

## DOWNTOWN SPECIFIC PLAN

### COASTAL ZONE GUIDELINES

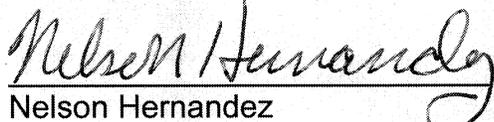
On March 19, 2007, the City Council endorsed applying the newly adopted Downtown Specific Plan (DTSP) Development Code as "guidelines" for certain development proposals located within the coastal zone portion of the Downtown Specific Plan area. Until final certification of the 2007 DTSP by the California Coastal Commission, expected in fall 2008, all applicants within the coastal zone are encouraged to follow these guidelines for proposed projects.

Until certified, the new DTSP **does not** allow applicants to deviate from permitted or conditionally permitted land uses. Proposed uses must comply with land uses identified in the 1994 DTSP: *Chapter X. Standards and Guidelines*.

Effective immediately for property within the coastal zone of the Downtown Specific Plan area:

1. Projects without a variance request will proceed through the standard development review process to determine compliance with the 1994 DTSP, not the 2007 update; or
2. Projects with a variance request associated with a discretionary permit(s) will be evaluated using the 2007 Downtown Regulating Plan and Code to address required variance findings (§24.535 of the Municipal Code) related to issues of scale, character and detrimental impacts. Specifically, the design standards and guidelines of Articles II (**excluding use regulations**), III, IV, V and VI will be used to evaluate projects. The applicable portions of these Articles are available online ([www.cityofventura.net/downtown](http://www.cityofventura.net/downtown)) or at the Planning Counter. Applicants may also provide additional factual information to support the required variance findings.

If you have specific questions regarding the Guidelines or would like input on a proposed project, please contact Kaizer Rangwala, Assistant Community Development Director at (805) 677-3918.

  
Nelson Hernandez  
Community Development Director