

ORDINANCE NO. 1152

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING THE PARKING REGULATIONS UNDER SECTION 19.56.060 OF CHAPTER 19.56 TO THE CAMARILLO MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS

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

SECTION 1. General Findings. The City Council finds as follows:

A. The purpose of this ordinance is to amend Section 19.56.060 of Chapter 19.56 (Accessory Dwelling Units) of the Camarillo Municipal Code (CMC) to update the City's existing standards and regulations for parking requirements for accessory dwelling units to make conforming changes to comply with recent amendments to California Government Code section 65852.2, which provides maximum standards for the development of accessory dwelling units and permits local regulations that are consistent with section 65852.2.

B. On March 20, 2018, the Planning Commission conducted a duly noticed public hearing to consider amendments to Chapter 19.56, and has considered all testimony and information presented at the hearing. After all interested parties were given full opportunity to be heard and to present evidence, the Planning Commission unanimously voted to recommend to the City Council that they adopt the amendments contained in this ordinance.

C. On April 11, 2018, the City Council conducted a duly noticed public hearing to consider this ordinance.

D. After reviewing the evidence presented, the City Council finds that this ordinance is consistent with the City's General Plan. This ordinance will not only comply with state law, but would assist with providing affordable housing and alternative housing and reasonable infill development opportunities consistent with existing neighborhood compatibility standards.

SECTION 2. Environmental Findings. The City Council finds that this ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically: Section 15060(c)(2), because the ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; Section 15061(b)(3), because this ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; Section 15301, which exempts minor alterations to existing facilities; and Section 15303, which exempts new construction or conversions of small structures, in particular, second dwelling units. This ordinance consists of updates to land use regulations for potential projects that, where applicable, will receive individualized CEQA review. Any future development that has the potential to cause a significant effect on the environment will be evaluated through a separate environmental review process in accordance with CEQA. As such, it can be seen with certainty that there is no possibility that the ordinance may have a significant adverse effect on the environment. Moreover, the regulations in the ordinance address the construction or development of accessory dwelling units that are either additions to existing facilities or small

structures, both of which are categorically exempt from CEQA. Therefore, this ordinance is exempt from CEQA.

SECTION 3. Amendment to Chapter 19.56. Section 19.56.060 of Chapter 19.56 of the Camarillo Municipal Code is amended and restated as follows:

“19.56.060 Off-street parking.

A. Number. The parking requirements for an ADU is one open or enclosed parking space per unit. No additional parking, or reconfiguration of existing parking on the lot, is required for an integrated ADU.

B. Location. Required parking spaces may be provided as tandem parking on a driveway. Off-street parking is permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site.

C. Exemption. No parking is required for an ADU in any of the following instances:


1. The ADU is located within one-half mile of public transit.
2. The ADU is located within an architecturally and historically significant historic district.
3. The ADU is an integrated ADU.
4. When there is a car share vehicle located within one block of the ADU.”

SECTION 4. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the 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 adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 5. Publication. The City Clerk is directed to certify the adoption of this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED April 25, 2018.


Mayor

Attested to on 4/26/18

City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1152 was introduced by the City Council at a meeting held April 11, 2018, and subsequently passed and adopted by the City Council at a regular meeting held April 25, 2018, by the following vote:

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

Jeffrie Madland

City Clerk

