

August 18, 2022

Planning Commission Hearing

**Non-Coastal Zoning Ordinance Amendments
for Accessory Dwelling Units and Junior
Accessory Dwelling Units (PL20-0023)**



**Resource Management Agency, Planning Division
Ruchita Kadakia, Manager,
Housing and State Mandates**

Intent for Today's Presentation

1. Project Objective and Scope
2. Background
3. Proposed Amendments to the Non-Coastal Zoning Ordinance
4. CEQA Exemption and Findings
5. Public Outreach and Comments
6. Recommended Actions



Project Objective and Scope

Update County's ADU regulations to be consistent with updated State Law requirements:

- Government Code Section 65852.2 (ADUs); and
- Government Code Section 65852.22 (JADUs)

2021-2029 Housing Element Sites Inventory (6th Cycle RHNA)

ADUs and JADUs:

- Consist of approx. 44% of the overall RHNA
- ADUs and JADUs consist of almost half of all low-income units

	Lower Income (less than 80% of median)	Moderate Income (80-120% of median)	Above- Moderate Income (greater than 120% of median)	TOTAL
RHD Zoned Sites	220	-	30	250
ADUs and JADUs	258	235	67	560
Farmworker and Animal Caretaker Dwelling Units	8	-	-	8
Approved Residential Projects				
<i>CSUCI University Glen Phase 2</i>	170	310	120	600
<i>Somis Ranch Farmworker Housing Complex³³</i>	200	-	-	200
<i>Rancho Sierra Supportive Housing</i>	50	-	-	50
<i>Reider Tract (Piru)</i>	5	44	-	49
<i>Finch Tract (Piru)</i>	-	113	62	175
Vacant Sites in Existing Communities				
<i>Camarillo Heights/Las Posas Estates</i>	-	-	51	51
<i>Bell Canyon</i>	-	-	62	62
<i>Santa Rosa Valley</i>	-	-	12	12
<i>Lake Sherwood</i>	-	-	76	76
Total	911	702	480	2,093
2021-2029 RHNA Target	544	250	468	1,262
Surplus (percent of RHNA)	367 (67%)	452 (181%)	12 (3%)	831 (66%)



Background

ADU Regulations in the County

- 2003 -** County adopted a Second Dwelling Unit Ordinance, the precursor to ADUs
- 2017/18 -** State laws updated ADU regulations to allow certain types of ADUs with only a Building Permit, and added JADUs
- 2018 -** County adopted an ordinance addressing 2017/18 Laws to update ADU regulations; did not include JADUs
- 2018-2021 -** New ADU Laws expanded regulations for Building Permit ADUs and JADUs, made restricting ADUs more difficult

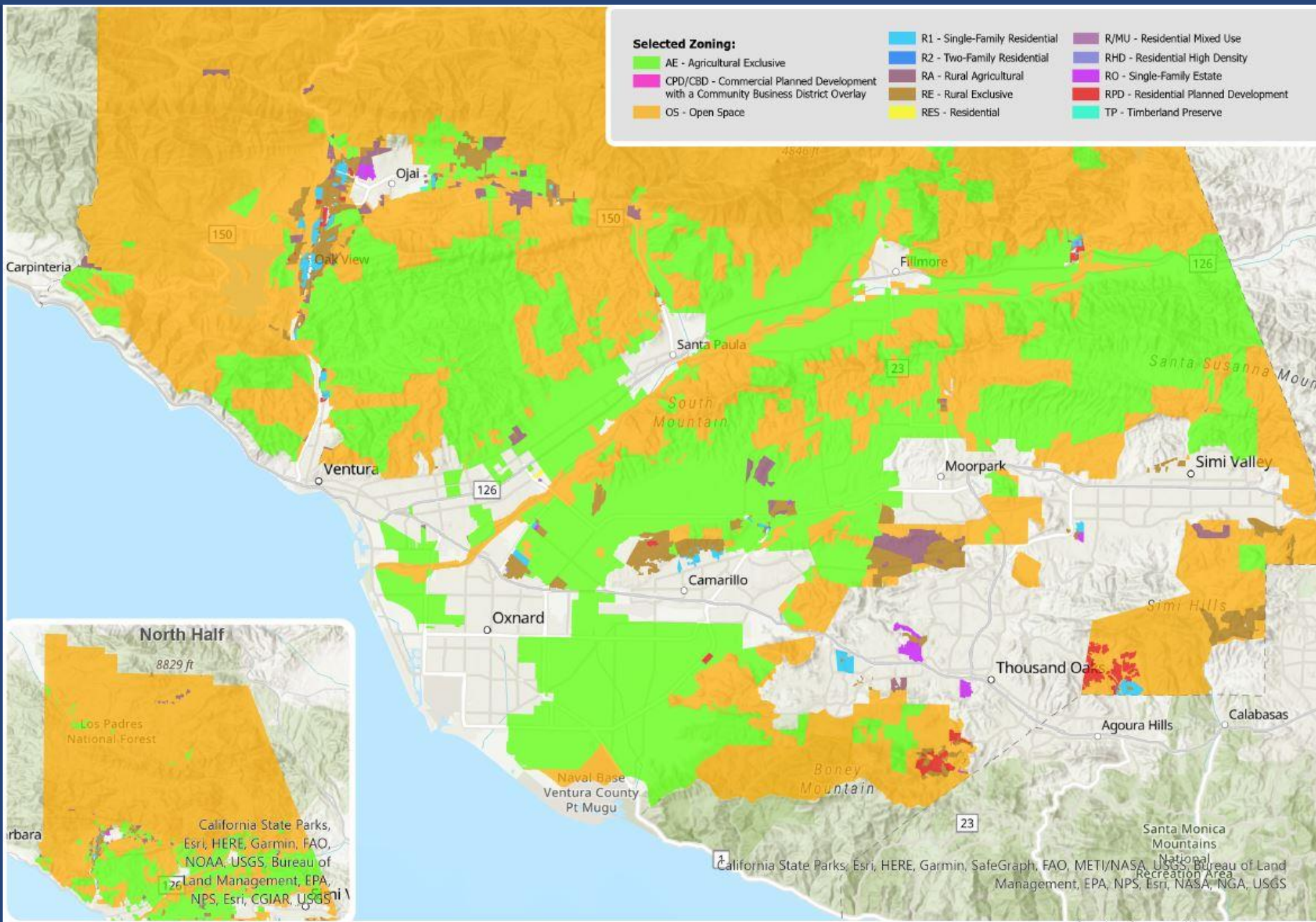
New ADU Laws (2018-2021)

- Create two tracks for approving ADUs:
 - Building Permit only; or
 - With a Zone Clearance
- Expand types of ADUs that must be approved only with a Building Permit
- Allow multiple ADUs with multifamily dwelling structures
- Remove minimum lot size and owner occupancy requirements for ADUs
- Require inclusion of JADUs and identify specific requirements
- Establish development and parking standards for ADUs and JADUs
- Require that rental terms for ADUs and JADUs must exceed 30 consecutive days
- Existing development standards cannot preclude the creation of an 800 sq. ft. ADU
- Require a high evidentiary showing for inclusion of impact areas in ordinance



Proposed Amendments to the Non-Coastal Zoning Ordinance (Articles 2, 5, 7, 8, 11, and 19)

Location of Allowable Zones for ADUs and JADUs



Article 5, Sec. 8105-4 – Permitted Uses in Open Space, Agricultural, Residential and Special Purpose Zones

[illegible]

Proposed Amendments

Article 5, Sec. 8105-5 – Permitted Uses in Commercial and Industrial Zones

Sec. 8105-5 - Permitted Uses in Commercial and Industrial Zones

	CO	C1	CPD	M1	M2	M3
MIXED USE DEVELOPMENT WITHIN THE CBD OVERLAY ZONE PER SECTION 8109-4.5.5 (37)			PD			
<u>Accessory Dwelling Unit (ADU) within the CBD overlay zone*</u>			Pursuant to Sec. 8107-1.7			

Article 19, Sec. 8119-1.2 – Permitted Uses in Old Town Saticoy Development Code

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE

	TC	R/MU	RES	IND
B] ACCESSORY USES AND STRUCTURES				
ACCESSORY USES AND STRUCTURES	ZC	ZC	ZC	ZC
Keeping of Animals				
Pet animals <i>Per Sec. 8107-2.4</i>	E	E	E	
Security animals (<i>See Sec. 8107-2.4.4</i>)	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
<i>Live/Work Units</i>	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit (<u>ADU</u>)* (AM. ORD. 4519 - 2/27/18)		Pursuant to Sec. 8107-1.7		
<u>Junior Accessory Dwelling Unit (JADU)*</u>			Pursuant to Sec. 8107-1.7	

Proposed Amendments (Section 8107-1.7 – ADUs and JADUs)

8107-1.7.1: Purpose

8107-1.7.2: Definitions (*specific to this Section*)

8107-1.7.3: Types of ADUs

8107-1.7.4: ADUs allowed with a Building Permit
(*Building Permit ADUs*)

8107-1.7.5: Development Standards for ADUs Not Authorized
under Section 8107-1.7.4 (*ADUs allowed by Zone Clearance*)

8107-1.7.6: JADU requirements

8107-1.7.7: Application Processing and General Requirements

ADU Definition (Sec. 8102-0)

Dwelling Unit, Accessory (ADU)

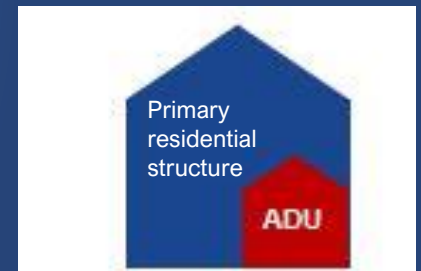
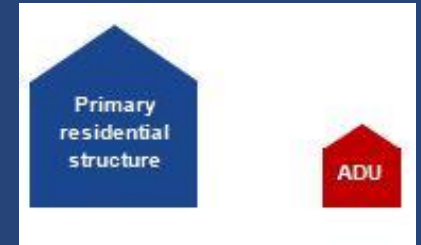
An attached or a detached residential dwelling unit, or a unit within the existing space of a primary dwelling unit, which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the proposed or existing single-family or multifamily dwelling. An accessory dwelling unit also includes the following:

- (a) An efficiency unit, as defined in section 17958.1 of the Health and Safety Code; and
- (b) A manufactured home, as defined in section 18007 of the Health and Safety Code.

Governed by Government Code 65852.2

Types of Allowable ADUs (Sec. 8107-1.7.3)

- a. **Detached:** The ADU is separated from the primary residential structure.
- b. **Attached:** The ADU is attached to the primary residential structure. *(Includes the conversion of existing partially enclosed spaces attached to the primary residential structure)*
- c. **Space within a Primary Residential Structure:** The ADU is created within the space (e.g., primary bedroom, attached garage, storage area, or similar use) of an existing or proposed primary residential structure.
- d. **Space within an Existing Accessory Structure:** The ADU is created within the space of an existing accessory structure that is located on the lot of the primary residence.



ADUs Allowed by Permit and Zone

TYPE OF ADU		ZONING CLASSIFICATION												
		RI	R2	RES	RPD	R/MU	RHD	RA	RE	RO	CPD/ CBD	OS	AE	TP
Building Permit ADUs (8107-1.7.4)	Within Space of Single-Family Dwellings and Accessory Structures (Sec. 8107-1.7.4(a))	BP	BP	BP	BP	BP	X	BP	BP	BP	BP	X	X	X
	New Detached ADU with an Existing or Proposed Single-Family Dwelling (Sec. 8107-1.7.4(b))	BP	BP	BP	BP	BP	X	BP	BP	BP	BP	X	X	X
	ADUs in Existing Multifamily Dwelling Structures (Sec. 8107-1.7.4(c))	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	X	X	X
	Detached ADUs with Existing Multifamily Dwelling (Sec. 8107-1.7.4(d))	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	X	X	X
	All other ADUs not authorized under Sec. 8107-1.7.4(a) through (d) (Sec 8107-1.7.5)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
JADUs	JADUs (can be combined with an attached or detached ADU in a single-family dwelling) (Sec. 8107-1.7.6)	BP	BP	BP	BP	X	X	BP	BP	BP	X	X	X	X
		BP - Building Permit Only			ZC - Zone Clearance			X - Not Allowed			15			

Building Permit ADUs (Sec. 8107-1.7.4)

Lots with Existing or Proposed Single-Family Dwellings

- a) Within Space of Single-family Dwellings and Accessory Structures
- b) New Detached ADU with an Existing or Proposed Single-family Dwelling

A JADU may be combined with either a) or b)

Lots with Existing Multifamily Dwellings

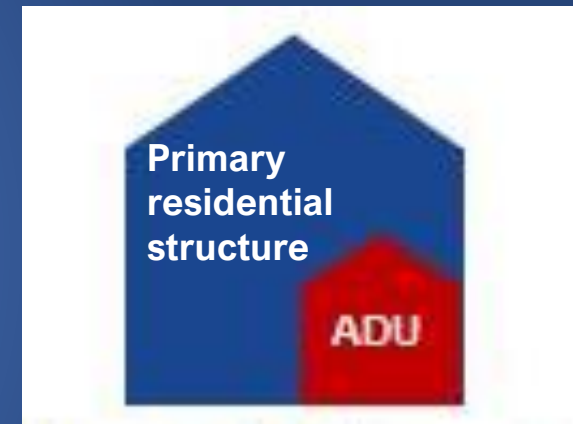
- c) ADUs in Existing Multifamily Dwelling Structures
- d) Detached ADUs with Existing Multifamily Dwelling

Applicants may combine options c) and d)

Building Permit ADUs (Sec. 8107-1.7.4)

a) Within Space of Single-family Dwellings and Accessory Structures (*Conversion ADUs*)

- In a residential or mixed-use zone
- ADUs are allowed within the space of:
 - An existing or proposed single-family dwelling; OR
 - An existing attached or detached accessory structure
- Can only expand an accessory structure by 150 square feet for ingress and egress purposes (for ADUs only)
- Setbacks must meet Building Code and Fire Code requirements
- No size limitation
- Can be combined with a JADU



Allowable Zones:

R1, R2, RES, RPD, R/MU, RA, RE, RO, or CPD/CBD

Building Permit ADUs (Sec. 8107-1.7.4)

b) New Detached ADU with an Existing or Proposed Single-Family Dwelling

- In a residential zone or mixed-use zone
- The ADU is a new construction ADU (not a conversion of accessory structure)
- **Maximum 850 square feet**
- Minimum four-foot side and rear setbacks
- Maximum height of 16 feet
- Can be combined with a JADU



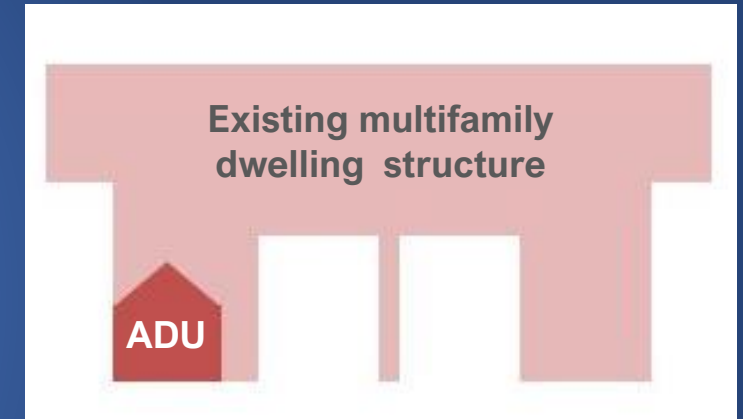
Allowable Zones:

RI, R2, RES, RPD, R/MU, RA, RE, RO, or CPD/CBD

Building Permit ADUs (Sec. 8107-1.7.4)

c) ADUs in Existing Multifamily Dwelling Structures

- In a residential zone or mixed-use zone (including RHD)
- ADUs created by conversion of **existing non-livable space** (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages)
 - ADUs cannot be created in absence of non-livable space
 - For lots with mixed uses, only the non-livable space of the residential portion of the building may be converted to an ADU
- Minimum one ADU allowed. Maximum number of ADUs limited to up to 25% of the existing multifamily units
- May be combined with option d - Detached ADUs with multifamily dwelling structures



Allowable Zones:

RI, R2, RES, RPD, R/MU, **RHD**,
RA, RE, RO or CPD/CBD

Building Permit ADUs (Sec. 8107-1.7.4)

d) Detached ADUs with Multifamily Dwelling Structures

- In a residential zone or mixed-use zone (including RHD)
- Up to two detached ADUs are allowed (by conversion or new construction)
- **Maximum 850 square feet**
- Minimum four-foot side and rear setbacks
- Maximum height of 16 feet
- May be combined with option c - Interior ADUs with multifamily dwelling structures



Allowable Zones:

R1, R2, RES, RPD, R/MU, **RHD**, RA, RE, RO or CPD/CBD

ADUs Allowed by Zone Clearance (Sec. 8107-1.7.5)

Section utilized for ADUs which do not meet the requirements for Building Permit ADUs

- Must meet Building Code and Fire Code requirements and other applicable zoning standards
- ADUs permitted on zones which allow residential dwellings (R1, R2, RES, RPD, R/MU, RHD, RA, RE, RO, CPD/CBD, OS, AE, or TP)
- Lots must have an existing or proposed single-family or multifamily dwelling
- Each lot can build one ADU (and one JADU if certain requirements are met)
- Height:
 - Maximum 16 feet in height, or
 - Maximum allowable height for primary dwelling, if ADU is setback 20 feet from all property lines

ADUs Allowed by Zone Clearance (Sec. 8107-1.7.5)

- **Setbacks:**
 - No setback required, if the following are converted into an ADU:
 - an existing living area;
 - an accessory structure; or
 - a structure reconstructed in the same location and to the same dimensions
 - For all other ADUs - Minimum four-foot setbacks for attached or detached ADU
- **Size of attached or detached ADUs:**

Lot size	Size of ADU	
< 9,000 sq. ft.	850 sq. ft. for one bedroom or less	1,000 sq. ft. for more than one bedroom
9,000 sq. ft. < 10 acres	1,200 sq. ft.	
10 acres <	1,800 sq. ft.	

ADUs Allowed by Zone Clearance (Sec. 8107-1.7.5)

- Interior ADUs (e.g., in OS, AE and TP zones)
 - Must be located within the space of an existing or proposed single-family dwelling (not allowed in an accessory structure)
 - Must have exterior access, cannot have internal access to the single-family dwelling
 - ADU must meet size limitations for the lot
 - Side and rear setbacks comply with applicable Building and Fire Code requirements.
- ADUs attached to an Accessory Structure:
 - Combined square footage must not exceed allowable total floor area (except for ADU above garage)
 - No internal access to the accessory structure is allowed

ADUs Allowed by Zone Clearance (Sec. 8107-1.7.5)

- Limited exception to development standards for ADUs:
 - An ADU must be approved on a lot with qualifying zoning of **up to 850 square feet**, with four-foot side and rear setbacks, and up to 16 feet in height, even if it doesn't meet development standards related to lot coverage, floor area ratio, open space, or minimum lot size
 - ADU must meet the Building Code and Fire Code requirements



Image credit: <https://napasonomaadu.org/>

Parking Requirements for ADUs (Sec. 8108-4.7)

No parking is required for:

- Building Permit ADUs; or
- If they meet any of the following for Zone Clearance ADUs:
 - Located within ½-mile walking distance of public transit
 - Located within an architecturally and historically significant historic district
 - Is part of the proposed or existing primary residence or an accessory structure.
 - When on-street parking permits are required but not offered to the occupant of the ADU.
 - When there is a car share vehicle located within one block of the ADU

One off-street parking space is required per ADU or per bedroom, whichever is less – may be located within the setback

Garage conversions for ADUs do not require replacement parking for the primary dwelling

Junior Accessory Dwelling Units (Sec. 8107-1.7.6)

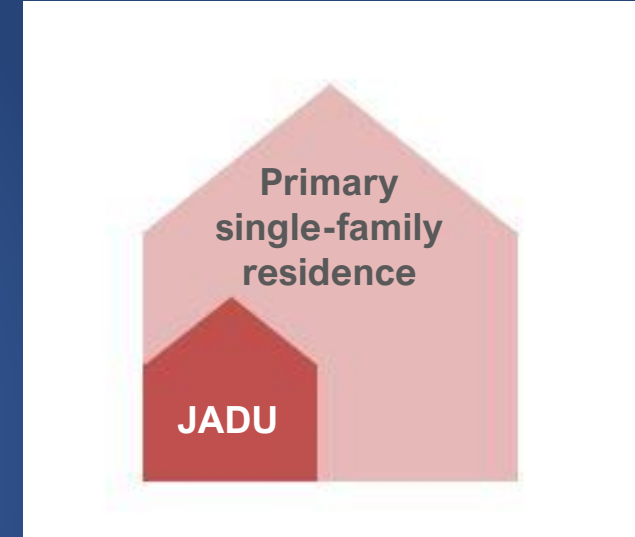
Dwelling Unit, Junior Accessory (JADU) –

A dwelling unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-family dwelling. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

Governed by Government Code 65852.22

Junior Accessory Dwelling Units (JADUs) (Sec. 8107-1.7.6)

- One JADU is allowed per lot, located in a single-family residential zone
- Must be created within the walls of an existing or proposed single-family dwelling, including an attached garage
- Not allowed on lots with multiple single-family detached dwellings, in multifamily dwellings, or in accessory structures
- Maximum 500 square feet size, with an efficiency kitchen
- Requires a separate entrance from the single-family dwelling but may have internal connection if sharing sanitation facilities
- No parking required for the JADU itself, however, replacement parking for the single-family dwelling is required if a garage is converted to a JADU



Allowable Zones:
RI, R2, RES, RPD, RA, RE, or
RO

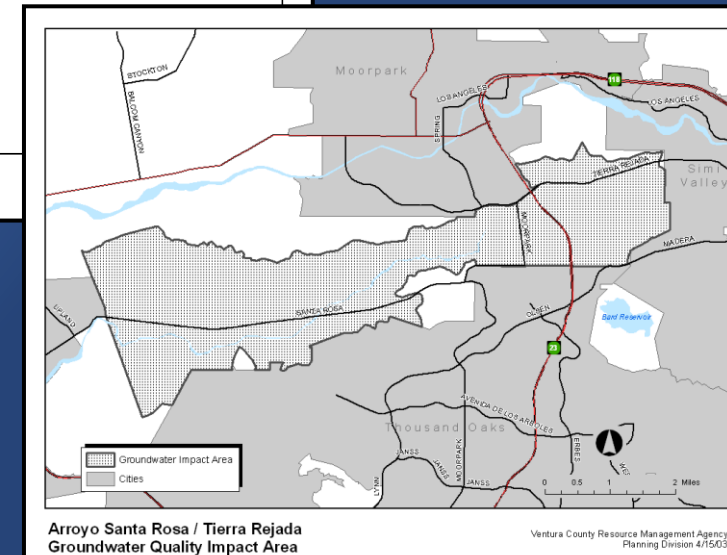
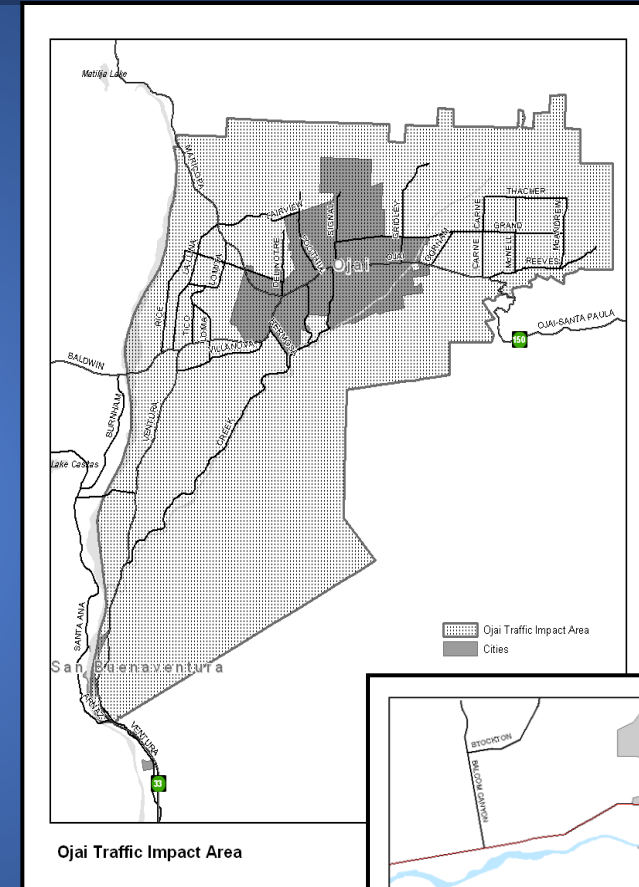
Impact Areas

- State law allows the inclusion of Impact Areas in an ordinance based on the adequacy of water and sewer services, and impacts on traffic flow and public safety
- However, HCD requires specific and detailed findings of fact to restrict or prohibit ADUs within an impact area
 - Findings of fact are subject to a high evidentiary bar if the restriction would prohibit ADUs in neighborhoods with existing residential uses
- State law also requires that a Building Permit be issued for ADUs and JADU, if they meet the state law criteria, even if located within an impact area
 - *Note: In all instances, ADUs and JADUs must be consistent with Building Code and Fire Code requirements before issuance of Building Permit*

Impact Areas

- Detailed findings of fact to prohibit or restrict ADUs within the impact areas could not be identified
- Therefore, the Arroyo Santa Rosa/Tierra Rejada Groundwater Quality and Ojai Traffic impact areas were **removed** from the Proposed Ordinance

All proposed ADUs and JADUs must meet Building Code and Fire Code requirements, which would require individual applicants to satisfy the necessary water supply, fire flow, wastewater and related health and safety requirements, prior to the issuance of a building permit



ADU and JADU Application Processing and General Requirements

(Sec. 8107-1.7.7)

- Type of Permits for ADUs and JADUs:
 - Building Permit ADUs and JADUs must be approved ministerially through a building permit
 - All other ADUs (subject to Section 8107-1.7.5) to be approved by a ministerial Zone Clearance
- Correction of nonconforming zoning conditions cannot be a condition of approval of an ADU or JADU
- Rentals/Rental Terms, Owner Occupancy and Property Transfer requirements
- Deed Restrictions for ADUs and JADUs



Image credit: <https://napasonomaadu.org/>

Errata – Proposed Amendments to Articles 5 and 19

Errata memorandum (**Exhibit 9**) dated August 17, 2022 includes additional proposed amendments for consistency with State Law and Sec. 8107-1.7

- Sec. 8105-5 – Permitted Uses in Commercial and Industrial Zones
- Sec. 8119-1.2: Permitted Uses
- Sec. 8119-1.3: Zoning Standards for R/MU and RES zones
- Sec. 8119-1.4: Building Type Standards

Summary of Proposed Amendments

- Allows four types of ADUs and JADUs with a Building Permit approval
- Establishes criteria for all other types of ADUs subject to a Zone Clearance
- Includes more permissive ADU requirements, wherever possible
- Outlines the processes and general requirements for approval of ADUs and JADUs
- Defines terms specific to ADUs and JADUs
- Updates other sections of the Non-Coastal Zoning Ordinance for consistency



CEQA Exemption and Ordinance Amendment Findings

CEQA Exemption

The Proposed Ordinance (**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 to implement the provisions of Government Code section 65852.2.

NCZO Amendment Findings

Pursuant to NCZO Section 8115-0, the proposed NCZO Amendment to Articles 2, 5, 7, 8, 11, and 19 (**Exhibit 5**):

- Would not be detrimental to the public health, safety or general welfare;
- Represents good zoning practice; and
- Is consistent with the Ventura County General Plan



Public Outreach and Public Comments Received

Public Outreach/Information

- Three public information web sites created
- Interested parties sign-up list
- Legal Notice published in VC Star and Vida
- ADU Homeowner Tools guidebook in progress

<https://vcrma.org/en/accessory-dwelling-unit-ordinance-update>
<https://vcrma.org/en/accessory-dwelling-unit-permits>
<https://vcrma.org/en/accessory-dwellings-farmworker-dwellings>

Accessory Dwelling Unit Ordinance Update



Accessory Dwelling Unit Ordinance Update

In 2018, the Ventura County Board of Supervisors and California Coastal Commission approved amendments to both the Non-Coastal and Coastal Zoning Ordinances for Accessory Dwelling Units (ADU) in unincorporated Ventura County. Accessory Dwelling Unit replaced "Second Dwelling Unit" within the ordinances in order to apply a broader range of development standards in both zoning ordinances. The term was redefined as part of a larger comprehensive Accessory Dwelling Unit update to both zoning ordinances to be consistent with state law.

On January 1, 2020, and January 1, 2021, new state regulations for Accessory Dwelling Units went into effect. Draft amendments to the Accessory Dwelling Unit development standards for both Non-Coastal and Coastal Zoning Ordinances are being prepared to comply with the state regulations. Standards associated with parking, Junior ADUs, owner occupancy requirements, and others will be amended to reflect the required changes made at the state level.

More information about the recent state-wide changes to Accessory Dwelling Units can be found on the California Department of Housing and Community Development's (HCD) webpage.

Click here to be notified of Accessory Dwelling Unit updates and notice of future public hearings!

Upcoming Meetings

Planning Commission – August 18, 2022

The County of Ventura's Planning Division is presenting county-initiated amendments to Articles 2, 5, 7, 8, and 11 of the Ventura County Non-Coastal Zoning Ordinance pertaining to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs); approval of the related CEQA determination pursuant to Section 21080.17; and adoption of a Resolution regarding an update to the regulations and development standards for ADUs and to add regulations and development standards for JADUs, consistent with state law including Government Code sections 65852.2 and 65852.22 (PL20-0023) to the Ventura County Planning Commission documents for this hearing item can be accessed on the County of Ventura's website [at this link](#). The same link.

Please note that simultaneous interpretation in Spanish will be available for this item at the hearing. If you wish to attend on the day of the hearing, please see the directions provided [at this link](#).

Board of Supervisors – Anticipated fall 2022

A Board of Supervisors meeting will be scheduled to consider the recommendation from the Planning Commission for the August 18, 2022. For updates regarding upcoming hearings or project updates, please sign up on the ADU Update Subscription list.

What if I am ready now to permit my accessory dwelling unit?



REGULATIONS FOR ADUS AND JADUS

* Note: Zoning designations and their abbreviations used below refer to the following zones. See the [Non-Coastal Zoning Ordinance](#) for all other requirements regarding the zone.

Single-Family Residential (R1)	Residential Mixed Use (R/MU)
Two-Family Residential (R2)	Residential High Density (RHD)
Residential (RES)	Rural Agricultural (RA)
Residential Planned Development (RPD)	Rural Exclusive (RE)
Single-Family Estate (RO)	

A. ADUs and JADUs allowed with a Building Permit

The new state regulations allow for the development of an ADU or JADU to apply directly for a building permit for construction, if it meets the criteria listed below.

1. ADUs Within Space of Single-Family Dwellings and Accessory Structures

One ADU and one JADU per lot within a portion of a proposed or existing single-family dwelling with exterior access or created by converting existing space of a residential accessory structure. Setbacks must comply with building and fire code, even if existing setbacks are legal non-conforming.

Zones allowed*: R1, R2, RES, RPD, R/MU, RA, RE, RO Zones, or Commercial Planned Development within a Community Business District overlay zone (CPD/CBD).



(ADUs Within Space of Single-Family Dwellings and Accessory Structures)

2. New Detached ADU with an Existing or Proposed Single-Family Dwelling



(New Detached ADU with an Existing or Proposed Single-Family Dwelling)

One detached new construction ADU is allowed on a lot with a proposed or existing single-family dwelling and may be combined with a JADU. The new detached ADU:

- Can have a maximum size of 800 square feet,
- Must have minimum 4-foot side and rear setbacks, and
- Be no taller than 16 feet above grade.

Zones allowed*: R1, R2, RES, RPD, R/MU, RA, RE, RO Zones, or Commercial Planned Development within a Community Business District overlay zone (CPD/CBD).

Standardized Floorplan Options

Three layouts are available to use for 1, 2, and 3-bedroom units! Click on the image for each option below to see the floor plan (with a furniture layout) and an illustrative rendering of that plan. Construction drawings for each option are available below the image.

The illustrative rendering directly represents the construction drawings reviewed and pre-approved by the Building and Safety Division. While you cannot change the size or location of features included in the plans (such as location of doors, air vents, plumbing connections, etc.), you can personalize the look of your unit by changing the appearance of some features! This includes paint, siding and other façade materials, trims and frames for doors and windows, outdoor light fixtures etc. Please note that some of the changes in features may require approval from the Building and Safety Division.

You can also add a patio cover to any of these standardized plans as long as it meets the requirements in Building and Safety Handout B17.

Click on the images below for more details on each option.

1 Bedroom | 700 sq. ft.



700 sq. ft. Construction drawings

2 Bedroom | 900 sq. ft.



900 sq. ft. Construction drawings

3 Bedroom | 1,188 sq. ft.



1,188 sq. ft. Construction drawings

family dwelling (ports, storage, etc.). The or the number of ADUs units, whichever is greater, in existing multifamily options between 3 and 4



(ADUs in Existing Multifamily Dwelling Structures)

Zones, or Commercial overlay zone (CPD/CBD).



Recommended Actions

Recommended Actions

1. **ADOPT** the recommended actions stated in the Planning Commission staff report as modified as follows: Incorporate the applicable revisions set forth in the Planning Division's August 17, 2022, errata memorandum to the Planning Commission (**Exhibit 9**);
2. **CERTIFY** that your Commission has reviewed and considered this staff report and all exhibits hereto, and has considered all comments received during the public comment and hearing process;
3. **ADOPT** a Resolution (**Exhibit 3**) recommending that the Board of Supervisors take the following actions regarding the Proposed Ordinance:
 - a. **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

Recommended Actions

- b. **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, 11, and 19 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
- 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 Ordinance amending Articles 2, 5, 7, 8, 11, and 19 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

Recommended Actions

- d. **ADOPT** the Proposed Ordinance amending Articles 2, 5, 7, 8, 11, and 19 of the Non-Coastal Zoning Ordinance (**Exhibit 4**); and
- e. **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.

The Board of Supervisors hearing for adoption of the Proposed Ordinance is tentatively scheduled for **October 4, 2022**



Questions?

Planning Commission Public Comments (Zoom)

Comentarios Públicos de la Comisión de Planificación (Zoom)

CASE NUMBER PL20-0023 -
Agenda Item # 7B

FOR PARTICIPANTS ON ZOOM

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Members of the public who wish to speak, please press the raise hand button on Zoom now and you will be connected at the appropriate time.

If participating by telephone, please press * and then 9 to be queued. This is for agenda item # 7B

NÚMERO DE CASO PL20-0023 -
Punto del Orden del Día # 7B

PARA PARTICIPANTES EN ZOOM

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Miembros del público que deseen hablar, presionen el botón de levantar la mano en Zoom ahora y se conectarán en el momento apropiado.

Si participa por teléfono, presione * y luego 9 para esperar su turno en línea. Esto es para el tema de la agenda # 7B