

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** David A. Bobardt, Community Development Director  
Prepared By: Joseph R. Vacca, Principal Planner 

**DATE:** August 2, 2012 (CC Meeting of 09/19/2012)

**SUBJECT:** Consider Resolution Directing the Planning Commission to Study, Hold a Public Hearing, and Provide a Recommendation on Amendments to Chapters 17.08 (Definitions), 17.20 (Uses by Zone), 17.32 (Off-Street Parking Requirements) and 17.44 (Application Review Procedures) of the Zoning Ordinance to Address Farmworker Housing, Reasonable Accommodation Procedures, and Residential Parking Requirements

**BACKGROUND / DISCUSSION**

On May 16, 2012, the City Council approved the 2008-2014 Housing Element Update. Several of the programs included in the Housing Element Update call for amendments to the Zoning Ordinance to reduce barriers to meeting the City's housing needs. Amendments related to emergency shelters, transitional housing, and single-room occupancy housing have been initiated and are provided for consideration by City Council on a separate agenda item at this meeting. Three additional programs calling for amendments to the Zoning Ordinance include:

- Housing Program No. 5: Farm Worker Housing  
Though most of the region's functional agricultural areas are located outside the City of Moorpark, some farm workers live in the community. Year-round farm laborers are typically housed in older apartments, government-assisted units, and Mobile-Homes. In order to facilitate the provision of additional housing for agricultural workers, the City will address Farm Worker Housing as part of a comprehensive study of agricultural zoning and land uses within Moorpark, consistent with the Employee Housing Act (Health & Safety Code Sec. 17021.5 & 17021.6).

- Housing Program No. 18: Off-Street Parking Requirements  
In order to facilitate the production of affordable housing, a Code amendment will be processed to allow reduced off-street parking for projects meeting the requirements of state Density Bonus law (Government Code Sec. 65915) when requested by the developer. In addition, the parking requirement for market rate one-bedroom multi-family units will be reduced to 1.75 spaces per unit (including guest parking), one of which must be covered (garage or carport).
- Housing Program No. 21: Reasonable Accommodation  
The Municipal Code will be amended to include procedures for reviewing and approving requests for reasonable accommodation by persons with disabilities consistent with current law.

Housing Program No. 5 would include amendments to definitions in Chapter 17.08, amendments to the use matrix in Chapter 17.20, and amendments to the parking standards in Chapter 17.32; Housing Program No. 18 would include amendments to the parking standards in Chapter 17.32; and Housing Program No. 21 involves amendments to the application and review procedures in Chapter 17.44. Concurrent with the above amendments to address programs in the Housing Element Update, staff recommends review of standards related to tandem parking for residential uses. At the present time, tandem parking, addressed in Chapter 17.32 of the Zoning Ordinance, is only permitted for parking in excess of that required for the given residential use. Tandem parking could provide more flexibility in housing design and improve the streetscape, particularly for larger houses that require three garage spaces.

The Municipal Code calls for a resolution of City Council to initiate an amendment to the Zoning Ordinance. The attached draft resolution, if adopted by City Council, would direct staff and the Planning Commission to study and provide a recommendation to the City Council on a Zoning Ordinance Amendment to address these issues.

### **STAFF RECOMMENDATION**

Adopt Resolution 2012-\_\_\_\_\_.

### **ATTACHMENT:**

1. Draft Resolution

RESOLUTION NO. 2012-\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, DIRECTING THE PLANNING COMMISSION TO STUDY, HOLD A PUBLIC HEARING, AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON AMENDMENTS TO CHAPTERS 17.08 (DEFINITIONS), 17.20 (USES BY ZONE), 17.32 (OFF-STREET PARKING REQUIREMENTS) AND 17.44 (APPLICATION REVIEW PROCEDURES) OF THE ZONING ORDINANCE TO ADDRESS FARMWORKER HOUSING, REASONABLE ACCOMMODATION PROCEDURES, AND RESIDENTIAL PARKING REQUIREMENTS

WHEREAS, Section 17.44.050 of the Municipal Code provides that the City Council may initiate proceedings to consider amendments to the Zoning Ordinance by the adoption of a resolution of intent; and

WHEREAS, the City Council wishes to initiate proceedings to consider a Zoning Ordinance Amendment that would amend Chapters 17.08 (Definitions), 17.20 (Uses by Zone), 17.32 (Off-Street Parking Requirements) and 17.44 (Application Review Procedures) to address farmworker housing, reasonable accommodation procedures, and residential parking requirements.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. INITIATION OF PROCEEDINGS: The City Council hereby authorizes the initiation of proceedings to consider a Zoning Ordinance Amendment that would amend Chapters 17.08 (Definitions), 17.20 (Uses by Zone), 17.32 (Off-Street Parking Requirements) and 17.44 (Application Review Procedures) to address farmworker housing, reasonable accommodation procedures, and residential parking requirements, consistent with State law, the City's General Plan and other provisions of the City's Zoning Ordinance.

SECTION 2. DIRECTION TO PLANNING COMMISSION: The Planning Commission is hereby directed to study, hold a public hearing, and provide a recommendation to the City Council on this matter.

SECTION 3. CITY CLERK CERTIFICATION AND FILING: The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 19th day of September, 2012.

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Janice Parvin, Mayor

ATTEST:

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Maureen Benson, City Clerk