 2024)			
Lots Within a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan		Lots Outside of a Mapped Existing Community Designated Area Boundary and Not Subject to an Area Plan	
Non-Coastal Zoning Ordinance Classification	Maximum Building Lot Coverage (Percent of Gross Lot Area)	General Plan Land Use Designation	Maximum Building Lot Coverage (Percent of Gross Lot Area)
RA	25	Rural	25
RA – 1 ac	25	ECU-Rural	25
RA – 160 ac	25	Agricultural	5
RE – 10,000 sq ft	36	ECU-Agricultural	5
RE – 13,000 sq ft	33	Open Space	5
RE – 18,000 sq ft	30	ECU-Open Space	5
RE – 20,000 sq ft	29	Mixed Use	60
RE – 20,000 sq ft av	29	Commercial	60
RE – 40,000 sq ft	25	Commercial Planned Development	60
RE – 1 ac	25	Industrial	50
RE – 1 ac/MRP	25	State, Federal, Other Public Land	Not Applicable
RE – 2 ac	25		
RE – 5 ac	25		
RE – 10 ac	5		
RE – 13 ac	33		
RE – 20 ac	5		
RE – 30 ac	26		
R1 – 6,000 sq ft	45		
R1 – 8,000 sq ft	39		
R1 – 10,000 sq ft	36		
R1 – 13,000 sq ft	33		
R1 – 20,000 sq ft	29		
R2 – 7,000 sq ft	50		
RO – 20,000 sq ft	29		
RO – 1 ac	25		
RHD – 20 du/ac	60		
RPD	60		
RPD – 1 du/ac	25		
CPD	60		
CO	50		
C1	60		
M2 – 10,000 sq ft	50		
M3 – 10,000 sq ft	40		
Notes: ac: Acre av: Average ¹ Exceptions and exclusions may apply to building lot coverage development standards. Refer to the applicable Zoning Ordinance for a full list of exceptions and exclusions. ² Refer to General Plan Figure 2-1 (Urban and Existing Community Designated Areas) for all mapped Existing Community Designated Area boundaries.		du: Dwelling Unit MRP: Mineral Resource Protection Overlay Zone sq ft: Square Feet	

Part 5 of 6: General Plan Program COS-LL

- **COS-LL – Greenhouse Gas Reduction Policy Enhancement Program** Established process for VC Climate Emergency Council to **recommend** additional GHG emission reduction programs to the Board of Supervisors
- At the request of the Sustainability Officer, proposed amendment to COS-LL to allow the CEC to **advise** and **recommend** additional GHG emission reduction programs

Part 6 of 6: Thousand Oaks Area Plan Wireless Community Facilities

The Board directed the Planning Division to prepare an amendment to the Thousand Oaks Area Plan to exempt certain existing wireless communication facilities from height restrictions if they are necessary for public safety.

(Board of Supervisors - September 26, 2023.)

Part 6 - Thousand Oaks Area Plan Wireless Community Facilities

Existing wireless communication facilities necessary for public safety are proposed for exception from Thousand Oaks Area Plan Wireless Communications Facility height restrictions.

- TO-22.3** **(a) Wireless Communications Facility Height Restriction**
The County shall require discretionary development permits for wireless communication facilities to limit the height of such facilities, ~~with the exception of monopole whip-type antennas~~ to 40 feet. Several shorter facilities are preferable to one large facility.
- (b) Wireless Communications Facility Height Restriction Exception**
The height restriction set forth in subsection (a) shall not apply to wireless communication facilities that are necessary for public safety which may remain at their permitted height as of [General Plan Amendment effective date], and shall not apply to monopole whip-type antennas.

Findings and Supporting Evidence

Staff have made the following required findings:

1. The proposed amendment is in the public interest.
2. No mandatory element of a General Plan shall be amended more frequently than four times during a calendar year. Subject to that limitation, an amendment may be made at any time, as determined by the legislative body. Each amendment may include more than one change to the General Plan. (Exhibit 8)

All required findings can be made.

CEQA Environmental Review

The proposed General Plan amendments are categorically exempt from CEQA environmental review:

CEQA Guidelines Section 15061(b)(3)

CEQA Guidelines Section 15301 (Class 1)

There is no possibility that the proposed amendments may have a significant effect on the environment (15061(b)(3)) and the amendments to existing wireless communication facilities involve no expansion of an existing use (15301 (Class 1)) and no unusual circumstances or other exceptions preclude use of the exemption.

Consultation, Noticing and Public Comments

1. Tribal Consultation with the Fernandeano Tataviam Band of Mission Indians.
2. Public notice and summary of proposed amendments published in the Ventura County Star.

No public comments have been received to date

Recommended Actions

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 and hearing process;
2. **ADOPT** a resolution in the form attached as Exhibit 5 recommending that the Board of Supervisors take the following actions regarding the proposed amendments to the General Plan:
 - I. **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 other materials and public comments received during the public comment and hearing process;

Recommended Actions

II. **FIND**, on the basis of the entire record and as set forth in the Planning Commission Staff Report, that adoption of the proposed amendments to the General Plan (Exhibit 4) is exempt from CEQA pursuant to the following CEQA Guidelines sections: (1) section 15061(b)(3) because there is no possibility the proposed amendments may have a significant effect on the environment, and (2) section 15301 (Class 1, Existing Facilities) because, in so far as the proposed amendments include revisions to policies relating to wireless communication facilities subject to the Thousand Oaks Area Plan, such revisions relate to existing facilities and involve negligible or no expansion of an existing use, and no unusual circumstances or other exceptions set forth in CEQA Guidelines section 15300.2 precludes use of this categorical exemption;

Recommended Actions

- III. **FIND**, on the basis of the entire record and as set forth in the Planning Commission staff report, that the proposed amendments to the General Plan (Exhibit 4) are in the public interest, do not result in an amendment to a mandatory element of the General Plan more frequently than four times during the calendar year, and are consistent with the goals, policies, and programs of the General Plan;
- IV. **ADOPT** a resolution approving the proposed amendments to the General Plan (Exhibit 4); and
- V. **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.



Questions