



County of Ventura Planning Division

800 S. Victoria Avenue, Ventura, Ca. 93009-1740 • (805) 654-2488 • vcrma.org/divisions/planning

Construction/Demolition ZC21-0740

Assessor's Parcel No.: 0000000000

Date Issued: 07/08/2021
Date Expires: 1/8/2022
Fee: \$340.00
Issued By: W Wright

All Associated APNs: 0000000000, 0600090025, 0600090375

Property Owner:

Gianfranco Laurie, Traffic Engineer Mgr.

Applicant:

Gianfranco Laurie

Mailing Address:

County of Ventura Public Works
Roads and Transportation Department
800 South Victoria Avenue, HOA 3rd Floor
Ventura, CA 93009

Mailing Address:

800 South Victoria Avenue, HOA 3rd Floor
Ventura, CA 93009

Telephone: 805-654-2063

Telephone: 805-654-2063

ZONING CLEARANCE TYPE: Construction/Demolition

Site Address:

Parent Case No.:

Lot Area Sq Ft: 6200

Legal Lot Status:

Lot Area Acres: 0.14

Map & Lot No:

PROJECT DESCRIPTION: Zoning Clearance to paint a Double Yellow Centerline delineating the center of Ocean Avenue and install 3 "No Parking Anytime" traffic signs with (Double Arrows) along the eastern unimproved shoulder of Ocean Avenue in the North Coast Existing Community commonly known as Mussel Shoals. These road improvements are needed to delineate the existing traffic lanes and to prevent parked vehicles from blocking access to areas of Mussel Shoals that rely on Ocean Avenue for vehicle access. The striping and signs are necessary for public safety reasons as parked vehicles have prevented emergency vehicles from accessing locations beyond Ocean Avenue, including the ocean, because vehicles are parking in the actual traffic lanes as the shoulder is substandard and unimproved. The installation of 'No Parking Anytime' signs is not removing legal parking spots. The striping clarifies the improved roadway and circulation pattern on Ocean Avenue. The installation of the "No Parking Anytime" signs allow enforcement of illegally parked vehicles that physically block the traffic lanes. For the purposes of identifying where the striping and signage will occur the project is adjacent to the properties with Assessor Parcel Numbers 060-0-090-02 and 060-0-090-37.

The Planning Division has consulted with the County of Ventura Roads and Transportation Department and concur that the project qualifies for the General Exemption and Categorical Exclusions from a Coastal Planned Development Permit pursuant to Section 8174-6.3.2 of the Coastal Zoning Ordinance (Repair and Maintenance Activities) and section 30610(b) of the CA Public Resources Code (see Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements adopted by the Coastal Commission on September 5, 1978).

The following programs identified in the September 5, 1978 Coastal Commission guidance are relevant for the designation of parking restriction for Ocean Ave:

- (6) Pavement Delineation Program – allows to place and maintain distinctive roadway markings on the traveled way. This include the installation of new striping such as a proposed double yellow centerline stripe.
- (7) Sign Program – allows to install or replace signs that warn, regulate, or guide traffic. There are two (2) existing R28(CA) signs that indicate No Parking Anytime with Arrow for a small segment of Ocean Ave on the southwest side before Breakers Way to maintain proper line of sight. Thus, this includes the installation of three (3) added R28(CA) signs on Ocean Ave on the northeast side as indicated along the curb returns and small parkway area.
- (15) Miscellaneous Safety Projects – eliminates hazardous situations within the right-of-way to improve roadside safety. With vehicles parking along the curb returns creates roadside hazard when emergency vehicles ingress/egress from Old Pacific Coast Highway/Breakers Way to Ocean Ave. Thus, installing striping and signs on Ocean Ave will mitigate this situation and improve vehicular safety.
- (17) Miscellaneous Alterations, Subsections (a), (b) and (d) – allows to install signs and striping that are Caltrans approved. The signs and striping proposed for Ocean Ave are per the Caltrans standard drawings and specifications.

APPLICABLE ZONING:

Zoning N/A	Zoning: RB-3,000 sq ft
Area Plan:	Area Plan Designation: N/A
General Plan:	

Split Zoning:

Zoning: N/A	
Area Plan Designation: N/A	
General Plan: N/A	

BUILDING COVERAGE ALLOWANCE:

Maximum Building Coverage:

<u>Building Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Combined</u>
Prin. Structure(s) sf.	0	0	0
Accessory Structure(s) sf.	0	0	0
Total sf.	0	0	0
% of Bldg. Coverage	0	0	0

SQUARE FOOTAGE:

<u>Building Coverage</u>	<u>Existing</u>	<u>Proposed</u>	<u>Combined</u>
Principal Dwelling			
Accessory Structure DU			
Accessory 2nd DU			
Principal Structure AG			
Acc Structure AG			
Other Principal Structure			
Other Acc. Structure			

Does the cumulative GFA of any of the structures exceed the maximum ministerial allowance?

BELOW ARE SETBACK EXCEPTIONS THAT MAY APPLY

Allowed Intrusions into Setbacks:

Stairways & balconies, open & unenclosed:	2.5' front, 4' rear
Porches & Landings, uncovered/unenclosed, at or below 1st floor:	6' front, 3' rear and side
Chimneys/fireplaces, masonry:	2' into all setbacks; keep min. 3' side setback
Architectural Features (e.g. eaves, cornices, canopies, etc.):	2.5' front, 2' side, 4' rear; keep min 2' side/rear setback

Are There Setback Exceptions?

Setback Exceptions:

Required Setbacks Between:

Habitable Structures:	10'
Habitable & Non-habitable Structures:	6'
Non-habitable Structures:	6'
Setbacks Between:	

FEES:

Total Fees: 340.00

ATTACHMENT(S):

Y Plot/Site Plan	N Floor Plans
N Ordinance Standards	N Permit Conditions
N Compliance Agreement	N Elevations
N Declaration	N Removal Notice and Caveats
N Cross Sections	N Arborist Report
N HOA Approval	N Affidavit
OTHER: pictures and signage	

NOTES:

1. This Zoning Clearance will be nullified pursuant to Sec. 8111-2.6 of the Non-Coastal Zoning Ordinance and Sec. 8181-5.3 of the Coastal Zoning Ordinance if the information provided by the applicant was not full, true and correct; it was issued erroneously; or it does not comply with the terms and conditions of the permit originally granting the use.
2. Zoning Clearances for which a Building Permit is required are valid for 180 days following issuance of the Zoning Clearance during which time a complete Building Permit application must be submitted to the Ventura County Building and Safety Division. If a Building Permit application is not submitted within 180 days of issuance of the Zoning Clearance, the Zoning Clearance expires. Zoning Clearances shall expire 360 days from submittal of the Building Permit application even if the Building Permit application is renewed. Once a Building Permit is issued, construction must commence in accordance with the required timeline set forth in the Ventura County Building Code. This Zoning Clearance expires if the related Building Permit expires, is withdrawn, is terminated, is renewed, and/or there is a design change.
3. Zoning Clearances for which a Building Permit is not required are valid for 180 days following issuance of the Zoning Clearance. If the authorized development has not received all other required County entitlements and licenses and/or development activities have not commenced on or before the 180th day, the Zoning Clearance expires. If the development has received all other required County entitlements and licenses and development activities have commenced on or before

the 180th day, the Zoning Clearance shall remain valid so long as the development remains consistent with the Zoning Ordinance or the conditions of a previously issued entitlement.

4. An applicant may apply for an extension of the 180-day Zoning Clearance expiration date provided that the request for an extension is submitted in writing no later than 30 days prior to the expiration date of the Zoning Clearance and the required fees are paid. A one-time extension may be granted by the Planning Division for a period of up to 180 days provided that (a) there are no material changes to the project or its constituent structures or development, (b) the project is consistent with all applicable General Plan policies, entitlements, and development standards of the Zoning Ordinance in effect at the time the extension is sought, and (c) the project remains subject to the Zoning Clearance permitting requirement, as opposed to a newly enacted discretionary permitting requirement.
5. The property owner is responsible for identifying all property lines and ensuring that all local and state requirements are complied with.
6. Authorizations and approvals by other County Departments that exceed the allowable limits noted herein do not excuse the property owner from complying with the provisions of this Zoning Clearance. (The stricter provisions apply).
7. The proposed project will not result in the removal of more than 50% of the roof or floor area of a non-conforming structure.
8. Property owners shall submit a Verification of Employment Declaration for Zoning Clearances authorizing Farmworker/Animal Caretaker Dwelling Units by May 15th of each year and any applicable fees demonstrating to the Planning Director's satisfaction that the farmworker/animal caretaker meets the Zoning Ordinances' applicable employment criteria.
9. If the property subject of this Zoning Clearance is within the boundary of a Homeowner's Association or Property Owner's Association, additional review and approval of the project may be required by the HOA/POA's Conditions, Covenants & Restrictions (CC&R's). HOA/POA review and approval is the responsibility of the property owner.
10. If the proposed project is located within the Dark Sky Overlay Zone, all new outdoor lighting shall be installed to be consistent with standards outlined in Sec. 8109-4.7 of the Non-Coastal Zoning Ordinance.

BY SIGNING BELOW I CERTIFY THE FOLLOWING:

- I am the owner of the subject property or I am the authorized agent of the property owner and have his/her permission to obtain this Zoning Clearance. I have illustrated on the attached site plan all of the following applicable attributes: existing and proposed structures, Protected Trees (Oaks, Sycamores, and any 30+” diameter trees), marshes, wetlands, streams, rivers, landslides, edges and toes of slopes, abandoned or active oil wells, septic systems and leach fields. I have accurately illustrated all roads, public and private easements, and utilities on the attached site plan and accept responsibility for any encumbrances, restrictions, or agreements on the subject property.
- The information provided in this Zoning Clearance and attached site plans, floor plans, and elevations and landscape plans (if applicable) are full, true and correct.
- I have been informed that I am responsible for contacting the applicable HOA/POA to ensure compliance with the CC&R's.
- I have reviewed, read, and understand the terms, notes and conditions of this Zoning Clearance and as depicted in related attachments, and agree to abide by them and all other provisions of the Zoning Ordinance. I further understand that this Zoning Clearance can be nullified for cause as noted above.
- I agree to defend, indemnify and hold harmless the County of Ventura, including all of its boards, agencies, departments, officers, employees, agents and volunteers, against any and all claims, lawsuits (whether against property owner, County of Ventura or others), judgments, debts, demands and liability, including those arising from injuries or death of persons and for damages to property, arising directly or indirectly out of the obligations of this Zoning Clearance or undertaken or out of operations conducted or subsidized in whole or in part by property owner, save and except claims or litigations arising through the sole negligence or wrongdoing and/or sole willful misconduct of County of Ventura.



Applicant Signature

FOR OFFICIAL USE ONLY

ISSUED BY: W Wright

DATE ISSUED: 07/08/2021



Signature