

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

VENTURA, CA 93001

(805) 641-0142



TH 5a

February 20, 1997

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: PETER DOUGLAS, EXECUTIVE DIRECTOR

RE: CITY OF VENTURA LCP AMENDMENT 3-96 EXECUTIVE DIRECTOR'S DETERMINATION THAT THE CITY'S ACKNOWLEDGEMENT IS LEGALLY ADEQUATE. For Commission review at its meeting of March 13, 1997.

On December 12, 1996 the Commission denied LCP Amendment 3-96 as submitted by the City. The Commission approved LCP Amendment 3-96 with suggested modifications. This amendment would:

change the Implementation Plan to allow for Personal Storage Use facilities and Family Residential: Caretaker uses in the Harbor Commercial (HC) Zone.

On February 3, 1997 the City of San Buenaventura (Ventura) acknowledged receipt of the Commission resolution for LCP Amendment No. 3-96 and transmitted the acknowledgement to the Commission on February 20, 1997. In its acknowledgement the City accepted the Commission's action and agreed to issue coastal Development Permits in conformance with the Commission's resolution.

As provided for in section 13544.5 of the Commission's Administrative Regulations, the Executive Director must determine if the action of the City of Ventura is legally sufficient and report that determination to the Commission. The certification shall become effective unless a majority of the Commission objects to the determination.

I have reviewed the City's acknowledgement adopted February 3, 1997 regarding LCP amendment No. 3-96 and find that it fulfills the conditions of certification of the City of Ventura Local Coastal Program, and that the City's action and notification procedures for appealable development legally satisfies the Commission's certification resolution adopted December 12, 1996. I therefore recommend that the Commission concur in this determination.

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# CITY OF SAN BUENAVENTURA

February 18, 1997

## CITY COUNCIL

Rebecca Richardson  
California Coastal Commission  
South Central Coastal Area Office  
89 South California Street, Suite 200  
Ventura, CA 93001

Jack Tingstrom, Mayor  
Rosa Lee Measures, Deputy Mayor  
Stephen A. Bennett  
Ray Di Giulio  
James J. Friedman  
James L. Monahan  
Gary R. Tuttle

### RE: REQUESTED MODIFICATIONS TO COASTAL AMENDMENT 3-96 RELATED TO THE CITY OF SAN BUENAVENTURA - CASE NO.: AO-204

Dear Ms. Richardson:

The enclosed Ordinance Amendment, 97-1 incorporates the modifications requested by the Coastal Commission on December 12, 1996. The City's Harbor Commercial (HC) Zoning Ordinance has been modified as follows:

- (g) Personal Storage: Uses classified within the Personal Storage use type may be permitted provided that a Use Permit is approved pursuant to Chapter 15.820 and the use complies with the following provisions:
- (1) Coastal-dependent or related services. As a part of the Use Permit evaluation, it shall be demonstrated by the applicant how the project will provide for coastal related storage. This may be shown through such means as operational standards that specifically accommodate harbor businesses, boat owners or boat slip lease holders; or the provision of storage areas specifically designed for coastal-related users such as commercial fishing operators. ***Approval and operation of such a project shall be subject to the applicant's agreement to give priority to customers seeking coastal-dependent and related storage.***
- (a) Fisherman's Storage Yard. ***Acceptance of a permit involving personal and coastal-dependent storage use shall bind the applicant and all future successors' in interest to maintain a minimum of 1 acre to be utilized as a Fisherman's Storage Yard; or, alternatively, to provide a comparable replacement.***

- (2) Over concentration. As a part of the Use Permit evaluation, and in addition to the other findings required for approval of a Use Permit pursuant to Section 15.820.070, the decision-making authority shall determine that approval of the Personal Storage use type will not ***displace priority coastal-dependent or related uses, such as dry boat storage and net repair within the Harbor Commercial Zone district. In addition, the decision making authority shall determine that the Personal Storage use will not*** result in an over concentration of this use type within the Harbor Commercial Zone district.

If you have any questions, please call me at 654-7727.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Grant-McLaughlin", written over a horizontal line.

Ann Grant-McLaughlin  
Associate Planner

Enclosure

**ORDINANCE NO. 97-1**

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA AMENDING ORDINANCE 96-19 REGARDING TITLE 15 (THE ZONING ORDINANCE) OF THE SAN BUENAVENTURA ORDINANCE CODE WITH REGARD TO THE HARBOR COMMERCIAL ZONE AND OFF-STREET PARKING REQUIREMENTS CITY-WIDE**

The City Council of the City of San Buenaventura does ordain as follows:

**SECTION 1:** The City Council of the City of San Buenaventura adopted Ordinance No 96-19, amending the San Buenaventura Ordinance Code to amend Title 15 (the "Zoning Ordinance") of the Code (AO-204) as it relates to the Harbor Commercial Zone, and the off-street parking standards related to warehouse/storage areas on September 16, 1996.

**SECTION 2:** The City Council of the City of San Buenaventura forwarded the Ordinance Code Amendment to the California Coastal Commission for their review and approval as it relates to the City of San Buenaventura's Local Coastal Program.

**SECTION 3:** The California Coastal Commission reviewed and approved the Ordinance Code Amendment with modifications on December 12, 1996.

**SECTION 4:** The changes requested by the California Coastal Commission required consideration and approval by the City Council.

**SECTION 5:** All proceedings have been duly taken as required by law, and upon review of the information provided in the staff report, review of the proposed Amendment, and consideration of the testimony given at public hearings, as well as other pertinent information, the City Council finds the following:

- a. From an overall perspective, the requested Ordinance Code amendment is consistent with and reflective of the goals, policies, and intent of the Local Coastal Plan. The modifications recommended by the Coastal Commission are found to be acceptable and will ensure that this Amendment will be more fully consistent with the Local Coastal Program and California Coastal Act;
- b. The proposed Amendment to the City's Zoning Ordinance is reasonable and in accordance with the City's authority as a Charter City. The proposed Amendment will facilitate and/or retain coastal-dependent and coastal-related activities and address warehouse/storage parking requirements in a reasonable manner which will

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also rectify an oversight which occurred during the 1994 Parking Ordinance update (AO-200) which rendered a number of facilities in the City legal non-conforming.

- c. This Amendment is consistent with the final Mitigated/Negative Declaration for environmental review purposes which was adopted by the City Council on July 29, 1996, because the modification to the Ordinance Code proposed by the Coastal Commission will not significantly alter any impacts to the environment.
- d. The City Council hereby states its intent that the City's Local Coastal Program is not altered by this amendment and the Local Coastal Program will be carried out in a manner fully consistent with the California Coastal Act.
- e. Based on the foregoing findings, the City Council now desires to amend the Zoning Ordinance as set forth hereafter.

**SECTION 3:** The City Council hereby amends Section 15.238.030 of Chapter 15.238 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.238.030 Uses: Subject to a Use Permit.** The following use types may be permitted subject to the provisions of this Chapter and further provided that a Use Permit is approved pursuant to Chapter 15.820:

- (a) **Residential.** Family Residential: Caretaker
- (b) **General.**
  - Auction Sales
  - Automotive and Accessories: Gasoline Sales
  - Educational Services: Commercial
  - Farmers' Market, Certified
  - Helicopter Landing Services
  - Lodging Services: Hotel & Motels
  - Personal Storage
  - Recreation Services: Outdoor Sports & Recreation
  - Transportation Services

Uses within the general use types listed in this subsection (b) include the following:

- (1) Commercial visitor-serving:
  - A. Motels, hotels, and accessory commercial, recreational, entertainment or conventional facilities.
  - B. Automobile service station, provided that sale of alcoholic beverages from

or at service stations or on the same premises is prohibited.

(2) Recreation:

A. Recreational facilities, such as tennis and racquetball courts.

(c) Agricultural None

**SECTION 4:** The City Council hereby amends Section 15.238.100 of Chapter 15.230 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.238.100 Standards: Others.** The following development regulations and standards also apply within the H-C zone:

- (a) **Parking.** Off street parking must be provided for all uses in the H-C zone as required by Chapter 15.615;
- (b) **Signs.** All signs must comply with the provisions of Chapter 15.620;
- (c) **Coastal Development.** All development within the CP Overlay zone must comply with the provisions of Chapter 15.410 and Chapter 15.815;
- (d) **Flood Plain Overlay Zones.** All development within a designated Flood Plain (FP) overlay Zone must comply with the provisions of Chapter 15.420 and Chapter 15.830;
- (e) **Displays for Uses in the Automotive and Accessories Use Type Category.** Outdoor display of merchandise in conjunction with use classified within the Automotive and Accessories: Gasoline Sales use type may be permitted provided that all of the following standards are met:
  - (1) **Lubricating materials.** Not more than one (1) day's supply of lubricating materials, computed on the basis of average daily sales, may be placed upon the pump island or within two (2) feet of the pump island or primary building. All such lubricating materials must be displayed in appropriate racks.
  - (2) **Tire display.** Not more than two (2) enclosed tire storage or display cabinets are permitted. In lieu of tire cabinets, not more than four (4) individual new tires in appropriate open racks or stands may be displayed, provided that such racks or stands are located within two (2) feet of the perimeter of the pump island or primary building.

(3) **Vending machines.** Vending machines, including but not limited to, soft drink

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dispensers or cigarette or candy vending machines, may be displayed within two (2) feet of the perimeter of the primary building. Not more than four (4) such machines are permitted.

(f) Permit Conditions. Any project requiring a Planned Development Permit or Use permit in this zone shall comply with all the following additional requirements:

- (1) A minimum of fifteen percent (15%) of the area of a site for which a Planned Development Permit is issued shall be landscaped.
- (2) Project design shall incorporate view corridors in conformance with the Comprehensive Plan.
- (3) A landscaped buffer a minimum of twelve (12) feet in width, but averaging a total of twenty (20) feet in width, shall be required between any vehicle parking area and any parallel bicycle and pedestrian paths located adjacent to the water. A landscaped buffer a minimum of five (5) feet in width, but averaging a total of ten (10) feet in width, shall be required between a pedestrian path located adjacent to the water and any vehicle parking area.

(g) Personal Storage: Uses classified within the Personal Storage use type may be permitted provided that a Use Permit is approved pursuant to Chapter 15.820 and the use complies with the following provisions:

(1) Coastal-dependent or related services. As a part of the Use Permit evaluation, it shall be demonstrated by the applicant how the project will provide for coastal related storage. This may be shown through such means as operational standards that specifically accommodate harbor businesses, boat owners or boat slip lease holders; or the provision of storage areas specifically designed for coastal-related users such as commercial fishing operators. Approval and operation of such a project shall be subject to the applicant's agreement to give priority to customers seeking coastal-dependent and related storage.

(a) Fisherman's Storage Yard. Acceptance of a permit involving personal and coastal-dependent storage use shall bind the applicant and all future successor's in interest to maintain a minimum of 1 acre to be utilized as a Fisherman's Storage Yard; or, alternatively, to provide a comparable replacement.

(2) Over concentration. As a part of the Use Permit evaluation, and in addition to the other findings required for approval of a Use Permit pursuant to Section 15.820.070, the decision-making authority shall determine that approval of the

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Personal Storage use type will not displace priority coastal-dependent or related uses, such as dry boat storage and net repair within the Harbor Commercial Zone district. In addition, the decision making authority shall determine that the Personal Storage use will not result in an over concentration of this use type within the Harbor Commercial Zone district.

(3) Location. All Personal Storage use types shall comply with both of the following location criteria:

(a) The site shall not be located within the area defined in the City's Comprehensive Plan as Ventura Harbor; and

(b) Sites containing a Personal Storage use type shall not abut or front onto any Scenic Drive.

(h) Family Residential: Caretaker. May be permitted only in conjunction with a Personal Storage Use type and through the Use Permit evaluation.

**SECTION 5:** The City Council hereby amends Section 15.615.040 of Chapter 15.615 of Title 15 of the San Buenaventura Ordinance Code to read as follows:

**Section 15.615.040 General Use Types.** Uses in the Seaward Parking corridor, as defined in Chapter 15.110, shall be subject to the parking requirements specified in underlying zone districts of Commercial Tourist Oriented (C-T-O) or Intermediate Commercial (C-1A) as applicable. The number of off street parking spaces required, and the manner in which they are to be provided, for General use types, other than those within the Seaward Parking Corridor, shall be determined in accordance with this Section as set forth below:

**Parking Spaces Required**

- (a) Administrative, Business, and Professional Services  
Animal Sales and Services:  
Grooming and Pet Stores  
Animal Sales and Services:  
Veterinary  
Auction Sales  
Automotive and Accessories:  
Automotive Repairs, Systems  
Automotive and Accessories:  
Cleaning  
Automotive and Accessories:  
Gasoline Sales

One (1) space for each three hundred (300) square feet of gross floor area.

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Business and Professional Support  
 Construction Sales and Services:  
     Building Supply Stores  
 Cultural and Library Services  
 Dining Establishments:  
     Ancillary Service  
 Dining Establishments:  
     Take Out  
 Education Services, Commercial  
 Equipment Rentals, Sales, or  
     Services: Light  
 Food and Beverage Retail Sales  
 Funeral and Interment Services  
 Government Services  
 Medical Services: Consulting  
 Medical Services:  
     Mobile Equipment  
 Oil Equipment Services: Light  
 Personal Services  
 Property Maintenance Services  
 Repair Services  
 Retail Sales  
 Safety Services  
 Shopping Centers: Small  
 Transportation Services

(b) Shopping Center: Large

(1) With no Food and Beverage Retail Sales Use Type or with a Food and Beverage Retail Sales Use Type which is 10,000 sq. ft. or less in area: One (1) space for each three hundred (300) square feet of gross floor area.

(2) With a Food and Beverage Retail Sales use type greater than 10,000 sq. ft. in area: One (1) space for each two hundred fifty (250) square feet of gross floor area.

(c) Automotive and Accessories:  
     Automotive Rentals  
 Automotive and Accessories:  
     Automotive Sales, Retail  
     Boating and Harbor Activities:

One (1) space for each three hundred (300) square feet of gross floor area plus one (1) parking space for each five thousand (5,000) square feet of outdoor sales, display, or storage area.

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**Boat Sales and Services  
Nursery Sales**

- (d) **Automotive and Accessories:**  
Automotive Repair, Bodies  
Automotive and Accessories:  
Automotive Sales, Wholesale  
Automotive and Accessories:  
Impound Yards  
Automotive and Accessories:  
Operable Vehicle Storage  
Boating and Harbor Activities:  
Boat Building or Repair  
Construction Sales and Services:  
Building Contractor Yards  
Construction Sales and Services:  
Lumber Yards  
Equipment Rentals, Sales or  
Services: Heavy  
Fish Processing:  
Fish Receiving  
Food and Fish Processing  
Fish and Meat Processing  
Food and Fish Processing:  
Food Processing  
General Industrial  
Laundry Services  
Light Industrial  
Oil Equipment Services: Heavy  
Personal Storage  
Recycling Services: Recycling  
Transfer  
Recycling Services: Scrap  
Operations  
Research or Laboratory Services  
Wholesaling and Distribution

- (e) **Day Care Centers**

- (f) **Dining Establishments:**  
Fast Service, Drive-Up

One (1) space for each five hundred (500) square feet of gross floor area, except that for any portion used for warehouse/storage area, one (1) space for each one-thousand (1,000) square feet, and whatever number of spaces are required for any other principal use on the site. A total of 20% of an occupant's area may be devoted to office use in support of a principal use listed in this subsection (d) without providing parking spaces at a ratio greater than one (1) space per five hundred (500) square feet of gross office floor area. However, office area which supports a principal use listed in this subsection (d) and which exceeds 20% of an occupant's area shall provide parking spaces for the entire office area at a ratio of one (1) space per three hundred (300) square feet of gross office floor area.

Two (2) spaces for the first thirteen (13) children and one (1) space for every seven (7) children thereafter.

One (1) space for each one hundred (100) square feet of gross area.

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(g) Dining Establishments:  
Full Service  
Drinking Establishments

If the use comprises less than 2500 square feet of gross floor area: One (1) space for each three hundred (300) square feet of gross floor area.

If the use comprises 2,500 square feet or more of gross floor area and is a freestanding building, whether or not it is located in a shopping center: One (1) parking space for each one-hundred (100) square feet of gross floor area.

If the use comprises 2,500 square feet or more of gross floor area and is located within a shopping center and within a building also occupied by other occupants or other businesses or any other establishments: One (1) parking space for each two-hundred (200) square feet of gross floor area.

(h) Educational Services: General

Elementary Schools and Middle Schools: One (1) space for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or, if no fixed seats, one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

High Schools: Five (5) spaces for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or, if no fixed seats, one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

Colleges: Seven (7) spaces for each classroom plus one (1) space for each five (5) fixed seats of any area utilized for auditorium purposes or if no fixed seats one (1) space for every five (5) people as determined by the Uniform Building Code Occupancy Load Provisions.

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(I) Group Care

One (1) space for each person employed at the site plus one-quarter (1/4) space for each resident bed.

(j) Farmers' Market, Certified  
Hazardous Waste Facility  
Helicopter Landing Services  
Recreation Services:  
Outdoor Entertainment  
Recreation Services:  
Outdoor Sports and Recreation  
Recreation Services:  
Public Parks and Playgrounds  
Swap Meets

A number of spaces as determined necessary by the decision-making authority to provide adequate vehicular access while minimizing adverse impacts on the surrounding neighborhood.

(k) Lodging Services:  
Hotels and Motels

One (1) space for each sleeping unit plus whatever number of spaces may be required for other principal uses (e.g., Dining Establishments, Drinking Establishments, etc.) on the site.

(l) Lodging Services:  
Bed and Breakfast Inns

Two (2) spaces within a garage where two (2) spaces within a garage are already being provided for a Family Residential: Single Family, those two (2) spaces within a garage shall be deemed to adequately meet the requirement of this subsection (l). One (1) open or covered space for each guest room must also be provided.

(m) Automotive and Accessories:  
Parking  
Billboards  
Recycling Services:  
Consumer Recycling  
Collection Points

No additional parking spaces are required.

(n) Boating and Harbor Activities:  
Boat Slips

Three-quarters (3/4) space for each slip, and whatever number of spaces may be required for any other principal uses on the site.

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(o) Boating and Harbor Activities:  
Harbor Sales and Services

One (1) space for each three hundred (300) square feet of gross floor area plus three-quarters (3/4) space for each boat slip.

(p) Boating and Harbor Activities:  
Commercial Boating and  
Fishing

One (1) space for each three hundred (300) square feet of gross floor area plus one and one-half (1½) spaces for each boat slip.

(q) Medical Services:  
Medical Care

Two (2) spaces for each bed.

(r) Recreation Services:  
Indoor Entertainment

One (1) space for each five (5) fixed seats or, if no fixed seats, one (1) space for each five (5) people as determined by the Uniform Building Code Occupancy Load Provisions, and whatever number of spaces are required for any other principal uses on the site.

(s) Recreation Services:  
Amusement Centers  
Recreation Services: Indoor  
Sports and Recreation

Bowling alleys, tennis courts, handball courts and similar facilities having clearly designated courts or playing areas: Three (3) spaces for each bowling lane or playing court plus whatever number of spaces are required for any other principal uses on the site (e.g., Dining Establishments, Drinking Establishments, etc.) For other participant oriented facilities, (e.g., skating rinks, amusement centers, fitness centers, billiard parlors): One (1) space for each two hundred (200) gross square feet of floor area.

(t) Recreation Services:  
Campgrounds

One (1) space for each campsite or table, and one (1) space for each employee, and one (1) additional space for each twenty-five (25) campsites, and whatever number of spaces are required for other principal uses on the site (e.g., Dining Establishments, Drinking Establishments, etc.)

(u) Community Meeting

One (1) space for each four (4) fixed seats or each ninety-six (96) inches, or fraction thereof, of the length of bench-type seats, or twenty-eight (28) gross square feet where no per-

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manent seats are maintained in any main meeting area, auditorium, meeting room, sanctuary or place of worship.

(v) Utility or Equipment Substations

One (1) space for each three hundred (300) square feet of gross floor area; provided that, no parking spaces are required for completely automated, unattended facilities.

**SECTION 6: SEVERABILITY.** If any section, subsection, paragraph, sentence, clause, phrase or word of this Ordinance is declared by a court of competent jurisdiction, adjudicated to a final determination, to be invalid, this City Council finds that said invalidated part is severable, and that this City Council would have adopted the remainder of this Ordinance without the severed and invalidated part, and that the remainder of this Ordinance shall remain in full force and effect.

**SECTION 7: EXISTING VIOLATIONS.** The repeal of any Ordinance or provision of the San Buenaventura Ordinance Code by the enactment of this Ordinance shall not have the effect of releasing or extinguishing any penalty, forfeiture, or liability previously incurred, or of precluding prosecution and imposition of a penalty with respect to any violation having occurred prior to the effective date hereof. Any such repealed Ordinance or provision shall be treated as remaining in full force and effect for the purpose of sustaining any proper act or prosecution for the enforcement of such penalty, forfeiture, or liability, or any prosecution and imposition of penalty with respect to any violation having occurred prior to the effective date hereof.

**SECTION 8: RESTATEMENT OF INTENT.** This Amendment approved hereby shall become fully effective upon receipt of Coastal Commission certification. The existing approved Local Coastal Program shall remain in full force and effect until such Coastal Commission certification is received. The City Council hereby restates its intent that the City's Local Coastal Program, as amended, is to be carried out in a manner fully consistent with the California Coastal Act.

**SECTION 9: EFFECTIVE DATE - COASTAL ZONE.** This Ordinance shall take effect on the thirty-first day after final passage and adoption in all areas of the City, and the City's planning area, outside the Coastal Zone. As applied to areas of the City or the City's planning area within the Coastal Zone and regulated by the existing approved Local Coastal Program, this Ordinance shall become effective upon approval of Coastal Commission certification therefor.


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PASSED AND ADOPTED this 3rd day of Feb. , 1997.

  
\_\_\_\_\_  
Mayor

**Mayo**

Maki Corammbias Plisky  
City Clerk

**DEPUTY City Clerk**

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SOUTH CENTRAL COAST DISTRICT

STATE OF CALIFORNIA       )  
COUNTY OF VENTURA       )  
CITY OF SAN BUENAVENTURA)

I, MABI COVARRUBIAS PLISKY, Deputy City Clerk of the City of San Buenaventura, California, do hereby certify that the foregoing Ordinance was passed and adopted by the San Buenaventura City Council at a regular meeting held on the 3rd day of February 1997, by the following vote:

AYES:       Councilmembers Friedman, Tuttle, DiGuilio,  
              Bennett, Monahan, Measures and Tingstrom.

NOES:       None.

ABSENT:     None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Buenaventura this 4th day of February 1997.

Mabi Covarrubias Plisky  
Deputy City Clerk

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