

ORDINANCE NO. 1119

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING SECTIONS 19.12.145, 19.14.135, 19.16.175, AND 19.44.030 OF TITLE 19 (ZONING) OF THE CAMARILLO MUNICIPAL CODE RELATED TO ALLOWABLE SQUARE FOOTAGE AND PARKING SPACE REQUIREMENTS FOR SECOND DWELLING UNITS

The City Council of the City of Camarillo ordains as follows:

SECTION 1. Findings.

A. On September 23, 2015, the Camarillo City Council and Planning Commission held a joint study session concerning second dwelling units on properties that are one acre or larger. The City Council and Planning Commission reviewed allowable size, bedroom count, and parking requirements for such properties, and recommended that staff return with a proposed ordinance that would amend the Zoning Code to increase the allowable square footage for such second dwelling units, subject to plan review approval.

B. On December 1, 2015, the Planning Commission conducted a duly noticed public hearing to consider the proposed ordinance. After all interested parties were given full opportunity to be heard, and to present evidence, the Planning Commission voted to recommend to the City Council that the Council adopt the proposed ordinance.

C. On January 13, 2016, the City Council conducted a duly noticed public hearing to consider this ordinance, and all interested parties were given full opportunity to be heard and to present evidence.

D. After reviewing the evidence presented, the City Council finds that this ordinance is consistent with the City's General Plan.

SECTION 2. Environmental Review. The City Council exercises its independent judgment and finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) under Section 21080.17 of the Public Resources Code, which exempts the adoption of ordinances related to the permitting and development of second-unit dwellings in accordance with Government Code section 65852.2.

SECTION 3. Amendment to Section 19.12.145. Sections 19.12.145.D and 19.12.145.E of Chapter 19.12 (RE Rural Exclusive Zone) of the Camarillo Municipal Code are amended to read as follows:

Section 19.12.145.D

"D. Offstreet Parking. One off-street parking space must be provided per bedroom, in addition to that required for the main residence. The required parking space must not block any required existing enclosed space for the existing underlying zone, nor conflict with access to a required parking space. It must also include appropriate paving for access and paving for storage in accordance with Chapter 19.44."

Section 19.12.145.E

"E. Unit Size. On lots of less than one acre, a second residential unit must have no more than one bedroom and must contain no more than seven hundred square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling,

or as a separate structure on the subject parcel. The increased floor area must not exceed fifty percent of the existing living area, or seven hundred square feet, whichever is less. On lots of one acre or larger , a second residential unit may have no more than two bedrooms and may contain no more than twelve hundred square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling, or as a separate structure on the subject parcel. The increased floor area may not exceed thirty percent of the existing living area, or twelve hundred square feet, whichever is less. Second residential units may not be combined with other accessory structures other than a garage."

SECTION 4. Amendment to Section 19.14.135. Sections 19.14.135.D and 19.14.135.E of Chapter 19.14 (R-1 Single-Family Residential Zone) of the Camarillo Municipal Code are amended to read as follows:

Section 19.14.135.D

"D. Off-street Parking. One off-street parking space must be provided per bedroom, in addition to that required for the main residence. The required parking space may not block any required existing enclosed space for the existing underlying zone, nor conflict with access to a required parking space, and must include appropriate paving for access and paving for storage in accordance with Chapter 19.44."

Section 19.14.135.E

"E. Unit Size. On lots of less than one acre, a second residential unit may have no more than one bedroom and may contain not more than six hundred forty square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling on the subject parcel. The increased floor area may not exceed fifty percent of the existing living area, or six hundred forty square feet, whichever is less. On lots of one acre or larger , a second residential unit may have no more than two bedrooms and may contain no more than twelve hundred square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling, or as a separate structure on the subject parcel. The increased floor area may not exceed thirty percent of the existing living area, or twelve hundred square feet, whichever is less. Second residential units may not be combined with other accessory structures other than a garage."

SECTION 5. Amendment to Section 19.16.175. Sections 19.16.175.D and 19.16.175.E of Chapter 19.16 (RPD Residential Planned Development Zone) of the Camarillo Municipal Code are amended to read as follows:

Section 19.16.175.D

"D. Off-street Parking. One off-street parking space must be provided per bedroom, in addition to that required for the main residence. The required parking space may not block any required existing enclosed space for the existing underlying zone, nor conflict with access to a required parking space, and must include appropriate paving for access and paving for storage in accordance with Chapter 19.44."

Section 19.16.175.E

"E. Unit Size. On lots of less than one acre, a second residential unit in the RPD-5U (Residential Planned Development, five dwelling units per acre maximum) Zone may have no more than one bedroom and may not contain more than six hundred forty square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling on the subject parcel. The increased floor area may not exceed fifty percent of the existing living area, or six hundred forty square feet, whichever is less. On lots of one acre or larger, a second residential unit may have no more than two bedrooms and may contain no more than twelve hundred square feet of floor area either as part of the main dwelling, or as an addition to the existing main dwelling, or as a separate structure on the subject parcel. The increased floor area may not exceed thirty percent of the existing living area, or twelve hundred square feet, whichever is less. Second residential units may not be combined with other accessory structures other than a garage."

SECTION 6. Amendment to Section 19.44.030. Item 4 in Table 19.44.030 of Chapter 19.44 (Off-Street Parking) of the Camarillo Municipal Code is amended to read as follows:

"4. Second Residential Unit One open or enclosed parking space per bedroom in addition to the required parking for the main unit. The space may not block other parking spaces on the parcel. "

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 8. Publication. The City Clerk is directed to certify this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED on January 27, 2016

Attest: 1/28/16
Jan Madland
City Clerk

Mike Morgan
Mayor

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify that Ordinance No. 1119 was regularly introduced on January 13, 2016, and duly adopted at a regular meeting of the City Council on January 27, 2016, by the following vote:

AYES: Councilmembers: Craven, Kildee, Little, McDonald, Mayor Morgan
NOES: Councilmembers: None
ABSENT: Councilmembers: None

Jan Madland
City Clerk

