

# EXHIBIT 2

**DRAFT** Planning Commission Resolution  
Proposed Non-Coastal Zoning Ordinance (NCZO)  
Phase I Amendments  
(Case No. PL19-0021)



## Planning Commission Resolution 24-XX (DRAFT)

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

**RESOLUTION 24-XX FOR PL19-0021 REGARDING COUNTY OF VENTURA ORDINANCE AMENDING ARTICLES 1, 2, 3, 4, 6, 7, 8, 9, AND 11 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE TO MAKE MINOR CHANGES TO REGULATIONS PERTAINING TO ACCESSORY BATHROOMS, LANDSCAPE SCREENING METHODS FOR PARKING AREAS, SETBACKS FOR SEA CARGO CONTAINERS, TEMPORARY HOUSING PRIOR TO RECONSTRUCTION, ADVERTISING OF OUTDOOR EVENTS REQUIRING A CONDITIONAL USE PERMIT, PUBLIC NOTICING REQUIREMENTS FOR ZONING ORDINANCE AMENDMENTS, 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; TO UPDATE REGULATIONS FOR CLARITY AND CONSISTENCY WITH CURRENT STANDARDS (COLLECTIVELY, “AMENDMENTS”); AND TO CONSIDER A FINDING THAT THE ACTIONS ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)**

**WHEREAS**, on November 14, 2024, the Ventura County Planning Commission (“Commission”) held a legally noticed public hearing to consider a county-initiated ordinance amending Articles 1, 2, 3, 4, 6, 7, 8, 9, and 11 of the Ventura County Non-Coastal Zoning Ordinance to make minor changes to regulations pertaining to accessory bathrooms, landscape screening methods for parking areas, setbacks for sea cargo containers, temporary housing prior to reconstruction, advertising of outdoor events requiring a Conditional Use Permit, public noticing requirements for zoning ordinance amendments, 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; to update regulations for clarity and consistency with current standards; and to consider a finding that adoption of the amendments is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3); and

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

**WHEREAS**, after the close of the public hearing, Commissioner XXX, District XXX, made a motion to **approve** staff’s recommended actions, seconded by Commissioner YYY, District YYY;

**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 Board of Supervisors with respect to the proposed Phase I Amendments to the Non-Coastal Zoning Ordinance:

County of Ventura  
Planning Commission Hearing  
Case No. PL19-0021  
Exhibit 2 - Draft Planning  
Commission Resolution

1. **CERTIFY** that the Board of Supervisors has reviewed and considered the Board letter, the November 14, 2024, Planning Commission staff report and all exhibits thereto and has considered all comments received during the public comment process and hearing processes;
2. **FIND**, on the basis of the entire record and as set forth in Section F of the November 14, 2024, Planning Commission staff report that the adoption of the proposed amendments (Exhibit 5) to the Non-Coastal Zoning Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because there is no possibility the amendments may have a significant effect on the environment;
3. **FIND**, on the basis of the entire record and as set forth in Sections A, D, E, F, G and H of the November 14, 2024, Planning Commission staff report, that the proposed amendments to the Non-Coastal Zoning Ordinance (Exhibit 5) are consistent with the goals, policies, and programs of the General Plan and good planning practices, and are in the interest of public health, safety and general welfare;
4. **ADOPT** the proposed ordinance amending Articles 1, 2, 3, 4, 6, 7, 8, 9, and 11 of the Non-Coastal Zoning Ordinance (Exhibit 5) (Case No. PL19-0021); and
5. **SPECIFY** the Clerk of the Board of Supervisors is the custodian, and 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.

**NOW, THEREFORE, BE IT RESOLVED FURTHER** that the Planning Commission makes its above recommendation based upon, and finds that the proposed Non-Coastal Zoning Ordinance amendment's relationship and consistency with the General Plan are addressed, in the Planning Commission staff report and exhibits thereto, prepared for the November 14, 2024, hearing which is incorporated herein by this reference.

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 November 14, 2024.

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