

Chapter 19.21 CAMARILLO COMMONS MIXED-USE (CCM) ZONE

19.21.010 Purpose of zone.

This zone establishes regulations for the general placement, design, and intensity of uses for the area identified as the Camarillo Commons Mixed-Use (CCM) Zone. These regulations are intended to identify development standards for the redevelopment of the area. The primary purpose of the CCM Zone is to provide for a combination of commercial, office, upper-story residential uses, and compatible related development to promote pedestrian use and enjoyment of the mixed-use area.

(Ord. 1013 § 2 (part), 2007.)

19.21.020 Uses authorized under a planned development permit.

The following uses are permitted in the CCM Zone if a planned development permit is granted by the planning commission in accordance with this chapter. All uses must conform to the development standards of this chapter, and be conducted wholly within a building, except enterprises customarily conducted in the open (i.e., outside dining in conjunction with a restaurant):

1. Antique stores;
2. Apparel stores;
3. Appliance, sales and service;
4. Art studios, galleries;
5. Arts, crafts, music and photographic supply stores;
6. Auditoriums, exclusive of tents or temporary structures;
7. Bakery shops (including outside dining tables);
8. Banks, credit unions, trust companies and other similar financial institutions;
9. Barbershops;
10. Beauty shops and salons;
11. Bicycle shop;
12. Bookstores;
13. Bowling alleys;
14. Carpet, floor covering, and ceramic tile stores;
15. Chiropractic offices;
16. Churches;
17. Clubs and lodges, private;
18. Coffee shops (including outside dining tables);
19. Computer services and sales;

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20. Confectionery stores;
 21. Dance halls and dancing studios;
 22. Day care nurseries, short-term, providing care for six children or less, subject to the standards of Section 19.62.165;
 23. Day spa;
 24. Delicatessens (including outside dining tables);
 25. Dressmaking shops;
 26. Draperies and window coverings, sales;
 27. Drugstores and pharmacies;
 28. Electronics, sales and repairs of televisions, VCR's, stereos, computers, and related equipment;
 29. Fire stations, public buildings, and facilities for federal, state, county and city agencies, not including jails, prisons and other places of confinement;
 30. Florist shops;
 31. Furniture and appliance stores;
 32. Garden supply stores;
 33. Greeting card shops;
 34. Grocery stores;
 35. Gymnasiums;
 36. Hardware stores;
 37. Health clubs;
 38. Ice cream and yogurt shops;
 39. Interior decorating establishments;
 40. Jewelry stores;
 41. Laundry and dry cleaning establishments;
 42. Library;
 43. Live/work units;
 44. Meat markets;
 45. Medical laboratories, excluding research and development;
 46. Movie, music and games, sales or rental;
 47. Museums;
 48. Music conservatories and studios;
 49. Newspaper office (excludes newspaper printing);
 50. Nurseries, plant;
 51. Office, business and professional;
 52. Office, medical and dental;

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53. Office, veterinary, excluding routine overnight boarding;
 54. Off-street parking;
 55. Optician;
 56. Paint stores;
 57. Pet shops, pet grooming;
 58. Pharmacy;
 59. Photography store, sales and repair of photography equipment and photo processing;
 60. Photography studios;
 61. Plumbing shops;
 62. Post Office;
 63. Printing shops (i.e., blueprinting, photocopying, and offset);
 64. Public parks, playgrounds and community centers;
 65. Residential dwelling units above first floor of a mixed-use building, as part of a commercial usage;
 66. Restaurants and cafes (including outside dining);
 67. Retail stores or businesses not involving any kind of manufacturing, processing or treating of products other than that which is clearly incidental to the retail store or business conducted on the premises subject to the following conditions and limitations:
 - a. Not more than three persons may be employed in permitted processing or treating of products;
 - b. The operations and projects may not unreasonably emit noise, odor, dust, smoke, vibration or other objectionable characteristics;
 68. Shoe stores;
 69. Stationery stores;
 70. Studios—Art, dance, martial arts, music, etc;
 71. Tailor shops;
 72. Tennis clubs and swim clubs;
 73. Theatre, live;
 74. Theaters, movie;
 75. Transportation terminal (i.e., bus, taxi, or train);
 76. Travel agency, ticket office;
 77. Trophy stores, including plaques and related merchandise;
 78. Variety stores;
 79. Video stores, sales and rentals of videos and recorders;
 80. Uses and structures which are incidental or accessory to any of the uses permitted in this zone;
 81. Other uses which in the judgment of the planning commission are similar to, compatible with, and no more objectionable than any of those enumerated in this section in accordance with Chapter 19.60.

(Ord. 1013 § 2 (part), 2007.)

19.21.030 Planned development permit required.

Prior to the issuance of a zoning clearance, a planned development permit is required for the construction, exterior modification or enlargement of any new structure or the use of a lot or premises within the Camarillo Commons Mixed-Use (CCM) Zone in accordance with Section 19.21.200.

(Ord. 1013 § 2 (part), 2007.)

19.21.040 Uses requiring conditional use permits.

The following uses may be permitted in the Camarillo Commons Mixed-Use (CCM) Zone if a conditional use permit is obtained in the manner provided in Chapter 19.62:

- A. Automobile service stations;
- B. Bed and breakfast inn;
- C. Commercial recreation uses and sports;
- D. [Intentionally deleted];
- E. Hotels and motels;
- F. Liquor stores;
- G. Live/work units;
- H. Residential, not in conjunction with commercial usage;
- I. Schools;
- J. Senior citizen housing including senior hotels;
- K. Taverns, bars, nightclubs;
- L. Alcoholic beverage establishments, off-sale.
- M. Alcoholic beverages, on-sale for theaters.

(Ord. 1029 § 11, 2008; Ord. 1013 § 2 (part), 2007.)

(Ord. No. 1108, § 4, 3-11-2015; Ord. No. 1109, § 4, 3-25-2015; Ord. No. 1171, § 3G, 3-25-2020; Ord. No. 1182, § 3, 8-25-2021)

19.21.050 Signs.

Signs may be erected in the Camarillo Commons Mixed-Use (CCM) Zone in accordance with Title 17 and any other guidelines adopted by the City relating to the design and placement of signs.

(Ord. 1013 § 2 (part), 2007.)

19.21.060 Property development and performance standards.

The property development and performance standards set forth in Sections 19.26.065 through 19.26.180 will apply to all lots and premises in the Camarillo Commons Mixed-Use (CCM) Zone.

(Ord. 1013 § 2 (part), 2007.)

19.21.065 Commercial/industrial performance standards.

All uses within the Camarillo Commons Mixed-Use (CCM) Zone must operate in accordance with the performance standards contained in Chapter 19.54.

(Ord. 1013 § 2 (part), 2007.)

19.21.070 Lot area and parcel dimensions.

All lots hereafter created must meet the following minimum standards:

- A. Minimum zone area is forty thousand square feet, which may consist of one or more lots or parcels, exclusive of public right-of-way dedicated for road purposes or proposed road purposes. If more than one parcel exists, however, the design of the development must be integrated and unified by the utilization of architectural and landscaping design to the satisfaction of the planning commission.
- B. Minimum width of lots is one hundred fifty feet.
- C. Minimum depth of lots measured at right angles to the front property line is two hundred feet.

(Ord. 1013 § 2 (part), 2007.)

19.21.080 Minimum yard requirements.

The planning commission, in their review, must determine the yard requirements based on the height and bulk of the building and adjoining land uses and the intent of the zone, which requirements may not be below the following minimum standards:

- A. Front Yard. Front yards may not be less than fifteen feet nor greater than twenty feet from the edge of the curb. Parking areas may not be located between the building and a public street.
- B. Side Yard. No interior side yards are required. Side yards adjacent to a major street are only permitted to allow for plazas and pedestrian walkways. The side yard adjacent to a residential zone must be a minimum of twenty feet.
- C. Rear Yard. No rear yards are required. The rear yard adjacent to a public street must meet the front yard requirements. Parking areas are not permitted in the rear yard setback between public streets and buildings.
- D. General Yard Uses. Outside dining, parking of automobiles, and landscaping may be conducted on the site; whereas all other operations and display must be conducted in a completely enclosed building.

(Ord. 1013 § 2 (part), 2007.)

19.21.090 Off-street parking.

Off-street parking must comply with the requirements of Chapter 19.44.

(Ord. 1013 § 2 (part), 2007.)

19.21.095 Off-street loading area.

Off-street loading must comply with the requirements of Chapter 19.46.

(Ord. 1013 § 2 (part), 2007.)

19.21.100 Fences and walls.

- A. Whenever the Camarillo Commons Mixed-Use (CCM) Zone abuts on a residential zone, a solid decorative masonry screen wall a minimum of six feet in height must be erected along the property line abutting the residential zone, unless the residential area has been integrated into the project design as considered and approved as part of the planned development permit.
- B. Whenever the parking or circulation area abuts a public street, there must be a low wall or landscaped hedge, not greater than three feet in height (excluding architectural features such as pilasters, as approved as part of the planned development permit), along the property lines adjacent to the parking area adjacent to the street.
- C. The placement and design of walls must be submitted to, and approved by, the director of community development or be part of the approved planned development permit approved by the planning commission.

(Ord. 1013 § 2 (part), 2007.)

19.21.110 Lights.

Lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking areas, loading areas and the like, must be focused, directed and so arranged as to screen the source of light and direct the light down to prevent glare or direct illumination on streets or adjoining property. The lighting design will be subject to review and approval as part of the planned development permit and shall provide adequate lighting for parking areas, plazas and outdoor spaces.

(Ord. 1013 § 2 (part), 2007.)

19.21.120 Building coverage.

Building coverage must be set forth under the planned development permit or conditional use permit and must comply with all other provisions of this code including the requirement to provide open space for parking, access, plazas and other onsite amenities.

(Ord. 1013 § 2 (part), 2007.)

19.21.130 Building height.

All buildings must be a minimum of twenty-five feet in height or two stories as approved under the planned development permit. Buildings adjacent to a public street may not exceed forty feet in height, exclusive of architectural features. Buildings not adjacent to a public street are limited to a height of forty-five feet or four stories, exclusive of architectural features. No building may exceed four stories, excluding parking structures.

(Ord. 1013 § 2 (part), 2007.)

19.21.135 Residential uses.

Residential units within a mixed-use building approved under a planned development permit and freestanding residential units approved under a conditional use permit in the Camarillo Commons Mixed-Use (CCM) Zone are subject to the following standards:

- A. Location. Residential units in a mixed-use building must be located above the ground floor in order to maintain the commercial use of the building on the street level. Only garages and entrances may be located on the first floor access. Residential units must have a secure and separate entry and exit apart from the commercial units.
- B. Parking. Residential parking must comply with the parking requirements of Chapter 19.44.
- C. Lighting. All exterior lighting must be sufficient to establish a sense of well being to the pedestrian. A minimum of one-foot candle must be provided at the ground level for all exterior doorways and vehicular parking areas.
- D. Refuse Storage and Location. An adequate refuse and recycling enclosure must be provided for all residential uses. In mixed-use buildings, a separate trash and recycling enclosure may be required apart from the commercial enclosure, depending upon the size of the development.
- E. Private Usable Outdoor Area. Each unit must include a deck or balcony to provide an exterior area for the unit. The minimum dimension of a deck or balcony is six feet. Reasonable access from the unit must be provided. The minimum area of the exterior space is one hundred square feet exclusive of mechanical equipment.
- F. Recreation Area. In addition to private useable outdoor space, each dwelling unit shall provide common useable open space as follows:
 - 1. One hundred twenty-five square feet for each studio or efficiency unit;
 - 2. Two hundred twenty-five square feet for each dwelling unit having two or more bedrooms.

Common recreation areas must be conveniently located and readily accessible from all dwelling units located on the building site. The common recreational/leisure area may be composed of active or passive facilities and may be located either indoors or outdoors or may be a combination of both. Common useable open space may incorporate any required setback areas other than required front or street-side yard setback areas, but may not include or incorporate any driveways, trash pickup areas, storage or utility areas or parking areas other than the rooftop deck of a parking structure. All required common useable open space must be suitably improved for its intended purpose and all lawn and landscape areas must be provided with a permanent irrigation system. Recreation space must be provided for the residential units including recreation facilities for children as approved under the development plans.

(Ord. 1013 § 2 (part), 2007.)

19.21.136 Day care within residential units.

Small family day care and large family day care uses are permitted within residential units that are in compliance with this chapter.

(Ord. No. 1171, § 3H, 3-25-2020)

19.21.140 Landscaping and environmental area.

- A. The purpose of the landscaping requirements is to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings. Pedestrian paths, paseos and landscaped parkways must be an integral part of the landscape design connecting with plazas and green spaces. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.
- B. Landscaping and all other ground space treatment must be provided upon the net developed site. Landscaping includes the actual planting areas of lawn, trees, planter boxes, shrubs, or other plants. Landscaping must be surrounded by either a six-inch masonry curb, sidewalk or building. Courtyards, water ponds, streams, walkways, decks, kiosks, and similar items shall be provided. All landscaping must comply with the following standards:
 - 1. Maintenance. Required landscaped areas must be maintained in a neat, clean, orderly and healthy condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
 - 2. Required landscaped areas must be provided with a suitable, permanent method of watering of plants. This watering system must consist of piped water lines terminating in an appropriate number of sprinklers or emitters to ensure a sufficient amount of water for plants within the landscaped area. Sprinklers or emitters must be spaced so as to assure a complete coverage of the required landscaped area.
 - 3. The parking area setback must be landscaped with the exception of the area provided for vehicles or pedestrian access.
 - 4. No planting area will be considered a landscaped area unless it contains at least twenty-four square feet of area and is a minimum of four feet in width; except raised planting boxes within close proximity to the building.
 - 5. One tree, twenty-four-inch box minimum, of a species approved on final landscaping plan must be planted within a minimum sixty-inch wide planter area at every ten rows of single-row parking stalls, or at every twenty rows of double-row parking stalls.
 - 6. Above-grade and semi-subterranean parking structures must include potted or boxed trees and landscaping on all open-air parking decks that are above grade and visible from any public or private right-of-way so as to provide visual relief and shading, subject to the limitations posed by the engineering of the structure with respect to the weight loads generated by such landscaping.
 - 7. Each unused space resulting from the design of parking spaces or over twenty-four square feet in area must be landscaped.
 - 8. When the commercial development abuts a residential zone, or where the CCM zone abuts an alley or development property, adjacent to a residential zone, it must include a six-foot-wide landscaped area to screen the commercial development. The design of the screening must consist of trees and shrubs closely spaced.

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9. Landscaping Plan. A landscaping plan at a minimum scale of one inch equals thirty feet must be submitted for approval by the director and must contain the following:
 - a. The dimensions and square footage of each planting area;
 - b. The total square footage of each planting area;
 - c. Identification of each plant, common and botanical names at the planting area, and the number of each and their container size;
 - d. The permanent watering system, including all pipe sizes, and type and size of all sprinkler heads or emitters;
 - e. Specification sheet indicating the soil preparation and maintenance program for continual maintenance of the landscaping area and any type of guarantee associated with the installation of the landscaping.

(Ord. 1013 § 2 (part), 2007.)

19.21.150 Refuse and recycling containment.

Refuse and recycling enclosures must be provided in accordance with Chapter 19.50 and the following standards:

- A. Each development established must provide an outdoor refuse and recycling storage area which is easily accessible and enclosed on all sides by a minimum six-foot-high brick, concrete block, or masonry wall in accordance with City approved standard design. The opening of the storage area must be screened by a solid gate of durable wood, metal, or comparable material. The enclosure must be covered by a solid roof.
- B. In addition, no material or waste may be deposited in such a form or manner that allows it to be transferred by natural causes or force. Any waste which may cause fumes, dust, or constitute a fire hazard or be edible by or otherwise attractive to rodents or insects, must be stored only in closed containers in required enclosures.
- C. The number and general placement of the enclosures will be set forth in the planned development permit.

(Ord. 1013 § 2 (part), 2007.)

19.21.160 Utilities.

All utilities must be placed underground in accordance with Chapter 18.08.

(Ord. 1013 § 2 (part), 2007.)

19.21.170 Mechanical and electrical equipment and satellite dish antennae.

All mechanical and electrical equipment, and satellite dish antennas (except dishes less than one meter in diameter), must be screened by landscaping or fence screen wall or combination of design, and all rooftop equipment must be placed behind a permanent parapet wall or equipment screen approved by the director and be completely screened from view at ground level.

(Ord. 1013 § 2 (part), 2007.)

19.21.180 Ramping and equipment for the handicapped.

Adequate ramps and equipment must be provided to accommodate the use of the facility by the handicapped and must include, but not be limited to, access ramps, restrooms, drinking fountains, etc. (Ord. 1013 § 2 (part), 2007.)

19.21.190 Use of the planned development permit.

No building or improvement or portion thereof may be erected, constructed, converted, established, or enlarged; nor may a lot or premises be used without first obtaining a planned development permit.

(Ord. 1013 § 2 (part), 2007.)

19.21.195 Planned development permit—Application.

- A. An application for a planned development permit must be filed with the department on a form provided and must include the following:
1. An accurately-dimensioned plot plan showing existing and proposed topography, all proposed building, parking, landscaping areas, walls and all existing or proposed streets within a one hundred-foot radius of the property.
 2. The dimension of all yards, setbacks, parking area, driveways and square footage of all building landscaping and building coverage.
 3. The elevation of all buildings proposed with a notation of the type of material proposed in addition to a color and material sample.

(Ord. 1013 § 2 (part), 2007.)

19.21.200 Planned development permit—Notice of planning commission review.

The department must provide notice of the date, time, and place of the planning commission's review of the application and the staffs proposed recommendation to the applicant.

(Ord. 1013 § 2 (part), 2007.)

19.21.210 Planned development permit—Consideration of proposal.

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

- A. The degree of compatibility of property uses for which this chapter is intended to promote and preserve should be maintained with respect to the particular use on the particular site and consideration given to the existing and potential uses of property within the zone and the general area in which the use is proposed to be located.
- B. Performance standards and conditions must 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.

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- C. The integrity and character of the neighborhood in which the use will be located should be maintained including the utility and value of property in the neighborhood and in the adjacent zones.
 - D. The use must be compatible with public interest, health, safety, convenience and general welfare.
 - E. The development is in accordance with any adopted guidelines for the area for properties within a redevelopment area.

(Ord. 1013 § 2 (part), 2007.)

19.21.220 Planned development permit—Conditions to application.

The planning commission may attach such conditions and make such modifications, changes or alterations in the proposed application as the Commission may determine necessary to carry out the purposes of this zone.

(Ord. 1013 § 2 (part), 2007.)

19.21.230 Planned development permit—Rejection or modification.

If the proposed planned development would substantially depreciate property values in the vicinity, unreasonably interfere with the use and enjoyment of property in the vicinity by occupants thereof, or would endanger the public peace, health, safety and general welfare, then such proposed planned development must be rejected, modified or conditioned to remove such objections or be denied.

(Ord. 1013 § 2 (part), 2007.)

19.21.240 Planned development permit—Time extensions.

Unless the construction of the structure is commenced and being diligently pursued not later than twelve months after the date the permit is granted, the permit will automatically expire on that date. However, if there have been no changes in the proposed plot plans or adjacent areas, the planning commission or the director when authorized, may grant additional extensions of time for the commencement of the project.

(Ord. 1013 § 2 (part), 2007.)

19.21.250 Planned development permit—City council review.

- A. Effective Date of Planning Commission Decision. Decisions of the planning commission approving, denying or conditionally approving an application for a planned development permit will be final and conclusive on the 10th consecutive calendar day following the date of the planning commission's decision, unless 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 permit will not be valid or effective for any purpose, unless it meets all of the following requirements:
 - 1. The 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.
 - 2. The appeal must be filed with the director prior to the date on which the planning commission decision, to which the appeal relates, becomes final.
 - 3. The appeal must be accompanied by a processing fee in the amount set by the City Council.

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4. The appeal must be filed by the applicant or any interested person.
- C. Effectiveness of an Appeal. No appeal will be deemed complete for any purpose, unless it complies with all of the provisions of this section.
 - D. Review by City Council. Notwithstanding any of the provisions of this section, the City Council, by majority vote of its total membership and at any time before planning commission decision becomes final, may issue an order to review, de novo, a planning commission decision relating to a planned development permit ("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 must 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 facts, which warrant the granting of the planned development permit.
 - H. City Council Decision. The City Clerk must 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 will be final and conclusive subject only to judicial review.

(Ord. 1013 § 2 (part), 2007.)

(Ord. No. 1153, § 4(J), 5-25-2018)

19.21.260 Planned development permit—Revocation.

- A. Any permit granted may be revoked by the Planning Commission or City Council after appropriate proceedings, provided herein, for any of the following causes:
 1. That any term or condition of the permit has not been complied with;
 2. That the property subject to the permit, or any portion thereof, is used or maintained in violation of any statute, ordinance, law or regulation in effect at time of approval or subsequently made applicable;
 3. That the use for which the permit was granted has not been exercised for at least twelve consecutive months or has ceased to exist, or has been abandoned;
 4. That the use for which the permit was granted has been so exercised as to be detrimental to the public health or safety, or as to constitute a nuisance.
- B. After revocation of a permit, the property affected thereby must be subject to the current regulations of the applicable zone classification.
- C. The failure of the planning commission or City Council to revoke a permit whenever due cause exists or occurs does not constitute a waiver of such right with respect to any subsequent cause for revocation.

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(Ord. 1013 § 2 (part), 2007.)

19.21.270 Certificate of occupancy.

- A. A certificate of occupancy is required for any change in use within a planned development permit. A change in use in an existing building may be approved by the director.
- B. An application for a certificate of occupancy must be accompanied by:
 - 1. A description of the proposed commercial operation in sufficient detail to describe fully the nature and extent of the proposed use.
- C. A certificate of occupancy for a use of the land in the Camarillo Commons Mixed-Use (CCM) Zone may be revoked by the City Council after a public hearing if the City Council finds that the holder of the certificate has failed to comply with the approved application.

(Ord. 1013 § 2 (part), 2007.)

19.21.290 Uses prohibited.

The uses expressly prohibited in the Camarillo Commons Mixed-Use (CCM) Zone are manufacturing, and drive-thru restaurant uses.

(Ord. 1013 § 2 (part), 2007.)