

ORDINANCE NO. 1182

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING CAMARILLO MUNICIPAL CODE CHAPTERS 19.21 – CAMARILLO COMMONS MIXED USE ZONE, 19.22 – PROFESSIONAL OFFICE ZONE, 19.25 – CAMARILLO OLD TOWN ZONE, 19.26 – COMMERCIAL PLANNED DEVELOPMENT ZONE, AND 19.30 – LIGHT MANUFACTURING ZONE TO ALLOW FOR THE ON-SALE OF ALCOHOLIC BEVERAGES IN THEATERS SUBJECT TO A CONDITIONAL USE PERMIT

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

SECTION 1. General Findings. The City Council finds as follows:

A. The City of Camarillo's General Plan Land Use Element characterizes Commercial Uses to achieve a balance of commercial areas that will provide for the retail business, professional and service needs of the residents of Camarillo, as well as attracting customers from the surrounding service areas.

B. Camarillo Municipal Code (CMC) Chapters 19.21, 19.22, 19.25, 19.26, and 19.30 currently addresses this principle by allowing for the establishment of theaters through a Commercial Planned Development Permit or Conditional Use Permit, However, the CMC does not permit the sale of alcoholic beverages in conjunction with theaters.

C. The purpose of this ordinance is to allow existing and new theaters to provide additional commercial services by authorizing the ancillary sale of alcoholic beverages for on-site consumption within theaters, subject to the issuance of a Conditional Use Permit, for theaters in the Camarillo Commons Mixed Use (CCM), Professional Office (P-O), Camarillo Old Town (COT), Commercial Planned Development (CPD), and Light Manufacturing (M-1) Zones.

D. On July 6, 2021, the Planning Commission conducted a duly noticed public hearing to consider the proposed amendments to CMC Chapters 19.21, 19.22, 19.25, 19.26, and 19.30 and voted unanimously to recommend to the City Council adoption of the proposed ordinance.

E. On July 28, 2021, the City Council conducted a duly noticed public hearing to consider the proposed amendments to CMC Chapters 19.21, 19.22, 19.25, 19.26, and 19.30.

F. After reviewing the evidence presented, the City Council finds that the proposed ordinance is consistent with the City's General Plan principles for both Commercial and Industrial land uses by allowing for new and existing theaters within the City to obtain a Conditional Use Permit for the on-sale of alcoholic beverages, which is consistent with theaters found throughout the region and would provide an experience that residents and surrounding area customers expect of a theater. Additionally, the proposed ZOA would require a CUP which allows the City to ensure the use is compatible with the surrounding area and uses.

G. After reviewing the evidence presented, the City Council further finds that the proposed ordinance is consistent with the City's Economic Development Strategic Plan by allowing the City to issue a CUP for alcohol on-sales to existing and new theaters to be economically competitive with other cities in the County, and will provide a service expected of current theater experiences. Additionally, the locations of the City's existing theaters, and

zones that allow the construction of new theaters, include commercial areas that encourage complimentary development where the theater experience encourages social gatherings.

SECTION 2. Environmental Review. The proposed ordinance is exempt from the California Environmental Quality Act (“CEQA”) under the State CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically: Section 15060(c)(2), because the item will not result in a direct or reasonably foreseeable indirect physical change in the environment; Section 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because the subject regulations have no potential for resulting in any significant physical change to the environment, directly or indirectly; Section 15061(b)(3), because the item is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and Section 15378(b)(5), because this item involves an administrative activity that will not result in a direct or indirect physical change to the environment. Therefore, this item is exempt from CEQA, and no further review is necessary.

SECTION 3. Chapter 19.21, Camarillo Commons Mixed-Use (CCM) Zone of the CMC is amended, by adding Section 19.21.040.M, as follows:

“M. Alcoholic beverages, on-sale for theaters.”

SECTION 4. Chapter 19.22, Professional Office (PO) Zone of the CMC is amended, by amending Section 19.22.040.12 to read as follows:

“12. Indoor theaters, including the on-sale of alcoholic beverages;”

SECTION 5. Chapter 19.25, Camarillo Old Town (COT) Zone of the CMC is amended, by adding Section 19.25.040.O, as follows:

“O. Alcoholic beverages, on-sale for theaters.”

SECTION 6. Chapter 19.26, Commercial Planned Development (CPD) Zone of the CMC is amended, by adding Section 19.26.040.T, as follows:

“T. Alcoholic beverages, on-sale for theaters.”

SECTION 7. Chapter 19.30, Light Manufacturing (M-1) Zone of the CMC is amended, by amending Section 19.30.040.20, to read as follows:

“20. Theaters, including open air or drive-in, and the on-sale of alcoholic beverages.”

SECTION 8. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections,

subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 9. Publication. The City Clerk is directed to certify the adoption of this ordinance and cause it to be published in the manner required by law.

PASSED, APPROVED, AND ADOPTED August 25, 2021.

Charlotte Craven
Mayor

Attested to on 8/27/2021.

Jeffrie Madland
City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1182 was introduced by the City Council at a meeting held July 28, 2021, and subsequently passed and adopted by the City Council at a regular meeting held August 25, 2021, by the following vote:

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

Jeffrie Madland
City Clerk

