

NOTICE OF PUBLIC HEARING FOR PL19-0021: COUNTY OF VENTURA INITIATED AMENDMENTS TO ARTICLES 1, 2, 3, 4, 6, 7, 8, 9, AND 11 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE TO MAKE MINOR CHANGES PERTAINING TO ACCESSORY BATHROOMS, LANDSCAPE SCREENING METHODS FOR PARKING AREAS, SETBACKS FOR SEA CARGO CONTAINERS, TEMPORARY HOUSING PRIOR TO RECONSTRUCTION, ADVERTISEMENTS FOR OUTDOOR EVENTS REQUIRING A CONDITIONAL USE PERMIT, PUBLIC NOTICING REQUIREMENTS FOR ZONING ORDINANCE AMENDMENTS, AND WHOLESALE NURSERIES FOR PROPAGATION; TO IMPLEMENT PLANNING DIRECTOR EQUIVALENCY DETERMINATIONS AND POLICY INTERPRETATIONS; TO CORRECT GRAMMATICAL, TYPOGRAPHICAL AND PUNCTUATION ERRORS; TO MAKE HOLISTIC FORMATTING AND STYLE CHANGES; AND TO UPDATE REGULATIONS FOR CLARITY AND CONSISTENCY WITH CURRENT STANDARDS

NOTICE IS HEREBY given that a public hearing, as provided by law, will be held by the **Planning Commission of Ventura County on Thursday, November 14, 2024, at 8:30 a.m.**, at 800 S. Victoria Avenue, Ventura CA 93009, County Government Center, Hall of Administration, Lower Plaza Assembly Room, to consider the matter below.

The Planning Commission is allowing members of the public to participate in the meeting both in-person and through Zoom. To find out how you may electronically attend the Planning Commission hearing and provide public comment, please refer to the instructions on our website at <https://vcrma.org/en/public-comments-for-planning-commission-hearings>.

CASE NUMBER: PL19-0021

APPLICANT: County of Ventura, Resource Management Agency, Planning Division

PROJECT LOCATION: All non-coastal unincorporated areas of Ventura County (All Supervisorial Districts)

PROJECT DESCRIPTION: The project consists of a county-initiated ordinance amending Articles 1, 2, 3, 4, 6, 7, 8, 9, and 11 of the Ventura County Non-Coastal Zoning Ordinance (NCZO). The amendments include making minor changes pertaining to accessory bathrooms, landscape screening methods for parking areas, setbacks for sea cargo/metal storage containers, temporary housing prior to reconstruction, advertisements for outdoor events requiring a Conditional Use Permit, public noticing requirements for zoning ordinance amendments, and wholesale nurseries for propagation. The amendments also include implementing Planning Director equivalency determinations and policy interpretations, correcting grammatical, typographical and punctuation errors, making holistic formatting and style changes, and updating regulations for clarity and consistency with current standards.

ENVIRONMENTAL REVIEW: The proposed ordinance amending the NCZO is exempt from CEQA review pursuant to CEQA Guidelines sections 15061(b)(3).

Inquiries on this item may be directed to Case Planner, Ms. Franca A. Rosengren, at (805) 654-2045 or by e-mail to Franca.Rosengren@ventura.org. The Planning Commission staff report will be available on the Planning Division's website at <https://vcrma.org/en/planning-commission> or at the Planning Division, a week before the public hearing.

PROVIDING PUBLIC COMMENTS: Public comments may be provided using the following options:

In Advance of Hearing – In advance of the meeting, please submit your comments to the Case Planner, Franca A. Rosengren, by email at Franca.Rosengren@ventura.org by 3:30 p.m. on the day prior to the hearing. Please indicate in the Subject Line of your email the Agenda Item Number on which you are commenting. Your email will be distributed to the Planning Commissioners and placed into the record at the Planning Commission hearing.

In Person During Hearing – If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period.

On Zoom During Hearing – Register at <https://vcrma.org/public-comments-for-planning-commission-hearings> before the close of the Commission hearing regarding this project. Please provide your name, email, and the phone number you will be calling in from. Once your registration has been approved, you will receive an email with the Zoom meeting link and password. The participation information is unique to you; please do not share as it may cause issues with your ability to join the meeting. ***Pre-registration is strongly encouraged.*** Registration opens when the Planning Commission's November 14, 2024, meeting agenda is posted, which is projected to occur on November 7, 2024, after 5:00 p.m.

In addition to the Planning Commission hearing, a public hearing will be held before the Ventura County Board of Supervisors on a future date. Any person may attend and be heard on this matter. If you challenge the above-described action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the County of Ventura at, or prior to, the public hearing.

Persons who require accommodation for any audio, visual, or other disability to review an agenda, or to participate in a hearing of the Planning Commission per the Americans with Disabilities Act, may obtain assistance by requesting such accommodation in writing addressed to the Clerk of the Planning Commission, 800 South Victoria Avenue, Ventura CA 93009, or by calling (805) 654-2478. Any such request for accommodation should be made at least 48 hours prior to the scheduled hearing for which assistance is requested.

Note: From time to time, hearings are cancelled or rescheduled. We recommend that you contact the Case Planner to confirm the public hearing date one day prior.

Servicios en Español: Para asistencia o información en español, llame al (805) 654-2805.

By: Dave Ward, AICP, Director
Ventura County Planning Division