

January 9, 2024

Board of Supervisors Hearing

General Plan and Non-Coastal Zoning Ordinance Amendments for Urban Parks Use Category

Case No. PL22-0056

Item No. ##



Resource Management Agency, Planning Division

Donald Nielsen, Case Planner

Aaron Engstrom, Planning Manager

Dave Ward, AICP, Planning Director

Presentation Overview

1. Project Background & Description
2. Summary of General Plan Amendments
3. Summary of NCZO Amendments
4. CEQA & Public Noticing
5. Recommended Actions



Project Background & Description

Project Background



- November 2018 – General Plan work session, request for pathway allowing non-County agencies to develop urban parks
- September 2020 – Board of Supervisors adopted 2040 General Plan with:
 - Parks and Recreation Land Use Designation & Recreation Zone
 - Goal 12; Policy LU12-1 – Parks and Recreation Facilities
- October 2023 – Planning Commission Review

Project Background: General Plan



Goal LU-12 and Policy LU-12.1

Goal LU-12: To provide parks and recreational facilities to serve all residents of Ventura County

- Policy LU-12.1 – Parks and Recreation Facilities: The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest.

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

[illegible]

Project Description – Incentivizing Urban Parks



Existing Process

- General Plan Amendment
- Area Plan Amendment
- Zone Change
- Discretionary Permit
- Environmental Document Needed



Proposed Process

- Discretionary Permit
- Potential Environmental Document

Project Description – Incentivizing Urban Parks



- *Urban Parks* in NCZO
 - New definition
 - Minimum lot size exception
 - *Urban parks* use category
 - Development standards
- Other Modifications
 - Change permit types *for county parks, athletic fields, and natural parks* from CUP to PD permit



Summary of General Plan Amendments

GP Amendments

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

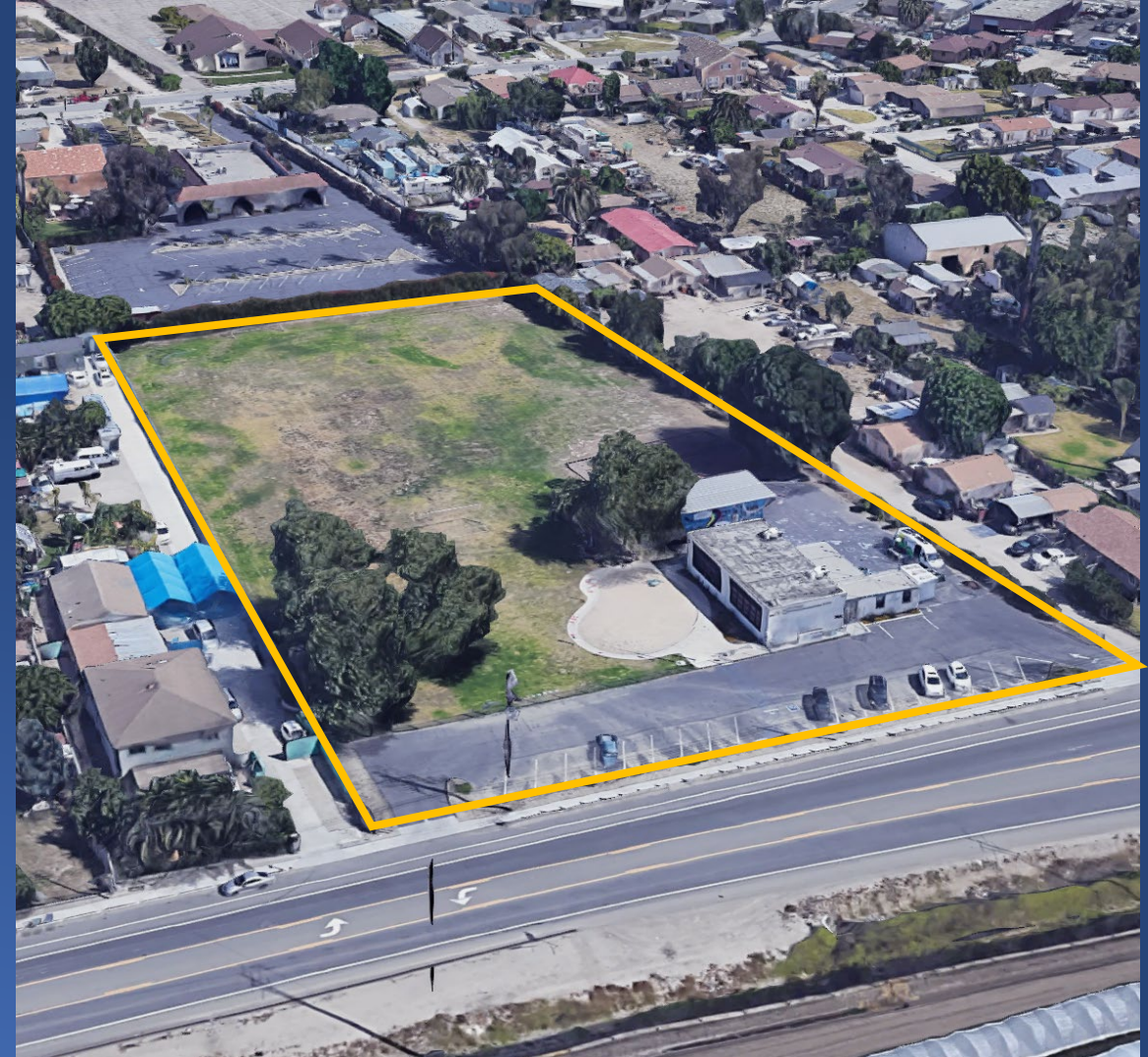
- Remove Parks and Recreation Land Use Designation and the Recreation Zone
- No lands have this designation

[illegible]

GP Amendments– Incentivizing Urban Parks



- General Plan
 - Repeal Parks and Recreation land use designation and zone
 - Move the policy from Land Use Designations (Section 2.2) to Character and Design (Section 2.4)
- Amend the NCZO
 - Establish a new *Urban Parks* use category
 - Change permit types for other recreation uses



John Zaragoza Community Park, Nyeland Acres

GP Amendments Cont.

Table 2-2: Land Use Designation General Development Standards

- Remove Parks and Recreation lot coverage standard

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



Repeal Goal LU-12 and Policy LU-12.1

~~Goal LU-12: To provide parks and recreational facilities to serve all residents of Ventura County~~

- ~~• Policy LU-12.1 – Parks and Recreation Facilities: The County shall support the development of parks and recreation facilities within areas designated as Existing Community, Area Plans, or Areas of Interest.~~

EJ HC

GP Amendments Cont. – Policy Changes



Goal 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

- **Policy LU-16.11 – 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. **EJ HC**



Summary of NCZO Amendments

NCZO Amendments



Article 2 Definitions

- New *Urban Parks* definition
 - Sports fields, playgrounds, courts, skate parks in a neighborhood setting
 - Does not require park to be 75% landscaped/natural
- Update “*Parks*” name to “*Natural Parks*”
 - No changes to existing definition
 - Differentiates between types of parks



NCZO Amendments



Sec. 8103-2 Minimum Lot Size Exception

- Allows *Urban Parks* to be located on lots not meeting minimum lot size requirements
- Encourages pocket parks, conversion of legal lots too small for other development



McWherter Corner Park, City of Ventura

Sec. 8105-4 Uses and Structures by Zone

- Allow supporting gymnasium use with Planning Director CUP in non-commercial zones

[illegible]

NCZO Amendments

Sec. 8105-4 Uses and Structures by Zone

- Rename “Recreational, Sport, and Athletic Facilities” use category
 - “Recreation and Parks”
- Permit Type Update
 - CUP to PD



	OS	AE	RA	RE	RO	R1	R2	RPD	RHD	TP	TRU
RECREATION AND PARKS											
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)*	PD CUP			PD CUP	PD CUP	PD CUP	PD CUP	PD CUP			
Without Night Lighting(18, 27)	CUP										
With Night Lighting				PD	PD	PD	PD	PD			
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, Natural (6)	ZC	PD CUP	ZC	ZC	ZC	ZC	ZC	PD			
With Buildings (within natural parks)	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP			
Parks, Urban*				PD	PD	PD	PD	PD	PD		
Gymnasium (within urban parks)				CUP	CUP	CUP	CUP	CUP	CUP		
Periodic Outdoor Sporting Events (7)	CUP										
Recreational Vehicle Parks *	CUP		CUP	CUP							
Recreation Projects, County-Initiated (5)	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD CUP	PD 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										

NCZO Amendments



Sec. 8105-5 Uses and Structures by Zone

- Allow in the CO, C1, and CPD with a Planning Director PD Permit
 - Allow supporting gymnasium use with Planning Director CUP in non-commercial zones
- Other minor legislative changes

	CO	C1	CPD	M1	M2	M3
AMUSEMENT AND RECREATIONAL FACILITIES (SEE DEFINITIONS)			PD			
<i>Amusement Parks And Carnivals</i>			CUP			
Arcades			CUP			
Batting Cages And Golf Driving Ranges, Indoor (3, 15)				CUP		
Bicycle Racing Tracks, Outdoor (3)				CUP		
Gymnasiums (See Definitions) (, 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			

Other Zoning Amendments



Sec. 8119-1 Old Town Saticoy Development Code

- Modify Use Matrix in Saticoy Area Plan for consistency with the NCZO amendments

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
RECREATION, AL, SPORT, ATHLETIC FACILITIES, PARKS, AND AMUSEMENTS	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, without buildings, (with or without night lighting)			<u>PD</u> CUP	
Gymnasiums and Indoor Sports Clubs/Facilities	PD	CUP		CUP
<i>Parks, Natural or Urban</i> (with or without buildings)	PD	PD	PD	<u>PD</u> CUP
<i>Gymnasium (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> CUP	
Shooting Ranges, Indoor				CUP



Sec. 8107-48 (New) Standards for Specific Uses

Park Dedication



Private Park & Maintained



Private Park & Publicly Maintained



Public Park & Privately Maintained



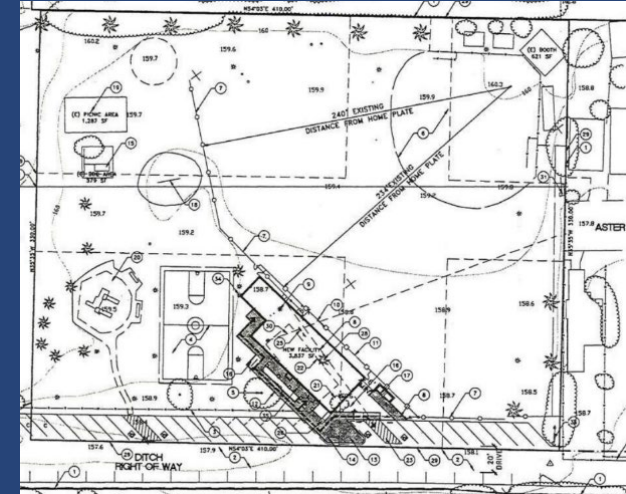
- Establishes new development standards for *Urban Parks*
 - Setbacks, safety, lighting, signage, & application requirements
 - Meant to limit potential impacts to surroundings sensitive uses

NCZO Amendments



Sec. 8108-4.7 Parking and Loading Requirements

- Parking required for principal buildings in parks
- No parking required for parks 1 acre or less
- Bicycle parking determined by decision maker



Kellogg Park, City of Ventura

Planning Commission Recommendation



- Voted 4-0-1 to support staff's recommendation
- Suggested Modification:
 - Ensure lighting fixtures not limited to bollard style lighting
 - Account for various types of elevated lighting (security lighting, light poles) and timing preferences





CEQA & Public Noticing

California Environmental Quality Act (CEQA)



- Exempt from CEQA Under Section 15168
 - General Plan Program EIR identified impacts and incorporates mitigation measures where feasible
 - Project is a later activity within the scope of the General Plan EIR
 - Proposed amendments are also programmatic
 - Adoption would not result in substantial changes

Public Noticing



- December 28, 2023
 - Placed legal ads in the Vida Newspaper (in Spanish) , and in the Ventura County Star (in English)
- January 5, 2024 – Emailed General Plan’s interested parties list (1,150 recipients)
- As of January 8, 2024 at 12:00 noon, staff has received no public comments



Recommended Actions

Recommended Actions



- a. **CERTIFY** that your Board has reviewed and considered the Board Letter, and all exhibits hereto, 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;
- b. **FIND** on the basis of the entire record and as set forth in Section B of the Planning Commission staff report (Exhibit 1), that adoption of the proposed amendments to the General Plan and NCZO shown in Exhibits 2, BH-1 and BH-3 is exempt from CEQA pursuant to CEQA Guidelines section 15168(c)(2) because adoption of the proposed ordinance is a later activity within the scope of the certified Ventura County 2040 General Plan Final Environmental Impact Report (EIR) and does not require a subsequent EIR;

Recommended Actions



- c. **FIND** on the basis of the entire record and as set forth in Sections A, B, C, and D of the Planning Commission staff report, that the proposed amendments to the General Plan and NCZO (Exhibits 2, BH-1 and BH-3) are consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and in the interest of public health, safety and general welfare;
- d. **ADOPT** a resolution approving the proposed amendments to the General Plan (Exhibit 2, BH-1);
- e. **ADOPT** the proposed ordinance amending Articles 2, 3, 5, 7, 8, and 19 of the NCZO (Exhibit 2, BH-3); and
- f. **SPECIFY** that the Clerk of the Board of Supervisors is the custodian of the documents and materials that constitute the record of proceedings upon which this decision is based.

January 9, 2024

Board of Supervisors Hearing

Staff is Available for Questions:

Dave Ward, AICP, Planning Director

Aaron Engstrom, Planning Manager

Donald Nielsen, Case Planner

Jeffrey Barnes, Chief Assistant County Counsel

