

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

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July 21, 1999

TO: Commissioners and Interested Parties

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Merle Betz, Coastal Program Analyst

SUBJECT: County of Ventura: Minor Amendment Request No. 1-99 to certified Local Coastal Program Zoning Ordinance (for public hearing and Commission action at the August 10-13, 1999 meeting at the Wyndham Hotel at LAX)

SUMMARY OF LCP AMMENDMENT REQUEST

The proposed amendment request to the County of Ventura Zoning Ordinance component of the Local Coastal Program is to change the off-street parking provisions in the R-B Zone Sec. 8176-2.6b and to move the off-street parking provisions for the C-M Zone to Sec. 8176-3.6. The change in the R-B Zone allows for off-site accessory garages on property within 1,000 feet of the principal dwelling if within the same ownership subject to several provisions. The change in R-B Zone provisions only applies to the La Conchita community in the North Coast Area of Ventura County because it is limited to communities without a community sewer system and La Conchita is the only such community with a R-B Zone designation. The change in the C-M Zone also moves the provision for off-site parking from its present location in Sec. 8176-2.6b. to Sec. 8176-3.6, but makes no change in the provision itself.

DETERMINATION

Pursuant to Section 30514 (c) of the Coastal Act and Section 13554 (a) of the California Code of Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13555 (a) of the Regulations defines an amendment as "minor" when the proposed change: 1) makes the use as designated in the Zoning Ordinance more specific; 2) does not change the kind, intensity or density of use; and 3) is consistent with the certified Land Use Plan (LUP).

The proposal amends the LCP Zoning Ordinance to change the parking provisions in the R-B Zone so that off-site covered parking on a "neighboring" (i.e. non-contiguous)

lot would be allowed subject to a Planned Development Permit if: (1) the ability to construct two covered parking spaces on the lot with the principal dwelling is limited; (2) the "neighboring" lot is substandard in size, is not served by a community sewer system, and is within 1,000 feet of the principal dwelling; (3) both the lot with the principal dwelling and the off-site lot are maintained in the same ownership; (4) only a garage up to 800 sq. ft. is permitted, with no carports allowed; (5) the garage may not be leased or rented; (6) construction resembles a single family residence in character and is limited to 15 ft. in height; (7) only electrical service is allowed to the garage; and (8) landscaping is required.

The R-B (Residential Beach, 3,000 sq. ft. minimum lot size) Zone is intended to "provide for the development and preservation of small-lot, beach-oriented residential communities". This designation implements the LCP Land Use Plan (LUP), which indicates that La Conchita is a high density residential area with dwelling units per acre ranging from 6.1 to 36. The proposed zoning ordinance amendment allows development normally associated with a single family residence in a manner that makes the ordinance more specific without changing the kind, location, intensity or density of the designated use. Therefore, the amendment is considered "minor" as defined in Section 13554(a).

PROCEDURES

The Ventura County Planning Commission held a duly notice hearing and approved the proposal on May 13, 1999. The Board of Supervisors held a duly notice hearing and approved the proposal on May 25, 1999. The amendment was submitted to the Coastal Commission on June 8, 1999 and filed on June 22, 1999. The Board of Supervisors Resolution (Ordinance No. 4186) indicates that the effective date of the amendment shall be thirty (30) days after the County has been notified in writing by the Coastal Commission that the amendment has been approved.

Section 13555 (a) of the Commission's Regulations requires that the Executive Director prepare a report describing the proposed amendment and provide notice of the Executive Director's determination that the amendment is of a "minor" nature. Section 13555 (a) also requires the Executive Director to report to the Commission at the next meeting, his or her determination and objections to the determination, if any, that have been received within ten working days of the posting of the notice. If one third of the appointed members of the Commission requests, the determination of the Minor Amendment shall not become effective and the Amendment shall be processed in accordance with Section 13555 (b).

ADDITIONAL INFORMATION

For further information about this staff report or the amendment process, contact Merle Betz at the Coastal Commission, South Central Coast Area Office, Suite 200, 89 South California Street, Ventura, CA 93001 or call 805-641-0142.