

ORDINANCE NO. 1186

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM ON SELF-STORAGE FACILITIES IN THE LIMITED MANUFACTURING (L-M) AND LIGHT MANUFACTURING (M-1) ZONES

THE CITY COUNCIL OF THE CITY OF CAMARILLO DOES ORDAIN AS FOLLOWS:

SECTION 1. Findings.

- A. On October 13, 2021, the City Council adopted Ordinance No. 1183, which established a moratorium on self-storage facilities in the Limited Manufacturing (L-M) and Light Manufacturing (M-1) Zones. The initial period of this moratorium was 45 days.
- B. Since then, the City has begun its studies on land use regulations related to self-storage facilities in neighboring jurisdictions. A summary of such studies were presented to the City Council and made available to the public, detailing such studies and measures taken to alleviate the condition which led to the adoption of the ordinance, as required by Government Code Section 65858(d).
- C. However, further time is necessary to prepare the studies and reports required to consider a comprehensive ordinance addressing regulation of such uses.
- D. Government Code section 65858(b) allows the City Council to, by a four-fifths vote, extend the moratorium for another 22 months and 15 days after the City provides notice and a public hearing for such an extension.
- E. Failure to extend this moratorium would impair the orderly and effective implementation of contemplated amendments related to self-storage facilities in the Limited Manufacturing (L-M) and Light Manufacturing (M-1) Zones.

SECTION 2. Environmental Findings. The City Council exercises its independent judgment and finds that this ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed ordinance maintains the status quo and prevents changes in the environment pending the completion of the contemplated municipal code review. Because there is no possibility that this ordinance may have a significant adverse effect on the environment, the adoption of this ordinance is exempt from CEQA.

SECTION 3. Extension of Moratorium. The recitals, text, moratorium and findings made in Ordinance No. 1183 are reaffirmed, readopted and incorporated into this ordinance by reference. In accordance with Government Code section 65858, and pursuant to the findings stated above, the City Council hereby: (1) finds that there continues to exist a current and immediate threat to the public health, safety, and welfare requiring this moratorium; (2) finds that this moratorium is necessary for the immediate preservation of the public peace, health, and safety; and (3) declares and extends the moratorium for the immediate preservation of the public health, safety and welfare as set forth below:

- A. For an additional period of 22 months and 15 days of the existing moratorium:
 - 1. Self-storage uses and self-storage facilities will not be permitted within the L-M (Limited Manufacturing) or M-1 (Light Manufacturing) Zones.
 - 2. No permit, license, approval or entitlement will be issued relating to any new applications received after this ordinance becomes effective for self-storage uses or self-storage facilities.
- B. For purposes of this ordinance, the following definitions apply:
 - "Self-storage" means the rental of containers or units of space to store possessions.
 - "Self-storage facilities" means any facility used for self-storage purposes.
- C. City staff is directed to continue to study appropriate modifications to the CMC regarding self-storage uses and self-storage facilities in the L-M and M-1 zones.
- D. Pending the completion of such studies and the adoption of an ordinance to establish appropriate operational and zoning regulations, it is necessary for the immediate preservation of the public health, safety and welfare that this ordinance takes effect immediately. In the absence of immediate effectiveness, such uses in the City may conflict with existing policies, regulations, or requirements.
- E. This ordinance will take effect immediately upon adoption by a four-fifths vote of the City Council.
- F. A violation of this ordinance is a public nuisance per se and is subject to enforcement under any applicable law, including but not limited to the provisions set forth in CMC Chapter 1.12. Any violation of this ordinance is

a misdemeanor. In any such criminal prosecution, the City Attorney is authorized to reduce the misdemeanor charge to an infraction.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

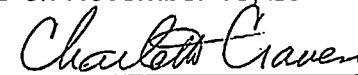
SECTION 5. Effective Date and Duration. This extension is an urgency ordinance enacted under Government Code section 65858(b). This urgency ordinance is effective immediately after approval by a four-fifths vote of the City Council for an additional period of 22 months and 15 days, commencing after the 45 days set forth in the moratorium adopted on October 13, 2021. After such additional 22 months and 15 day period, the moratorium will automatically expire, unless earlier terminated by the City Council by resolution or ordinance.

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

SECTION 7. Study. Staff is directed to continue to study and analyze issues related to the self-storage uses and self-storage facilities within the City, including but not limited to, the potential impacts of Self-storage uses and self-storage facilities uses on the public health, safety and welfare of the community, the desirability of such uses in the L-M or M-1 zones, and the extent of regulatory controls, if any, to impose on such uses.


SECTION 8. Report. Staff is directed to provide a written report to the City Council at least ten days prior to the expiration of this extension, describing the study conducted of the conditions that led to the adoption of this ordinance and the measures taken to alleviate any such conditions, in accordance with State law.

PASSED, APPROVED, AND ADOPTED on November 10, 2021.



Mayor

Attested to on: 11 / 12 / 2021



City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Urgency Ordinance No. 1186 was adopted by the City Council at a regular meeting held November 10, 2021, by the following vote:

YES: Councilmembers: Kildee, Mulchay, Santangelo, Trembley, Mayor Craven
NO: Councilmembers: None
ABSENT: Councilmembers: None

jamadland
City Clerk

