

EXHIBIT 3

Proposed Planning Commission Resolution to the Board of Supervisors

Proposed NCZO Amendments for Accessory Dwelling
Units and Junior Accessory Dwelling Units
(PL20-0023)

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Planning Commission Resolution (DRAFT)

County of Ventura • Resource Management Agency • Planning Division

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RESOLUTION 21-XX FOR PL20-0023 REGARDING PROPOSED COUNTY-INITIATED ORDINANCE AMENDING THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS; AND THE RELATED FINDING THAT PROJECT IS EXEMPT FROM CEQA PURSUANT TO SECTION 21080.17 OF THE PUBLIC RESOURCES CODE

WHEREAS, the Ventura County Planning Commission (Planning Commission) held a legally noticed public hearing on August 18, 2022, to consider a County-initiated ordinance amending Articles 2, 5, 7, 8, and 11 of the Ventura County Non-Coastal Zoning Ordinance to amend regulations for accessory dwelling units (ADUs), and to add regulations for junior accessory dwelling units (JADUs) consistent with Government Code Sections 65852.2 and 65852.22 (Proposed Ordinance); and to consider a finding that the project is exempt from the California Environmental Quality Act pursuant to Section 21080.17 of the Public Resources Code;

WHEREAS, the California housing crisis continues to affect unincorporated communities across all individual and family income levels, and proposing zoning standards which promote the development of ADUs and JADUs helps address this local housing need. The County's Housing Element identifies ADUs as an integral housing type for meeting the County's RHNA allocation for low-income housing units. Based on the last RHNA cycle (from 2013-2021) which identified ADUs as the second largest housing type to be developed (after single-family residences) due to the changing ADU laws, the housing inventory in the recently adopted 2021-2029 Housing Element assumes that approximately 44 percent of the overall RHNA for the 6th cycle will be addressed by the development of ADUs in the unincorporated county. Of this, almost half of all low-income units expected to be developed in the next eight years include ADUs. Therefore, ADUs are anticipated to be utilized as the most affordable housing option in the unincorporated county.

WHEREAS, the Planning Commission considered all oral and written testimony from County staff and the public on this matter;

WHEREAS, after the close of the public hearing, Planning Commissioner XXXX, District X, made a motion to approve staff's recommended actions, seconded by Planning Commissioner XXXX, District Y;

WHEREAS, the motion carried X-X; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the following actions be taken by the Ventura County Board of Supervisors with respect to the Proposed Ordinance:

1. **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 comments received during the public comment and hearing process; and
2. **FIND**, on the basis of the entire record and as set forth in Section B of the Planning Commission staff report, that the adoption of the Proposed Ordinance amending Articles, 2, 5, 7, 8, and 11 of the Non-Coastal Zoning Ordinance to amend regulations for accessory dwelling units, and to add regulations for junior accessory dwelling units consistent with Government Code Sections 65852.2 and 65852.22 (Exhibit 5) is exempt from CEQA review pursuant to Public Resources Code section 21080.17, which provides, in pertinent part, that CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Government Code sections 65852.2; and
3. **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 Ordinance amending Articles 2, 5, 7, 8, and 11 of the Non-Coastal Zoning Ordinance (Exhibit 5) is consistent with the goals, policies and programs of the Ventura County General Plan and good planning practices and is in the interest of public health, safety and general welfare; and
4. **ADOPT** the Proposed Ordinance amending Articles 2, 5, 7, 8, and 11 of the Non-Coastal Zoning Ordinance (Exhibit 5); and
5. **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.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission's reasons for the above-stated recommendations to the Board, and the relationship between the Proposed Ordinance and the General Plan, are specified in Sections A, B, and C of the Planning Commission staff report and exhibits thereto. As a general summary, the Planning Commission finds that the Proposed Ordinance helps ensure that the County is in compliance with applicable state laws, including Government Code sections 65852.2 and 65852.22, by having a ministerial permitting process for ADUs and JADUs consistent with state and local requirements. The Proposed Ordinance furthers the intent of the County's Housing Element for its 6th RHNA cycle (from 2021-2029) by providing a regulatory framework for the development of ADUs and JADUs, the development of which has been classified as an affordable housing option for the community in the unincorporated county and facilitates the development of ADUs and JADUs consistent with state law.

The Proposed Ordinance also represents good zoning practice as it includes zoning for ADUs and JADUs in areas zoned to allow single-family and/or multi-family dwelling residential uses, promotes the development of ADUs and JADUs while ensuring such housing meets applicable objective development standards consistent with state regulations and the underlying zoning districts. Furthermore, the Proposed Ordinance facilitates the development of ADUs and JADUs in compliance with the most recent ADU laws, and wherever possible, includes some standards that are more permissive (i.e., less restrictive) than state law, while ensuring that these amendments do not conflict with existing General Plan or Area Plan goals or policies and are, therefore, deemed consistent with the General Plan.

This is to certify that the foregoing is a true and correct copy of the Resolution reflecting the actions taken by the Ventura County Planning Commission at a public hearing regarding the above-described matter on August 18, 2022.

Dave Ward, AICP, Secretary to the
Ventura County Planning Commission