



Planning Commission Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2662 • www.vcrma.org/divisions/planning

October 6, 2022

1. **8:35 A.M. HEARING CALL TO ORDER**

2. **ROLL CALL**

Commission:

Scott Boydstun, Vice-Chair	District 1
Nora Aidukas	District 2
Earl McPhail, Chair	District 3
Jim King	District 4
Veronica Garcia	District 5

County Staff

Jeff Barnes, County Counsel
Dave Ward, Planning Director
Mindy Fogg, Planning Manager - Commercial & Industrial Permits
Justin Bertoline, Senior Planner
Christopher Alberts, Planner
Luz Juachon, Recording Secretary

3. **PLEDGE OF ALLEGIANCE TO THE FLAG**

4. **CONSENT ITEM**

Motion: Approve Planning Commission Resolution No. 22-26, Continued remote teleconference meetings of Planning Commission.

Moved by: Commissioner Aidukas, **Seconded by:** Commissioner King

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice-Chair Boydstun & Chair McPhail

5. **PUBLIC COMMENTS** – None.

6. **APPROVAL OF MINUTES FOR SEPTEMBER 1, 2022**

RECOMMENDED ACTION

Approve, as presented.

Motion: Approve the September 1, 2022, Meeting Minutes.

Moved by: Commissioner King, **Seconded by:** Commissioner Aidukas

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice-Chair Boydstun & Chair McPhail

7. PROJECTS:

A. CASE NUMBER: PL21-0069 – Applicant: Guadalupe and Ofelia Guzman

PROJECT DESCRIPTION: The applicant requests a zone change to rezone the parcels identified as Assessor's Parcel Nos. (APN) 037-0-012-415, 037-0-020-195, and 037-0-080-345 from Open Space, 20-acre minimum lot size (OS-20 ac) and Open Space, 40-acre minimum lot size (OS-40 ac) to Agricultural Exclusive, 40-acre minimum lot size (AE-40 ac). This rezone is a necessary step as part of the applicant's request for a Land Conservation Act (LCA) contract for the subject parcels.

PROJECT LOCATION: 12400 Ojai Santa Paula Road, Ojai, CA 93023

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: Exempt pursuant to Section 15061 (b)(3).

CASE PLANNER: Christopher Alberts

EMAIL: christopher.alberts@ventura.org

Recommended Action

Approve staff recommendations.

Case Planner Christopher Alberts presented the staff report. The following recommended actions were presented to the Planning Commission:

1. **CERTIFY** that the Planning Commission has reviewed and considered this staff report and all exhibits hereto regarding the proposed zone change for Case No. PL21-0069 as described in Section A.8, and has considered all comments received during the public comment process;
2. **ADOPT** a resolution recommending that the Board of Supervisors take the following actions:
 - a. **FIND**, on the basis of the entire record and as set forth in Section B of this Planning Commission staff report, that the approval of the proposed zone change for Case No. PL21-0069 is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3) because there is no possibility that the proposed zone changes may have a significant effect on the environment;

- b. **FIND**, based on the substantial evidence set forth in Section A, B, and C of the Planning Commission staff report, the public testimony received, and the entire record, that the proposed zone change is consistent with the Goals, Policies and Programs of the Ventura County General Plan and good zoning practices and is in the interest of public health, safety or general welfare;
 - c. **FIND** based on the substantial evidence set forth in Section A, B, and C of the Planning Commission staff report, the public testimony received and the entire record, that the proposed NCZO text amendments (Exhibit 3) are consistent with the Ventura County General Plan and good planning practices and are in the interest of public health, safety or general welfare;
 - d. **ADOPT** the ordinance rezoning the parcel identified as Tax Assessor's Parcel Nos. 037-0-012-415, 037-0-020-195 and 037-0-080-345 from OS-20 ac (Open Space, 20-acre minimum lot size) and OS-40 ac (Open Space, 40-acre minimum lot size) to AE-40 ac (Agricultural Exclusive, 40-acre minimum lot size ("proposed project") effective 30 days after adoption; and
- 3. **SPECIFY** the Clerk of the Board of Supervisors at 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which these decisions are based.

Presentation of Public Speaker:

- Ken Moss, Legal Counsel for Guadalupe Guzman

Planning Commission Deliberation and Vote:

Motion: Approve staff recommended actions for PL21-0069 as identified in the staff report.

Moved by: Commissioner King **Seconded by:** Commissioner Aidukas

Motion carried: 5-0

Yes: Commissioners Aidukas, Garcia, King, Vice-Chair Boydstun & Chair McPhail

B. CASE NUMBER: PL21-0071 – Applicant: Guadalupe Argenio Guzman

PROJECT DESCRIPTION: The applicant requests a zone change to rezone the parcels identified as Assessor's Parcel Nos. (APN) 062-0-070-055, 062-0-070-065, 064-0-070-025, 038-0-080-015, and 038-0-080-025 from Open Space, 160-acre minimum lot size (OS-160 ac) to Agricultural Exclusive, 160-acre minimum lot size (AE-160 ac). This rezone is a necessary step as part of the applicant's request for a Land Conservation Act (LCA) contract for the subject parcels.

PROJECT LOCATION: 3739 Wheeler Canyon Road, Santa Paula, CA 93060

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENT: Exempt pursuant to Section 15061 (b)(3).

CASE PLANNER: Christopher Alberts
EMAIL: christopher.alberts@ventura.org

Recommended Action

Approve staff recommendations.

Case Planner Christopher Alberts presented the staff report.

Presentation of Public Speakers:

- Ken Moss, Legal Counsel for Guadalupe Guzman
- Kirk Wellington
- Craig Koerner

Planning Commission Deliberation and Vote:

Motion: Continue Case No. PL21-0071 to a date uncertain to give staff time to further develop findings that the proposed Zone Change are consistent with good planning practices and public health, safety, and welfare.

Moved by: Commissioner King **Seconded by:** Vice Chair Boydstun

Motion carried: 4-1

Yes: Commissioners Aidukas, Garcia, King, and Vice-Chair Boydstun

No: Chair McPhail

8. DISCUSSION:

a) Report by the Planning Director on Board actions and other matters.

Planning Director Ward reported Planning Division item heard by the Board of Supervisors on September 20, 2022.

- General Plan Implementation Report

Items for Planning Commission hearing consideration on November 3, 2022, hearing:

- Case No. PL19-0088 - Ordinance Amendment establishing setback from 16 wildlife crossing structures in the northern unincorporated area.
- Case No. PL20-0125 – Conditional Use Permit for the continued operation of the Boy Scout Camp facility in the Lockwood Valley.

b) Items the Planning Commission may wish to introduce.

Commissioner King had question for County Counsel Barnes about an article he read in the newspaper regarding the additional funding approved by the Board to defend the General Plan lawsuit and a group of lawsuits challenging it. He asked how long it's going to take and if the County Counsel are using an outside counsel to process the lawsuits. County Counsel Barnes confirmed that they were using the assistance of an outside counsel. He also explained the lawsuits, how it is being handled, and provided the commission status of the lawsuits.

9. MEETING ADJOURNMENT

Chair McPhail adjourned the meeting at 10:16 AM.



Luz Juachon, Recording Secretary
Ventura County Planning Division