

ORDINANCE NO. 1158

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING SECTION 19.44.030 – RESIDENTIAL USES OF CHAPTER 19.44 (OFF-STREET PARKING) OF TITLE 19 (ZONING) OF THE CAMARILLO MUNICIPAL CODE

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

SECTION 1. Findings. The City Council of the City of Camarillo finds as follows:

A. Chapter 19.44 (Off-Street Parking) of the Camarillo Municipal Code (CMC) details off-street parking requirements for all development in the city.

B. On June 24, 2015, the City Council adopted Ordinance 1110, amending CMC Chapter 19.44, which included a new provision in the Table in CMC section 19.44.030 to require all townhouse, condominium, or other multifamily ownership projects with four bedrooms or more, (optional bonus rooms, bedrooms, offices, or similar rooms, are to be classified as bedrooms for the purpose of calculating required parking) to provide two enclosed spaces per unit, plus one space for the parking of a recreational vehicle for every five units, plus, two open parking spaces in front of garages, or as dedicated parking stalls on site for each unit, and three open guest spaces for every five units.

C. On January 27, 2016, the City Council adopted Ordinance 1119, amending the Table in section 19.44.030 of the CMC pertaining to Second Residential Units, and inadvertently deleted the provision establishing parking standards for townhouse, condominium, or other multifamily ownership projects with four bedrooms or more that was adopted under Ordinance 1110.

D. The proposed ordinance addresses this issue and reinstates the parking standards previously adopted under Ordinance 1110, pertaining to parking for townhouse, condominium, or other multifamily ownership projects with four bedrooms or more with the same off-street parking requirements that were previously adopted.

SECTION 2. Environmental Review. The City Council exercises its independent judgment and finds that this ordinance is exempt from environmental review in accordance with CEQA (California Environmental Quality Act) under the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. This ordinance simply corrects an omission of text previously adopted by ordinance, and there is no possibility that this ordinance may have a significant adverse effect on the environment.

SECTION 3. Amendment to Chapter 19.44. Section 19.44.030 (Residential Uses) of the Camarillo Municipal Code is hereby amended and restated as follows:

“19.44.030 Residential uses.

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Parking for residential uses must be provided in accordance with Table 19.44.030:

Table 19.44.030 - Parking Spaces Required for Residential Uses		
	Residential Use	Required Number of Spaces
1.	Single-Family Residence	Two (2) enclosed spaces, plus one (1) open or enclosed space for the parking of a recreational vehicle.
2.	Multifamily Residential (apartments)	Required spaces must be enclosed, unless specifically modified in accordance with Chapter 19.16 as follows: one (1) space for each studio unit, one-and-one-half (1.5) spaces for each one (1) bedroom unit, two (2) spaces for each two (2) bedroom unit, two-and-a-half (2.5) spaces for each three (3), or three (3) spaces for each four (4) bedroom unit; plus, two (2) open guest spaces for every five (5) units; plus, one (1) space for the parking of a recreational vehicle for every five(5) units.
3.	Townhouse, Condominium, or Other Multifamily Ownership Project with three (3) bedrooms or fewer, (optional bonus rooms, bedrooms, offices, or similar rooms, are to be classified as bedrooms for the purpose of calculating required parking)	Two (2) enclosed spaces per unit, plus one (1) space for the parking of a recreational vehicle for every five (5) units, plus, two (2) open guest spaces for every five (5) units where parking is provided in front of garages or a dedicated parking stall is provided on site for each unit, or three (3) open guest spaces for every five (5) units where parking is not provided in front of garages, or a dedicated parking stall is not provided on site for each unit.
4.	Townhouse, Condominium, or Other Multifamily Ownership Project with four (4) bedrooms or more, (optional bonus rooms, bedrooms, offices, or similar rooms, are to be classified as bedrooms for the purpose of calculating required parking)	Two (2) enclosed spaces per unit, plus one (1) space for the parking of a recreational vehicle for every five (5) units, plus, two (2) open parking spaces in front of garages, or as dedicated parking stalls on site for each unit, and three (3) open guest spaces for every five (5) units.
5.	Accessory Dwelling Unit	The required number of spaces is as set forth in Section 19.56.060.
6.	Fraternity or Sorority Houses	One (1) space for each room, or for each 100 square feet of dormitory area, which will be considered equivalent to a guest room
7.	Senior Housing	In senior housing, public housing, or federally-assisted housing for elderly persons, 0.75 space for each unit. The developer must record a covenant approved by the City that runs with the land, and provides that if the use is changed to any use other than an elderly housing project, then the development must comply with the applicable provisions of this chapter. "


SECTION 4. 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

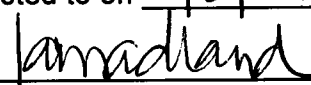
portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Effective Date. This ordinance is effective 30 days after its adoption.

SECTION 6. Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED October 24, 2018.


Mayor

Attested to on 10/24/18.

City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1158 was introduced by the City Council at a meeting held October 10, 2018, and subsequently passed and adopted by the City Council at a regular meeting held October 24, 2018, by the following vote:

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


City Clerk

