

VENTURA COUNTY PLANNING COMMISSION

Meeting of October 12, 1966

RESOLUTION NO. 4965

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT GUIDELINES FOR PUBLIC IMPROVEMENTS PERTAINING TO BOARD OF ZONING ADJUSTMENT ITEMS

The matter of special conditions pertaining to improvement requirements imposed on Board of Zoning Adjustment items by the Department of Public Works was studied by the Departments of Planning and Public Works and was further considered by the Planning and Policy Committee of the Planning Commission and it was determined that guidelines be established. The purpose of these guidelines is to impose realistic public improvements where necessary and to describe zoning actions that are minor and of a temporary nature. The following guidelines are recommended:

1. EXEMPT FROM ALL IMPROVEMENT REQUIREMENTS: (curb, gutter, sidewalk and paving)

Normally no improvements will be required on the following:

- a. Signs
- b. Single Mobile Homes.
- c. Wells for production of oil and gas.
- d. Accessory buildings (carport, small storage building, etc.)
- e. Zone variance requested to permit one of the following conditions:
 - (1) Reduction of side or rear yards.
 - (2) Increase height limitations (towers, special construction).
 - (3) Conversion of portion of property to other use.
(Doctor's office or home business in residence)
 - (4) Minor structural changes (overhangs, porches, etc.)
- f. All items where the permitted private improvement is valued at less than \$3,000.
- g. All items where the permit use clearly conforms to all of the following conditions:
 - (1) Temporary (five years or less) use.
 - (2) The permitted private improvements will be removed at the end of the temporary use.

- (3) Improvements may be required on renewal applications.
- (4) The permitted use will not significantly increase traffic in the area. (Any business involving trucking or sales at the site would not qualify.)

2. EXEMPT FROM BRIDGE POLICY:

- a. All listed above.
- b. All items where the Bridge Policy assessment for the parcel is less than \$150.00 or where the parcel contains less than 15,000 square feet.

~~That dedication of right of way be required in every case where a County Road Project has been budgeted for road improvements at that location.~~

That road widening, with acceleration and deceleration lanes, and with left turn pockets, be required to the extent considered appropriate to the conditions at the site and in consideration of the amount of traffic generated by the permit use, and the interference with traffic which may be caused by traffic generated by the permit use.

At a meeting of the Planning Commission on October 12, 1966 these guidelines were deemed valid,

THEREFORE BE IT RESOLVED, that the Planning Commission so reports and recommends that the Board of Supervisors adopt guidelines for public improvements pertaining to Board of Zoning Adjustment items.

APPROVED AND ADOPTED BY BOARD OF SUPERVISORS
ON NOVEMBER 22, 1966.