

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  
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# 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.



# 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



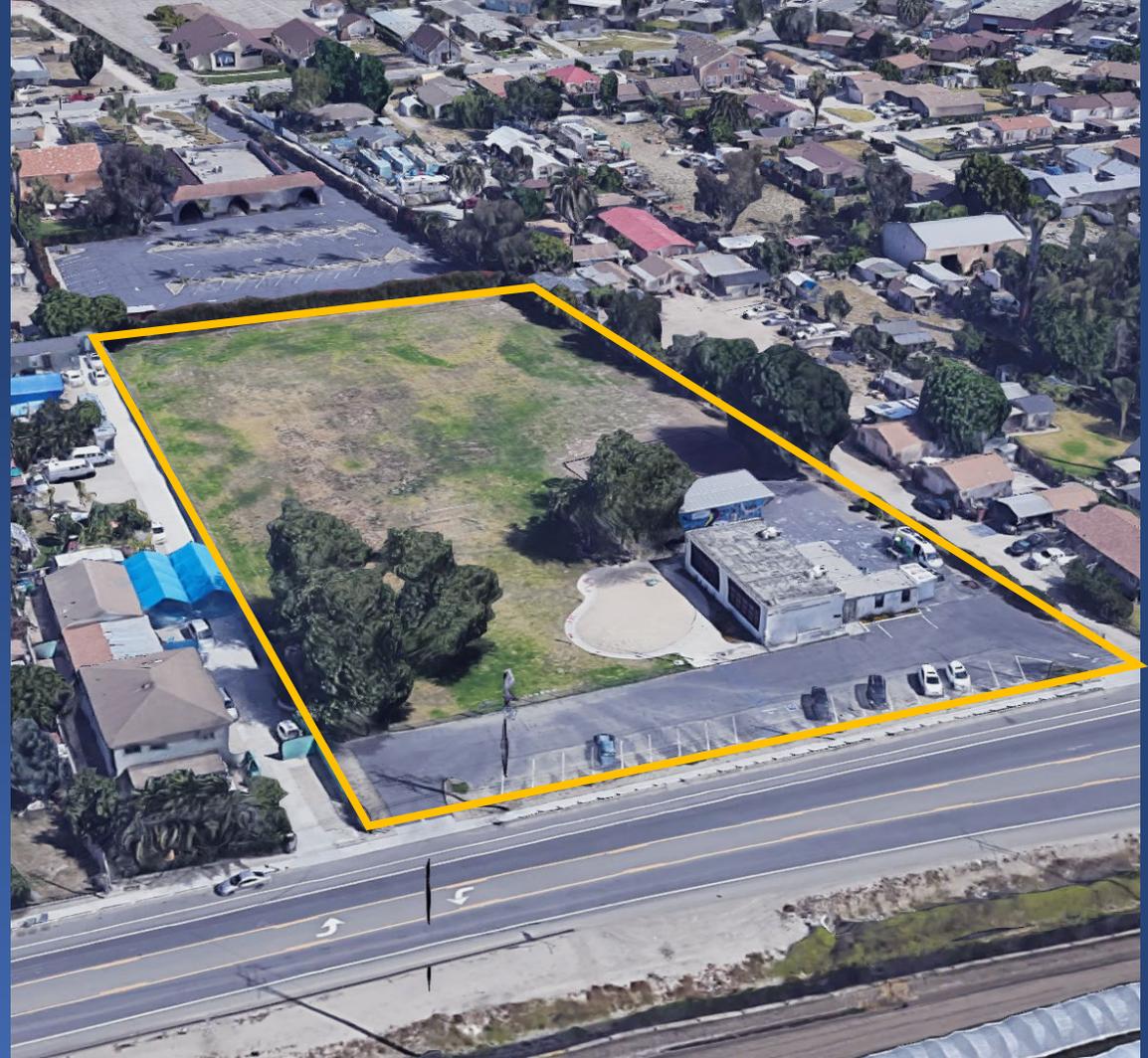
# Summary of General Plan Amendments



# GP Amendments– 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 |
|---|---|-------------------------------|---|-------------------|
| <b>Rural, Agricultural, and Open Space Designations</b>   |   |                               |   |                   |
| 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%                |
| <b>Residential Designations</b>                           |   |                               |   |                   |
| 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*              |
| <b>Mixed Use, Commercial, and Industrial Designations</b> |   |                               |   |                   |
| MU  | Mixed Use                               | 20 du/ac;<br>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%               |
| <b>Other Designations</b>                                 |   |                               |   |                   |
| PR  | Parks & Recreation                      | n/a                           | None  | 5%                |
| P   | State, Federal, Other Public Lands      | n/a                           | None  | n/a               |

# GP Amendments Cont.



## 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





# NCZO Amendments

## Sec. 8 | 05-4 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 |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----|----|-----|
| <b>RECREATION AND PARKS</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)* | PD<br>CUP |           |           | PD<br>CUP | PD<br>CUP | PD<br>CUP | PD<br>CUP | PD<br>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<br>CUP | ZC        | ZC        | ZC        | ZC        | ZC        | PD        |     |    |     |
| With Buildings (within natural parks)  | PD<br>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<br>CUP |     |    |     |
| Caretaker Recreational Vehicle, Accessory * (5)                                  | 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  |
|--|------------|-----|-----|-----|-----|-----|
| <b>AMUSEMENT AND RECREATIONAL FACILITIES (SEE DEFINITIONS)</b>               |            |     | 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) (3, 15)   |            |     | PD  | CUP |     |     |
| Motion Picture Theaters, Outdoor (Drive-In)                                  |            |     | CUP |     |     |     |
| Racetracks (For Motorized Vehicles), Outdoor<br>Shooting Ranges And Stadiums | Prohibited |     |     |     |     |     |
| Shooting Ranges, Indoor  |            |     |     | CUP | CUP | CUP |
| <i>Parks, Urban*</i>   | PD         | PD  | PD  |     |     |     |
| <i>Gymnasium (within urban parks)</i>  | 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              |
| <b>RECREATIONAL, 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><br>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><br>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><br>CUP |                  |
| Shooting Ranges, Indoor  |            |            |                  | CUP              |

# NCZO Amendments



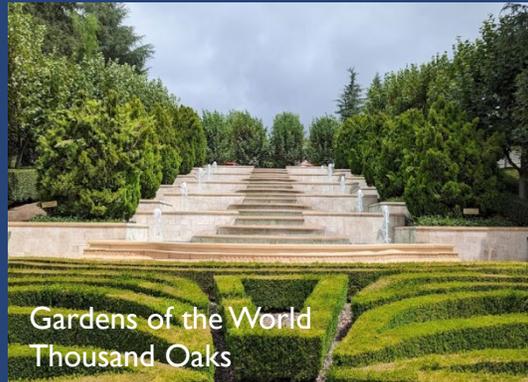
## Sec. 8107-48 (New) Standards for Specific Uses

### Park Dedication



Foster Park  
Ventura County

### Private Park & Maintained



Gardens of the World  
Thousand Oaks

### Private Park & Publicly Maintained



Downtown Ventura Mini Park  
Ventura (City)

### Public Park & Privately Maintained



Ventura Botanical Gardens  
Ventura (City)

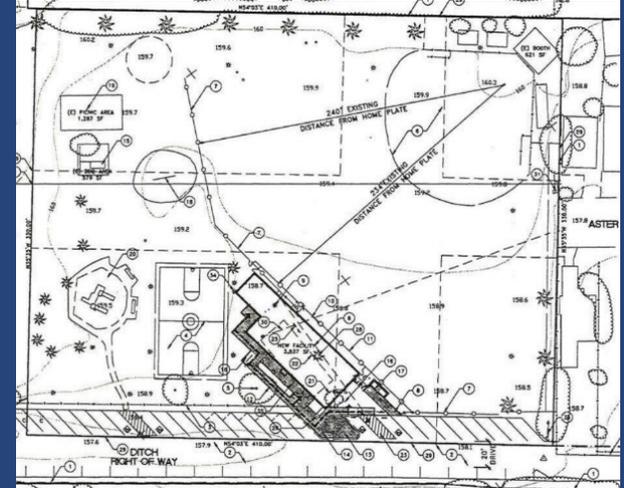
- Establishes new development standards for *Urban Parks*
  - Setbacks, safety, lighting, signage, & application requirements
  - Meant to limit potential impacts to surroundings sensitive uses

# 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

