

RESOLUTION NO. PC 2023-

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDING CERTAIN SECTIONS AND ADDING CHAPTER 19.37 TO TITLE 19 OF THE CAMARILLO MUNICIPAL CODE TO IMPLEMENT STATE LAW RELATED TO RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES, ACCESSORY DWELLING UNITS, DENSITY BONUS, PARKING REQUIREMENTS, AND URBAN DWELLING UNITS

The Planning Commission of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The Planning Commission finds as follows:

A. The Planning Commission is authorized by Chapter 19.72 of the Camarillo Municipal Code ("CMC") to review and make recommendations on any proposed zoning-related ordinance that seeks to amend Title 19 of the CMC.

B. On October 12, 2022, the City Council initiated proceedings for this Zoning Ordinance Text Amendment by adopting the 2021-2029 Camarillo Housing Element Update, including Programs 3, 4, and 16; and

C. The City wishes to timely and effectively implement Program 3, 4, and 16 of the 2021-2029 Housing Element by amending the CMC to update its regulations concerning residential development in commercial zones, accessory dwelling units, density bonus, parking requirements, and urban dwelling units to comply with State law and maintain compliance with the 2021-2029 Housing Element; and

D. On June 22, 2023, and August 24, 2023, the Community Development Director presented the findings of his investigation concerning the proposed Zoning Ordinance Text Amendment to the Economic Development and Land Use Committee ("EDLUC"); and

E. The City reviewed this text amendment pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"). CEQA and the CEQA Guidelines are collectively referred to as "CEQA Regulations"; and

F. Notices of Public Hearing before the Planning Commission was duly given and published in the time, form, and manner as required by law; and

G. On December 5, 2023, the Planning Commission considered this Resolution. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on December 5, 2023, including, without limitation, the staff report and ordinance submitted by the Director of Community Development.

SECTION 2. General Plan Findings. Considering all of its aspects, the proposed amendments to the CMC will further the goals, objectives, and policies of the General Plan and will not obstruct their attainment. The amendments are relatively minor in nature and are intended to bring the Municipal Code into compliance with State law mandates. Therefore, the amendment will not frustrate any goal or policy set forth in the General Plan.

SECTION 3. Environmental Findings. The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). SB 6, AB 2011, and SB 9, explicitly exempt ordinances that implement their provisions. CEQA Guidelines § 15060(c) exempts from further review any activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment. The proposed Ordinance implements the provisions of SB 6, AB 2011, and SB 9, and is for general policies and procedure making. Accordingly, it can be seen with certainty that there is no possibility that the proposed Ordinance may have a significant effect on the environment and this activity is exempt from further review pursuant to CEQA Guideline § 15060(c). Further, the Resolution is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Resolution is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the proposed Resolution may have a significant effect on the environment.

SECTION 4. Recommendation of Approval. Based on the above findings, and after receiving evidence and testimony at a public hearing, the Planning Commission recommends approval of the proposed Ordinance, attached as Exhibit A, to the City Council.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission’s intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 6. Limitations. The Planning Commission’s analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter is the Planning Commission’s lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City’s ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 8. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 9. Office of Record. The record of proceedings upon which this decision is based is located in the Community Development Department, which is the office of record for the same.

SECTION 10. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

PASSED, APPROVED AND ADOPTED on December 5, 2023, by the Planning Commission with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair

Secretary

EXHIBIT A

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING CERTAIN SECTIONS AND ADDING CHAPTER 19.37 TO TITLE 19 OF THE CAMARILLO MUNICIPAL CODE TO IMPLEMENT STATE LAW RELATED TO RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES, ACCESSORY DWELLING UNITS, DENSITY BONUS, PARKING REQUIREMENTS, AND URBAN 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 comply with state law and implement Programs 3, 4, and 16 of the 2021-2029 Housing Element by amending the Camarillo Municipal Code ("CMC") to update its regulations concerning residential development in commercial zones, accessory dwelling units, density bonus, parking requirements, and urban dwelling units to maintain compliance with the 2021-2029 Housing Element and for the health, safety, and general welfare of the residents of the City; and

B. This Ordinance amends and adds to Title 19 of the CMC with regard to residential development in commercial zones, accessory dwelling units, density bonus, and parking requirements; and

C. Senate Bill 6 ("Middle Class Housing Act of 2022") was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. SB 6 amended Government Code § 65913.4 and added Government Code § 65852.24 which, among other things, requires cities to allow residential development in commercial zones subject to certain limitations; and

D. Assembly Bill 2011 ("Affordable Housing and High Road Jobs Act of 2022") was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. AB 2011 amended Government Codes § 65400 and § 65585 and added to and repealed Chapter 4.1 (commencing with Section 65912.100) of Division 1 of Title 7 of the Government Code, and which, among other things, requires cities to allow residential development by right in commercial zones that meet certain criteria; and

E. Assembly Bill 2221 ("Accessory Dwelling Units") was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. AB 2221 amended Government Code § 65852.2, and which, among other things, requires cities to allow accessory dwelling units in the front setbacks under certain circumstances; and

F. Senate Bill 897 ("Accessory dwelling units: junior accessory dwelling units") was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. SB 897 amended Government Code § 65852.22 and § 65852.2, added § 65852.23 to the Government Code, and amended Health and Safety Code § 17980.12, which, among other things, increases the height limit of certain Accessory Dwelling Units; and

G. Assembly Bill 2334 ("Density Bonus Law: Very Low Vehicle Travel Areas") was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. AB 2334 amended Government Code § 65915, which, among other things, establishes

additional density bonus standards for housing projects that are 100% affordable in designated very low vehicle travel areas.

H. Assembly Bill 682 (“Density Bonus Law: Shared Housing Buildings”) was approved by the Governor and chaptered by the Secretary of State on September 28, 2022. AB 682 amended Government Code § 65915, which, among other things, establishes density bonus standards for shared housing buildings.

I. Assembly Bill 2097 (“Residential, commercial, or other development types: parking requirements”) was approved by the Governor and chaptered by the Secretary of State on September 22, 2022. AB 2097 amended Government Code § 65585 and added to § 65863.2, which, among other things, limits cities ability to impose parking requirements in ½ mile radii around qualifying transport stations.

J. Senate Bill 9 (Housing development: approvals”) was approved by the Governor and chaptered by the Secretary of State on September 16, 2021. SB 9 amended Government Code § 66452.6 and added to § 65852.21 and § 66411.7, which, among other things establishes an urban dwelling unit ministerial permitting process and a new process for the splitting of single family lots.

K. Notice of Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law; and

L. On _____, 2023, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on December 5, 2023, and to the City Council at its _____, 2023 public hearing, including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2. Environmental Review. The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”). SB 6, AB 2011, and SB 9, explicitly exempt ordinances that implement their provisions. CEQA Guidelines § 15060(c) exempts from further review any activity that will not result in a direct or reasonably foreseeable indirect physical change in the environment. The proposed Ordinance implements the provisions of SB 6, AB 2011, and SB 9, and is for general policies and procedure making. Accordingly, it can be seen with certainty that there is no possibility that the proposed Ordinance may have a significant effect on the environment and this activity is exempt from further review pursuant to CEQA Guideline § 15060(c).

SECTION 3: General Plan Findings. Pursuant to Government Code § 65860, the City Council hereby determines that this Ordinance is compatible with, consistent with and integrated with all other elements of the City’s General Plan and makes the following findings:

- General Plan Residential Land Use Objective: “[t]o continually improve the areas as places for living by ensuring that those portions of the city which are best suited for residential use will be developed and preserved as healthful, safe, pleasant, attractive neighborhoods where all citizens are served by a full range of appropriate community facilities.” General Plan Residential Land Use Principle: “[t]o protect residential property values and privacy by ensuring compatible development with surrounding land uses and by preventing the intrusion of incompatible land uses.” General Plan Housing Element Goal 2: “[e]ncourage the

availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents.” General Plan Housing Element Policy 3: “[p]romote accessibility to housing opportunities by all households, regardless of income, race, color, religion, national origin, ancestry, sex, marital status, age, familial status, disabilities/medical conditions, source of income, sexual orientation, or any other classes protected by local, state, and federal fair housing laws.”

- The purpose of this Zoning Ordinance Text Amendment is to implement State law concerning residential development in commercial zones, accessory dwelling units, density bonus, parking requirements, and urban dwelling units. The text amendment updates the City’s code to comply with state law related to housing, thereby promoting accessibility to housing opportunities regardless of income. Accessory dwelling units, mixed-use developments, urban dwelling units, affordable units created through density bonus law, and more flexible housing developments created through less stringent parking standards have the effect of enabling the development of a greater variety of housing, including missing middle and affordable housing. Similarly, this increase in housing has the effect of promoting its market accessibility to all households regardless of their backgrounds. The text amendment will have the result of encouraging additional housing to be built and made available to present and future City residents.

SECTION 4. Amendment and Restatement. As set forth in Exhibit A, the affected code sections of the CMC are amended and restated.

SECTION 5. Renumbering. All sections of the CMC affected by changes implemented by this Ordinance are renumbered as appropriate.

SECTION 6. Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Enforceability. Repeal of any provision of the CMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 8. Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the CMC or other city ordinance by this Ordinance will be rendered void and cause such previous CMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 9. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 10. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 11. Recording. The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; and cause it to be published or posted in accordance with California law.

SECTION 12. Electronic Signatures. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 13. Execution. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Ordinance signifying its adoption by the City Council of the City of Camarillo, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 14. Effective Date. This Ordinance becomes effective on the 30th day following its passage and adoption.

PASSED, APPROVED, AND ADOPTED _____, 2023.

Susan Santangelo, Mayor

ATTEST:

Kristy Buxkemper, City Clerk

EXHIBIT A

AMENDED CMC

Title 19 Zoning, of the Camarillo Municipal Code is hereby amended by adding a new Chapter 19.37 RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES as follows:

19.37.010 – Intent and purpose.

The purpose of this Chapter is to regulate the development of housing development in commercial zones within the City to the extent permitted by State law. The City recognizes the importance of housing production to address the housing crisis in the State and adopts Government Code Sections 65852.24 (Middle Class Housing Act of 2022) and 65912.100, *et. seq.* (Affordable Housing and High Roads Jobs Act of 2022), as may be amended from time to time. The State legislature has declared housing production in commercial zones as an essential tool in alleviating the housing crisis in the State.

Title 19 Zoning, Chapter 56 ACCESSORY DWELLING UNITS, of the Camarillo Municipal Code is hereby amended as follows:

19.56.010 - Intent.

The city recognizes the importance of affordable housing and an attractive, suitable living environment for all residents. The state legislature has declared that accessory dwelling units (ADUs) are a valuable form of housing in California. This Chapter adopts Government Code Sections 65852.2 and 65852.22, as may be amended from time to time, which impose a State mandate that the City implement regulations governing ADUs and Junior Accessory dwelling units. It is the intent of this chapter to permit ADUs, in conformance with State law, in designated zones subject to such local standards that will ensure the units contribute to a suitable living environment for people of all ages and economic levels, while preserving the integrity and character of residential neighborhoods in a manner consistent with the city's general plan, including the community design element

19.56.020 - Definitions.

The following terms when used in this chapter will have the meanings provided in this section:

“Accessory dwelling unit” or **“ADU”** means a residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence that may be either a single-family or multifamily dwelling. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes: (a) an “efficiency unit” as defined in Health and Safety Code section 17958.1; and (b) a “manufactured home” as defined in Health and Safety Code section 18007.

“Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same lot.

“Attached ADU” means an ADU that:

1. shares at least one common wall with the primary dwelling unit at least 10 feet in length; and
2. is not fully contained within the existing space of the primary dwelling unit.

“Detached ADU” means an ADU that does not share a common wall with the primary dwelling unit and is not an internal ADU.

“Internal ADU” means an ADU that is fully contained within the existing space of the primary dwelling unit or an accessory structure.

“Junior ADU” or “JADU” means an ADU that is no more than 500 square feet in size and contained entirely within a primary dwelling unit.

“Public transit” means the Camarillo Metrolink station, or a fixed bus route with regular service covering a significant portion of the city that is not a subscription service.

“Two-story attached ADU” means an attached ADU that is configured as either:

1. two stories of living space or a structure more than 16 feet tall attached to the primary dwelling unit; or
2. located on the second story above the ground floor of the primary single-family residence.

19.56.030 - Permitting process.

A. When Consistent With Standards.

1. An ADU that complies with all standards in this chapter will be approved ministerially with an administrative zone clearance. No discretionary review or public hearing is required.
2. If a single-family or multifamily dwelling exists on the parcel upon which an ADU is proposed, the city will approve or deny an application to create an ADU within 60 days from the date the city receives a completed application. If the applicant requests a delay in writing, the 60-day time period will be tolled for the period of the delay.
 - (a) The city has approved or denied the application if it:
 - (1) approves the administrative permit for the ADU;
 - (2) informs the applicant in writing articulating the changes to the proposed project that are necessary to comply with this chapter; or
 - (3) determines that the ADU does not qualify for ministerial approval.
3. If the ADU application is submitted with a permit application to create a new single-family or multi-family dwelling on the parcel, the city may delay approving or denying the ADU application until the city approves or denies the permit application for the new single-family or multi-family dwelling.

B. When Dependent on Separate Construction.

When a proposed ADU is dependent on the construction of a new single-family or multifamily dwelling on the same lot which is not a part of the ADU (“separate construction”), the city will either:

1. Review and approve or deny the ADU application only after approving or denying an application for the proposed separate construction; or
 2. Upon written request from the applicant, review and approve or deny the ADU application together with the separate construction application. In this case, the ADU is subject to ministerial review, but may not be approved until after the approval of the separate construction application and may not be occupied until a certificate of occupancy is issued for the separate construction. In the case of a denial, the City will inform the applicant in writing and articulate the changes to the proposed ADU application that are necessary to comply with this chapter.
- C. Variance from Standards. No variance from any requirement of this chapter may be approved, nor will any application for such a variance be accepted for processing through administrative review of an ADU by the community development department. Should a variance from any requirement of this chapter be requested, review of the application by the planning commission will be required pursuant to Chapter 19.66 of this code.

19.56.040 - Permitted zones and lots.

ADUs are permitted:

- A. In any district where single-family or multifamily dwellings are a permitted use; and
- B. On any legal lot with an existing or proposed single-family or multifamily dwelling.

19.56.050 - Permitted numbers of ADUs on a legal lot.

- A. Single-Family Parcel.
 1. One internal or attached ADU, or one JADU, is permitted per parcel with a proposed or existing single-family dwelling.
 2. One detached, new construction or conversion of an existing structure, ADU is permitted for a parcel with a proposed or existing single-family dwelling. The detached ADU may be combined only with a JADU as provided in subsection (A)(1) above.

B. Multifamily Parcel.

1. At least one internal ADU is permitted within an existing multifamily dwelling structure up to a maximum of 25 percent of the existing number of multifamily units within the portions of an existing multifamily dwelling structure that are not used as livable space; and
2. Not more than two detached ADUs may be located on a parcel that has an existing multifamily dwelling.

19.56.060 - ADU development standards.

The following development standards apply to ADUs:

A. Maximum Size.

1. The maximum size of an attached ADU with one bedroom or less may not exceed 850 square feet.
2. The maximum size of an attached ADU with more than one bedroom may not exceed 1,000 square feet, or 1,200 square feet if the lot is one or more acres in size.
3. The maximum size of a detached ADU is as follows:
 - (a) 850 square feet if one bedroom or less;
 - (b) 1,000 square feet if more than one bedroom, or 1,200 square feet if the lot is one or more acres in size; or
 - (c) 800 square feet if combined on a lot with a JADU.

B. Minimum Size. The minimum size of an internal, attached, or detached ADU must be no less than the minimum size necessary for the creation of an efficiency unit.

C. Maximum Height.

1. A detached ADU may not exceed 16 feet in height, as measured from finished grade, on a lot with an existing or proposed single family or multifamily dwelling unit.
2. A detached ADU may not exceed 18 feet in height as measured from finished grade on a lot with an existing or proposed single family or multifamily dwelling unit that is within a half-mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Section 21155 of the California Public Resources Code. Additionally, within a half-mile walking distance of a major transit stop or a high-quality transit corridor an additional two feet in height shall be allowed to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.

3. A detached ADU may not exceed 18 feet in height as measured from finished grade for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.
4. No ADU may be more than 25 feet in height as measured from finished grade for an ADU that is attached to the primary dwelling. No ADU may exceed two-stories.

D. Setbacks and Lot Coverage.

1. An ADU must conform to the development standards for the underlying zone, including, but not limited to, standards for front, rear and side setbacks of at least four feet, and lot coverage. Notwithstanding the prior sentence, no applicable lot coverage, floor area ratio, front setbacks, or private open space standards will prohibit an ADU that does not exceed 800 square feet of floor area and has four-foot side and rear yard setbacks, provided the ADU complies with all other applicable standards of this chapter. An ADU that is permitted to encroach into a required front yard setback may not encroach into such setback beyond that required to maintain an 800-square-foot ADU.
2. No additional setback is required for an existing living area or an accessory structure that is converted into an ADU or a portion of an ADU.

E. Building and Other Related Codes. An ADU must comply with all applicable building, health and fire codes, except that an ADU is not required to provide fire sprinklers if sprinklers are not required for the primary dwelling unit. Additionally, the construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in an existing multifamily dwelling.

F. Driveway Access. An ADU must be served by the same driveway access to the street as the existing primary dwelling unit, unless the ADU has access from a public alley contiguous to the lot, or is located on a corner lot for which secondary access is permitted for parking outside the street side setback. No vehicular access via a bridle trail is permitted.

G. Entrances. An attached or internal ADU must have a separate entrance to the ADU, which must be located on the side or at the rear of the primary dwelling unit and may also be served by a common entrance with the primary dwelling unit. No ADU will be required to provide a new passageway from the ADU to the street.

H. Expansion of Existing Structure. An internal ADU may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing primary dwelling or accessory structure; provided, however, any expansion beyond the physical dimensions of the existing primary dwelling or accessory structure will be limited to accommodating ingress and egress.

- I. Exterior Stairs. Exterior stairs should be located at the side or the rear of the primary dwelling to limit visibility from any public street.
- J. Manufactured Homes and Prefabricated Homes.
 - 1. A manufactured home is allowed as an ADU provided that it meets the following requirements:
 - (a) is built on a permanent chassis;
 - (b) is designed for use as a single-family dwelling with or without a foundation when connected to the required utilities; and
 - (c) includes plumbing, heating, air conditioning, and electrical systems within the home.
 - 2. A prefabricated or modular home is allowed as an ADU.
- K. Other Buildings and Structures. Any other building or structure constructed on the lot concurrent with or subsequent to the construction of an ADU under this chapter must comply with all applicable development standards of this title.
- L. Replacing or Converting Existing Structures.
 - 1. An internal ADU may be constructed within the existing structure regardless of whether such structure conforms to the current zoning requirement for building separation or setbacks.
 - 2. If an existing structure is demolished and replaced with an ADU, an ADU may be constructed in the same location and to the same dimensions as the demolished structure.
 - 3. If any portion of an existing structure crosses a property line, the structure may not be converted to or replaced with an ADU. For an existing structure within four feet of a property line, the applicant must submit a survey demonstrating that the structure does not cross the property line.
- M. Utility Services.
 - 1. All ADUs must be connected to public utilities, including water, electric, and sewer (or on-site septic) services and all such connections are subject to state law and the requirements of the serving utility provider.
 - 2. Except as provided in subsection (3) below, the city may require the installation of a new or separate utility connection between the ADU and the utility. The connection fee or capacity charge must be proportionate to the burden of the proposed ADU based on either its square feet or the number of drainage fixture unit values as defined in the Uniform Plumbing Code.

3. No separate connection between an ADU and the utility will be required for an internal ADU within a single-family dwelling, unless the ADU is being constructed in connection with a new single-family dwelling.
- N. Additions to Historic Structures. A building addition to a designated historic resource or potential historic resource, as defined in Chapter 16.42 (Historic Preservation), for an attached ADU must be inset or separated by a connector that is offset at least 18 inches from the parallel side or rear building wall to distinguish it from the historic structure.

19.56.070 - ADU design standards.

Design of an attached or detached ADU will be administratively reviewed by the community development department under the following objective standards:

- A. The color, slope, and material of the roof must be the same as the primary dwelling unit.
- B. The color and material of all building walls must be the same as the primary dwelling unit.

19.56.080 - ADU parking standards.

- A. Number. The parking requirement for an attached or detached 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 internal 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 or regional topographical or fire and life safety conditions.
- C. Exemptions. No parking is required for an ADU in any of the following instances:
 1. The ADU is located within one-half mile walking distance of public transit.
 2. The ADU is located within an architecturally and historically significant historic district.
 3. The ADU is part of the proposed or existing primary residence.
 4. The ADU is a conversion of an existing permitted accessory structure.
 5. When there is a car share vehicle located within one block of the ADU.
 6. When on-street parking permits are required but not offered to the occupant of the ADU.

7. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other exemption criteria listed in this section.
- D. Conversion of Existing Parking Structures. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, replacement parking stalls are not required for the demolished or converted parking structure.

19.56.090 - ADU ownership and occupancy.

- A. Beginning January 1, 2025, the applicant for an ADU must be an owner-occupant. Upon approval of an ADU application after January 1, 2025, a declaration that provides that either the primary dwelling unit or the ADU will be occupied by the property owner (subject to certain temporary exceptions such as a medical or business necessity) must be recorded before occupancy and will be binding on all future owners of the parcel. Beginning one year after the approval date of the ADU, and annually thereafter, the property owner must file an annual report certifying under penalty of perjury that the property owner is the occupant of the primary dwelling unit or the ADU in order to ensure compliance with this condition.
- B. An ADU that is not occupied by the owner of the property in conformance with this section may be rented if the rental terms are longer than 30 consecutive days.

19.56.100 - JADU development standards.

- A. Number. One JADU is permitted per residential lot zoned for single-family dwelling units with an existing or proposed single-family dwelling.
- B. Size. A JADU may have a maximum size of 500 square feet and must be contained entirely within an existing or proposed single-family dwelling.
- C. Entrance. A JADU must include a separate entrance from the main entrance to the structure, which entrance must be on the side or rear of the primary residence whenever possible.
- D. Kitchen. A JADU must include an efficiency kitchen that includes the following:
 - (1) a cooking facility with appliances (which must include, at minimum, a sink and a refrigerator); and
 - (2) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
- E. Owner Occupancy. Prior to occupancy of the JADU, the applicant shall record a deed restriction, which shall run with the land, and file such deed restriction with the City. The deed restriction shall (1) prohibit the sale of the JADU separate from the sale of the single-family residence, (2) restrict the size and attributes of the JADU to that permitted by the City, (3) provide that the property owner will live on site (subject to certain temporary exceptions

such as a medical or business necessity) and (4) provide a statement that the deed restriction may be enforced against future purchasers. This section and the owner-occupancy requirement does not apply if the owner is a governmental agency, land trust, or housing organization.

- F. Parking. No additional parking is required for a JADU.
- G. Sanitation. A JADU may, but is not required to, include separate sanitation facilities. If separate sanitation facilities are not provided, the JADU must share sanitation facilities with the single-family dwelling unit and must have direct access to the residence from the interior of the JADU.
- H. State Law. A JADU must comply with the requirements of Government Code section 65852.22.

19.56.110 - Deed restrictions.

- A. Before obtaining a building permit for an ADU, the property owner must file with the county recorder, and provide a copy of the recorded document to the city, a declaration of restrictions containing a reference to the deed under which the property was acquired by the current owner. The deed restriction must state that:
 - 1. The ADU may not be used for short-term vacation rentals of 30 days or less.
 - 2. Except for units developed in accordance with Government Code section 65852.26, the ADU may not be sold separately from the primary dwelling.
- B. The declaration will be binding upon any successor in ownership of the property. Lack of compliance will be cause for code enforcement and also grounds for revocation of the city's approval of the ADU.
- C. The deed restriction may be terminated by the property owner upon removal of the ADU from the property.

19.56.120 - Conflicting provisions.

Except as expressly provided in this chapter, to the extent that any provisions of this code conflict with any provisions of this chapter, the provisions of this chapter will control. To the extent any provisions of this chapter conflict with state law, the mandatory requirements of state law will control, but only to the extent legally required.

Title 19 Zoning, Chapter 49 DENSITY BONUS AND OTHER INCENTIVES, of the Camarillo Municipal Code is hereby amended as follows:

The purpose of this Chapter is to establish procedures for implementing density bonus requirements set forth in Government Code Section 65915, *et. seq.*, as may be amended from time to time (the "Density Bonus Act").

19.49.005 - Definitions.

For purposes of this chapter, the following definitions apply:

"Director" means the director of community development or the director's designee.

"Lower income households" has the definition set forth in California Health & Safety Code Section 50079.5.

"Major transit stop" has the definition set forth in California Public Resources Code Section 21155.

"Very low income households" has the definition set forth in California Health & Safety Code Section 50105.

Undefined terms and phrases used in this chapter have the same meaning as defined by the Density Bonus Act.

19.49.010 - General density bonus provisions.

Application. Any person that desires a density bonus, concession, or waiver under the Density Bonus Act must make an application on a form approved by the director at the time of submitting an entitlement application for the housing development for which a density bonus, concession, or waiver is requested pursuant to the Density Bonus Act.

19.49.015 - Commercial developer partnerships provisions.

- A. Eligibility. When an applicant for approval of a commercial development has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city will grant the commercial developer a development bonus as described in Section 19.49.015(E).
- B. Agreement for partnered housing. The commercial developer must enter into an agreement for partnered housing between a commercial developer and a housing developer that is approved by the city, and identifies how the commercial developer will contribute affordable housing within the city. The commercial developer must partner with a housing developer partner that provides no less than either thirty percent of the total units for low-income households or fifteen percent of the total units for very low-income households.
- C. Contribution of affordable housing. The commercial developer may contribute affordable housing by directly building the affordable housing units, donating

property to the affordable housing developer as a site for affordable housing, making a cash payment to the affordable housing developer for use towards the cost of constructing the affordable housing project.

- D. Affordable housing site requirement. Housing must be constructed on the site of the commercial development or on a site that meets all of the following:
1. Within the boundaries of the city;
 2. Within close proximity to public amenities, including schools and employment centers; and
 3. Within one-half mile of a major transit stop.
- E. Development bonus. The development bonus granted to the commercial developer means incentives, mutually agreed upon by the developer and the city, including any of the following:
1. Up to a twenty-percent increase in maximum allowable intensity in the General Plan.
 2. Up to a twenty-percent increase in maximum allowable floor area ratio.
 3. Up to a twenty-percent increase in maximum height requirements.
 4. Up to a twenty-percent reduction in minimum parking requirements.
 5. Use of a limited-use/limited-application elevator for upper floor accessibility.
 6. An exception to a zoning ordinance or other land use regulation.
- F. Withholding of certificate of occupancy. If construction of the affordable units do not commence within the timelines specified by the agreement for partnered housing, then the city may withhold certificates of occupancy for the commercial development until the construction of the affordable housing units are complete.

Title 19 Zoning, Chapter 44 OFF-STREET PARKING, Section 25 Computation of parking requirements, of the Camarillo Municipal Code is hereby amended as follows:

- A. The floor area calculation will be based on the gross floor area of the building or use except where otherwise provided.
- B. Restrooms, utility rooms, equipment rooms, elevator shafts, duct space, and stair wells will be excluded from the square footage when computing floor area for parking purposes.
- C. The floor area includes exterior walls but excludes exterior areas.
- D. Interior hallways will be included as part of the floor area for determining the gross floor area.
- E. Any fractional spaces over fifty percent will be construed as one full space.
- F. In any place of public assembly utilizing benches, pews, or other non-individualized seating structure, each 18-inch section of such structure will be construed as one seat.

G. A building or portion of a building devoted to off-street parking will have no off-street parking requirements.

H. In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities will be the sum of the requirements of the various uses computed separately. Off-street parking facilities for one use will not be considered as providing required parking facilities for any other use except as specified in this chapter for common facilities or joint uses.

I. Projects or uses within one half a mile of the Camarillo Metrolink station are subject to the requirements of California Government Code Section 65863.2 as may be amended from time to time.

Title 19 Zoning, Chapter 14 R-1 SINGLE-FAMILY RESIDENTIAL ZONE, Section 170 Urban dwelling unit requirements, of the Camarillo Municipal Code is hereby amended as follows:

The purpose of this Section is to establish procedures for implementing urban dwelling unit requirements set forth in Government Code §§ 65852.21, *et. seq.*, as may be amended from time to time.

- A. Ministerial review process. An application for development of an urban dwelling unit will be reviewed ministerially, without discretionary review or a hearing, if it meets all the requirements set forth in this section and those set forth under Government Code section 65852.21. The community development director is authorized to develop the forms and procedures for such applications. If any portion of this section conflicts with Government Code section 65852.21, then Government Code section 65852.21 will govern.
- B. Location requirements. An application for development of an urban dwelling unit must meet all the following location requirements:
 - 1. The subject parcel must be located in an R-1 zone and be within or partially within the urbanized area, as designated by the US Census Bureau.
 - 2. The subject parcel must not be located in an area designated in Government Code sections 65913.4(a)(6)(B) through (K). This includes certain farmland, wetlands, very high fire hazard severity zones, hazardous waste sites, earthquake fault zones, special flood hazard areas, regulatory floodways, lands identified for conservation, and habitats for protected species.
 - 3. The subject parcel must not be located within a historic district or property, as set forth in Government Code section 65852.21(a)(6).
- C. Limitation on demolition and alterations. A proposed urban dwelling unit must not involve demolition or alteration of:
 - 1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - 2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - 3. Housing that has been occupied by a tenant in the last three years.

4. More than twenty-five percent of the existing exterior structural walls, unless the housing has not been occupied by tenants within the last three years.
- D. Limitation on parcels withdrawn from rental market. A proposed urban dwelling unit must not involve property withdrawn from rental market under Government Code §7060 and following, within fifteen years before the date that the development proponent submits an application.
 - E. Two urban dwelling unit limitation. No more than two urban dwelling units may be developed on the underlying parcel.
 - F. Affidavit. The applicant for an urban dwelling unit must sign an affidavit stating that the applicant will occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the occupancy of the urban dwelling unit. This does not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code. This affidavit is required to be recorded in accordance with subsection K.44.a.i.
 - G. Residential use requirement. Urban dwelling units must be limited to residential uses. This does not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.
 - H. Short term rental limitation. Urban dwelling units developed under this section may not be rented for a term shorter than thirty days.
 - I. Sales limitation. Urban dwelling units may not be sold separately apart from the underlying parcels.
 - J. Fees.
 1. Urban dwelling units will be subject to applicable development fees as established by resolution. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. Applicant must pay the applicable development fees before the parcel map is approved and ready to be recorded (if part of an urban lot split), or the grading/encroachment/sewer permit is ready to be issued, whichever occurs first, unless otherwise required by law.
 2. Applicant must pay park impact fee per Chapter 16.52 of this code (if not part of an urban lot split), to be calculated by, and paid directly to, the Pleasant Valley Recreation and Park District before the issuance of a zone clearance.
 3. Applicant must pay school facilities fees as determined by the school districts and the city prior to building permit issuance in accordance with city and/or state regulations.

K. Development standards. A proposed urban dwelling unit must comply with the following development standards:

1. Permits.

- a. Encroachment permits must be obtained from the city for all work within the city right-of-way, as well as any work that would impact the city's right-of-way.
- b. Grading and sewer permits must be obtained from the city for all applicable project work.
- c. All necessary permits must be obtained from Caltrans or Ventura County for all work within the Caltrans or Ventura County right-of-way, as well as any work that would impact Caltrans' or Ventura County right-of-way. A copy of the Caltrans and/or Ventura County permits must be submitted to the department of public works.
- d. A Consent for Offsite Construction must be obtained from adjacent property owners for any improvements within the adjacent properties.
- e. All other permits as required under Title 16 (Buildings and Construction) of this code.

2. Improvements.

- a. Buildings must not be located within existing or new easements.
- b. Developer must submit design and calculations and obtain permit and inspection for all development perimeter and retaining walls from building and safety.
- c. Any existing public improvements adjacent to the limits of the project found to be damaged during the construction of the project must be removed and reconstructed.
- d. A Slurry Seal (Type II) over the full width of the street must be applied, if the existing street is in moratorium and the street is cut for project utility installations. Traffic signs and pavement markings on public streets must conform to the California Manual on Uniform Traffic Control Devices (CAMUTCD), latest edition.
- e. Curb, gutters and on-site paving/hardscape must be constructed to meet existing city and Ventura County design standards
- f. Frontage landscaping must be designed such that it will not obstruct a motorist's line of sight above three feet nor below seven feet within the corner cutoff area of an uncontrolled intersection, or within the sight triangle of a controlled intersection.

3. New driveways and access.

- a. There may be no ingresses or egresses to the parcels except for those shown on the tentative parcel map for the urban lot split (if applicable).

- b. Any such ingresses or egresses must have a width in accordance with the existing city and Ventura County design standards.
- c. The driveway must be located at least ten feet away from the beginning of the street curb return, if no stop signs exist. However, if there is a stop sign, then the driveway must be located at least fifty feet away from the limit line of the existing stop sign.
- d. The driveway approach must be constructed or relocated remove the existing driveway approaches and construct sidewalk, curb and gutter.
- e. A single driveway approach width must have a minimum width of ten feet and a maximum width of twenty-seven feet with the total combined width of all driveways not to exceed forty percent of the property frontage.
- f. In addition to the standards set forth in this subsection, driveways must comply with Section 19.44.160.
- g. All entrances must be surfaced and improved as to include necessary pave-out to join existing pavement in accordance with existing city standards.
- h. No new access from an arterial street is permitted in connection with a new urban dwelling unit.

4. Grading.

- a. All grading must conform to Chapter 16.04 of this code.
- b. Grading improvement plans and supporting reports and calculations must be prepared and submitted to the public works department for review and approval. Grading improvement plans must be submitted on standard city title block sheets of twenty-four by thirty-six inches to a standard engineering scale representative of sufficient plan clarity.
- c. The site must be raised as needed to provide standard clear cover and standard slopes for sewer, water and storm drains.

5. Soils.

- a. A soils and geologic study as required by Chapter 16.38 of this code and in accordance with the requirements of Resolution No. 88-57 (and all subsequent amendments) must be prepared and submitted to the public works department for review and approval. The study must include, without limitation, fault trenching, slope stability, liquefaction, hydroconsolidation and seismically-induced settlement testing and analysis (contact the public works department for guidelines). The recommendations of the soils and geologic study must be incorporated into the project.
- b. Any restricted use zones must be shown on the grading plan.
- c. All proposed parcels and building pads must be individually certified as geotechnically suitable for their intended use.

6. Drainage.

- a. The applicant must prepare and submit a hydrology and hydraulics study for the project to the city engineer for review and approval. The study must include, without limitation, the hydraulic analysis for the sizing of the required storm drain system. Appropriate facilities for proper drainage within the development must be provided and constructed as directed and approved by the city engineer.
 - i. All areas must be graded in such a manner that there will be no undrained depressions.
 - ii. All storm drain facilities must be designed to convey the Q50 storm runoff.
 - iii. Building pads must be protected from the Q100 storm and the overflow path must be shown on the hydrology map.
- b. Provide Water Surface Pressure Gradient (WSPG) calculations using WSPG Program for all pipes eighteen-inches or larger.
- c. No storm drain facility may be located in conflict with buildings and structures, which obstruct the storm drain's function and maintenance.
- d. Concrete swales must be constructed behind retaining walls and at slopes.
- e. Flowline and cross fall slopes throughout the development must be designed and constructed in the following manner:
 - i. Concrete gutters must have a minimum flowline slope of one-half percent.
 - ii. Asphalt areas must have a minimum of one percent cross fall slopes.
 - iii. Landscaping must have a minimum flowline slope of one percent and a minimum cross fall slope of two percent.
- f. Each lot must drain to an approved drainage facility. Cross lot drainage must be minimized.
- g. The development must be protected from offsite drainage, and any water concentration and/or increase as a result of the construction of the development must be conveyed by means of adequate facilities to the existing storm drain system designed to convey the development's runoff.
- h. The applicant must provide storm water acceptance deeds on any and all lots subject to runoff water from adjacent lots or properties.

7. Stormwater Quality.

- a. Development must be undertaken in accordance with the requirements of the Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002; Order No. 2010-0108.
- b. A Stormwater Pollution Control Plan (SWPCP) is required for projects that disturb less than 1 acre of soil and are not part of a larger common plan of development. Before the city issues a grading permit, the applicant must submit a Stormwater Pollution Control Plan (SWPCP) on the form provided by the city for the stormwater program manager's and city engineer's review.
 - i. The SWPCP must be developed and implemented in accordance with requirements of the Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002; Order No. 2010-0108.
 - ii. The SWPCP must identify potential pollutant sources that may affect the quality of discharges to stormwater and must include the design and placement of recommended BMPs to effectively prohibit the entry of pollutants from the construction site into the storm drain system during construction. Suggested BMPs can be downloaded from the California Stormwater BMP Handbook for Construction at www.cabmphandbooks.com.
- c. The project construction plans must incorporate best management practices (BMPs) applicable to the development for the review and approval of the city engineer. Suggested construction BMPs are listed in the California Stormwater BMP Handbook for Construction, which can be downloaded at www.cabmphandbooks.com.
- d. No architectural copper should be used that is exposed to stormwater runoff. This area drains to a watershed that has been listed by the state water resources control board as being impaired for copper per Los Angeles Regional Water Quality Control Board Resolution No. 2006-012.
- e. All exterior metal building surfaces, including roofs, must be with rust-inhibitive paint to prevent corrosion and release of metal contaminants into the storm drain system prior to occupancy.
- f. Landscape areas must be designed and maintained with efficient irrigation to reduce runoff and promote surface filtration and minimize the use of fertilizers and pesticides which can contribute to urban runoff pollution.
- g. If applicable, decorative fountains and ponds must be designed with no connection to the storm drain system. The discharge of non-stormwater from fountains and ponds must not be allowed to drain to the storm drain system.

- h. Air-conditioning condensate flows must be segregated to prevent introduction of pollutants and must be directed to pervious areas for percolation where possible.
 - i. All property areas must be maintained free of litter/debris.
 - j. There must be no pressure washing of driveway or building site.
 - k. If applicable, waters from salt-chemistry pools or spas, filter waste and acid-wash or other cleaning waste water are prohibited and illegal to discharge to either the storm drain system or to the sewer system. Water from fresh-water swimming pools may be discharged to the storm drain system as long as the discharge meets the city's municipal stormwater permit requirements. There must not be any swimming pool drains directly connected to the storm drain system.
 - l. The applicant is responsible for maintaining and operating all on-site private improvements.
8. Water and Fire Protection.
- a. The water conservation measures must be complied with per City of Camarillo Municipal Code Chapter 14.12.
 - b. Before the city issues the grading permit, and before the city issues a water will serve letter, the urban lot split and urban dwelling units must satisfy the Project's Water Demand Offset Requirement per City of Camarillo Resolution 2016-90. A Water Supply Study (WSS) must be submitted to the public works department that identifies the amount of water required for the uses approved and entitled by the city, and the sources that will provide one hundred percent of the identified water demand. The WSS must include a description of the entitled project and the estimated water demand for the entitled uses.
 - c. Before the city issues any building permits, a WSS update must be submitted to the public works department to demonstrate that the approved water conservation measures (WCMs), which satisfy the water demand offset requirement, are implemented, and before the city issues any certificate of occupancy, the urban lot split and urban dwelling units must demonstrated that the approved WCMs, which satisfy the water demand offset requirement, are one hundred percent operational and provide the specified water reductions. The water demand offset requirement must be met and confirmed by the public works department and community development department.
 - d. In order to provide for reasonable fire protection during the construction period, passable vehicular access to all buildings must be maintained. Adequate fire hydrants with required fire flow must be installed before structural framing as recommended by the Fire Department and Camarillo Water Division.
 - e. Any water well(s) located on such property must be indicated on the improvement plans. Pumping performance and well history to the city.

Such water well(s) must be offered to the city. If the water quality or location of the well(s) is such that the city deems the well(s) unusable, the well(s) must be destroyed according to CMC Chapter 14.08 or, at the city's discretion, a security of an amount equal to the charges of such destruction must be provided to the city to insure proper destruction of the well(s) at a future date.

- f. An easement for water line and access purposes must be prepared, reviewed and recorded for those private water lines that encroach from one parcel into the other parcel.
- g. Water system.
 - i. All water system facilities, appurtenances, and water systems must be designed to meet all requirements set forth in the Water Purveyor's or the City of Camarillo's water design standards, whichever is more restrictive.
 - ii. Only one water service lateral with one water meter, between the public water main line and the public right-of-way line, will be permitted for each legal parcel. One urban dwelling unit must connect to this water service lateral and water meter. The addition of a water sub-lateral connection for the second urban dwelling unit must connect to the water lateral on the parcel outside of the public right-of-way.
 - iii. A hydraulic analysis of the existing and proposed water system must be provided to the Public Works Department to determine if the facilities are adequate to provide domestic and fire flow service demands.
 - iv. The existing public water facilities must be upgraded to meet applicable requirements and water demands of the project.
 - v. The separation between water and other utilities (i.e. sewer, storm drain, etc.) must be designed and constructed in accordance with the City of Camarillo's existing water standards.
 - vi. An encroachment permit will be required for water service lateral and meter construction within the public street right-of-way. Certificates of insurance and traffic control plans will be required for work within the public street right-of-way.
- h. Water will-serve letter. An unconditional water will-serve letter must be provided to the public works department from the water purveyor indicating that adequate water supply is available to service the project. No pre-grading or grading permits, map recordation or building permits will take place until a water will-serve letter is issued.

9. Sanitary Sewer.

- a. Backflow prevention control devices must be provided as required by the Ventura County Department of Environmental Health.
- b. An easement for sewer line and access purposes must be prepared, reviewed and recorded for those private sewer lines that encroach from one parcel into the other parcel.
- c. Sewer system.
 - i. Private sewerage system design, including connections to the district system, must be submitted to the district for approval.
 - ii. The private sewer system must meet the sewer purveyor's or the Camarillo Sanitary District (District) Standards, whichever is more restrictive.
 - iii. Only one sewer service lateral, between the public sewer main line and the public right-of-way line, will be permitted for each legal parcel. One urban dwelling unit must connect to this sewer lateral. The addition of a sewer sub-lateral connection for the second urban dwelling unit must connect to the sewer lateral on the parcel outside of the public right-of-way.
 - iv. An analysis of the existing and proposed sewer system must be provided to the Public Works Department to determine if the existing facilities are adequate to provide service demands.
 - v. The existing public sewer facilities must be upgraded to meet applicable requirements and sewer demands of the project.
 - vi. The separation between sewer and other utilities (i.e. water, storm drain, etc.) must be in accordance with the Camarillo Sanitary District Standards.
 - vii. Sewer permits will be required for any connections to the District sewer system including connections to the private sewer lateral.
 - viii. An encroachment permit will be required for sewer lateral construction within the public street right-of-way. Certificates of insurance and traffic control plans will be required for work within the public street right-of-way.
- d. Sewer will-serve letter. An unconditional sanitary will-serve letter must be provided to the public works department from the sewer purveyor indicating that adequate sewer conveyance and treatment capacity are available to service the project.

10. Utilities.

- a. Existing utilities.
 - i. The underground utility (in-lieu) fee for the existing overhead utilities adjacent to the project boundary property line must be paid.

- ii. All underground irrigation, water, and other pipes or openings which are encountered during construction of site improvements must be removed.
- b. New utilities must be placed underground in the following manner:
 - i. Southern California Edison Company, Frontier Communications (telephone), and Spectrum must be contacted to make a determination of the requirement for the aboveground structures necessary to serve and to be constructed for this project.
 - ii. Easements for these structures outside of the public right-of-way must be provided and screening for these structures must be provided.
 - iii. All utility lines and stub connections to property lines of each lot must be installed underground before any paving is placed.
- c. All necessary encroachment permits must be obtained before construction of the project begins. This includes, without limitation, City of Camarillo, Southern California Edison Company, Southern California Gas Company, Frontier Communications (telephone), Spectrum, Ventura County, Ventura County Watershed Protection District and Caltrans.
- d. Trenching for conduit and miscellaneous substructures, necessary for the installation of cable television and electronic gear, must be provided.
- e. Any transformers must be installed, such that their locations do not interfere with other improvements. Locations of transformers must be coordinated with Southern California Edison Company, Public Works Department and Community Development Department.

11. Flood Control.

- a. The applicant must obtain all necessary permits from Ventura County Watershed Protection District (VCWPD) for any connections, alterations or construction that may impact the VCWPD facilities, as well as any work that would affect VCWPD existing storm drain system.
- b. A copy of any applicable VCWPD permit must be submitted to the department of public works.
- c. Those portions of the project, which are located within a "special flood hazard area" (SFHA), must conform to all provisions and requirements of CMC Chapter 16.34 relating to flood damage protection in order to remove the existing and proposed buildings from the SFHA.
 - i. Reports must be prepared and a conditional letter of map revision and a letter of map revision submitted to FEMA for review and approval for removal of the buildings from the SFHA.

- ii. The final building pad elevations must be above the surrounding water surface elevations in conformance with CMC Chapter 16.34.

12. Plans.

- a. Grading improvement plans and erosion control plans for the development must be submitted to the public works department for review and approval. These plans must include proposed site improvements, proposed drainage facilities as required by the development design, sewer system, water supply system, and a plan showing the layout of all underground utilities proposed to be installed.
 - b. All grading improvement plans must be on 24" x 36" drawing size. Originals must be inked on four mil Mylar. No "cut and paste," "sticky-backs," "zip-a-tone," "kroy lettering," or other tape will be permitted on final originals.
 - c. The landscape plan must be coordinated with the grading plans to avoid conflicts of trees with BMP's for stormwater quality, storm drains, water lines and sewer lines.
 - d. "As-built" grading improvement plans must be submitted to the public works department.
13. Pre-construction meeting. Before commencing work, the developer must schedule a pre-construction meeting with the city public works inspector, city storm water inspector, Ventura County Watershed Protection District inspector, Caltrans inspector and city landscape supervisor.
14. Issuance of approvals. No permanent building construction may be commenced until the public works department approves final grading and improvement plans, the community development department issues a zone clearance, and building and safety issues a building permit.
15. Site maintenance. The site must be cleared of trash and deleterious materials.
16. Materials disposal limitation. There will be no burning or burying of materials at any time during the development or agricultural burning before development.
17. Special district boundaries. Proceedings must be initiated to adjust any special district boundaries that may traverse the development. The subject property's current title report will reflect any applicable special districts.

18. Responsibility.

- a. Before commencing work, the owner/applicant must designate in writing an authorized representative with complete authority to represent and act for the owner/applicant. Said authorized representative must be present at the site of the work at all times while work is actually in progress. During periods when work is suspended, arrangements acceptable to the city engineer must be made for any emergency work which may be required.
- b. In the absence of the owner/applicant or authorized representative from the project site, required decisions will be made by the city engineer. If warranted, the city engineer will order completion of work to protect the general public. If such orders are not acted upon immediately by the authorized representative, the city may complete the work or have such work completed at the owner/applicant's expense.
- c. The owner/applicant must be responsible for all actions of his contractors and subcontractors until the improvements have been completed and as-built.

19. Archaeological areas of significance. A certificate stating that this development will not interfere with any areas of archaeological significance must be provided. If archaeological or historical artifacts are uncovered during land modification activities, the site must be preserved until a qualified archaeologist is consulted for proper disposition of site and a concurrence received from the department of public works/engineering and the department of community development.

20. Maintenance. The applicant must agree to provide maintenance of any common areas, parking area, driveway approaches, private walkways/hardscape, private trees, landscaping, irrigation, private sewer, private water and private storm drain facilities, and private BMP's, at the development.

21. Homeowners' association approval. If the parcel belongs to a homeowners' association, the applicant must provide a letter from the homeowners' association authorizing the development of any urban dwelling unit.

22. Legal lot. Applicant must submit verification that existing property is a legal lot at time of filing application.

23. Size. Excluding any existing dwelling unit, the maximum habitable square footage allowed per urban dwelling unit is eight hundred square feet. The maximum size of a proposed urban dwelling unit must not exceed eight hundred square feet in floor area, provide at least one full bathroom that includes a shower, toilet, and sink, and must provide a kitchen that includes the following: a cooking facility with appliances (which must include, at minimum, a sink and a refrigerator); and a food preparation counter and storage cabinets.

24. Setbacks.

- a. No setback is required for an existing structure or a structure constructed in the same location and to the same dimensions as an

existing structure, relative to existing lot lines. Setback to new lot lines created under an urban lot split must comply with the provisions of this code.

- b. All new urban dwellings and attached garages must comply with all of the following building setbacks requirements:
 - i. A minimum of four feet from the side and rear property lines.
 - ii. A minimum of twenty feet from the front property line for lots that have primary frontage along a street, provided that driveway parking must accommodate a full car length of twenty feet from the edge of the public right-of-way.
 - iii. Any newly created lot that is located behind the lot that has primary frontage on the street must provide a minimum front yard setback of ten feet.
 - iv. All setback areas must be level, not exceeding a grade of three percent.

25. Frontage. Any new urban dwelling unit must not have frontage on an arterial street.

26. Parking. One fully enclosed garage space per new urban dwelling unit must be provided. The size of the garage space must comply with Section 19.44.150 and must comply with the following:

- a. If the garage is attached to an urban dwelling, it must be attached to the unit it serves and must provide direct access into the dwelling from the garage.
- b. No new parking space for a recreational vehicle, boat, or trailer is permitted on site.
- c. Garage doors must be automated roll up.
- d. A detached garage must provide minimum rear and side yard setbacks of four feet; minimum front yard setback of twenty feet where the front yard has primary frontage along the street; or a minimum front yard setback of ten feet where the lot is located behind a lot that has primary frontage along the street.
- e. A minimum separation of six feet must be provided between a detached garage and any other detached garage or dwelling.
- f. All new garages that do not directly face the street, or where the garage is located more than fifty feet from the street in which the lot takes access from, must provide a minimum back up space or turnaround space from the entrance into the garage of twenty-six feet.
- g. Any new garage must be designed to comply with at least one of the following criteria:

- i. The garage doors of an attached garage must not extend across more than forty percent of the street facing façade of any new dwelling.
- ii. The garage is attached to a dwelling through a breezeway or other portion of the primary structure, and is located in the rear of the lot.
- iii. The garage is detached from the dwelling and located within the rear of the lot.
- iv. The garage is designed with side-on entry, with a window facing the street.

No additional parking is required if the parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or there is a car share vehicle located within one block of the parcel.

- 27. Attached building standard. An application will not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance. However dwellings on the same lot are prohibited from having separate ownership. The project must conform to all requirements of Title 18 of this code.
- 28. Building height. The maximum building height for any new urban dwelling unit is one-story up to sixteen feet.
- 29. Private usable open space. All urban dwelling units must provide a minimum of one hundred square feet of private usable open space, having no dimension less than ten feet. The minimum required setback areas cannot be used to calculate the private usable open space area.
- 30. Covered front porch space. Each new urban dwelling must have a covered front porch with minimum dimensions of four feet deep by eight feet wide and must not encroach into any required setback area.
- 31. Dimension. The dimension of any side of any new urban dwelling must be a minimum of twenty feet.
- 32. Eaves. All buildings must provide eaves of not less than twelve inches and not greater than thirty-six inches and must not encroach into any required setback area.
- 33. Windows. All windows on each side of buildings must provide stucco over foam or wood surrounds a minimum of four inches in width, on all four sides of the windows with a minimum projection of two inches from the face of the structure.

34. Architectural standards.

- a. The architectural style of any new urban dwelling must be Spanish, Monterey, or Craftsman. The architectural style of any new garages must be the same as the urban dwelling.
- b. Architectural treatment on the front elevation of the urban dwelling and garage must continue along each side elevation until commencement of fencing or other architecturally feasible termination point, such as a chimney or window.

35. Paint. Urban dwellings and garages must include two colors; one for the main wall color and another for architectural trim pieces and must be selected from the following colors: white, off white, tan, light brown, or light gray. The paint treatment must be applied along all window surrounds, and on all wall façades of all elevations. Rust-inhibitive paint must be used for all exterior metal building surfaces to prevent corrosion and release of metal contaminants into the storm drain system.

36. Roof. The roofs on any new building must be pitched covered in clay barrel or concrete roofing tile with a minimum 3:12 pitch. Roof color must be gray, brown, or natural clay. Mansard roofs are not permitted.

37. Consistency with existing dwellings. If there is a dwelling existing on the lot, any new urban dwelling unit must match the architectural style, color and roof of the existing dwelling.

38. Front elevation materials. A minimum of two different materials must be used on the front elevation of any new urban dwelling unit or garage, consisting of brick, stone, fiber cement siding, or stucco (e.g. stucco building with brick wainscot satisfies this requirement).

39. Trash, recycling, and water heater areas.

- a. Trash disposal and recycling storage areas must be placed in a location that does not interfere with circulation, parking or access to the building and must not be visible from the street in accordance with CMC Chapter 9.04.
- b. Trash storage areas and water heaters within the garage must not be located within the minimum dimensions of the garage area, as set forth in CMC Chapter 19.44.
- c. All urban dwellings must have, as part of the fence design, a gate to the side or rear yard with a minimum width of thirty-six inches to accommodate trash and recycling containers, as well as a minimum thirty-six-inch wide concrete walk to the street.

40. Landscaping requirements.

- a. Every lot must have one street tree installed per street frontage; corner lots must have one tree planted in the front yard and two trees planted in the sideyard for a total of three trees.

- b. That a detailed landscaping, irrigation plan, and specifications prepared by a registered Architect or by a registered landscape architect must be submitted prior to issuance of a building permit for all green areas, including required street trees. Installation of the landscaping must be completed prior to occupancy.
 - c. Landscaping and irrigation must be in compliance with the City's Landscape and Irrigation Guidelines and Chapter 14.14 - Water Efficient Landscapes of the Camarillo Municipal Code.
 - d. The applicant must install landscaping and irrigation in all front yards and parkways, including street trees in accordance with the approved landscape plans prior to occupancy.
 - e. Landscape plans must be at a minimum scale of 1" = 20'; except that slope planting plans may be at 1" = 30' minimum scale.
 - f. That any tree within five feet of any public sidewalk, or other public improvement, must be provided with a root barrier consistent with existing city standards.
 - g. All landscape plan check fees must be paid at the time of submittal of landscape plan.
 - h. All trees are to be double-staked per City Standard S-2.
41. Walls. The final architectural drawings must include a provision for the detail of party walls and include the reference for a test number that assures a minimum 50 STC (Sound Transmission Class).
42. Lighting. All exterior light fixtures must match the architectural style of the urban dwelling and be directed from shining onto adjoining properties.
43. Other R-1 zoning standards. The following development standards as it applies to the following, must comply with existing R-1 Zone standards, provided that it complies with all other requirements for urban dwellings and urban lot splits:
- a. Accessory buildings;
 - b. Pools;
 - c. Utilities;
 - d. Signs;
 - e. Mechanical equipment, provided that any push-through window or wall mounted air conditioning units and tankless water heaters must not be visible from the right-of-way; and
 - f. Fences and walls, provided that all property line walls must be stucco over precision block in a color to match the dwelling or tan colored slumpstone. All property line walls must include a wall cap constructed of block or precast concrete.

44. Deed restriction and affordability requirements.

- a. Prior to the issuance of a building permit for any new urban dwelling unit, the applicant must record a deed restriction with the Ventura County Recorder's Office that:
 - i. Applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the occupancy of the urban dwelling unit.
 - ii. A rental of any unit created pursuant to this section be for a term longer than thirty days.
 - iii. Urban dwellings must be used for residential purposes only.
 - iv. Urban dwellings on the same lot must not be sold separately.
 - v. The deed restriction is binding upon any successor in ownership of the property.
- b. Prior to the issuance of a building permit for any new urban dwelling unit, the applicant must enter into an affordable housing agreement with the City of Camarillo that must be recorded with the Ventura County Recorder's Office and includes the following:
 - i. Any new urban dwelling must be for rent and restricted to low-income households, unless the urban dwelling unit is occupied by the owner of title to the property. This requirement does not apply to any existing dwelling unit existing prior to December 8, 2021.
 - ii. For purposes of calculating rental prices, the following household size appropriate for the unit will be used: Studio = one person; one-bedroom unit = two persons; two-bedroom unit = three persons; three-bedroom unit = four persons.
 - iii. The rental price of the affordable rental units will be calculated in accordance with California Health and Safety Code section 50053(b), unless other limitations are prescribed by the requirements of another funding entity, in which case such limitations will control in the determination of the rental price.
 - iv. Qualified Household for affordable units means a household with annual income that does not exceed the then current income range established under Section 6932 of Title 25 of the California Code of Regulations, and in effect at the time the household submits its application, as adjusted by actual household size, unless otherwise prescribed by the requirements of another funding entity other than the City, in which case such requirements will control.
 - v. That preference for the affordable housing units is given to persons who work or live within the Camarillo area.

- vi. Property owner's process for selection of income-qualified renters in accordance with the recorded affordable housing agreement for that property.
 - vii. The process for the City's review and approval of the renter prior to the lease of any affordable housing unit.
 - viii. The term of the affordable covenant for the rental units will be 55 years from the issuance of a Certificate of Occupancy, that resets with each property transfer.
 - ix. Applicant and their successors and assigns must submit annual certification in a form as prescribed by the city, demonstrating compliance with the affordability restrictions.
45. Air quality. The applicant must meet all regulations of the Ventura County Air Pollution Control District and must be in compliance with the Air Quality Management Plan (AQMP) in connection with development of any urban dwelling unit.
46. Construction activities. Site preparation and construction activities must be limited to between the hours of 7 a.m. and 7 p.m., and not on Sundays or holidays, in accordance with the City's noise ordinance.
47. Business license requirement. All persons doing business in the city in connection with the urban dwelling unit must have a current business license tax certificate before commencing construction.
48. Deposits or security. Any deposit or security required by any ordinance, resolution or policy must be delivered to the city in a form acceptable to the city. The community development director or the public works director is authorized to review, approve, and release any such deposits or securities in the amounts as set forth under Sections 18.65.110 and following.
- L. Exception for development standards. Any objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least eight hundred square feet in floor area must be set aside. Objective zoning, objective subdivision standards, and objective design standards will be set aside in the following order until the site can contain two, eight hundred square foot units. Objective zoning, objective subdivision standards, and objective design standards will be set aside in the following order until the site can contain two, eight hundred square foot units:
- 1. Building setbacks;
 - 2. Separation between structures; and
 - 3. Private usable open space.
- M. Denial based upon adverse impacts. The city may deny a proposed urban dwelling unit if the building official or its designee makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical

environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

- N. Final decision. For the purposes of this section, decisions of the community development director, public works director, building official, or their designee, is final.
- O. Expiration of approval. If construction of the urban dwelling unit has not commenced or is not diligently pursued within twelve months from the date approval, any urban dwelling unit approval will automatically expire on that date.

Title 19 Zoning, Chapter 14 R-1 SINGLE-FAMILY RESIDENTIAL ZONE, Section 180 Urban lot split requirements, of the Camarillo Municipal Code is hereby amended as follows:

The purpose of this Section is to establish procedures for implementing urban lot split requirements set forth in Government Code §§ 66411.7, *et. seq.*, as may be amended from time to time.

- A. Ministerial review process. An urban lot split parcel map application will be reviewed ministerially, without discretionary review or a hearing, if it meets all the requirements set forth in this section and in accordance with the procedures set forth in Chapter 18.26 of this code, all ordinances, policies, resolutions and standards of the city in effect at the time of approval, and Government Code section 66411.7. The community development director or city engineer is authorized to develop the forms and procedures for such applications. If there is any conflict, then Government Code section 66411.7 will govern.
- B. Location requirements. An urban lot split parcel map application must meet all the following location requirements:
 - 1. The subject parcel must be located in an R-1 zone and be within or partially within the urbanized area, as designated by the US Census Bureau.
 - 2. The subject parcel must not be located in an area designated in Government Code sections 65913.4(a)(6)(B) through (K). This includes certain farmland, wetlands, very high fire hazard severity zones, hazardous waste sites, earthquake fault zones, special flood hazard areas, regulatory floodways, lands identified for conservation, and habitats for protected species.
 - 3. The subject parcel must not be located within a historic district or property, as set forth in Government Code section 65852.21(a)(6).
- C. Limitation on demolition and alterations. A proposed urban lot split must not involve demolition or alteration of:
 - 1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
 - 2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
 - 3. Housing that has been occupied by a tenant in the last three years.

- D. Limitation on parcels withdrawn from rental market. A proposed urban lot split must not involve property withdrawn from rental market under GC §7060 and following, within fifteen years before the date that the development proponent submits an application.
- E. Two residential unit limitation. No more than two residential units may exist or be proposed on each lot created through an urban lot split. Accessory dwelling units and junior accessory dwelling units are counted toward this maximum number of units.
- F. Short term rental limitation. A residential unit located on an urban lot split approved under this section may not be rented for a term shorter than thirty days.
- G. Compliance with the Subdivision Map Act. Urban lot splits must conform to all applicable objective requirements of the Subdivision Map Act (Division 2 (commencing with Section 66410)) and Title 18 of this code, except as expressly provided in this section.
- H. Dedication and off-site improvements. A dedication of rights-of-way or the construction of offsite improvements for the parcels being created cannot be required as a condition of issuing a parcel map.
- I. Easements and access to rights-of-way. Urban lot splits must meet the following requirements:
 - 1. Fire department and quasi-public utility easements. A ten-foot wide easement must be provided over the front parcel to the rear parcel for access to the public right of way, providing quasi-public services and facilities, maintenance of utilities, and fire department access.
 - 2. Private access easement. A ten-foot wide private access easement must be provided over the front parcel to the rear parcel for access to the public right of way.
 - 3. Sewer lateral, water lateral and drainage easements. Ten-foot wide easements must be provided over one of the parcels being created for private sewer lateral, water lateral and/or drainage that may cross over the shared property line in favor of the other parcel being created.
 - 4. Existing easements must be shown and called out on the parcel map.
 - 5. Proposed easements with locations and widths must be shown on the parcel map labeled with a reference to be recorded by separate instrument.
 - 6. New easements may be in the form of a deed restriction until one of the created parcels is sold at which time an easement document must be recorded.
 - 7. No new access from an arterial street will be permitted.

- J. Owner occupancy. The applicant for an urban lot split must sign an affidavit stating that the applicant will occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split. This does not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.
- K. Residential use requirement. All uses allowed on a site subdivided as an urban lot split must be limited to residential uses. This does not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.
- L. Nonconforming zoning conditions. Nonconforming zoning conditions are not required to be made conforming before approving an application.
- M. Prior urban lot split.
 - 1. The parcel being subdivided may not have not been established through prior exercise of an urban lot split. In addition, neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel may have used the urban lot split process as provided for in this section.
 - 2. No parcel may be further subdivided into a condominium or airspace subdivision after any such urban lot split.
- N. Lot size requirements. The urban lot split must meet all of the following size requirements:
 - 1. Both newly created parcels must be no smaller than one thousand two hundred square feet; and
 - 2. Both newly created parcels must be of approximately equal lot area, which for purposes of this paragraph means that one parcel may not be smaller than forty percent of the lot area of the original parcel proposed for subdivision.
- O. Fees.
 - 1. Urban lot splits will be subject to applicable development fees as established by resolution. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. Applicant must pay the applicable development fees before the parcel map is approved and ready to be recorded, or the grading/encroachment/sewer permit is ready to be issued, whichever occurs first, unless otherwise required by law.
 - 2. Applicant must pay an in-lieu of park land dedication fee to the Pleasant Valley Recreation and Park District in accordance with Chapter 18.30 of the Camarillo Municipal Code prior to recordation of the final map.
- P. Development Standards. A proposed urban lot split must comply with the following development standards:

1. Urban dwelling unit requirements. Any proposed urban dwelling unit at a parcel subject to such urban lot split must also comply with all applicable development standards as set forth in Section 19.14.170.K of this code.
 2. Homeowners' association approval. If the parcel belongs to a homeowners' association, the applicant must provide a letter from the homeowners' association authorizing the urban lot split.
 3. Legal lot. Applicant must submit verification that existing property is a legal lot at time of filing application.
- Q. Exception. There is an exception from the objective zoning, objective subdivision, and objective design standards set forth in subsection P if application of such standards would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least eight hundred square feet in floor area, must be set aside. Such standards will be set aside in the following order until the site can contain two, eight hundred square foot units:
1. Building setbacks;
 2. Separation between structures; and
 3. Private usable open space
- R. Denial based upon adverse impacts. The city may deny a proposed urban lot split if the building official or its designee makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- S. Final decision. For the purposes of this section, decisions of the community development director, public works director, building official, or their designee, is final.

STATE OF CALIFORNIA)
COUNTY OF VENTURA)
CITY OF CAMARILLO) ss.

I, Kristy Buxkemper, City Clerk of the City of Camarillo, do hereby certify that the foregoing Ordinance No. _____, was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the _____ day of _____, 2023. That thereafter, said Ordinance No. _____ was duly adopted and passed at a regular meeting of the City Council on the _____ day of _____, 2023, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Kristy Buxkemper, City Clerk