

**CITY OF OJAI  
RESOLUTION NO. 15-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI,  
CALIFORNIA, SUSPENDING ENFORCEMENT OF CERTAIN  
PROVISIONS OF THE M-1 ZONE, AND DIRECTING THE PLANNING  
COMMISSION TO REVIEW THE PURPOSE OF THE ZONE**

**WHEREAS**, Table 2 of Section 10-2.503 of the Ojai Municipal Code establishes uses that are permitted and prohibited in commercial and manufacturing land use districts, including the M-1 (light manufacturing industrial) district; and

**WHEREAS**, Table 2 permits "Office: Real Estate" and prohibits "Office: Professional and Administrative" in the M-1 zone; and

**WHEREAS**, Certain types of professional and administrative offices are similar to, not more objectionable or detrimental to the general welfare and, not more objectionable or detrimental to a particular area of the zoning district than the uses enumerated in the table, including real estate offices; and

**WHEREAS**, Many of the buildings within the M-1 zone are designed to accommodate office uses, and in many cases are occupied by office uses other than real estate offices; and

**WHEREAS**, the City Council desires to suspend enforcement of the prohibition of professional and administrative offices pending review of the purpose of the M-1 zone by the Planning Commission, and to hold enforcement against those prohibited administrative and professional office uses which are similar to, and not more objectionable than real estate offices, in abeyance; and

**WHEREAS**, the Interim City Attorney acting as the City Prosecutor concurs with holding enforcement in abeyance pending review and possible changes to the Municipal Code.

**NOW, THEREFORE, THE OJAI CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1.** The recitals set forth herein are true and correct,

**SECTION 2.** The prohibition of professional and administrative offices in the M-1 zone is hereby suspended pending Planning Commission and City Council review the purposes of the M-1 zone, until June 10, 2015 unless extended by City Council resolution.

**SECTION 3.** The Planning Commission is directed to initiate a study of the purpose of the M-1 zone, including the current uses, and to make recommendations to the City Council regarding any proposed changes to the uses permitted and prohibited within that zone.

**SECTION 4.** During the period of the suspension the occupancy by professional and administrative offices which are similar to, and not more objectionable than real estate offices will not be subject to code enforcement as a prohibited use.

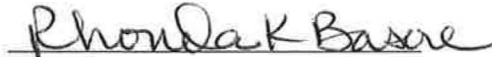
**PASSED, APPROVED, and ADOPTED this 10<sup>th</sup> day of February, 2015, by the following roll call vote:**

**AYES:** Blatz, Clapp, Haney, Lara, Weirick  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None


City of Ojai, California

  
Severo Lara, Mayor

ATTEST:

  
Rhonda K. Basore, City Clerk

APPROVED AS TO FORM

  
Scott Howard, Interim City Attorney