

# **EXHIBIT 8**

## **List of Relevant General Plan and Area Plan Goals and Policies**

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

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## List of Relevant General Plan Goals and Policies

The Proposed Ordinance is consistent with the Ventura County General Plan including the following General Plan goals, policies and programs:

### Chapter 2: Land Use and Community Character Element:

**Goal LU-6:** *To provide appropriate land use designations that provide for the long-term preservation of the county's rural lifestyle, productive farmland and supporting services, and the vast open space resources that define the county.*

**Policy LU-6.3: Density Exceptions – Agricultural Land Use Designation**

The County shall exclude from the Agricultural land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code.

**Goal LU-10:** *To provide opportunities for a variety of residential types and densities in established Existing Communities, Urban areas, within a city's adopted Sphere of Influence, and Area Plans.*

**Policy LU-10.1: Accessory Dwelling Units**

The County shall permit accessory dwelling units as provided for in the Non-Coastal and Coastal Zoning Ordinances, even if such a dwelling would result in a density greater than the standard density specified for the residential land use designations.

**Policy LU-10.2: Density Exceptions – Residential Land Use Designation**

The County shall exclude from the Residential land use maximum density farmworker dwellings, and accessory dwelling units pursuant to section 65852.2 of the Government Code.

**Goal LU-11:** *To promote the development of mixed-use, commercial, and industrial uses in areas that are appropriate for these uses.*

**Policy LU-11.7: Density Exceptions – Mixed Use Land Use Designation**

The County shall exclude from the Mixed Use land use maximum density farmworker dwellings and accessory dwelling units pursuant to section 65852.2 of the Government Code.

The Proposed Ordinance is consistent with the above-mentioned General Plan goals and related policies. Pursuant to Government Code section 65852.2, subdivision (a)(8), an accessory dwelling unit that meets state and local requirements shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed a residential use that is consistent with the existing general plan and zoning designation for the lot. The Proposed Ordinance is consistent with these requirements.

## Chapter 3: Housing Element:

**Goal HE-2:** *Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure to meet the requirements of the regional housing need allocation.*

**Policy HE-2.6: Encourage Accessory and Junior Accessory Dwelling Units**

The County shall incentivize and encourage accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

**Goal HE-3:** *Increase special needs housing opportunities and supportive services for lower income households, seniors, persons with disabilities, persons with mental illness, large families with children, female-headed households, and people who are experiencing homelessness.*

**Policy HE-3.5: Encourage Affordable Housing in Rural Areas**

The County shall promote housing types for lower-income households that align with the rural and agricultural character, economy, and needs of Ventura County, such as farmworker housing, manufactured housing, mobilehomes and accessory dwelling units.

**Policy HE-3.10: Encourage Design for Large Households**

The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families (e.g. room additions, accessory dwelling units, and junior accessory dwelling units) to reduce overcrowding and assist in maintaining the affordability of existing housing stock.

### **Housing Element Programs**

**Program HE-C: ADU Homeowner Tools**

To affirmatively further fair housing and increase lower- and moderate-income homeowners' access to ADUs/JADUs and minimize barriers, the County will develop homeowner website education tools and public information in English and Spanish to make the zoning and permitting process more user-friendly, to highlight the advantages of investing in an ADU, and to make available free building plans for ADUs or farmworker dwelling units. In implementing this program, the County is supporting homeowners with tools and translated information to achieve the target production of 560 ADUs and JADUs by 2029.

**Program HE-J: Compliance with State Housing Laws and PD Permit Monitoring**

The Planning Division will continue to monitor new housing-related state legislation and amend the County General Plan, Coastal Area Plan and Zoning Ordinances to ensure consistency with state law. The Planning Division will also monitor the Planned Development Permit process requirements and processing time to ensure the process does not act as a constraint to housing production. If determined to be a constraint, the County will modify permit processing procedures as appropriate to facilitate housing production.

#### Program HE-T: Publish Clear Permit Approval Procedures

The County shall publish clear permit approval procedures by maintaining an updated webpage that includes Spanish translation that clearly identifies ministerial permitting pathways for new state law provisions (e.g., SB 35, AB 2162, AB 1783 compliant housing) which exempt certain housing development from discretionary review.

#### Program HE-U: Modular Accessory Dwelling Units and Garage Conversion Building Plans

The County shall market the Ventura Council of Governments “Regional ADU Program” once it is funded and developed using Regional Early Action Planning Grant funds. This program will include design plans for a less expensive prefabricated, stand-alone ADU, and several free templates for a garage ADU conversion to be made available to homeowners.

#### Program HE-Z: ADU Monitoring

The County shall track new ADUs and collect information on the use and affordability of these units. Halfway through the projection period (2025), if determined that these units are not meeting a lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA.

The Proposed Ordinance directly implements the above-mentioned goals, policies and programs of the Housing Element. The Proposed Ordinance updates the County’s Non-Coastal Zoning Ordinance to reflect existing state law, facilitates the development of ADUs and JADUs to help increase the production and supply of affordable housing to meet individual, family, senior, and other specialized housing needs. Following adoption of the Proposed Ordinance, additional resources will be made available to the public beyond the current County website promoting ADUs and JADUs, and County staff will continue to track built ADUs and JADUs to achieve the Housing Element production of housing units in the 6<sup>th</sup> Cycle, to the year 2029.

### **Lake Sherwood/Hidden Valley Area Plan**

**Goal LS-5:** *To ensure that the area's growth rate does not exceed the ability of service agencies to provide quality services.*

#### Policy LS-5.2: Maximum Dwelling Units

The County shall require that the total number of dwelling units in the Lake Sherwood Community, excluding Planning Units 8 and 9 (excepting Lots 14, 15, 17 [portion], 151 and "I" of the Upson Tract Addition #1), does not exceed 630, and the total in Planning Unit 2 does not exceed 51 dwelling units exclusive of second dwelling units, farmworker housing, and low income housing density bonuses as defined and regulated in the County Zoning Ordinance.

As a result of certain changes in the terminology used by state law in 2017 and the County’s 2018 ADU Ordinance, “accessory dwelling unit” replaced the former term “second dwelling unit.” As explained above, an accessory dwelling unit that meets state and local requirements

does not exceed the allowable density for the lot upon which it is located, and is deemed a residential use that is consistent with the existing general plan and zoning designation for the lot. Consistent with state law and Policy LS-5.2, the Proposed Ordinance will not change the maximum number of dwelling units in the Lake Sherwood Community.