



NOTICE OF PUBLIC HEARING FOR PL25-0013: COUNTY OF VENTURA INITIATED AMENDMENTS TO ARTICLES 1 THROUGH 11, 13, 18, AND 19 OF THE VENTURA COUNTY NON-COASTAL ZONING ORDINANCE (VENTURA COUNTY ORDINANCE CODE DIVISION 8, CHAPTER 1) TO MODERNIZE AND UPDATE THE FILM PERMIT STANDARDS (ARTICLE 7), TO REMOVE THE COMMERCIAL OFFICE (CO) AND COMMERCIAL NEIGHBORHOOD (C1) ZONES (ARTICLE 3, 4, 5, 6, 7, AND 9), TO REZONE 30 PARCELS FROM THE C1 ZONE TO THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE (ARTICLE 18), TO UPDATE, DELETE, AND INTRODUCE NEW DEFINITIONS (ARTICLE 2), TO CONVERT CERTAIN CONDITIONAL USE PERMITS TO PLANNED DEVELOPMENT PERMITS (ARTICLE 5), TO INCREASE THE NUMBER OF ZONES WHERE CERTAIN EXISTING LAND USES COULD OPERATE WITH A PLANNED DEVELOPMENT PERMIT (ARTICLE 5), TO CHANGE THE DECISION-MAKING AUTHORITY FOR CERTAIN DISCRETIONARY ENTITLEMENTS (ARTICLE 5), TO PROVIDE FLEXIBILITY IN THE TYPE OF DETACHED ACCESSORY STRUCTURES PERMITTED IN THE RESIDENTIAL ZONES AND INCREASE THE MAXIMUM ALLOWED SIZE OF DETACHED ACCESSORY STRUCTURES IN RESIDENTIAL ZONES (ARTICLES 5, 7, AND 19), TO EXEMPT CERTAIN ACCESSORY STRUCTURES FROM A LAND USE ENTITLEMENT (ARTICLES 5 AND 7), TO UPDATE THE APPLICATION PROCESS FOR VARIANCES TO BE COMPLIANT WITH STATE LAW AND TO EXPAND THE TYPE AND EXTENT OF ADMINISTRATIVE VARIANCES THAT MAY BE GRANTED WITHOUT A PUBLIC HEARING (ARTICLE 11), TO AMEND DEVELOPMENT STANDARDS FOR CERTAIN EXISTING LAND USES (ARTICLE 7), TO UPDATE EXISTING REGULATIONS PERTAINING TO NONCONFORMING USES AND STRUCTURES (ARTICLE 13), TO UPDATE EXISTING REGULATIONS CONSISTENT WITH STATE LAW, TO INCORPORATE PLANNING DIRECTOR EQUIVALENCY DETERMINATIONS AND INTERPRETATIONS, TO CORRECT GRAMMATICAL, TYPOGRAPHICAL, AND PUNCTUATION ERRORS, TO MAKE OTHER FORMATTING, ORGANIZATIONAL, AND STYLISTIC 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, September 17, 2026, at 8:30 a.m.**, at 800 S. Victoria Avenue, Ventura CA 93009, County Government Center, Hall of Administration, Board of Supervisors Hearing Room, to consider the matter below.

Members of the public may 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: PL25-0013

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

PROJECT LOCATION: The proposed text amendments to the Non-Coastal Zoning Ordinance (NCZO) are potentially applicable to all parcels in the non-coastal unincorporated areas of Ventura County (All Supervisorial Districts). The proposed zone change is applicable to a total of 30 parcels located within the North Avenue Area Plan, the community of Somis, and the community of Santa Susana.

PROJECT DESCRIPTION: The project consists of a county-initiated ordinance amending Articles 1 through 11, 13, 18, and 19 of the NCZO. This project modernizes land use regulations including, but not limited to,

updates to the Film Permit standards for increased filming days and operational flexibility, increases the allowance for detached accessory structure sizes in residential zones with a ministerial permit, removes the CO and C1 Zones from the list of zoning designations, and rezones all parcels zoned C1 and CO to the CPD Zone for a wider range of allowable land uses. The project also streamlines land use entitlement processes by converting certain Conditional Use Permits (CUPs) to Planned Development Permits (PDs), downshifting the decision-making authority for certain land uses to a lower-level decision-maker, updating variance regulations, expanding allowable land uses in the commercial and industrial zones, adding flexibility to the nonconforming regulations, aligning certain regulations with local and state law, and making formatting, style and grammatical edits.

ENVIRONMENTAL REVIEW: The proposed project is exempt from CEQA review pursuant to CEQA Guidelines sections 15061(b)(3), 15301, 15302, 15303(e), 15304, 15305, 15308, and 15311.

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@venturacounty.gov. The Planning Commission staff report will be available on the Planning Division's website at: <https://rma.venturacounty.gov/divisions/planning/planning-commission-hearings-agendas-documents-live-broadcasts-video-archives/> 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@venturacounty.gov 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://rma.venturacounty.gov/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 September 17, 2026, meeting agenda is posted, which is projected to occur on September 10, 2026, 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