

# October 15, 2020 Planning Commission Hearing

## Zone Change Applications Case Nos. PL20-0070 & PL20-0071



Resource Management Agency, Planning Division  
Justin Bertoline, Case Planner

County of Ventura  
Board of Supervisors  
**Exhibit 4** - Planning Commission Presentation

# Public Comments



## **CASE NUMBERS PL20-0070 and PL20-0071 Agenda Item Numbers 6 and 7**

**Please email your comments, 250 words or less, to:**  
[Planning.PCComments@ventura.org](mailto:Planning.PCComments@ventura.org)

Please indicate in the Subject Line: Agenda Item # 6 or # 7

Staff will read your comment to the Planning Commission.

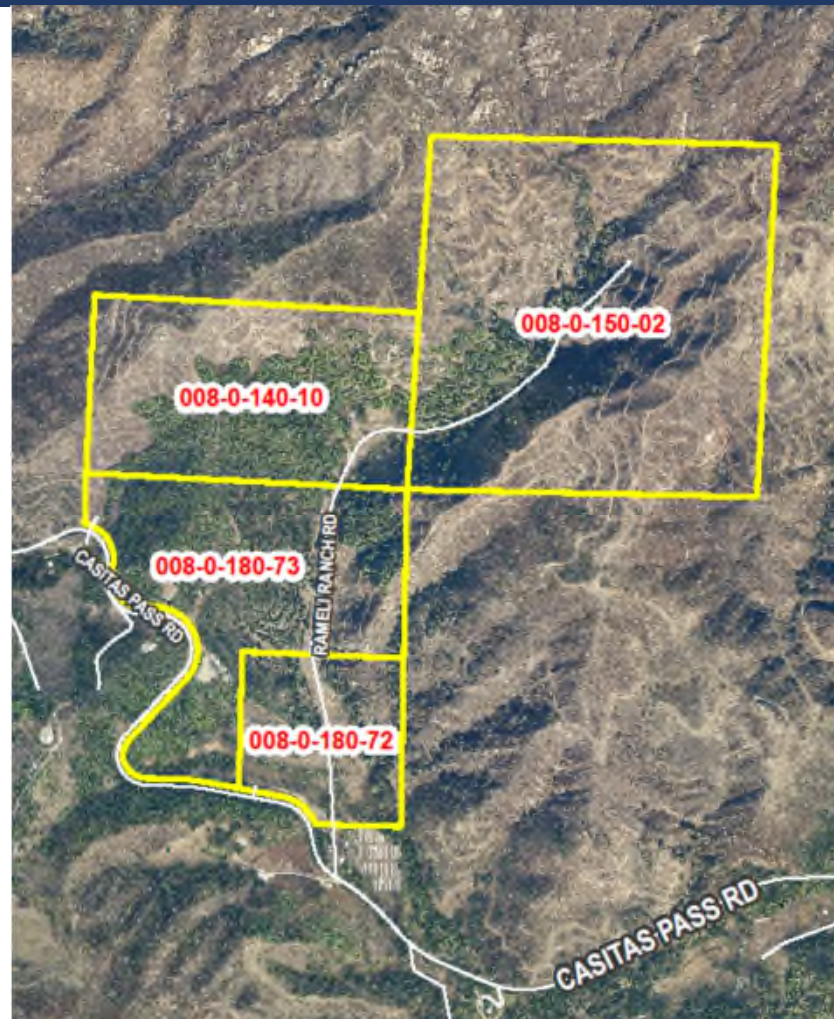
The Chair will announce the final time period to receive any comments.

Case No. PL20-0070

# Project Location – PL20-0070

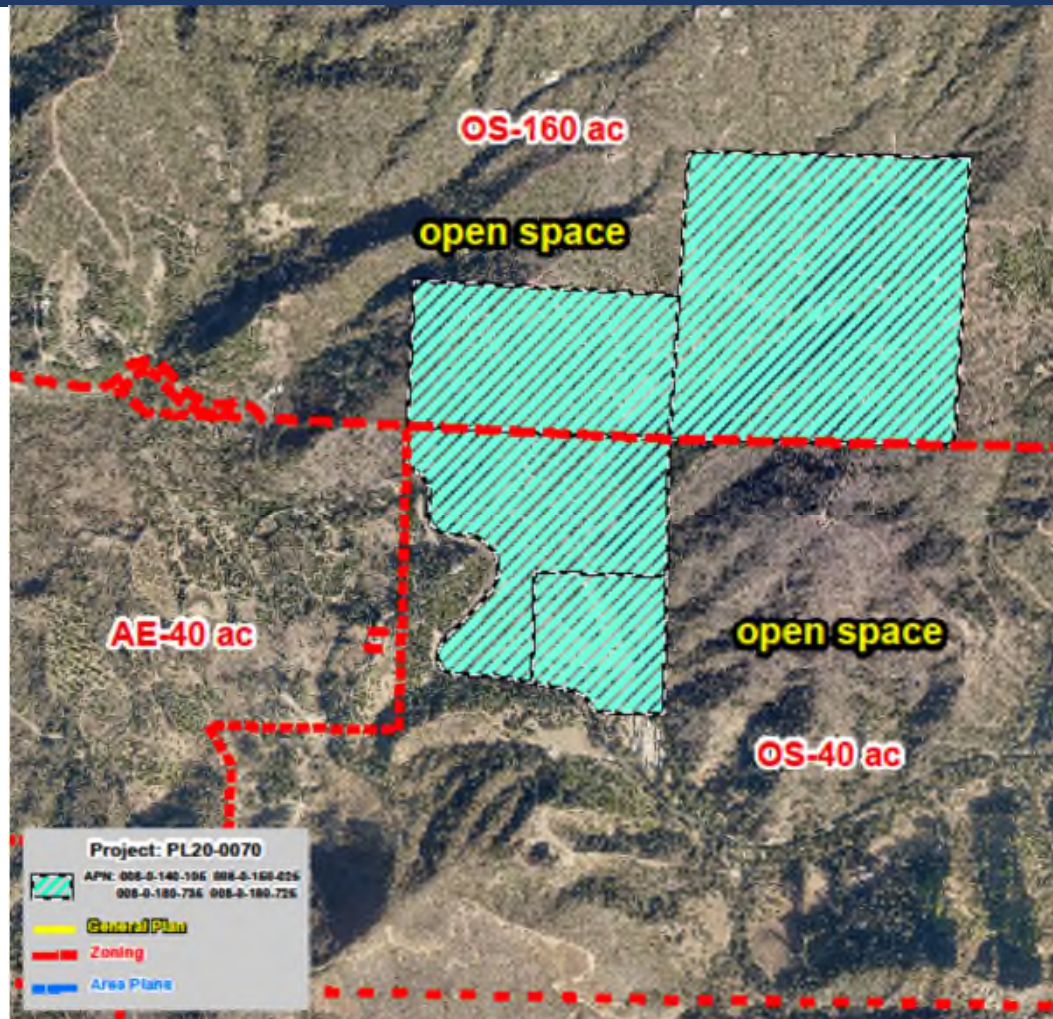


# Project Location – PL20-0070





# Land Use Map – PL20-0070



# Project Description – PL20-0070



## Applicant requests:

The Approval of a Zone Change to convert the zoning from OS-160 ac (Open Space, 160-acre minimum lot size) to AE-160 ac (Agricultural Exclusive, 160-acre minimum lot size) and from OS-40 ac (Open Space, 40-acre minimum lot size) to AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)

## Site Area Photos – PL20-0070





## Site Area Photos – PL20-0070



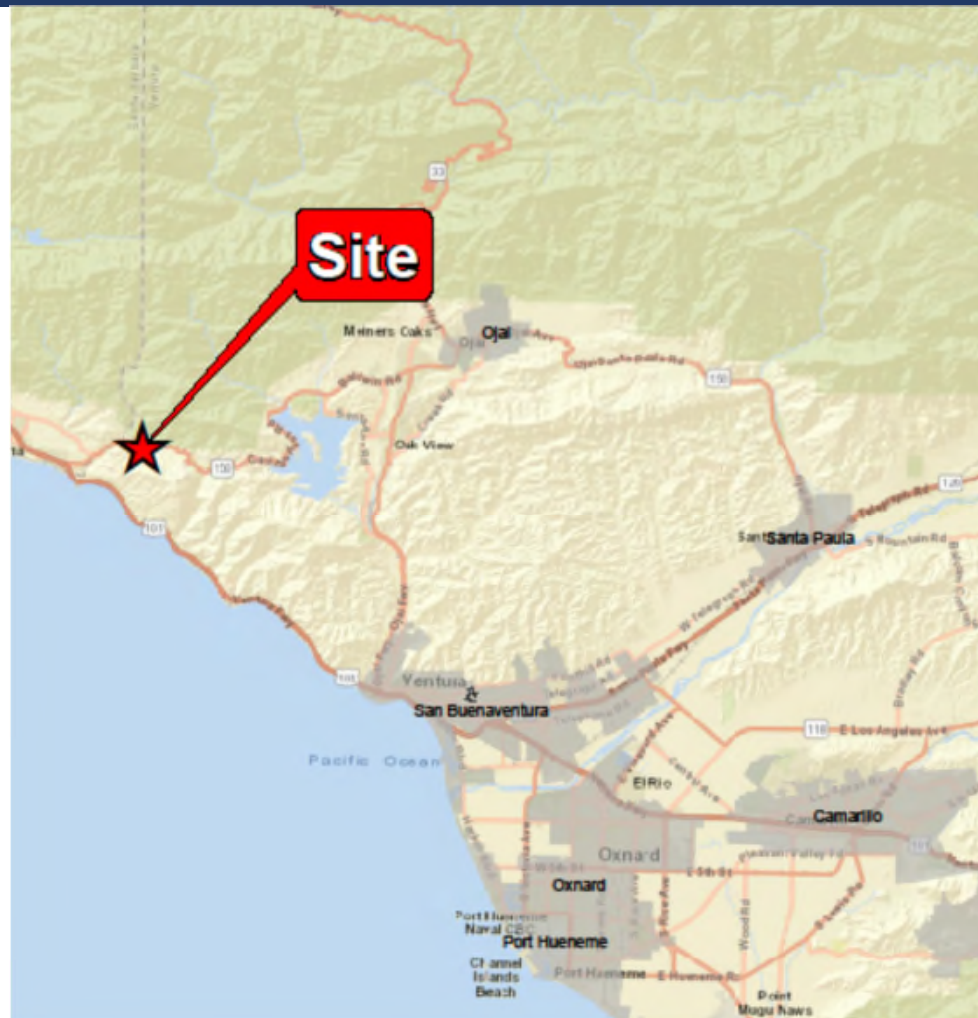
# Site Area Photos – PL20-0070



Case No. PL20-007I



# Project Location – PL20-0071

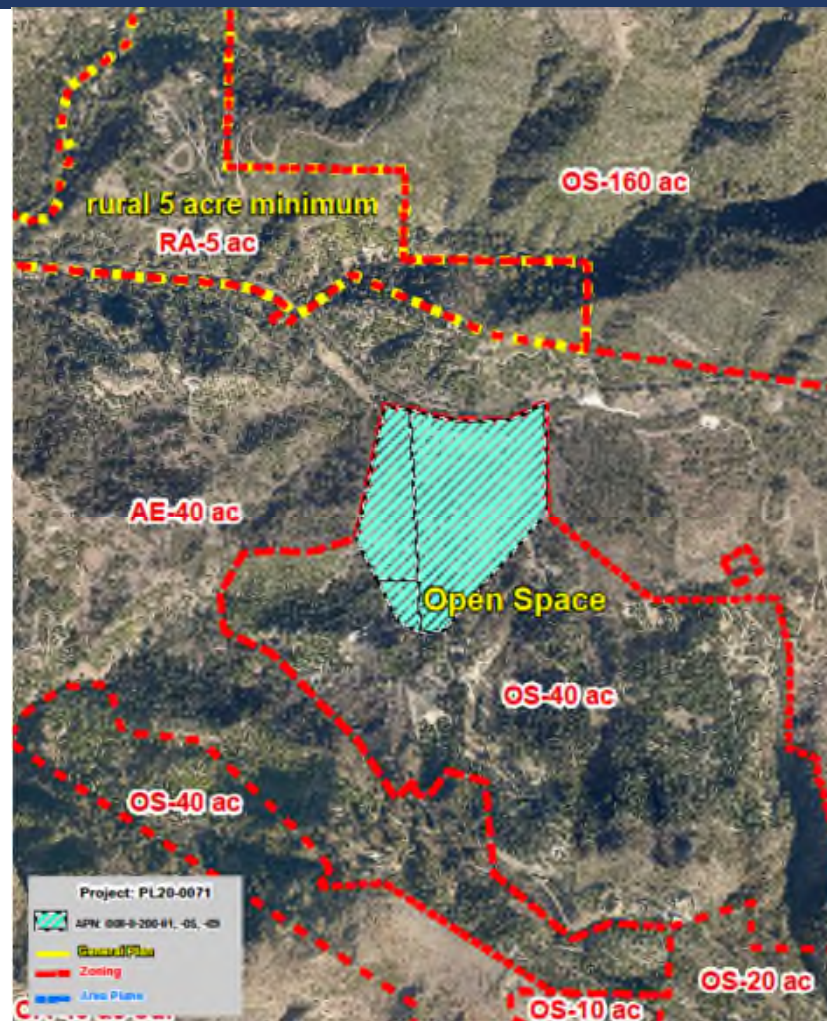




# Project Location – PL20-0071



# Land Use Map – PL20-0071



# Project Description – PL20-0071



## Applicant requests:

The Approval of a Zone Change to convert the zoning from OS-40 ac (Open Space, 40-acre minimum lot size) to AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size)



## Site Area Photos – PL20-0071





## Site Area Photos – PL20-0071





## Site Area Photos – PL20-0071



# Findings

# California Environmental Quality Act (CEQA)



Zone Changes with no proposed development qualify for a Categorical Exemption, pursuant to CEQA § 15061 subdivision (b)(3)

“The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment.”



# Findings



NCZO § 8115-0 et seq. authorizes the Board of Supervisors to change or amend the Zoning Ordinance:

“whenever the public health, safety, or general welfare, good zoning practice, and consistency with the General Plan justify such action...”

## Recommended Actions



The Planning Division requests that your Commission adopt a Resolution that recommends the Board of Supervisors take the following actions:

- Find that the proposed projects are exempt from CEQA review
- Adopt Ordinance Amendments authorizing the rezoning of the Subject Properties

Questions?