

ATTACHMENT 3
AMENDED CAMARILLO MUNICIPAL CODE

Title 19 Zoning, Chapter 19.12 R-E RURAL EXCLUSIVE RESIDENTIAL ZONE, Section 40, of the Camarillo Municipal Code is hereby amended and Sections 35 and 180 are hereby repealed as follows:

~~19.12.035 Plan review.~~

- ~~A. No building permit or other entitlement may be issued for the construction of any building or structure, or the commencement of any new use, or the reconstruction or modification of any building, structure or use on any lot in the R-E zone, unless and until a plan has been reviewed and approved as provided in this chapter to ensure conformance with the provisions and purpose of this chapter.~~
- ~~B. The director may approve such plans as permitted under Section 19.67.020.~~

19.12.040 Property development and performance standards.

- A. The development standards set forth in Sections 19.12.050 through 19.12.160 applies to all developments within the R-E zone and no building or structure may be erected which does not provide these standards. **A zoning clearance is required for the construction of any building or structure, or the reconstruction and/or modification of any building or structure, on any lot in the R-E zone. The proposed colors, textures, materials and architectural design of each proposed building or structure must be internally compatible, and compatible with uses surrounding and adjacent to the subject lot. All requests for zone clearances pursuant to this section must be accompanied by a complete application and site/plot plan. Additional architectural plans and materials as determined by the Director of Community Development, or designee, including, without limitation, floor plans, elevations, and renderings, are required for all proposed construction, reconstruction, or modification of any building or structure.**
- B. The Director of Community Development, or designee, will review all zoning clearance applications for consistency with this Title, and must approve or deny all zoning clearance applications accordingly.

~~19.12.180 Plan review process.~~

~~The procedures set forth in Chapter 19.67 (Plan Review) will govern this process.~~

Title 19 Zoning, Chapter 19.14 R-1 SINGLE FAMILY RESIDENTIAL ZONE, Sections 20, 40, and 160 of Camarillo Municipal Code are hereby amended as follows:

19.14.020 Uses permitted.

The following uses are permitted in single-family residential zones ~~subject to site-plan review:~~

- A. Agricultural uses permitted subject to conditions and limitations; land within the R-1 zone may be used for growing agricultural crops and accessory structures, but no poultry or animals may be raised or kept on said lot or parcel except as are otherwise permitted by this chapter;
- B. One-family dwelling of a permanent character placed on a permanent foundation, including employee housing accommodations for six or fewer employees;
- C. Mobile homes certified under the National Mobile Home Construction and Safety Standards Act of 1974, installed on an approved foundation;
- D. Accessory buildings and structures auxiliary to the principal permitted uses;
- E. The keeping of household pets and domestic animals for personal purpose, subject to the following:
 - 1. Not more than four dogs and four cats over the age of four months. Nothing herein authorizes the breeding of dogs and cats for commercial purposes. For purposes of this section, more than one litter per year per household constitutes "commercial purposes,"
 - 2. Pigeons and small birds: provided that the total number of pigeons may not exceed five for each fifteen hundred square feet of lot area, or ten small birds for each fifteen hundred square feet of lot area,
 - 3. Medium birds: provided that the total number may not exceed five for each fifteen hundred square feet of lot area with a maximum of twenty per parcel,
 - 4. Large birds: provided that the total number may not exceed four for each parcel; no peafowl are permitted,
- 5. That the number of birds authorized in Section 19.14.020(E)(2), (3) and (4) combined may not exceed the number authorized in Section 19.14.020(E)(2);
- F. The keeping of the following farm animals only for personal purposes: not more than five poultry and four adult rabbits over the age of four months on any lot. Nothing herein authorizes the keeping of animals for commercial purposes. No roosters, geese, or ducks may be housed, kept, or maintained in the R-1 zone;
- G. Youth Animal Project. A youth animal project may be allowed when a special event permit is obtained in accordance with the provisions of Chapter 19.63. In addition to the requirements contained in Chapter 19.63, the director must find as a condition of approval that the adjoining property owner(s) and the leader(s) of the recognized youth organization (e.g., 4-H, Future Farmers of

America) do not object to the project and that it will not be detrimental to the public health, safety or welfare. Duration of the youth animal project may not exceed six months and not more than one youth animal project per year per parcel. The director may impose conditions on the special event permit to assure compliance with the intent and purpose of Title 19 of this code;

- H. Keeping of Wild Birds. Wild birds may be allowed when a special event permit is obtained in accordance with the provisions of Chapter 19.63. In addition to the requirements contained in Chapter 19.63, the director must find that all other local, state, and federal requirements have been met and that adjoining property owner(s) do not object to keeping the wild bird(s) and that it will not be detrimental to the public health, safety, or welfare. The director may impose conditions on the special event permit to assure compliance with the intent and purpose of Title 19 of this code;
- I. Day care, small family and large family;
- J. Home occupations as set forth in Chapter 19.65;
- K. Lath or greenhouses, private, and horticultural collections for noncommercial purposes;
- L. Public parks, playgrounds and community centers owned by any governmental agency;
- M. Uses customarily accessory or incidental to any of the permitted uses including hobby activities of a noncommercial nature;
- N. Rented rooms in any one-family dwelling for occupancy of not more than two persons in addition to members of the family occupying such dwellings;
- O. Temporary subdivision office; a temporary real estate sales office for the limited purpose of conducting sale of lots in the subdivision tract; such use will be subject to approval by the director and any conditions deemed necessary to insure compatibility with the area in which it is proposed to be placed;
- P. In any building project, during construction and sixty days thereafter, property in the project may be used for the storage of materials used in the construction of the individual buildings in the project and for the contractor's temporary office;
- Q. Special events as set forth in Chapter 19.63;
- R. Second dwelling units in accordance with Section 19.14.135;
- S. Cottage food operations as set forth in Chapter 19.74;
- T. Urban dwelling units as set forth in Section 19.14.170.
- U. Urban lot splits as set forth in Section 19.14.180.

19.14.040 Property development and performance standards.

The property development and performance standards set forth in Sections 19.14.050 through 19.14.150 shall apply to all lots and premises in the R-1 zone. ~~Zoning clearance Site plan review and~~ approval shall be required for original installation and any modifications and shall include review and consideration of general siting, roofing materials, exterior siding, and roof overhang, to ~~insure~~ ensure consistency and compatibility with existing units within the area and the unit or units proposed and assure compliance with applicable standards. The review of applications shall be handled administratively by the director of planning and community development or his designated representative, or may be referred to the planning commission for approval if a question of compatibility exists which cannot be resolved.

19.14.160 Reserved. ~~Plan review process.~~

~~The procedures set forth in Chapter 19.67 (Plan Review) will govern this process.~~

Title 19 Zoning, Chapter 19.16 RPD RESIDENTIAL PLANNED DEVELOPMENT ZONE, Section 340 of the Camarillo Municipal Code is hereby amended as follows:

19.16.340 Reserved. ~~Plan review process.~~

~~The procedures set forth in Chapter 19.67 (Plan Review) will govern this process.~~

Title 19 Zoning, Chapter 19.30 M-1 LIGHT MANUFACTURING ZONE, Section 242 of the Camarillo Municipal Code is hereby amended as follows:

19.30.242 Planned development permit—Planning commission consideration of proposal.

In considering the approval, denial or modification of an application for a planned development permit, the planning commission shall consider the proposed recommendation of the staff and the following guidelines:

- A. That the degree of compatibility of property uses for which this chapter is intended to promote and preserve shall be maintained with respect to the particular use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
- B. That performance standards and conditions shall be imposed upon uses which without such condition might become obnoxious, dangerous, offensive or injurious to the public health, safety, or welfare or a portion thereof by reason of the emission of noise, smoke, dust, fumes, vibration, odor or other harmful or annoying substances;
- C. That there shall be maintained the integrity and character of the neighborhood in which the use will be located and the utility and value of property in the neighborhood and in the adjacent zones;
- D. That the use shall be compatible with public interest, health, safety, convenience and general welfare;
- E. That the ~~site plan~~ review will take into consideration the General Plan and the various elements, including but not limited to land use, circulation, scenic highways, public safety, community design, open space, and housing.

Title 19 Zoning, Chapter 19.67 PLAN REVIEW, of the Camarillo Municipal Code is hereby repealed:

Chapter 19.67 PLAN REVIEW

~~19.67.010 Plan review application.~~

- ~~A. An application for a Plan Review, when required under this title, must be filed with the Department of Community Development on a form supplied by the department, and must contain, at minimum, the following information:~~
- ~~1. The use to which the property will be put;~~
 - ~~2. An accurately dimensioned plot plan showing existing and proposed topography, all existing and proposed buildings and structures, off-street parking, landscaping areas, walls and fences, and all existing or proposed streets adjacent to the property;~~
 - ~~3. The dimension of all yards, setbacks, parking areas, driveways, walls and fences, and square footage of all building or other structures; and~~
 - ~~4. The floor plans, sections and elevations of all buildings and structures proposed with a notation of the type of material to be used, the color, and a material sample.~~
- ~~B. A filing and processing fee, in an amount set by city council resolution must be paid at the time of filing an application for plan review approval.~~

~~19.67.020 Review and decision.~~

- ~~A. In reviewing a plan, the director will approve or conditionally approve the plan if the director finds that the proposed plan complies or can be conditioned to comply with each of the following development standards:~~
- ~~1. That the uses proposed are in conformance with the provisions of this code;~~
 - ~~2. That the proposed colors, textures, materials and architectural design of each proposed building or structure are internally compatible, and are compatible with uses surrounding and adjacent to the subject property;~~
 - ~~3. That the plan is in conformance with conditions of any applicable specific plan and/or tract map; and~~
 - ~~4. That the plan complies, when applicable, with point assignments established under the residential development control system provisions set out in Title 20 of this code.~~
- ~~B. The director may deny a plan if compliance cannot be obtained with the above standards.~~
- ~~C. The decision of the director is final if not appealed in accordance with this chapter.~~

19.67.030 Appeal to planning commission.

- ~~A. The applicant and any interested person have the right to appeal the decision of the director on a plan review to the planning commission. An appeal is deemed timely and complete if it complies with all of the following:
 - ~~1. The appeal must be written and filed with the director within ten days after the director's decision;~~
 - ~~2. The appeal must state the specific ground(s) for appeal; and~~
 - ~~3. The appeal must be accompanied by a processing fee in an amount set by city council resolution to defray the cost of processing the appeal.~~~~
- ~~B. Upon receiving a valid appeal, the director will schedule an appeal hearing for the first available planning commission meeting, which in no event will be more than thirty days from the date of the appeal, unless the scheduled hearing date is extended in writing by the appellant.~~
- ~~C. The director will notify the applicant and all property owners within six hundred feet of the property in writing by U.S. Postal Service or personal service as to the time, date, and place of the hearing on the appeal. Such notice will be provided at least ten calendar days before the hearing. The date of mailing is the date of notice. Failure to receive notice will not affect or invalidate any action or procedures taken by the city.~~
- ~~D. Based upon the evidence submitted, the planning commission may uphold the director's decision, overturn the director's decision, or modify the director's decision based upon the considerations set forth in Section 19.67.020. The applicant will be notified of the planning commission's decision within five working days after its adoption.~~
- ~~E. The planning commission's decision is final absent an appeal filed with the city council in accordance with this chapter.~~

19.67.040 Appeal to city council.

- ~~A.—Effective Date of Planning Commission Decision. Decisions of the planning commission approving, denying or conditionally approving an application for a plan will be final and conclusive on the tenth consecutive calendar day following the date of the planning commission's decision, unless an effective timely and complete appeal is filed or a city council review is ordered as provided in this section.~~
- ~~B.—Form of Appeal. Except as provided in subsection D of this section, an appeal from a decision of the planning commission relating to a plan will not be valid or effective for any purpose unless it meets all the following requirements:~~
- ~~1.—Each such appeal must be in writing on a form provided by the director, and must identify the planning commission's action to which the appeal relates; and~~
 - ~~2.—Each such appeal must be filed with the director prior to the planning commission decision to which the appeal relates becoming final, as provided in subsection A of this section; and~~
 - ~~3.—Each such appeal must be accompanied by a processing fee in an amount set by the city council; and~~
 - ~~4.—Each such appeal is filed by or on behalf of any of the following:~~
 - ~~a.—The owner of any real property located within the city; or~~
 - ~~b.—A person who lawfully occupies or is entitled to lawfully occupy any real property which is located within six hundred feet of the lot lines of the lot or lots which are the subject of the plan; or~~
 - ~~c.—Any interested person.~~
- ~~C.—Effectiveness of an Appeal. No appeal will be deemed complete, or effective for any purpose, unless it complies with all of the provisions of this section.~~
- ~~D.—Review by City Council. Notwithstanding any other provisions of this section, the city council, by majority vote of its total membership and at any time before a planning commission decision becomes final pursuant to subsection A of this section, may issue an order to review, de novo, a planning commission decision relating to a plan ("order of review").~~
- ~~E.—Stay of Proceedings. The timely filing of an effective appeal or the timely adoption by the city council of an order of review will stay the decision of the planning commission to which the appeal or order of review relates, pending the city council action on the matter.~~
- ~~F.—Action of City Clerk. Upon the timely filing of an effective appeal or the adoption of a timely order of review, the city clerk will:~~
- ~~1.—Set the matter for hearing at the next most convenient meeting of the city council; and~~

~~2. Give written mailed notice of the time and place of the hearing to the appellant, the applicant, and such other persons and entities in accordance with Section 19.84.030 of this code.~~

~~G. Action by the City Council. At the time and place of the hearing on an appeal or an order of review, the city council will conduct a de novo hearing on the matter, at which time all interested persons will be allowed to present relevant reliable evidence to the city council. The technical rules of evidence applicable to judicial proceedings need not be observed, provided that the matter is resolved by the city council based upon reliable relevant evidence. The applicant has the burden of proof to show the existence of the facts which warrant the granting of the plan.~~

~~H. City Council Decision. The city clerk will give written notice of the city council's decision to the appellant, the applicant and any other interested person who requests such notice. The city council's determination is final and conclusive subject only to judicial review.~~

Title 19 Zoning, Chapter 19.44 OFF-STREET PARKING, Section 25 of the Camarillo Municipal Code is hereby amended as follows:

19.44.025 - Computation of parking requirements.

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. Corridors, lobbies, conference rooms, stairways, restrooms, elevator and mechanical shafts, and unmanned electrical or mechanical rooms 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. Employee only kitchens, lunchrooms, exercise rooms, and locker rooms will be excluded from the square footage when computing floor area for parking purposes. 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 eighteen-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.