

24V.300

ADMINISTRATION

24V.300.010 Purpose

This SUBPART 24V of the City of San Buenaventura Zoning Ordinance shall be known, and may be cited, as the “Victoria Avenue Corridor Development Code” or may be cited simply as the “Victoria Code”. References to “Code” or “Development Code” within the text of this Victoria Avenue Corridor Development Code are references to this Victoria Avenue Corridor Development Code unless the context clearly indicates otherwise, e.g., references to the “Municipal Code” mean the San Buenaventura Municipal Code; references to the “Government Code” are to the California State Government Code, and so on.

Chapter 3 of the 2005 City of Ventura General Plan (“Our Well Planned and Designed Community”) designates certain significant “Corridors” for future evaluation and implementation actions. Included among these corridors is the Victoria Avenue corridor located along the borders of both the Thille and Montalvo Planning Communities. The Victoria Avenue Corridor Development Code carries out the policies of the General Plan by classifying and regulating the types and intensities of development and land uses within the Montalvo and Thille areas consistent with, and in furtherance of, the policies and objectives of the General Plan. This Victoria Avenue Corridor Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Victoria Avenue Corridor Code are to:

1. Secure Victoria Avenue’s identity as a prestigious business corridor;
2. Create an urban fabric made up of connected streets, small blocks, and public open spaces;
3. Produce high-quality buildings that shape and activate the public realm;
4. Call for a higher level of intensity than is typical in adjoining neighborhoods, created through significant workplace additions along with new retail space and housing;
5. Create a distinctive character along Victoria Avenue with boulevard-scale buildings in a mixed use edge lining a re-designed public realm and, on larger sites, creating new internal neighborhoods and districts; and
6. Successfully integrate new retail stores on the corridor edge and

new activity nodes.

24V.300.020 Authority

This Development Code is enacted based on the authority vested in the City of San Buenaventura by the State of California, including but not limited to: the State Constitution; and the California Planning and Zoning Law (Government Code Sections 65000 et seq.).

24V.300.030 Responsibility for Administration

This Development Code shall be administered by: the San Buenaventura City Council, hereafter referred to as the "Council;" the Planning Commission, referred to as the "Commission;" the Design Review Committee, hereafter "DRC," the Historic Preservation Committee, referred to as "HPC," the Community Development Director or the Director's designee, referred to as the "Director;" and the Community Development Department, hereafter referred to as the "Department," as specified by the provisions of this Development Code.

All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this Victoria Avenue Corridor Code, the zoning ordinance, the City's General Plan, and the orderly development of the City.

24V.300.040 Applicability

This Development Code applies to all land uses, subdivisions, and development within the City of San Buenaventura Victoria Avenue Corridor Development Code area as follows.

A. REQUIREMENTS FOR NEW STRUCTURES OR LAND USES, OR CHANGES TO STRUCTURES OR LAND USES

It shall be unlawful, and a violation of this Development Code for any person to establish, construct, reconstruct, enlarge, alter, or replace any use of land or structure, except in compliance with the requirements listed below, including those relating to nonconforming uses, structures, and parcels. No Building Permit or Grading Permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Development Code.

B. DESIGN AND DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL

Each structure and land use shall comply with all applicable standards of this Code, any additional regulations within the Zoning Ordinance for specific use types that are cited in Section 24V.203.030,

Table C. (Allowed Land Uses), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

C. ALLOWABLE USE

Land uses are allowed by this Development Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24V.203.030 (Land Use Table).

D. PERMIT AND APPROVAL REQUIREMENTS

Any discretionary planning permit or other approval required by Section 24V.203.030 (Land Use Table) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

E. LEGAL LOT

The site of a proposed development or new land use must be a lot or lots legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.

F. SUBDIVISIONS

Any subdivision of land proposed within the City after the effective date of this Development Code shall enable development of structures consistent with evaluation standards relating to Urban Standards and Building Type; including, where applicable, those relating to Mixed Type Development Standards. A subdivision application shall contain, to the Director's satisfaction, sufficient plans and information to demonstrate existing and/or future development upon newly created lots may feasibly conform to the Development Code.

G. MINIMUM REQUIREMENTS

The provisions of this Victoria Avenue Corridor Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Victoria Avenue Corridor Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the Victoria Avenue Corridor Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code.

H. INTERFACE WITH OTHER REGULATORY REQUIREMENTS

1. Municipal Code Provisions. This Victoria Avenue Corridor Code is a subpart of the San Buenaventura Municipal Code. The Development Code supplements and in some cases replaces the requirements of the City of San Buenaventura Municipal Code, Division 24, as follows:

- a. When the content of this Development Code conflicts with the requirements of Division 24 of the Municipal Code, this Code shall govern.
 - b. Otherwise applicable requirements of the Municipal Code addressing topics not covered by this Code apply to development and land uses in the Victoria Avenue corridor.
2. Zoning Ordinance Provisions. This Victoria Avenue Corridor Code is a sub-part of the zoning ordinance. If a conflict occurs between a requirement or other provision of this Victoria Avenue Corridor Code and a requirement or other provision of the zoning ordinance, the provision of this Victoria Avenue Corridor Code shall control regardless of whether the Victoria Avenue Corridor Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Victoria Avenue Corridor Code and a requirement or other provision of the zoning ordinance because a development-related subject is addressed in the zoning ordinance but not in the Victoria Avenue Corridor Code, the zoning ordinance provision shall apply.
 3. Victoria Avenue Corridor Code requirements. In the event of any conflict within the requirements of this Victoria Avenue Corridor Code, the provisions of Chapters 24V.202 (Overlay Zones), 24V.204 (Frontage Type Standards), and 24V.206 (Building Type Standards) shall control over Chapter 24V.203 (Allowed Land Uses) and 24V.200 (Zones and Development Standards).
 4. Development Agreements or Specific Plans. If a conflict occurs between a requirement of this Development Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.
 5. Private agreements. This Victoria Avenue Corridor Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the agreement or restriction.

24V.300.050 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. ALLOWABLE USE OR FUNCTION

The land use or function must be allowed by the Urban Standards in the zone where the site is located.

B. PERMIT AND APPROVAL REQUIREMENTS

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any

required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted below.

C. DEVELOPMENT STANDARDS, CONDITIONS OF APPROVAL

Each land use and structure shall comply with the development standards of Chapter 24V.200 and 24V.202 (Zones and Development Standards and Overlay Zones), Chapter 24V.206 (Building Type), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

D. DESIGN REVIEW

Major Design Review, according to the procedural requirements of Zoning Regulations Chapter (Sec. 24.545) shall be required for the following:

1. All new development excluding Front Yard House, Sideyard House, and Carriage House.
2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.
3. Proposed new buildings or significant landscaping in the Parks and Open Space zone
4. All new Sign Programs

E. USE PERMIT

A land use identified by Chapter 24V.203 (Zones and Development Standards) as a "UP" (Use Permit) use, shall require a Use Permit. Zoning Regulations Chapter 24.520 (Use Permit Procedure) specifies the Use Permit processing procedure.

F. DIRECTOR'S PERMIT

Uses or activities of the Development Code requiring Director's Permit approval shall be processed according to the requirements of Zoning Regulations Chapter 24.505 (Director's Permit Procedure). Approval of a Director's Permit shall be required for the following:

1. Temporary uses (Zoning Regulations Chapter 24.120)
2. Uses Permitted by Right ("P") if Design Review is not required
3. Outdoor dining in ROW
4. Thrift Stores
5. Farmers' Market, Certified

G. PHASED IMPLEMENTATION OF DEVELOPMENT CODE PROVISIONS

At the request of an applicant and at the discretion of the Director, compliance with the standards and special conditions of any Transect Zone may be implemented in stages. Staged compliance will be subject to approved phasing plans, in order to ensure that new development will establish a foundation for subsequent full implementation of the

goals of the General Plan and regulations of the Victoria Avenue Corridor Development Code.

As part of a submittal for planning approval, applicants must submit and receive approval from the Design Review Committee for the following:

6. A master plan for the subject parcel(s) demonstrating compliance with all applicable standards and special conditions at buildout, and
7. A Phase One master plan and additional documentation as needed to demonstrate:
 - a. Compliance with all standards and special conditions pertaining to: building placement, frontage type, building type, use, parking provision, street block and landscaping, architecture and signage and;
 - b. Responsiveness to the Plan's guidelines pertaining to building placement, frontage type, building type, use, parking provision, street, block and landscaping, architecture and signage.

H. NONCONFORMITY REGULATIONS

This section regulates nonconforming lots, nonconforming structures, and nonconforming uses, including uses that are nonconforming as to required off-street parking. This section is intended to allow nonconforming lots, structures, uses, and off-street parking arrangements to continue to the extent consistent with the health, safety, and public welfare purposes of this Plan, with the ultimate goal being to bring such nonconforming lots, structures, and uses into compliance with the Plan.

1. Nonconforming Lots. Lots that are nonconforming as to width may be adjusted or subdivided provided the resulting reconfiguration brings the nonconforming lot into, or closer to, conformity with the requirements of this plan.
2. Nonconforming Buildings or Structures. Buildings or other structures that are nonconforming as to setback, height, or other Development Code provisions may be added to, repaired, or replaced only to the extent permitted by this section.
 - a. Additions.
 - i. Additions or expansions to nonconforming buildings or structures shall be limited to entrance vestibules and loading docks, and additions or expansions limited to no more than ten (10) percent of the gross floor area of the existing building or structure only upon review and approval by the Design Review Committee. Additions, expansions, or modifications, including the removal of interior demising walls that would result in an increase in the gross floor area of an individual retail establishment to more than 100,000 square feet, are prohibited. Nothing in this section shall be construed to authorize uses that are not permitted in Table C, Allowed Land Uses.

- ii. Maximum value of improvements over any 5-year period shall not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure as it existed prior to such addition.
 - iii. This section (24V.300.050.H.2.a, Additions) shall automatically be repealed on May 20, 2019, unless otherwise ratified or amended by the City Council.
 - b. Restoration of buildings or other structures. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy to the extent of not more than fifty (50) percent of the estimated cost of duplicating the entire structure as it existed prior to such damage or partial destruction, structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to the condition in which they existed immediately prior to the damage. Structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor space shall be added) except when it would bring the building or structure closer to conformity. Restoration shall be subject to approval by the Design Review Committee.
 - c. Other repair. Repair of nonconforming buildings or structures, other than repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that:
 - i. No structural alterations may be carried out unless those structural alterations are determined by the building official to be required for protection of the public health or safety
 - ii. The total cost of repairs over any 5-year period shall not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure, as it existed prior to such repair.
 - d. Alterations. Alterations to nonconforming buildings or structures, including but not limited to loading docks, new facades, and modernizations for the purposes of improving the energy or water efficiency of a nonconforming building or structure such as the installation of solar collection systems, energy efficient electrical or heating or cooling systems, or water conserving plumbing systems may be permitted so long as the total cost over any 5-year period does not exceed twenty-five (25) percent of the estimated cost of duplicating the entire structure, as it existed prior to such alteration.
3. Nonconforming Uses.
- a. A nonconforming use, including any uses incidental thereto, may continue provided such use is not intensified or expanded in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located. Once a nonconforming use on a site, or a portion of a site, has been discontinued for an uninterrupted period of six months, or changed to a conforming use which is permitted in the zoning district in which the site is located for any period

of time, no such nonconforming use may be reestablished anywhere on that site.

- b. Nonconforming due to annexation. See Municipal Code Sec. 24.465.050.3.
- c. Time extension. An extension of the time limits specified in subparagraph 3a of up to but not more than one year may be granted by the Community Development Director upon verification of documented evidence of a continuous good faith effort to re-establish the nonconforming use. Such evidence shall consist of records of expenditures, newspaper advertisements and/or real estate listings. A request for a time extension must be submitted in writing by the applicant prior to the expiration of the six- (6) month time limit. Any extension approved by the Community Development Director shall be made in writing and shall specify the date after which no nonconforming use will be permitted upon the subject property. Fees and processing procedures shall be based upon fees and procedures set forth for "Time Extension for Start of Construction."

I. SUBDIVISIONS AND ZONE CHANGES

1. Development increments that exceed the specified Maximum Block Perimeter standard must submit a tentative parcel/tract map application depicting new publicly accessible streets in locations that result in the creation of city blocks that do not exceed the Maximum Block Perimeter.
2. The applicant shall also submit a zone change application amending the Regulating Plan depicting the proposed subdivision, which, upon approval, shall be used to regulate all future development on the new blocks.

J. TREATMENT OF POTENTIAL HISTORIC RESOURCES

Prior to completion of the Historic Resources Survey for the entire Victoria Avenue Corridor area, all new development and demolitions subject to the Victoria Avenue Corridor Development Code shall be evaluated on an interim basis as follows:

1. Applications for all development proposals involving structures over 40 years in age shall include a historic, technical assessment (or "Phase I") prepared by a City-designated historic professional.
2. Upon reviewing a "Phase I" historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.
3. Community Development Department staff shall evaluate the Phase I and/or Phase II to determine whether the application involves a Historic Resource as defined by CEQA.
4. If the Director determines a potential Historic Resource is present, but not formally designated as a landmark or already on a State or Federal register, the development proposal shall be reviewed by the Historic Preservation Committee (HPC) for

compliance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

5. If the Community Development Department Director determines a Historic Resource is not present, the development proposal shall be reviewed pursuant to the standards in Sections 24V.200-24V.206.

K. ANIMALS

Domestic animals, as defines in Chapter 24.110 of the Municipal Code, are permitted, provided that, no more than four adult animals over the age of four months are permitted per dwelling unit or establishment and, further provided that, no more than three adult dogs shall be permitted per dwelling unit or establishment.

Livestock animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted.

Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted.

L. OTHER REVIEW PROCEDURES

The following procedural requirements of the Zoning Regulations and State law shall also apply within the plan area:

Alcoholic Beverage Establishments (24.460)

Parking Determination Procedure (24.512)

Development Agreement Procedure (24.550)

Specific Plan Procedure (24.555)

Notice and Hearing Requirements (24.560)

Appeal Procedure (24.565)

Permit Amendment, Revocation and Reevaluation Procedure (24.570)

Enforcement Procedure (24.580)

Subdivision Regulations (Municipal Code Division 26)

State Density Bonus Law

Home Occupations (24.125)

24V.300.060 VARIANCES : WARRANTS, EXCEPTIONS, DESIGN REVIEW

A. TYPE

Variances are classified into three categories based on their assignment to evaluation, standards, and, consequently, the ability of those standards to further the goals, policies and actions of this plan.

1. Warrant

- b. A Warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is

justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions.

- c. Any Building Type performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.
 - i. All of the following Urban Standards are mandatory requirements unless approval of a Warrant is obtained:
 - ii. Building Placement: Architectural Encroachments
 - iii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24V.206 (Building Types), exclusive of those measures designated [DR], are met.
 - iv. Building Height
- d. Warrants are subject to Director review and action in a public Administrative hearing.
- e. Warrants are discouraged but may be permissible when they fulfill the Victoria Avenue Corridor Plan's purpose, policies, and actions.
- f. Warrants may be obtained for approval of Civic Buildings that do not conform to the Zone and Development Standards Chapter 24V.200.

2. Exceptions

- a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this Code that is critical to the furtherance of its purpose, policies, and action.
- b. Any Building Type performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.
- c. All of the following Urban Standards are mandatory requirements unless approval of an Exception is obtained:
 - i. Building Placement: Primary Buildings
 - ii. Building Placement: Accessory Buildings as it relates to Accessory Buildings only and not Carriage Houses
 - iii. Parking: Parking Placement
 - iv. Parking: Parking Requirements
- d. Exceptions are subject to Planning Commission review and action.
- e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the Plan's goals, policies, and actions.

3. Design Review

- a. A Design Review Variance is a deviation that would permit a

practice that is not consistent with a specific design provision of this Code.

- b. Any deviation from a building type evaluation standard that, regardless of the use of terms such as “should” and “shall,” is followed by the notation “[DR]” is subject to Design Review.

B. LIMITATIONS

The following evaluation standards shall not be eligible for Warrants or Exceptions:

1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 24V.206 (Building Types), exclusive of those measures designated [DR] are not met.
2. All Development Code standards relating to Carriage Houses.
3. Land use or activity on a particular site that is not otherwise allowed.
4. Home Occupations.

C. SUBMITTAL REQUIREMENTS

Each Warrant or Exception application shall include, at a minimum, the following:

1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;
2. A textual description of the manner in which the applicant proposes to deviate from such evaluation standard or standards;
3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development projects relationship to the surrounding context;
4. A justification for the proposed variance in light of the requirements set forth above; and
5. Such other information as may be required by the Director, DRC, Commission or Council.

D. PROCESSING

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. FINDINGS

In order to approve a Warrant or Exception, the review authority must make findings as follows:

1. The Warrant, while not consistent with a specific provision of this Code, is justified by its intent or by hardship.
2. The Warrant would result in development compatible with the scale and character of existing development in the vicinity.
3. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties.

4. In addition to 1, 2, and 3 above: The Civic Building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24V.200 (Zones and Development Standards) and 24V.202 (Overlay Zones) is warranted.
5. Exceptions:

The parcel of property has physical characteristics so unusual that complying with the evaluation standard would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.
6. Conditions of approval

In approving a Warrant or Exception, the review authority may impose any reasonable conditions to ensure that the approval complies with the findings required above.

24V.300.070 EXEMPTIONS FROM PLANNING PERMIT REQUIREMENTS

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by this Section. These are allowed in all planning areas subject to compliance with this Section.

A. COUNTY PROPERTIES

The Development Code's provisions do not apply to the Ventura County Government Center, unincorporated properties, or County-leased properties within the Corridor Plan area. The City shall encourage cooperative planning with Ventura County in order to achieve the Plan's intent as expressed in the Victoria Avenue Corridor Plan.

B. GENERAL REQUIREMENTS FOR EXEMPTION

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. The new use, activity or structure associated with the Carriage House, Front Yard House and Side Yard House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Chapter 24V.200 and 24V.202 (Zones and Development Standards and Overlay Zones), Chapter 24V.206 (Building Type), and, where applicable, those relating to Nonconformity Regulations; and
2. All permits or approvals required by City regulations other than this Development Code is obtained (for example, a Building Permit).

C. EXEMPT ACTIVITIES AND LAND USES

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not required to have a Building Permit or Grading Permit
2. Fences and walls in compliance with height and location.
3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.
4. Repairs and maintenance.
 - a. Commercial buildings. Ordinary non-structural repairs to, and maintenance of, existing commercial buildings, if:
 - i. The work does not change the approved land use of the site or structure, or add to, enlarge, or expand the land use and/or structure; and
 - ii. Any exterior repairs employing the same materials and design as the original construction.
 - b. Single-family dwellings. Ordinary non-structural repairs to, and maintenance of, single-family dwellings.
 - c. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:
 - i. The work does not change the approved land use of the site or structure, or add to, enlarge or expand the land use and/or structure; and
 - ii. Any exterior repairs employing the same materials and design as the original construction.
5. Small, portable residential accessory structures. A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures that are exempt from Building Permit requirements in compliance with the Municipal Code and the California Building Code. Additional structures may be approved in compliance with Chapter 24V.200 (Zones and Development Standards), where allowed by the applicable zoning district.
6. Spas, hot tubs, and fish ponds. Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed two feet in depth.
7. Utilities. The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and

structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24V.200 (Zones and Development Standards) and Zoning Regulations Chapter 24.497 (Telecommunications Facilities).

24V.300.080 Rules of Interpretation

Except for Section 24V.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24V.203.030 (relating to the interpretation of the Land Use Table), the interpretation of any provision of this Victoria Avenue Corridor Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24V.300.090. How to Use this Code

To find the development regulations that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24V.102.040).
2. Note the Zone designation for that parcel.
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a “4-story height overlay” or a “shopfront required” overlay, as these requirements will supersede other provisions in the Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Allowable Land Use Table (Section 24V.203.030, Table C).
5. Refer to the Zone standards for the Zone that applies to the subject parcel. These standards provide all the basic setback and height requirements for the parcel. Remember that any special designations on the Regulating Plan supersede the information on the Zone page.
6. Development regulations established in this Plan are of two types, Standards and Guidelines.
 - a. Standards address those aspects of development that are essential to achieve the goals of the Corridor Plan. They include specifications for site development and building design, such as permitted land uses, building height, and setbacks. Conformance with Standards is mandatory. Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.” As provided in Article III, Administration, phased conformity with specified standards is permitted.
 - b. Guidelines provide guidance for new development in terms of aesthetics and other considerations such as zone character or design details. They are intended to direct building and site design in a way that implements the Community’s goals for the Victoria corridor as expressed in this Plan and in the Ventura General Plan. Whereas conformance with the Standards is mandatory, conformance with the Guidelines is

preferred and/or recommended. Provisions that fall into this category are indicated by the use of the words “should,” “may” or “are encouraged to.” In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Although direct conformance with the Guidelines is the surest route to swift approval, developers are permitted to propose alternative design details if they are able to show that such details implement the intent of this Plan.

7. The Zone standards specify the setback and height regulations for buildings, parking and associated site improvements, and also identify the Building Types and Frontage Types that are allowed.
8. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24V.206. One of the Types allowed in the applicable Zone must be selected.
9. A range of Frontage Types – from least urban to most urban – are presented in Section 24V.204. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
10. For parcels fronting Victoria Avenue, a range of public frontage types are presented in Section 24V.202 (Victoria Shopfront Overlay or Parkway Overlay). One of the Types allowed in the applicable Zone must be selected and integrated with the selected Frontage Type.
11. Note that Building Types may be combined, as described in Section 24V.210 (Mixed Type Development Standards). To promote a diversity of Building Types, and to control the visual scale of new development projects, type mixing is required on parcels over 30,000 s.f. in area. Mixed Type Development regulations also require a mix of uses to ensure that an adequate amount of workplace is developed to create a Business Corridor.
12. Development increments that exceed the specified Maximum Block Perimeter standard must submit a tentative parcel/tract map application depicting new publicly accessible streets in locations that result in the creation of city blocks that do not exceed the Maximum Block Perimeter, as required in Section 24V.208, Blocks and Streets.
13. The applicant shall submit a zone change application amending the Regulating Plan depicting the proposed subdivision, which, upon approval, shall be used to regulate all future development on the new blocks. Redevelopment and construction of new streets according to the amended Regulating Plan may be phased as incremental development is proposed (see 24V.300.050.G.) Phased Implementation of Development Code Provisions.)
14. Terms used throughout the Development Code that have not previously been defined in the San Buenaventura Municipal Code can be found in the Definitions (Section 24V.400).

