



Planning and Development Department
LONG RANGE PLANNING DIVISION

**THE ORDINANCE 661 CONSISTENCY
REZONE PHASE II PROJECT**

BOARD OF SUPERVISORS

JUNE 21, 2016

Project Purpose

2

- Initiated by the Board of Supervisors
 - ▣ Replace 661 Zoning Ordinance with *modern* LUDC Zoning
 - ▣ Benefits of the Project:
 - Increase land use options available to landowners
 - Streamline the permit process
 - Reduce permit processing costs and time delays
 - Equitable treatment with respect to land uses



Background

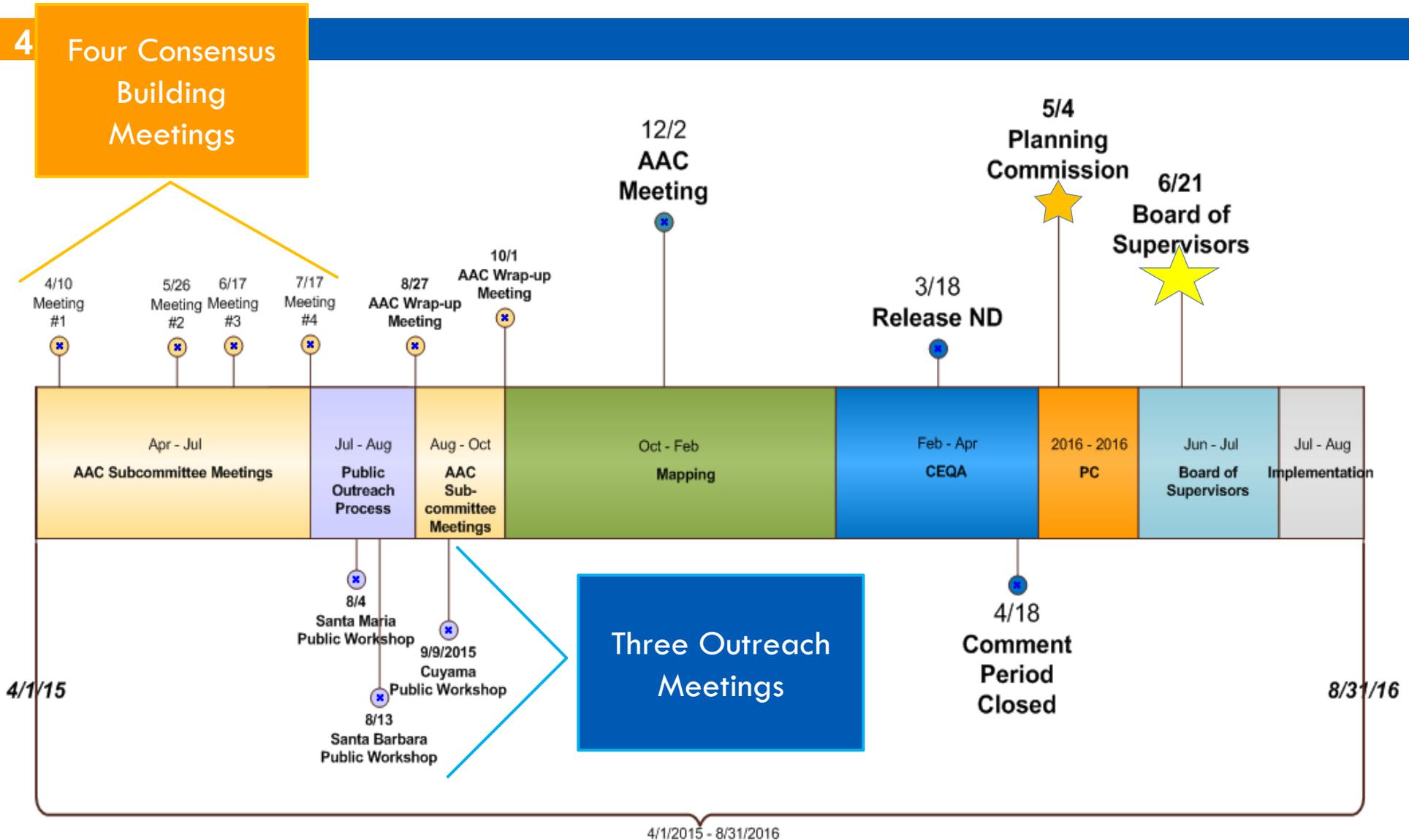
3

- Ordinance 661
- 1980's – Compr
 - ▣ Modern Zoning
- Numerous rural zoning

TABLE OF CONTENTS

ARTICLE I.	GENERAL PROVISIONS (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
ARTICLE II.	DEFINITIONS (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
ARTICLE III.	DESIGNATION AND ESTABLISHMENT OF DISTRICTS AND COMBINING REGULATIONS (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
ARTICLE IV.	ADOPTING ZONING MAPS	1
ARTICLE V.	SPECIFIC DISTRICT REGULATIONS	1
Section 1.	A-1 Residential-Agricultural District	1
Section 2.	R-1 One-Family Residential District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 3.	R-2 Two-Family Residential District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 4.	R-4 Multiple Dwelling District	3
Section 5.	C-2 Limited Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 6.	C-3 General Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 7.	M-1 Light Industrial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 8.	M-2 Heavy Industrial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 9.	REC Recreational District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 10.	U Unlimited Agriculture District	6
Section 11.	A-I-X Exclusive Agricultural District	8
Section 12.	DCM Design Commercial Manufacturing District	10
Section 14.	M-1-B Restricted Light Industrial District	15
Section 15.	M-1-X Exclusive Light Industrial District	19
Section 16.	M-1-A Limited Light Industrial District	21
Section 17.	CH Highway Commercial District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 19.	E-1 One-Family Estate District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 20.	R-3 Multiple Dwelling District	23
Section 21.	R-3-TRI Three-Family Residential District	24
Section 22.	RRA Rural Residential Agriculture District	25
Section 23.	WA Watershed Agricultural District	26
Section 24.	R-A Suburban Agricultural-Residential District	27
Section 25.	AG General Agricultural District	29
Section 26.	P Planned Development Districts	30
Section 27.	AL Limited Agricultural District	37
Section 28.	CM Heavy Commercial District	38
Section 29.	SC Shopping Center Zoning (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 30.	DM - Design Manufacturing Districts	41
Section 31.	DR Design Residential District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 32.	PI Professional and Institutional Zone (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 33.	PDC Planned Development Community District	45
Section 34.	EX-1 One Family Exclusive Residential Estate District (REPEALED FEBRUARY 6, 1984, ORD. 3430)	
Section 35.	C-2-L Limited Commercial District	51
Section 36.	AGI Intensive General Agricultural District	53

Timeline



Rezoning Criteria

5

- Consider existing patterns
 - ▣ Physical characteristics & Topographic features
 - ▣ Existing Land Use designations & Surrounding LUDC zoning patterns
- Comprehensive Plan Rural Area Policies
 - ▣ Minimum parcel size (40, 100, 320 acre minimum)
 - ▣ AG-II-40 & 100
- Existing Land Uses
 - ▣ Cultivated Ag\Important Farmland (likely AG-II-40)
 - ▣ Grazing\Rangeland (likely AG-II-100)
 - ▣ Public Lands\Steep Slopes (likely RMZ)



EDRN Criteria

6

- Existing Developed Rural Neighborhoods
 - ▣ Rural residential developments, smaller parcels than the surrounding larger agricultural parcels
 - ▣ Recognizes historic development pattern and allows in-fill development
 - ▣ Keeps pockets of rural residential development from encroaching onto adjacent agricultural lands.

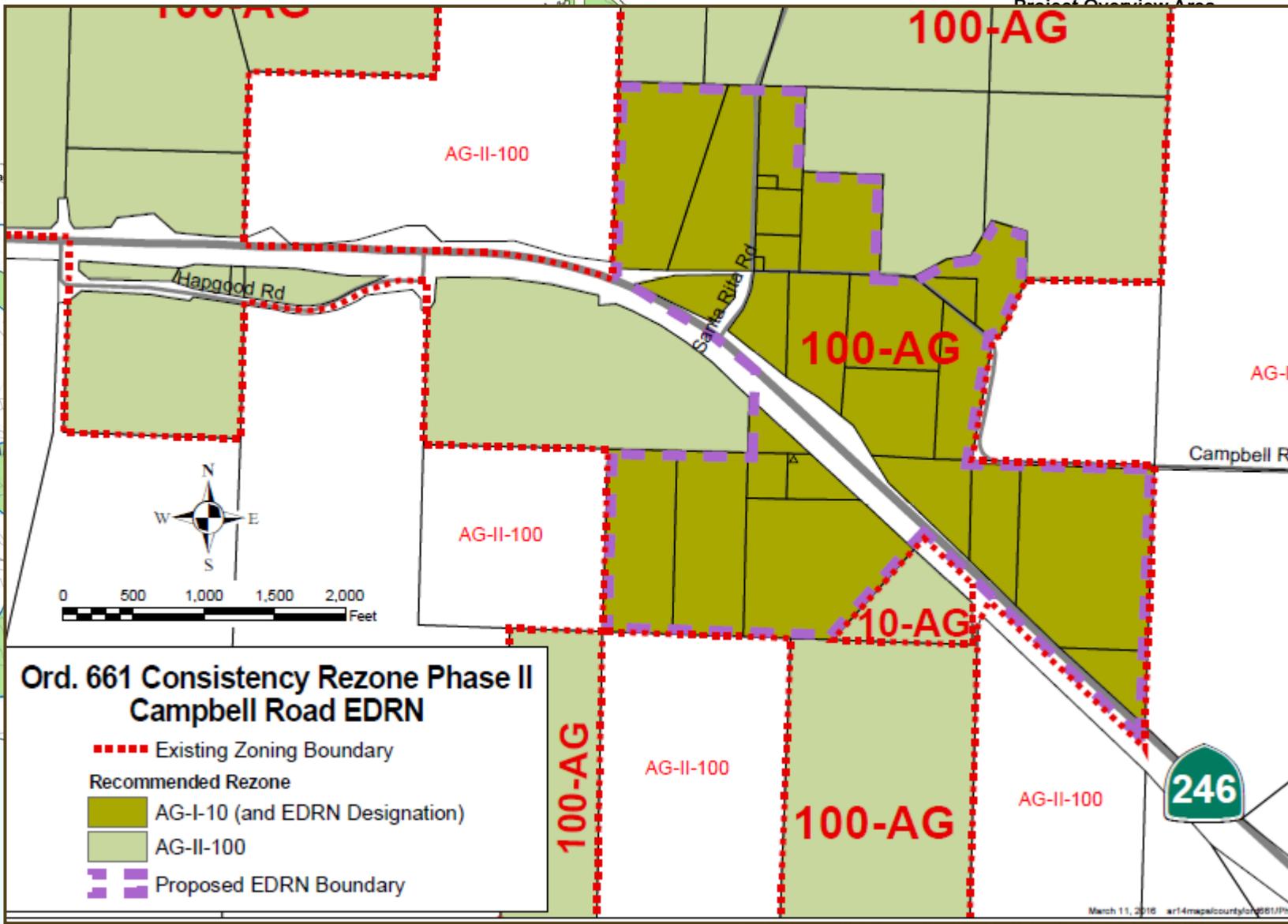


Ord. 661 Consistency Rezone Phase II
Project Overview Area

one Boundary
oundary
s National Forest
rg Air Force Base

KERN COUNTY

VENTURA COUNTY



AG-I

Campbell Rd



0 5 10 Miles



Recommendations

9

- A Zoning Map amendment to rezone current Ordinance 661 lands
- A Comprehensive Plan amendments:
 - Apply appropriate land use designations
 - Apply EDRN boundaries
 - Amend existing Ventucopa EDRN boundary
 - Amend the Urban Boundary lines near Lompoc
- An Ordinance repealing 661 zoning districts
- Adopt the Final Negative Declaration



Ord. 661 Consistency Rezone Phase II Project Overview Area

- Ord. 661 Zones:**
- Agriculture (Green)
 - Residential (Yellow)
 - Incorporated City (Pink)
 - Unincorporated Urban Area (Orange)
 - Existing Developed Rural Neighborhood (Dashed line)
 - Coastal Zone Boundary (Blue line)
 - County Boundary (Grey line)
 - Los Padres National Forest (Dotted line)
 - Vandenberg Air Force Base (Dashed line)

