

**VENTURA COUNTY  
LOCAL COASTAL PROGRAM (LCP)  
COASTAL AREA PLAN, COASTAL ZONING ORDINANCE**

Phase 2C Amendments:  
**Harbor Planned Development (HPD) Zone**

**Public Review Draft**

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*[Staff Explanation: This document contains draft revisions to text and tables in the Coastal Zoning Ordinance that are needed to remove the Harbor Planned Development (HPD) Zone. The HPD zone was previously used on land/water parcels in Channel Islands Harbor, but the LCP is not applicable to those geographic areas for two reasons: (1) Channel Islands Harbor is in the City of Oxnard (not the unincorporated County); and (2) development in Channel Islands Harbor is governed by the Channel Islands Harbor Public Works Plan (CIH-PWP), which is a separate regulatory document certified by the Coastal Commission. Development is managed by the Ventura County Harbor Department. The unincorporated County no longer contains a harbor, and the LCP is therefore not used to regulate harbor-related uses.]*

**Legislative Format:** Draft text on the following pages is shown in “legislative format” as follows:

- *Certified CAP text that will be retained is shown as* plain black text (not underlined).
- *Text that is being proposed is shown as* black underlined text.
- *Existing, certified text that is being deleted is shown as* “~~strike through~~” *across the word/sentence.]*
- *Text in black italics is a defined term. Defined terms are in Article 2 – Definitions of the Coastal Zoning Ordinance.]*

## Section 1

# ARTICLE 2 – DEFINITIONS

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**Article 2** of the Ventura County Coastal Zoning Ordinance Code, is hereby amended to read as follows:

~~Harbor Uses — This heading includes only the following uses: Anchorages, mooring slips, docks, outboard ramps and public landings; construction, repair, storage and sales of boats; fish icing plants, handling base for fish, and kelp production; private recreation areas; public buildings; public and private utility buildings; service facilities, including sport fishing; storage and transshipment facilities; water dispensing and production facilities; and accessory uses required for harbor operations.~~

*[Staff explanation: The term “harbor uses” is only used in the Permitted Use Matrix (see Article 4 below) to describe allowable uses in Harbor Planned Development (HPD) zone, which is proposed for deletion. The term is not used elsewhere in the LCP.]*

## Section 2

# ARTICLE 3 – PURPOSES OF ZONES

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**Article 3, Section 8173-12 and Section 8173-13**, of the Ventura County Coastal Zoning Ordinance Code, is hereby amended to read as follows:

~~**Sec. 8173-12 — Harbor Planned Development (HPD) Zone**~~

~~The purpose of this zone is to provide for uses consistent with harbor and tourist-oriented developments. (AM.ORD.4451-12/11/12)~~

## Section 3

## ARTICLE 4 – PERMITTED USES

**Article 4, Section 8174-5 – Permitted Uses by Zone**, of the Ventura County Coastal Zoning Ordinance Code, is hereby amended to read as follows:

## Sec. 8174-5 – Permitted Uses by Zone

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM	HPD
CLUBHOUSES			CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		PD
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5			ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC		ZC
CONFERENCE CENTERS/CONVENTION CENTERS										CUP		CUP
If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5										ZC		ZC
DREDGING	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
If exempt per Sec. 8174-6.3.1 or 8174-6.3.2	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
GRADING, EXCAVATION, OR FILL, Pursuant To Sec. 8175-5.17	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
GEOTECHNICAL AND SOILS TESTING												
Without Brush or Vegetation Removal, and Without Grading	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
With Brush or Vegetation Removal	Permit May Be Required. See Brush or Vegetation Removal											
With Grading, Excavation or Fill	Permit May Be Required. See Grading, Excavation or Fill											
HARBOR USES (See Definitions)												PD
Fleet Base Activities, Accessory to Offshore Drilling												CUP
Fuel Storage and Sales												CUP
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5												ZC
HOTELS, MOTELS, AND BOATELS										CUP		CUP

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM	HPD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>										ZC		ZE
<b>IMPROVEMENTS TO STRUCTURES, OTHER THAN SINGLE FAMILY DWELLINGS OR PUBLIC WORKS FACILITIES</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>MAINTENANCE/REPAIRS, No Additions or Enlargements</b>	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2 or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>PARKING LOTS, PUBLIC</b>										CUP		PD
<b>PUBLIC UTILITY FACILITIES</b>												
Without Service Yards	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>PUBLIC WORKS FACILITIES</b> (See Sec. 8175-5.9 )	See "Wireless Communication Facilities" for antenna installations.											
County Initiated	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW	PW
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2 or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
Not County-Initiated	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2 or 8174-6.3.6</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>RECREATIONAL USES</b>												
Parks and Picnic Grounds	PD		PDP	PDP	PDP	PDP	PDP	PDP	PDP	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2, 8174-6.3.4, or 8174-6.3.5</li> </ul>	ZC		ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>SHORELINE PROTECTIVE DEVICES</b> (See Sec. 8175-5.12.2)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.2</li> </ul>	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZE
<b>Signs</b>												
Sign, Permanent, Freestanding See Sec. 8175-5.13.6(a)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
Sign Alterations See Sec. 8175-5.13.5(a)	ZC	ZC								ZC	ZC	ZE
Signs Affixed to a Structure See Sec. 8175.5.13.5(b)	ZC	ZC								ZC	ZC	ZE
<ul style="list-style-type: none"> <li>If exempt per Sec. 8174-6.3.5 Disaster Replacement of Structures</li> </ul>	ZC	ZC								ZC	ZC	ZE

LAND USE CATEGORY	PERMIT REQUIREMENTS BY ZONE											
	COS	CA	CR	CRE	CR1	CR2	RB	RBH	CRPD	CC	CM	HPD
Signs, Promotional Temporary See Sec. 8175-5.13.5(d)	ZC	ZC								ZC	ZC	ZC
Identification Sign & Flags See Sec. 8175-5.13.4(a) & (c)	E	E	E	E	E	E	E	E	E	E	E	E
Repair and Maintenance Activities See Sec. 8175-5.13.4(d)	E	E	E	E	E	E	E	E	E	E	E	E
Natural Gas, Chilled Water and Steam Facility Signs See Sec. 8175-5.13.4(e)	E	E	E	E	E	E	E	E	E	E	E	E
Sign, Temporary (not in ESHA) See Sec. 8175-5.13.4(f)	E	E	E	E	E	E	E	E	E	E	E	E
Sign, Incidental See Sec. 8175-5.13.4(f)	E	E								E	E	E
<b>SUBDIVISIONS:</b>												
Parcel Map Waivers	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• Lot Line Adjustments	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
• If exempt per Sec. 8174-6.3.6	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
Tentative Maps (TM)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Tentative Parcel Maps (TPM)	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD	PD
<b>USES AND STRUCTURES, ACCESSORY TO A COMMERCIAL OR INDUSTRIAL USE</b>										PD	PD	
Fences and walls	See "Dwelling – Accessory Uses and Structures"									PD	PD	PD
• If exempt per Sec. 8174-6.3.2, 8174-6.3.4, 8174-6.3.5, or 8174- 6.3.6	See "Dwelling – Accessory Uses and Structures"									ZC	ZC	ZC

*[Staff explanation: The column dedicated to the Harbor Planned Development (HPD) zone is proposed for removal from the Permitted Use Matrix, as the zone is not applied within any parcels in the unincorporated County.]*

## Section 4

# ARTICLE 5: DEVELOPMENT STANDARDS/CONDITIONS - USES

**Article 5, Section 8175-2 – Schedule of Specific Development Standards by Zone,** of the Ventura County Coastal Zoning Ordinance Code, is hereby amended to read as follows:

## Sec. 8175-2 – Schedule of Specific Development Standards by Zone

The following table indicates the *lot area*, *lot width*, *setback*, *height*, and *building* coverage standards that apply to individual *lots* in the zones specified. See Articles 6 and 7 for other general standards and exceptions. (AM.ORD.4055-2/1/94, AM.ORD. 4451-12/11/12)

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum Setbacks (b)			Maximum Height (b)			
				Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
COS	10 Acres (c)	See Sec. 8175-2.1	40'	20'	10'	20'	15'	25'	Height May Be Increased to 35' if Each Side setback is at Least 15'	Same as Principal Structure
CA	40 Acres (c)				5'	10'				
CR	One Acre									
CRE	20,000 Sq. Ft.			20' (d)	3'	5'	14' (f)	28', measured to the highest point of the finished roof (i)	Height May Be Increased to 30' for A-frame Structures	
CR1	7000 Sq. Ft.									
CR2	Sq. Ft.									
RB	3,000 Sq. Ft. (e)		25'	10'	3'	5'	6' (f) (d)			
RBH	(g)			20' (h)	3' (g) (d)		6' (f) (d)			

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum Setbacks (b)			Maximum Height (b)			
				Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
CRPD	As Specified by Permit	See Sec. 8175-2.1	As Specified by Permit	See Sec. 8177-1.3				25'	N/A	
HPD				15'	(j)	10'	15'	35' (p)		
CC	20,000 Sq. Ft.			(k) (i)	(1) (k)		(m) (l)	35'		
CM	10 Acres		40'	(n) (m)				(o) (n)		

*[Staff explanation: The row that provides development standards for the Harbor Planned Development (HPD) zone is proposed for removal from the table above. Also, noted "j" and "p" would be deleted from the list below, as those standards are only used for the HPD zone. Also, because two items are being removed from the list, the letters assigned to other standards would be adjusted, starting with the letter "j". However, all other existing development standards would remain the same, and only the letter references would change.]*

(AM.ORD.3876-10/25/88)

(AM.ORD.4055-2/1/94)

(AM.ORD.4451-12/11/12)

- (a) See Secs. 8175-4.10 through 8175-4.12 for exceptions.
- (b) See Secs. 8175-4 and 8175-5 for exceptions.
- (c) For all proposed land divisions in the COS and CA zones, the parent *parcel* shall be subject to the following *slope/density formula* for determining minimum *lot area*.

$$S = \frac{(100) (I) (L)}{A} \text{ Where:}$$

S = average slope (%)  
 I = contour interval (feet)  
 L = total length of all contour lines (feet)  
 A = total area of the *lot* (square feet)

Once the *average slope* has been computed, the following table shall be used to determine a minimum *lot size* for all proposed *lots* (numbers should be rounded to the nearest tenth):

COS:	0% - 15% = 10 acres	CA:	0% - 35% = 40 acres
	15.1% - 20% = 20 acres		Over 35% = 100 acres
	20.1% - 25% = 30 acres		

25.1% - 35% = 40 acres

Exception (CA): Property with a land use designation of "Agriculture" in the Coastal Area Plan that is not *prime agricultural land* shall have a *lot area* not less than 200 acres, regardless of *slope*.

(AM.ORD.4451-12/11/12)

- (d) *Dwellings* constructed with carports or garages having a curved or "swing" driveway, with the entrances to the garages or carports facing the side property line, may have a minimum *front setback* distance of 15 feet. (AM.ORD.4451-12/11/12)
- (e) Minimum 1500 sq. ft. of *lot area* per *dwelling unit*; maximum two *dwelling units* per *lot*.
- (f) If the *front setback* distance is 20 feet or more, the *rear setback* distance may be reduced to six feet. (AM.ORD.4451-12/11/12)
- (g) 1,750 sq. ft. per *single-family dwelling*; 3,000 sq. ft. per *two-family dwelling*.
- (h) Where there is a two- or three-storied *structure*, such second or third stories may intrude not more than four feet into the required *front setback*. Eaves may extend a maximum of two feet beyond the outside walls of such second or third floor extension. (AM.ORD.4451-12/11/12)
- (i) See also Sec. 8175-3.13. (AM.ORD.4451-12/11/12)
- ~~(j) Five feet for lots used for dwelling purposes, and five feet on any side abutting a residential zone (any zone with an "R" in the title); otherwise, as specified by permit.~~
- ~~(k j) Ten feet if the lot abuts a residential zone on the side; otherwise, as specified by permit.~~
- ~~(l k) Five feet on any side abutting a residential zone. Also, when the rear of a corner lot abuts a residential zone, the side setback distance from the street shall be at least five feet; otherwise, as specified by permit. (AM.ORD.4451-12/11/12)~~
- ~~(m l) Ten feet if the rear of the lot abuts a residential zone; otherwise, as specified by permit.~~
- ~~(n m) From street: the greater of 15 feet or 15% of lot width or depth. Interior: the greater of five feet or 10% of lot width or depth. The Planning Director is authorized to modify or entirely waive the interior setback requirements in cases where such reductions are necessary for efficient utilization of property and will not adversely affect the public health, safety or welfare, and rail access is provided to the lot.~~
- ~~(o n) No building or structure located within 100 feet of any property in a residential zone shall exceed 60 feet in height; otherwise, as specified by permit.~~
- ~~(p) A lower height limit may be required by the permit authorizing the use.~~
- (q o) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *side setback* distance if constructed on a *lot* (other than a *through lot*) of at least 3,500 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common side wall of the two *dwelling units*. (AM.ORD.4451-12/11/12)
- (r p) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *rear setback* distance if constructed on a *through lot* of at least 4,000 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common rear wall of the two *dwelling units*, and the *front setback* distance of each resulting *lot* is at least 20 feet. (AM.ORD.4451-12/11/12)