

# City of Camarillo

## 2016 General Plan Annual Report for 2015



Department of Community Development

3/15/2016



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## ***CITY OF CAMARILLO***

### ***2016 GENERAL PLAN ANNUAL REPORT FOR YEAR 2015***

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#### **Introduction**

Each year, the City of Camarillo reviews the development activity during the prior year and other programs that worked toward implementing the City's General Plan. As a major component of this review, the residential development activity is reviewed to determine the number and type of dwelling units completed during the year, in order to comply with the State of California mandate to monitor the implementation of the City's housing goals. Given the improving economic conditions, many of the planned projects in the City started construction, which resulted in a variety of new housing units in 2015.

During calendar year 2015, the City was involved in a wide variety of current planning projects for residential, commercial, and industrial development. The City prepares a monthly Development Activity Report that can be viewed on the City's website at [www.cityofcamarillo.org](http://www.cityofcamarillo.org).

The Code Compliance Division continued implementing its pro-active code compliance program, which includes a review of all residential, commercial, and industrial properties within the City at least twice a year. This assists in the implementation of the City's General Plan goal, which addresses property maintenance with the preservation of property values and neighborhood character.

Long-range planning activities included updating the City's General Plan with the Noise Element being updated in 2015, and assisting in development of the Naval Base Ventura County (NBVC) Joint Land Use Study (JLUS).

The City was involved in a variety of regional issues in 2015, and continued to work with the California State University Channel Islands for the on-going development of the University campus.

The City's General Plan document, including the map, is available on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)).

#### **Purpose**

The Department of Community Development prepares this Annual Report as a review of the activities undertaken by the department in implementing the General Plan. The report reviews the status of each of the Elements comprising the General Plan for the City of Camarillo. In an attempt to create greater awareness of the implementation of the General Plan, the report has been prepared following a format that is intended to relay to the reader the actual individual implementation measures being taken in response to the goals and recommendations set forth within each Element.

This report focuses on the calendar year 2015. Projects that were approved, ordinances that were adopted, and studies that were completed or underway during the year are listed within the report. The Annual Report is partly in response to state law requirements. The report also satisfies the recommendations of the City's General Plan and serves to inform the public of the achievements in implementing the General Plan.

## Contents

The General Plan report includes the following:

1. **Camarillo Urban Restriction Boundary (CURB)** – establishes urban restriction boundary around the City.
2. **Land Use Element** – reviews the land use distribution in the City.
3. **Housing Element** – addresses housing needs, types, quantity, and distribution in the City.
4. **Circulation Element** – reviews street systems and programs for surface transportation, including bike paths.
5. **Recreation Element** – reviews the need for various types of recreational facilities in the City and their sizes.
6. **Open Space and Conservation Element** – Addresses the need for preserving certain types of open space, which would consist of agricultural, waterways, natural hillsides, and the means by which the areas can be conserved.
7. **Community Design Element** – establishes a program to enrich the beauty and character of the community.
8. **Safety Element** – addresses the general characteristics of properties and analyses in relation to hazardous waste, fault zones, subsidence, liquefaction, and other geologic features needed to be considered prior to development.
9. **Noise Element** – addresses various types of land uses and noise sources, and attempts to provide a means for mitigation of noise generated.

## General Plan Implementation Program

Included in the Elements of the General Plan are implementation measures which require the City Council, Planning Commission, and other City departments to accomplish various tasks in order to implement each Element. The implementation of any General Plan, however, can only be accomplished through the cooperation of the public and private sectors working together within the community.

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## ***CURB (CAMARILLO URBAN RESTRICTION BOUNDARY)***

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**Adoption:** The City Council adopted the Camarillo Urban Restriction Boundary (CURB) Element on November 3, 1998.

**Amendments/Pending Amendments:** There have never been any amendments, and the CURB boundary has never been changed since it was adopted.

### **Introduction**

The unique character of the City and the quality of life of City residents depend on the protection of a substantial amount of open space, natural resources, and agricultural fields. The Urban Restriction Boundary around the City promotes the formation and continuation of a cohesive community by defining boundaries and helping to prevent urban sprawl. Such a boundary also promotes efficient municipal services and facilities by confining urban development to defined development areas.

### **Implementation**

The CURB is established coterminous with, and in the same location as, the Sphere of Influence line established by the Local Agency Formation Commission (LAFCo), as it exists as of January 1, 1998, except that the CURB line additionally encompasses:

- That certain parcel of approximately 140 acres immediately outside the western edge of the influence line south of the U.S. Highway 101/Ventura Freeway, easterly of and at the intersection of Central Avenue, and easterly of the Greenbelt line in that general location, currently designated commercial/ office/ research and development on the General Plan Map, and for which a request for annexation was pending prior to January 1, 1998.
- That certain parcel of approximately 300 acres immediately outside of the City's Sphere of Influence line that is located south of Pleasant Valley Road, east of Calleguas Creek, north of the westerly extension of Howard Road, and west of Pancho Road.

Until December 31, 2020, the City shall restrict urban services and urbanized uses of land to within the CURB, except for the purpose of completing roadways designated in the Circulation Element of the Camarillo General Plan as of January 1, 1998, construction of public potable water facilities, public schools, public parks, or other governmental facilities.

The CURB may not be amended, altered, revoked, or otherwise changed prior to December 31, 2020, except by the vote of the people, or by the City Council, pursuant to the procedures set forth in Chapter III Section V, of the General Plan.

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## ***LAND USE ELEMENT***

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**Adoption:** The Land Use Element was originally adopted in 1969.

**Revised:** The Land Use Element was last updated in 2003.

**General Plan Amendments:** In 2015, there was one General Plan Amendment approved.

GPA 2013-3: An amendment to the City of Camarillo General Plan for a change of land use from industrial to medium-density residential for an 8.66-acre site (APNs: 160-0-091-055, 065, 105, 125) located at the southwest corner of Verdugo Way and Camino Ruiz.

**Zone Reclassification:** In 2015, there was one change of zone approved.

1. CZ-318: A Change of zone from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15 Dwelling Units Per Acre Maximum) for 8.66 acres located at the southwest corner of Verdugo Way and Camino Ruiz.

**Zoning Ordinance Amendments:** There were seven Zoning Ordinance Amendments in 2015.

1. Ordinance No. 1102 amended Section 19.44.030 and 19.44.125 of chapter 19.44 (off-street parking) of Title 19 (Zoning) of the Camarillo Municipal Code.
2. Ordinance No. 1103 added chapter 19.61 (Temporary Use Permits) to Title 19 (Zoning) of the Camarillo Municipal Code.
3. Ordinance No. 1104 amended Chapter 19.68 (Administrative Minor Modifications) of Title 19 (Zoning) of the Camarillo Municipal Code.
4. Ordinance No. 1109 amending Chapters 19.04, 19.21, 19.22, and 19.62 and adding Chapter 19.76 (Wireless Communication Facilities) to Title 19 (Zoning) of the Camarillo Municipal Code.
5. Ordinance 1110 amended Chapters 19.44.030, 19.44.125, and 19.44.150 of Chapter 19.44 (Off Street Parking) of Title 19 (Zoning) of the City of Camarillo Municipal Code.
6. Ordinance No. 1111 amending Chapters 19.04 and 19.16 of Title 19 (Zoning) of the City of Camarillo Municipal Code pertaining to the definition of and permitted zone for Single-Room Occupancy Facilities.
7. Ordinance No. 1114 amended sections 19.04.072 and 19.62.145 in Title 19 (Zoning) of the City of Camarillo Municipal Code pertaining to the definition of, and conditional uses for, Arcades.

**Area Plans and Specific Plans:** There were no new or modified areas or specific plans approved in 2015.

The Land Use Element of the General Plan designates the general distribution and intensity of land uses for residential, commercial, industrial, open space, education, public buildings, and other land use categories. The purpose of the Land Use Element is to establish a pattern for compatible land uses and to guide future development.

## Residential Uses

In order to implement the community goals, the following objective for residential land use is established:

To continually improve the areas as places for living by ensuring that those portions of the City, which are best suited for residential uses, will be developed and preserved as healthful, safe, pleasant, and attractive neighborhoods, where all citizens are served by a full range of appropriate community facilities.

**Status:** The City of Camarillo reviews all residential projects of five or more dwellings united through the Residential Development Evaluation process and awards allocations of 400 units per year, with exemptions allowed for senior and low-income units. There were 349 residential units completed during 2015.

## Commercial Land Uses

**Goal:** The general placement and massing of commercial structures should consider the area and scale of the City and promote quality design in keeping with the community environment. The commercial areas of the City include: The business district along Ventura Boulevard; community shopping centers along Carmen Drive, Las Posas Road, Mission Oaks Boulevard, and Arneill Road; several neighborhood convenience centers; the highway-oriented uses along the freeway; and all other commercial and business areas of the City of Camarillo.

**Status:** The stated goals and objectives, along with the various principles and standards contained within the General Plan, were used to address new projects during the past year. The City reviews projects to ensure compliance with the Community Design standards and inspects the projects prior to completion to ensure compliance with approved conditions. Projects reviewed in 2015 included a variety of new projects and modifications to existing buildings. Five new commercial projects were completed in 2015 for a total of 19,727 square feet. A total of nine commercial projects have been previously approved but not completed for a total of 85,159 square feet.

## Industrial Land Uses

**Goal:** The goals, which were developed and adopted by the City Council, indicated the desire that all industrial proposals be analyzed and based primarily on existing and projected demand for industrial land, environmental considerations, and the preservation of a rural lifestyle. Camarillo has adhered to these principles in the last year in expanding the industrial base of the City.

**Status:** There was one multi-tenant industrial project completed in 2015 for a total of 95,400 square feet. A total of 13 industrial projects have been approved for a total of 745,182 square feet

of floor area. These developments continue to meet the need for industrial space, while adhering to the environmental constraints of traffic, air quality, and compatibility with surrounding land uses.

## Public Uses

**Goal:** In order to assist in the implementation of the Land Use Element, the following general principles are established for public uses:

Locate facilities where they provide maximum service with the greatest efficiency.

Utilize public funds with care to assure the maximum service for the tax dollar.

Welcome cooperation from the private sector in all community enterprises.

Whenever possible and feasible, attempt to secure state and federal assistance in the development of public uses.

**Status:** One church project with a total of 31,240 square feet and an addition to the St. Johns Pleasant Valley Hospital were under construction at the end of 2015.

## General Plan Amendments

### Exhibit 1 – Pending General Plan Amendments as of December 31, 2015

Amendment	Location	Request	Acreage
<b>GPA 2014-1 (Rancho Associates)</b>	Springville Specific Plan	From: Public/Institutional To: Medium-Density Residential	3 acres
<b>GPA 2014-2 (Springville LLC/ Selleck)</b>	Southwest corner of U.S. Highway 101/ Springville Drive	From: Industrial (R&D) To: General Commercial	26 acres
<b>GPA 2014-3 (EJM-AZ CMRCPLX Hawkeye)</b>	North east corner of Pleasant Valley and Lewis Rds.	From: Industrial To: High-Density Residential	23 acres

The Summary of Land Area below (Exhibit 2) provides a snapshot of the existing land uses within the City.

Exhibit 2 – Summary of Land Area

Category	General Plan Areas	Acres	Percent
<b>Residential</b>		<b>6,288.40</b>	<b>54.34</b>
	Rural Density	1,952.06	16.87
	Low Density	2,681.53	23.17
	Low-Medium Density	1,022.49	8.84
	Medium Density	193.39	1.67
	High Density	290.61	2.51
	Mobile Home	148.33	1.28
<b>Commercial</b>		<b>588.11</b>	<b>5.08</b>
	General Commercial	465.22	4.02
	Office	67.27	0.58
	Commercial Mixed Use	55.62	0.48
<b>Industrial</b>		<b>1,059.51</b>	<b>9.15</b>
	Industrial	884.81	7.64
	Industrial/Commercial	7.21	0.06
	Research and Development	167.53	1.45
<b>Conservation</b>		<b>1,745.94</b>	<b>15.09</b>
	Agriculture	1,205.53	10.42
	Natural Open Space	540.41	4.67
	Urban Reserve	0.00	0
<b>Public</b>		<b>1,890.45</b>	<b>16.34</b>
	Public	742.48	6.42
	Institutional/Semi Public	2.39	0.02
	Mini Park	3.21	0.03
	Neighborhood Park	83.11	0.72
	Community Park	97.30	0.84
	City-Wide Park	59.45	0.51
	Special Use Park	3.86	0.03
	Schools		
	Elementary	91.05	0.79
	Middle School	52.22	0.45
	High	89.94	0.78
	Quasi-Public/Utility	320.87	2.77
	Historic Site	10.65	0.09
	Waterway Linkage	333.92	2.89
	Subtotal	11,572.44	100.00
	Streets	1,068.04	
	<b>TOTAL</b>	<b>12,640.48</b>	

Date: December 2015 (GIS)

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## *CIRCULATION ELEMENT*

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**Adoption:** June 27, 1984

**Revised:** The Circulation Element was last updated on April 23, 2014

**Amendments:** An update to the Circulation Element was completed in 2014.

The Circulation Element serves as a guide for the implementation of street circulation systems within the City and also includes design criteria for various classifications of streets. The Element also includes a bikeway plan for recreation or commuter use.

The Circulation Element complies with Assembly Bill (AB) 1358: The California Complete Streets Act that requires the City to plan for the development of a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways.

### **Review of Goals and Objectives**

The General Plan is made up of text describing goals, objectives, and policies, as well as a set of maps and diagrams. Together, these parts form the blueprint for the development of the City. The goals of the Circulation Element are the over-arching statements that express community values and the desired outcomes. Based on these goals, the objectives and policies provide measurable strategies by which to achieve these goals.

#### **Roadway Network**

**Goal 1:** Correlate the City's circulation system with the policies of the General Plan Land Use Element.

**Goal 2:** Promote a well-balanced, connected, and economically-feasible and -sustainable, multimodal transportation system that provides for safe and efficient movement on well-maintained roads, while meeting the needs of Camarillo residents, businesses, employees, visitors, special needs populations, and the elderly.

**Goal 3:** Provide a transportation system that is coordinated with regional agencies and encompasses a variety of transportation modes.

**Goal 4:** Provide adequate parking that is attractive, convenient, efficient, and appropriate in capacity without overshadowing the uses which the parking supports.

#### **Pedestrian and Bicycle Circulation**

**Goal 5:** Provide a citywide system of safe, efficient, and attractive bicycle and pedestrian routes for commuter, school, and recreational use.

#### **Public Transportation**

**Goal 6:** Maintain a safe and efficient public transportation network that provides mobility to all City residents and employees as an alternative to automobile travel.

## **Aviation, Rail, and Goods Movement**

**Goal 7:** Maintain and ensure land use compatibility with the Camarillo Airport.

**Goal 8:** Provide for the safe and efficient movement of goods.

**Goal 9:** Promote railroad safety.

## **Utilities**

**Goal 10:** Provide safe, reliable, and efficient utility service, while minimizing utility impacts and hazards.

## **Public Transit**

The City operates a single, fixed-route bus service and a citywide origin-to-destination Dial-a-Ride service. The Dial-a-Ride service is available to all residents. The City's fleet consists of a fixed-route bus and 15 Dial-a-Ride vehicles. Both services charge a nominal fee for transportation. The City's Dial-a-Ride service guarantees same-day service with a minimum two-hour notice. The City also utilizes the Ventura County Transportation Commission's (VCTC) *GoVentura* monthly pass and/or e-purse card system for fare payment. There are *Next Bus* display signs at four (4) prominent bus stops along the fixed route line, which alert riders to the expected time of arrival of the bus and allow traffic engineers to monitor the on-time performance. The *Next Bus* system is funded by the VCTC.

## **Trolley**

The City of Camarillo operates a free trolley bus service which operates Sunday through Thursday, from 10 a.m. to 6 p.m.; and on Friday and Saturday, until 10 p.m. The trolley is on a fixed route, connecting Old Town Camarillo with various shopping centers in Camarillo. It starts at the Metrolink train station, and runs west on Daily Drive, south down Las Posas Road, and then east on Ventura Boulevard, back to the Metrolink station. The trolley stops at shopping centers along the route on a 30-minute schedule. Riders can also flag down the trolley to board anywhere along the route.



### **Freeway**

The U.S. Highway 101/Ventura Freeway bisects the City and runs east/west. There are eight freeway interchanges located in Camarillo, from Camarillo Springs Drive at the east end to Central Avenue at the west end.



### **Air Transportation**

The Ventura County Transportation Commission (VCTC) adopted the Airport Land Use Compatibility (ALUC) Plan in 1991, to address airport impacts on adjoining land uses. The Plan was subsequently updated in July 2000, and establishes certain restrictions on development standards for new developments in proximity to the airport. Projects are reviewed for consistency with the ALUC, prior to review by the Planning Commission and/or City Council.



### **Rail Transportation**

The City of Camarillo has a Metrolink rail station, located on the east side of Lewis Road at Ventura Boulevard, which extends north beneath the U.S. Highway 101/Ventura Freeway to Daily Drive. The parking lot and station include decorative public improvements, such as landscaping and lighting that complement the Camarillo Old

Town area. The station also has murals, which were installed on freeway-support columns. In keeping with the City's General Plan designation of the site as a transit center, the area also serves as a Roadrunner bus stop/Park-and-Ride for the California State University – Channel Islands (CSUCI) campus.

### **Streets**

The Public Works Department routinely maintains the public roadways through regular repairs and overlays. Annual overlays and slurry seals are completed based on the five-year Pavement Management Plan. The new five-year plan is scheduled to be prepared and finalized in 2016.

Plans are being designed for the widening of Santa Rosa Road between Via Latina and San Rafael Way, which will widen the road from one to two travel lanes in each direction.

Pancho Road, between Howard Road and Adohr Lane, is scheduled to be pulverized and fully reconstructed in the Fall of 2016.

### **Parking**

The City continues to require developments to provide adequate on-site parking according to adopted standards. Updated parking provisions and standards were adopted by the City Council in 2010.

In 2015, staff completed the process of updating the off-street parking requirements for guest parking to be provided in townhouse, condominium, or other multifamily ownership projects. Adoption of the new off-street parking requirements occurred on January 28, 2015.

### **Walkways**

As part of the Circulation Element, a complete system of pedestrian walkways has been established, and all projects are required to provide walkways to serve the needs of the development.

The Circulation Element emphasizes providing a balanced, multimodal, transportation network that meets the needs of all users, including pedestrians of all ages and abilities. The design of complete street emphasizes balance between multiple functions and users of the street, while enhancing the character of the community. Policies include providing for streetscapes which present an aesthetically-pleasing appearance and promote ease of use for pedestrians, while ensuring public safety.

### **Bikeways**

The City has adopted a Bikeways Master Plan and continues to improve and expand bikeways around the City. Phases III and IV of the bike trail were completed in the Summer of 2015. Phase III extends the trail along Calleguas Creek, south of the U.S. Highway 101/Ventura Freeway to the City limits on Pleasant Valley Road. Phase IV runs along the north side of Pleasant Valley field sports park connecting the park to the trails along Calleguas Creek.

The Circulation Element shows new bikeways that have been completed since the last adopted Circulation Element and includes areas through Village at the Park, along Calleguas Creek, and Ponderosa Drive, west of Las Posas Road. The updated map added the different bikeway

classifications for Class I (separated from the street), Class II (striped lane on the street), Class III (shared roadways with signage), Shoulder Routes (shared roadways that are not signed), and Future Bikeways.



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## ***HOUSING ELEMENT***

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**Adoption:** The City Council adopted the Housing Element on January 8, 2014, and the State Department of Housing and Community Development certified the document on February 10, 2014.

**Amendments/Pending Amendments:** There were no amendments or updates to the Housing Element in 2015.

### **Introduction**

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, and improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provisions for the existing and projected needs of all economic segments of the community (§65583).

The guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (§65585). Periodic review of the Element is required to evaluate: (1) the appropriateness of its goals, objectives, and policies in contributing to the attainment of the state housing goals; (2) its effectiveness in attaining the City's housing goals and objectives; and (3) the progress of its implementation (§65588).

### **Annual Building Activity Report – 2015**

Based on the City's 2015 report on annual building activities, 349 housing units were completed in the City of Camarillo.

**Deed-Restricted Housing:** AMLI apartments completed 182 units in 2015, because the development is within the Springville Specific Plan area, the developer is obligated to make 20 percent of the units affordable to lower-income persons (10 percent low and 10 percent very low) for a minimum of 30 years. Forty new deed-restricted housing units were built in 2015, as part of the AMLI project, with 24 very low-income units and 16 low-income units.

**Second Units:** One, second residential unit was completed, and five, second residential unit applications were processed in 2015. Pursuant to AB 1866, the City permits second residential units via a ministerial process.

*(See Table A for a detailed list of housing units completed during 2015)*

**Income Criteria:** The City of Camarillo uses the Department of Housing and Urban Development income criteria for the Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area (MSA) in determining eligibility for affordable housing programs.

**Exhibit 3 – Metropolitan Statistical Area (Oxnard/Thousand Oaks/Ventura)**

Oxnard – Thousand Oaks – Ventura MSA							
FY 2015 Income Limit Area	FY 2015 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Oxnard, Thousand Oaks, Ventura	Extremely Low (30%) Income Limit	\$19,050	\$21,800	\$24,500	\$27,200	\$29,400	\$32,570
	Very Low (50%) Income Limit	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550
	Low (80%) Income Limit	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100

Source: Department of Housing and Urban Development

**Regional Housing Needs Allocation Progress**

**2013-2021 Housing Element:** The Regional Housing Needs Assessment (RHNA) allocation for the 2013-2021 Housing Element period is 2,224 units. The income distribution of this RHNA is shown in Exhibit 3.

- **Housing Construction:** There were 349 new residential units completed in the City during 2015.
- **At-Risk Housing Preserved:** In 2015, there was no housing identified as “at risk” which was preserved.
- **2013-2021 RHNA Progress:** Through new construction, the City accounts for 570 housing units of the overall current RHNA. Specifically, 37 very-low income-restricted units, 28 low-income-restricted units, and 403 moderate-income units. The City has a remaining RHNA of 1,654 units, which can be met either by production, rehabilitation of low-income residential units, or provision of residential sites that can facilitate and encourage development of new units meeting various income levels.

*(See Table B for a detailed year-by-year progress report.)*

**Program Implementation Status**

**Program-by-Program Review:** Camarillo continues to provide the ongoing activities and services that are identified in the current Housing Element.

*(See Table C for a detailed program-by-program review of implementation status as of December 31, 2015.)*

**Development Review:** During 2015, the City approved four new housing projects.

*(See Table D for a list of development applications in 2015 and their dispositions.)*

Exhibit 4 – Tables A-1 thru D

Jurisdiction Camarillo

Reporting Period

1-Jan-15 – 31-Dec-15

**TABLE A1**

State of California  
Annual Building Activity Report Summary – New Construction  
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier <i>(may be APN No., project name or address)</i>	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # of Infill Units*	Assistance Programs for each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Somerset		O				56	56				
Hanover		O				45	45				
City Ventures Village Commons Collection 1		O			36		36				
City Ventures Village Commons Collection 2		O			17		17				
Hiji – Village Commons		R			12		12				
AMLI		R	24	16	142		182		40		
Husband Residence		O				1	1				
Second Dwelling Unit					1						
(9) Total of Moderate and Above Moderate from Table A3					208	102					
(10) Total by Income Table A/A3											
(11) Total Extremely Low-Income Units *											

\*Note: This field is voluntary.

**TABLE A2**

Annual  
Building  
Activity  
Report

Please Note: Units may only be credited to the table below when a jurisdiction has included a program in its Housing Element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.(c)(1).

**Summary – Units Rehabilitated, Preserved, and Acquired Pursuant to GC Section 65883.1(c)(1)**

Activity Type	Affordability by Household Incomes				(4) Description of Activity, including Housing Element Program Reference
	Very Low-Income	Low-Income	Moderate-Income	Total Units	
(1) Rehabilitation Activity					None
(2) Preservation of Units At-Risk					None
(3) Acquisition of Units					None
(5) Total Units by Income					

**TABLE A3**

Annual Building Activity Report Summary for Above Moderate-Income Units  
*(not including those units reported on Table A)*

	<b>1. Single Family</b>	<b>2. 2-4 Units</b>	<b>3. 5+ Units</b>	<b>4. Second Unit</b>	<b>5. Mobile Homes</b>	<b>6. Total</b>	<b>7. No. of Infill Units*</b>
Number of Units Permitted for Moderate			207	1		208	0
Number of Units Permitted for Above Moderate	102					102	0

*\*Note: This field is voluntary*

**TABLE B**

State of California  
 Department of Housing and Community Development  
 Regional Housing Needs Allocation Progress  
 Permitted Uses Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. <i>See Example</i>		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Extremely Low	Deed Restricted	266									0	266
	Non-Deed Restricted											
Very Low	Deed Restricted	273		13	24						37	236
	Non-Deed Restricted											
Low	Deed Restricted	366		12	16						28	338
	Non-Deed Restricted											
Moderate	Deed Restricted	411									404	7
	Non-Deed Restricted		196	208								
Above Moderate		908			102						102	806
Total RHNA by COG. Enter allocation number:											571	1,653
Total Units <u>2,224</u>		0	221	350								
Remaining Need for RHNA Period												

**TABLE C**

State of California  
 Department of Housing and Community Development  
 Program Implementation Status

<b>Housing Programs Progress Report – Government Code Section 65583</b> <i>Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as identified in the Housing Element.</i>			
<b>Program Description (by Housing Element Program names)</b>			
<b>Name of Program</b>	<b>Objective</b>	<b>Deadline in H.E.</b>	<b>Status of Program Implementation</b>
1. Affordable Housing Agreement	Maintain a long-term supply of affordable housing and preclude windfall profits.	Ongoing	The City has implemented affordable housing agreements with a variety of programs for over 30 years.
2. Encouragement of Elderly, Affordable, and Rental Housing through Residential Development Control System Criteria	Increase the supply of elderly, affordable, or rental housing through the residential development control system.	Ongoing	Camarillo has used the Residential Development Control System as a tool in providing affordable housing for over 25 years. In 2015 the City completed 40 units as part of the AMLI development which are designated for low- and very low-income persons.
3. Design and Dispersal of Inclusionary and/or Density-Bonus Affordable Units	Adopt new General Plan policies and/or Zoning Code amendments and/or City Council policies to implement the dispersal and design requirements for affordable housing.	Within one year of Housing Element adoption	The City Council has consistently required that inclusionary and density-bonus affordable units be dispersed throughout projects and that they match in design with market rate units with the same project.
4. Second Units	To provide rental units for low-income households.	Ongoing	The 2013-2021 Housing Element was approved on January 8, 2014. Since certification, the City has continued to market the second residential unit program. The second residential handout material was updated in 2011 and placed on the City’s website. In 2015 The City was in the process of updating the Code to allow for larger second dwelling units within the RE Zone

			on lots that are greater than 1 acre in size. This ordinance update is scheduled to be completed in early 2016. The City administratively approves requests for second residential units; 1 unit was completed in 2015.
5. Fair Housing Practices	To discourage discriminatory housing practices in the City of Camarillo.	Ongoing	During 2015 the City continued to offer fair housing services to Camarillo residents. The fair housing service was provided by the Housing Rights Center and is funded with CDBG funds.
6. Nonprofit Housing Organizations	To maximize the uses of all housing resources to assist affordable housing.	Ongoing	Camarillo continues to coordinate with nonprofits and housing providers to see that all housing resources are used to assist affordable housing.
7. Code Compliance	To maintain and preserve existing housing stock.	Ongoing	Camarillo continues to monitor its compliance with the Zoning Code.
8. Preservation of Existing Affordable Housing	To ensure the long-term preservation of affordable housing.	Ongoing	Camarillo continues to monitor its affordable housing agreements as well as at-risk housing developments, to ensure that affordable housing opportunities are maintained.
9. Housing Choice Vouchers Payment Standards	To ensure that Housing Choice Vouchers (Section 8) payment standards support local rent levels.	Ongoing	The City is a member of the Area Housing Authority of the County of Ventura that maintains the Section 8 housing program in Camarillo.
10. Inclusionary Housing Program	Continue to maintain a monitoring program to support the successful implementation of this program.	Ongoing	Developments within the Springville Specific Plan are obligated to provide inclusionary housing units. In addition the City of Camarillo has prepared a public handout that describes the inclusionary housing policy and what is expected from developers. The handout is available at the public counter.
11. Adequate Sites	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.	Ongoing	The City continues to ensure that there is adequate capacity in its residential site inventory to meet its RHNA.
12. Single-Room Occupancy (SRO) Housing	To provide housing opportunities for extremely low-income and special needs households.	Within two years of Housing Element Adoption	In 2015 the City amended the Zoning code to facilitate the development of this housing type. Chapters 19.04 and 19.16 of Title 19 (Zoning) of the City of Camarillo Municipal Code were amended pertaining to the definition of and permitted zone for Single-Room Occupancy Facilities.

13. Design Flexibility	To facilitate the development of housing and ensure that development standards do not unnecessarily constrain the development of housing.	Ongoing	Periodic review of the Municipal Code requirements is done to ensure design standards do not impede the development of affordable housing.
14. Housing Rehabilitation Assistance	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of 6 housing units annually or 48 units during the planning period.	Ongoing	During 2015 Camarillo continued to assist with minor renovations to very low and low income homes. There were no major rehabilitations done in 2015
15. Preservation of Mobile Home Parks	To retain affordable housing opportunities in mobile home parks, wherever feasible.	Ongoing	The City will monitor the Camarillo Mobile Home Park and will assist with the tenants purchasing of lots, wherever feasible. The park owner has offered to extend the residents' leases; the impact on residents should be minimized.

**TABLE D**

Housing Development Status

Part Two

LIST DEVELOPMENT APPLICATIONS	Status	Comments
STANDARD PACIFIC, T-5367/RPD-155	Under Construction	77 single-family residential units under construction
D.R. HORTON, T-5368/RPD-156	Under Construction	68 single-family residential units under construction
HIJI, T-5753/CUP-307M(2)	Pending	Mixed Use (12 units)
MAMMANA, T-5724	Approved	Residential (9 single family units)
ELACORA, T-5955/RPD-193	Under Construction	Residential (99 condominiums)
ELACORA, T-5561/RPD-172M(1)	Under Construction	Residential (84 small lot single family units)
ELACORA, T-5561/RPD-183M(2)	Under Construction	Residential (75 clustered units)
ELACORA, T-5561/RPD-184	Under Construction	Residential (57 small lot single-family units)
RAN RANCHO TOWNHOMES, T-5671/RPD-177	Approved	Residential (130 condominiums)
RAN RANCHO APARTMENTS, T-5671/RPD-178	Pending	Residential (132 condominiums)
RANCHO ASSOCIATES, CUP-357	Approved	Residential (104 senior apartments)
CEDAR OAK, CUP-330	Approved	Mixed Use (22 units)
RAN RANCHO TT-5671M(3)/RPD-195	Pending	Residential (178 single family units)
FF REALTY, RPD-186	Under Construction	Residential (368 apartments)
FF REALTY, RPD-187	Under Construction	Residential (82 apartments)
HAWKEYE II INV., RPD-188	Approved	Residential (87 condominiums)
RANCHO ASSOCIATES, CUP-350	Approved	Mixed Use (50 units)
HILLARY LING, CUP-360	Under Construction	Mixed Use (4 units)
ELACORA, RPD-190	Approved	Residential (60 affordable apartments)
COMSTOCK HOMES TT-5956/RPD-194	Approved	Residential (129 townhome units)
HIJI, RPD-189	Approved	Residential (83 apartments)

2015 December Monthly Report, Department of Community Development, City of Camarillo

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## **RECREATION ELEMENT**

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**Adoption:** July 25, 1984

**Revised:** The Recreation Element was last updated October 9, 2002

The Recreation Element provides a guide for the establishment of parks and the classification of parks to serve the various needs within the City.

### **General Standards**

The Recreation Element recommends a standard of 2.5 acres of neighborhood and 2.5 acres of community park per 1,000 persons. Currently, there are approximately 3.9 acres of total park land per 1,000 persons. The Pleasant Valley Recreation and Park District (PVRPD) operated 17 neighborhood parks and eight community parks within the City of Camarillo. In addition, the City of Camarillo owns and operates Dizdar Park (located in Old Town), Constitution Park (located adjacent to City Hall), the Camarillo Public Library (located at 4101 Las Posas Road), and the former library site (located at 3100 Ponderosa Drive).

### **Neighborhood Parks:**

<b>Name</b>	<b>Address</b>
<b>Adolfo Park</b>	3601 Adolfo Road
<b>Birchview Park</b>	5564 Laurel Ridge Lane
<b>Calleguas Creek Park</b>	675 Avenida Valencia
<b>Carmenita Park</b>	1506 Sevilla Street
<b>Charter Oak Park</b>	325 Charter Oak Drive
<b>Dos Caminos Park</b>	2198 N. Ponderosa Road
<b>Encanto Park</b>	5300 Avenida Encanto
<b>Foothill Park</b>	1507 Cranbrook
<b>Heritage Park</b>	1630 Heritage Trail
<b>Laurelwood Park</b>	2127 Dexter Street
<b>Nancy Bush Park</b>	1150 Bradford Avenue
<b>Quito Park</b>	7013 Quito Court
<b>Springville Park</b>	801 Via Zamora
<b>Trailside Park</b>	5462 Cherry Ridge Drive
<b>Valle Lindo Park</b>	889 Aileen Street
<b>Woodcreek Park</b>	1200 Woodcreek Road
<b>Woodside Park</b>	247 Japonica Avenue

## Community Parks:

Name	Address
Arneill Ranch Park	1301 Sweetwater Avenue
Bob Kildee Community Park	1030 Temple Avenue
Community Center Park	1605 E. Burnley Street
Lokker Park	848 Vista Coto Verde
Freedom Park	275 E. Pleasant Valley Road
Mission Oaks Park	5501 Mission Oaks Boulevard
Pleasant Valley Fields	152 Westpark Court
Pitts Ranch Park	1400 Flynn Road

## Completed Park Sites

There were no new parks completed in 2015. Work is scheduled to begin on a new five-acre neighborhood park within the Springville Specific Plan in 2016.

## Linkages

Both the Rancho Calleguas and the Pitts Ranch Specific Plans incorporate a system of bicycle trails, including a linear bike trail along Calleguas Creek, which is intended to serve cyclists on a local and regional scale. Phase I of the Calleguas Creek Bike Trail linear park extends from the terminus of the Pitts Ranch Park pathway to Mission Oaks Boulevard. Phase II runs from Adolfo Road to Mission Oaks Boulevard on the east side of Calleguas Creek, where it connects with Phase I improvements and then crosses under the U.S. Highway 101/Ventura Freeway, and joins with Village at the Park bikeway improvements. The bikeway connection along Upland Road connects between Stacy Lane and Paseo Noche. The Sterling Hills project, in the west portion of the City, provides a pedestrian/equestrian linkage to Beardsley Road.

## Park Design and Review

The Recreation Element recommends new or replacement equipment emphasizing sensory motor integration, design measures to prevent park vandalism, use of professional consultants, and community review. These are ongoing measures of the PVRPD.

## Programs and Marketing

The Recreation Element encourages expansion and improvement of the various recreational programs and utilization of marketing and/or public relations techniques. The PVRPD continues to expand the number and type of recreational programs offered to the community.

## **Future Park Considerations**

At the time of consideration of conversion of any land use designation, attention is given to the recreational needs of the area to be developed, with site selection and size based on the type of activities to be conducted and ease of pedestrian and vehicular access.

The Springville Specific Plan shows two future five-acre neighborhood park sites to be located within the Specific Plan that will be owned and operated by the PVRPD.

## **Commercial and Industrial Projects**

Commercial and industrial areas are encouraged to provide passive and active recreational space to supplement the need for employee recreation.

## **Multi-Family Residential**

Various types of recreational uses are currently incorporated into multi-residential projects as part of the development review, including pools, tennis courts, jogging paths, and open space for active and passive recreation. The inclusion of these recreational elements is part of the open space requirement of the City's multifamily Residential Planned Development (RPD) Zone.

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## ***OPEN SPACE AND CONSERVATION ELEMENT***

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**Adoption:** August 8, 1984

**Revised:** The Open Space and Conservation Element was last updated in 2007

The purpose of this Element is to define the policies for those parcels or areas of land to be conserved or preserved as open space.

### **Review of goals/objectives**

#### **Hillside Development Ordinance**

The Hillside Ordinance was adopted in May 1988, establishing a means for preserving unique areas and vistas. It also requires the review of geotechnical characteristics that may affect future development, and requires grading practices that will maintain the general character and quality of life in the City. No new projects were constructed in 2015 that were subject to the Hillside Development Ordinance.

#### **Air Quality**

The City continues to follow Air Pollution Control District (APCD) guidelines for the preparation of environmental documents. Various projects were required to provide mitigation measures for short- and long-term impacts, in accordance with the APCD Environmental Guidelines.

#### **Environmental Review**

**Categorical Exemptions.** During 2015, approximately 24 categorical exemptions were filed. The categorical exemptions were for minor alterations to existing structures and for various conditional use permits within existing facilities.

**Negative Declarations.** During 2015, one negative declaration and two mitigated negative declarations were prepared. The negative declarations were utilized where a project was not expected to have a significant environmental impact. Projects, which had a potential impact that could be adequately mitigated by conditions of approval, were considered under a mitigated negative declaration.

**Environmental Impact Reports.** During 2015, no EIRs were certified.

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## ***COMMUNITY DESIGN ELEMENT***

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**Adoption:** September 12, 1984

**Amendments:** In June 2012, the City adopted a major update to the Community Design Element, which integrated the Scenic Highways Element into the Community Design Element.

The Community Design Element is an optional element that establishes a design framework for community development. It includes policies for promoting quality development, while protecting the City's positive visual character.

### **Goals Review**

The Community Design Element contains policies and guidelines that relate to the development of: (1) overall community character; (2) residential areas; (3) commercial areas; (4) industrial areas; (5) public and quasi-public facilities; (6) open space areas; (7) gateways, streets, and corridors; and (8) scenic corridors to ensure development that is consistent with the City of Camarillo's character. The Community Design Element also contains policies and sustainable design guidelines to encourage the use of low-impact development alternatives. The guidelines address environmental, architectural, and aesthetic components of development.

### **Overall Community Character**

The Camarillo Community Character section provides the setting and context for community design in the City and a description of the City's primary land uses. The section contains guidelines that should be considered in reviewing development and redevelopment to ensure compatibility with the environment and adjacent development, respect for the natural environment, and to provide for connectivity between land uses.

**Goal CD-1:** Promote a hometown community with a strong sense of identity.

**Goal CD-2:** Protect greenbelts consistent with the Camarillo Urban Restriction Boundary (CURB) Element and the Open Space and Conservation Elements.

### **Heritage Zone**

The Heritage Zone was developed with the idea that a person's perception of the built environment is shaped from transportation corridors. This Zone encompasses all development within 500 feet of the freeway corridor, or within 1,000 feet of a freeway interchange. The purpose of the Heritage Zone is to give the City a cohesive appearance from the freeway through similar architectural styles. The development that occurs in the Heritage Zone should be of a Mission, Spanish, or Mediterranean style, or any modern interpretation that incorporates elements from these styles. The materials, colors, textures, and scale of architectural elements are seen as the most important aspects of implementing the Heritage Zone.

## Historic Buildings and Features

There are several buildings that reflect the early character of Camarillo and enrich the present image of the community. This section identifies St. Mary Magdalene Church, Evangelical Free Church, Adolfo Camarillo House, St. John's Seminary, Griffin Residence, and Charles Daily House as buildings that should be preserved. Adjacent developments should complement these buildings through scale and massing.

## Key Redevelopment Areas

This section identifies opportunity sites for their potential to further enhance Camarillo through redevelopment efforts. These sites provide opportunities for improved circulation, redevelopment of underutilized lands, transit-oriented development, commercial recreational facility, and a hotel/conference center.

## Residential Areas

The residential section contains principles for the design of new residential development, which considers such elements as compatibility with adjoining land uses, environmental context, vehicular access, pedestrian access, noise attenuation, and building materials. The residential component also contains sections dealing with designing for privacy, including relationships to interior and exterior spaces, and designing areas that encourage interaction between residents, while fostering a sense of community. Standards for hillside development are also discussed.

**Goal RA-1:** Preserve and enhance neighborhood identity and character for Camarillo's residential neighborhoods.

**Goal RA-2:** Promote design excellence for infill and redevelopment sites.

**Goal RA-3:** Integrate transit-oriented development with public transportation.

## Commercial Areas

The commercial section contains policies for the development of new commercial projects. These policies address individual businesses on separate parcels, small commercial centers, commercial office complexes, and a variety of other commercial areas. These policies contain recommendations regarding lot coverage, inclusion of areas for pedestrian activities, avoidance of linear development plans, landscaping, provision of adequate parking, and screening of mechanical equipment and transformers.

The City reviews projects to ensure compliance with the Community Design standards and inspects the projects at completion to ensure compliance with conditions of approval.

**Goal CA-1:** Create and maintain attractive and vibrant commercial developments.

## Industrial Areas

The industrial section contains policies intended to ensure that the industrial areas have the same aesthetic appeal as the City's commercial and residential areas. These policies include the provision of adequate parking and loading areas, enhanced landscape setbacks, appropriate

screening of loading areas, transformers and mechanical equipment, common access driveways (when warranted to ease access to parking and loading areas), proper transitioning when industrial areas abut less intensive uses, as well as incorporation of proper architectural treatments to the buildings.

**Goal IA-1:** Provide well-maintained, compatible, and attractive industrial areas that are able to maintain their value over time.

## **Public and Quasi-Public Facilities**

Public and quasi-public facilities provide the community with areas for cultural and leisure pursuits. Public buildings and spaces should be placed throughout the City to maximize the access for all of the City's residents.

**Goal PQPF-1:** Provide community facilities and services that meet the physical, social, and cultural needs of Camarillo's population.

**Goal PQPF-2:** Identify and preserve cultural and historic resources.

## **Open Space**

Open space areas include agricultural lands, hillside areas, and waterways. Open spaces help form the perimeter of the City and provide viewsapes that create a visual relief and backdrop. The City has made progress toward preservation of the scenic open spaces that surround it through the adoption of the CURB Element of the General Plan, which protects open space and agriculture lands surrounding the City from urban encroachment. Policies in the Community Design Element seek to preserve open space views along major corridors and incorporate appropriate public open space into site designs.

**Goal OSA-1:** Protect the visual benefits and natural characteristics of Camarillo's open space areas.

## **Gateways, Streets, and Corridors**

Streets, gateways, and corridors make up a significant portion of the urban environment in Camarillo. The Community Design Element directs its attention to development of property which abuts public roads, city entries, and the visual qualities of major driving corridors. Streets should be designed to be attractive through the use of landscaping, while remaining functional and accommodating for all users. Gateways are those points which lead into the Camarillo area and should trigger the perception of a community with a quality environment and strong sense of character. Corridors are those major thoroughfares that bisect the City and give travelers a first impression of the community's character. Special attention should be given to projects that interface with these major corridors.

**Goal GSC-1:** Major corridors and gateways within the City should provide for attractive viewsapes from the road to promote a quality environment with a distinct sense of place.

## Scenic Corridors

A scenic corridor consists of land that is visible from, adjacent to, and outside of, the right-of-way that contribute to Camarillo's scenic character. The following routes have been identified as scenic corridors:

- U.S. Highway 101/Ventura Freeway
- Lewis Road
- Las Posas Road/Upland Road
- Pleasant Valley Road/Santa Rosa Road

**Goal SC-1:** Maintain the visual quality and scenic views along designated corridors, where they contribute and become an essential part of the community's urban fabric.

## Sustainable Design

Sustainable design refers to design and construction practices that significantly reduce or eliminate the negative impacts of development on the environment and its inhabitants. The policies and guidelines in this section are intended to guide a project from early site planning stages through building design and construction.

**Goal SD-1:** Encourage development locations that are connected with goods, services, neighboring uses, and transit.

**Goal SD-2:** Promote the use of green building practices in neighborhood pattern and design.

**Goal SD-3:** Promote development to use green construction and technology practices. This refers to structures that use environmentally responsible processes and that are resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.

## Architectural Review

In 1986, the City adopted the architectural review policy, which details standards for new development and rehabilitation of older development. In conjunction, the City has also adopted landscape guidelines for the review of landscape plans. The City amended its landscape policy to further address state-mandated requirements for water conservation.

## Signage

The Sign Ordinance is an important tool in enhancing the appearance of all zones throughout the City. The Sign Ordinance regulates the location, type, size, design, and number of signs that a particular use may have, thereby reducing the potential for conflicting or confusing signs or visual blight caused by the use of numerous or inappropriate signs.

## Zoning Ordinance

The Zoning Ordinance is the legal tool by which policies contained in the General Plan are implemented. This includes those policies contained in the Community Design Element. The

Zoning Ordinance sets the basic standards for things, such as setbacks, building height and coverage, landscaping, parking, and loading requirements. The Zoning Ordinance is amended, as necessary, to continue to implement those policies contained in the Community Design Element.

## Implementation

The overall implementation of the Community Design Element is an ongoing process. Each project is considered individually, as well as in conjunction with adjoining projects. Policies are incorporated into individual projects, as necessary, to create a unified design theme for the City. The Community Development Department continues to implement the design review process and routinely reviews the design of projects through the planned development review process. Zoning Ordinance standards, General Plan policies, and Specific Plan requirements are used as the basis for the review.

The following list of physical improvements and recommended actions to achieve the goals in the Community Design Element have been identified as follows:

Continue to look for opportunities to provide public art.

- Implemented as part of project processing and review of individual development applications.

Update the Street Median and Parkway Landscape Master Plan.

- The Public Works and Community Development Departments have started the coordination process to update the Master Plan.

Select appropriate plant materials, so higher levels of maintenance are not required. Where plants require less pruning, this can reduce maintenance costs, green waste, and allow plants to grow healthier.

- Implemented as part of the landscape plan check review of individual development projects.

Construct gateway monuments consistent with Figure 10.11.

- The City will explore opportunities to enhance the Central Avenue interchange with refurbished landscaping and possible City monumentation.

Prepare a study regarding the potential location for enhanced parkway focal points within the community.

- Implemented as part of the project processing and review of individual development applications.

Update Citywide Wayfinding Signage Program.

- The City studied locations and designs for a wayfinding signage program.

As a major corridor through the City, improve Lewis Road to its full right-of-way section as a complete street with landscaping, bike, and pedestrian paths.

- The Community Design Element provides a sketch of what Lewis Road would look like with the full improvements. There is currently no funding for these improvements; however, the City will seek opportunities should it become available.

Improve the following scenic corridors:

- a. Lewis Road
  - b. U.S. Highway 101 interchanges
  - c. U.S. Highway 101 median and shoulders
- The City will continue to seek opportunities for improvements as opportunities for funding becomes available.

Prepare a street furniture program to adopt criteria for selecting street furniture within the City.

- The Community Design Element provides Street Furniture Design Guidelines that will be used when selecting street furniture within the City.

Develop an incentive program to encourage the renovation of outdated commercial shopping centers.

- The City will continue to explore opportunities, as they become available.

Explore redevelopment opportunities that may be available to further enhance Camarillo.

- The City will continue to explore opportunities as they become available.

As the City matures, additional events that further the City's character and agricultural heritage should be promoted.

- In 2015, a number of events were held in Camarillo, including the annual Camarillo Fiesta and Street Fair, Cruise Nights (car show), and Christmas Parade. The Adolfo Camarillo Ranch House offers docent-conducted tours of the Queen Anne-style Victorian house three days a week. Various events, such as the Taste of Camarillo food and wine festival, are held at the Camarillo Ranch House. Constitution Park located adjacent to City Hall holds annual free Concerts and Movies at the Park series during the summer.

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## ***SAFETY ELEMENT***

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**Adoption:** The Safety Element was originally adopted November 29, 1989.

**Revised:** The Safety Element was last updated in 2013.

### **Introduction**

The California Government Code requires the preparation of a Safety Element for the protection of the community from various natural disasters common to the Southern California area. Included in the Element are evacuation plans and emergency accessibility guidelines. The City of Camarillo has prepared a Multi-Hazard Functional Plan (MHFP), which addresses planned responses to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The MHFP is adopted by the City Council and provides an overview of operational concepts, identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS), and by extension, the National Incident Management System (NIMS). Emphasis is also placed on mitigation measures to reduce losses from disasters, including the development and enforcement of appropriate land use, design, and construction regulations. The MHFP was revised and adopted in 2010, to include the most up-to-date information relevant to the City, including provisions of the NIMS. Part One of the MHFP describes the general conditions existing in Camarillo and identifies specific potential hazards. Part Two of the MHFP contains specific actions to be taken in response to an emergency, as well as a description of the Ventura County Hazard Mitigation Plan, which Camarillo has put into action to promote the safety of the community.

### **Fault Displacement**

Goal SAF-2 of the Safety Element calls for a combined program of site investigation, no development on active fault lines, modification of existing structures within hazard zones, adoption of current California Building Code standards, and participation in cooperative studies with other agencies. These are ongoing City practices.

### **Earthquakes and Ground Shaking**

Goal SAF-2 of the Safety Element calls for a combined program of ongoing site investigations, adoption of current standards, participation in cooperative studies, and structural evaluation of all existing public buildings and buildings used for public assembly.

Goal SAF-2 of the Safety Element maintains preparation of a disaster plan and increase of a countywide systematic review process. The City has an auxiliary generator at the police department and a mobile generator that can be set up at City Hall. The MHFP is being implemented through periodic training sessions for all personnel involved in emergency response. The City's disaster preparedness program is developed under guidance from the

California Emergency Management Agency (CalEMA) program, coordinated by the Ventura County Sheriff's Office of Emergency Services (OES).

## **Flooding**

Goal SAF-3 calls for open space or agricultural designations in undeveloped flood-plain areas. The Land Use Element is consistent with this recommendation. The objective also calls for the prevention of incompatible land use within the 100-year and 500-year flood plains and discourages the development of public facilities in the flood hazard area. Chapter 16.34 of the Flood Damage Protection ordinance requires siting and design measures for protection of buildings, public or otherwise, and water and sewer systems from flood hazard. The Flood Damage Protection ordinance requires a review of the projected flood limits affecting a building prior to submittal for consideration of approval, and encourages the construction of flood mitigation projects.

Improvements to the banks of Calleguas Creek by the Ventura County Watershed Protection District to improve flood safety were required before the southerly third of the Village at the Park Specific Plan area could be developed. The improvements to the creek could also benefit the adjacent Lamplighter Mobile Home Park and the Woodside Greens residential areas. These improvements were completed in September of 2013.

On January 20, 2010, the Federal Emergency Management Agency's (FEMA) revised Flood Insurance Rate Maps became effective. These maps reflect an expanded 100-year flood plain within the City. On June 13, 2011, the maps were revised to remove residential areas on the north side of Adolfo Road and industrial areas on the south side of Adolfo Road, east of Santa Rosa Road, and north of the U.S. Highway 101/Ventura Freeway from the 100-year flood plain. Additionally, the map revised the flood zone area within the Leisure Village development.

In 2012, the City, in conjunction with the Ventura County Watershed Protection District, completed the Camarillo Hills Drain Phase 2 improvements which enlarged the channel from Lantana Street to Carmen Drive for improved flood protection during a 100-year storm event.

## **Liquefaction**

Goal SAF-2 calls for continued participation in cooperative studies that more accurately determine areas of potential soil liquefaction hazards. However, the City requires such analysis of development projects, which lie in areas having moderate- to high-liquefaction potential, as part of the environmental document for the project and/or specific plan.

## **Subsidence**

In 1983, the County of Ventura adopted the Water Conservation Management Plan that addresses groundwater management. The City is presently implementing the measures identified in the Plan to minimize subsidence in Camarillo.

## **Expansive Soil**

The City requires soil tests for expansive soils and other natural features, as part of reviewing a building or other development permit request. In addition, a soils report is required to be submitted with each new subdivision application under the Subdivision Ordinance.

## **Fire**

Goal SAF-4 calls for a comprehensive fuel management program, brush clearance/weed abatement, and planting of fire-resistant plant materials. The Ventura County Fire Protection District is presently implementing this program in their weed abatement program, along with their review of new construction. Weed abatement is an ongoing priority of the City's Code Compliance program and is addressed bi-annually. The potential for wildfires in Ventura County has created a greater awareness of the fire danger inherent in brush growth. The Department of Community Development continues to encourage the planting of riparian vegetation on major river ways and creeks, and planting of fire-resistant plant materials in development areas. The Safety Element calls for residential development controls in high-fire hazard zones, including setbacks, vegetation replacement, fuel breaks, and/or fuel management programs, as a condition of approval of tentative tract maps. The Department of Community Development continues to apply these measures where applicable.

## **Hazardous Materials**

The City has coordinated with the County of Ventura in the implementation of the Hazardous Waste/Materials Management Plan. Part of the Plan's implementation included the amendment of the Zoning Ordinance and industrial/commercial performance standards to address the storage, use, and disposal of hazardous materials. In addition, the City will review the Plan at three-year intervals to ensure that appropriate technology is addressed, and will also establish siting criteria for industrial users that utilize highly-toxic hazardous materials is established. The City has reviewed new projects and new uses for compliance with the previously-adopted performance standards to address the Hazardous Waste/Materials Management Plan provisions.

## **Aircraft Hazards**

Goal SAF-6 calls for facilitating safe development within the vicinity of the Camarillo Airport. The City coordinates with the Ventura County Department of Airports and the Airport Land Use Commission on future development projects associated or located in the vicinity of the airport. Projects are reviewed for consistency with the Ventura County Airport Comprehensive Land Use Plan (ACLUP). Development projects within the Airport Hazard Zones are required to comply with Part 77 of the Federal Aviation Administration Regulations (objects affecting navigable airspace). The City also ensures that private airstrips and agricultural landing fields are sited outside of areas that would present significant hazards or annoyance to existing or planned land uses and would not conflict with the flight paths of existing airports.

## **Miscellaneous**

Various City personnel have been trained in safety procedures, including life-saving practices, such as Cardio-Pulmonary Resuscitation (CPR) and the use of defibrillators. This training will be ongoing to ensure continued proficiency.

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## ***NOISE ELEMENT***

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**Adoption:** The Noise Element was originally adopted in 1970.

**Amendments:** The Noise Element was last updated September 9, 2015.

The Noise Element provides a comprehensive program for including noise control in the City of Camarillo planning area. The fundamental goals of the Element are to provide noise information in the form of Community Noise Equivalent Level (CNEL) contours, to develop noise standards and implementation measures to avoid incompatible land uses due to noise, and to protect existing and future noise sensitive regions within the City.

### **Goals Review**

#### **Noise and Land Use Planning Integration**

**GOAL 1** CAMARILLO'S LAND USE PATTERN IS COMPATIBLE WITH CURRENT AND FUTURE NOISE LEVELS.

- The City has adopted appropriate noise limits for various land use classifications throughout the community.
- The City requires developers to submit noise assessment reports with mitigation measures during the project planning process to identify and address potential noise impacts to their own developments and on nearby residential and noise-sensitive land uses.
- The City, through the Department of Building and Safety, requires that new, single-family, and multifamily structures comply with the State's noise insulation standards for exterior-to-interior party walls, and that floor/ceiling noise control be applied.

#### **Transportation Noise Control**

**GOAL 2** NOISE IMPACTS AFFECTING NOISE-SENSITIVE LAND USES FROM TRANSPORTATION SOURCES ARE MINIMIZED.

- The City has required the use of sound walls, berms, or other noise barriers to mitigate roadway and rail line noise emissions in order to mitigate transportation-related noise to adjacent residential developments.
- The Village at the Park project, immediately south of the U.S. Highway 101/Ventura Freeway and east of Lewis Road, is shielded from freeway noise by an earthen berm planted with ground cover, shrubs, and a wind row of trees. This project was completed in 2005. A 55-acre sports park adjoins the earthen berm to the south.

- Construction of a portion of the earthen berm, along U.S. Highway 101/Ventura Freeway within the Springville Specific Plan, is currently under construction to shield existing and future residential uses from freeway noise.
- The City requires contractors to incorporate appropriate noise mitigation measures, such as limiting the hours of construction for new and upgraded roadway projects, when adjacent to nearby noise-sensitive land uses. Examples include the restriction of construction hours from 7 a.m. to 7 p.m., Monday through Saturday (holidays excluded).
- The City works closely with the Ventura County Department of Airports, which operates Camarillo Airport, to keep pilots informed of the guidelines for noise reduction, including identification of “noise-sensitive areas” where over-flight should be avoided, as well as the avoidance of flights between 10 p.m. and 7 a.m. The City also coordinates the review of all development projects with the Ventura County Department of Airports to ensure proper and effective mitigation of airport-related noises relevant to development projects.

### **Community Noise Control**

**GOAL 3 CONSTRUCTION, MAINTENANCE, AND NUISANCE NOISE IN RESIDENTIAL AND NOISE-SENSITIVE LAND USES IS REDUCED.**

- The City has reviewed and adopted a Noise Ordinance that controls unnecessary, excessive, and annoying noise in the City, including the hours of use for powered yard and gardening equipment, machinery, and other noise disturbances.

### **City Operations**

**GOAL 4 THE QUALITY OF LIFE IN THE COMMUNITY IS IMPROVED THROUGH EFFORTS ON THE PART OF THE CITY TO REDUCE NOISE IMPACTS.**

- The City coordinates among the appropriate agencies involved in noise abatement, including the Camarillo Airport.
- The City observes all state and federal occupational safety and health noise standards.

### **Recommended Noise Element Implementation Measures**

The following lists the measures contained in the Noise Element for implementation of the goals and policies, and the status of implementation.

## Exhibit 5 – Metropolitan

Program	Status
<p><b>Measure 1.</b> The City should regularly review and, when necessary, update the Noise Ordinance, and enforce the provisions of its Noise Ordinance that set appropriate noise limits for non-transportation system related noise sources within various land use classifications.</p>	Ongoing
<p><b>Measure 2.</b> The City should require developers of commercial and industrial projects with noise-producing activities that seek to locate near residential or noise-sensitive land uses to submit to the City noise study reports prepared by experienced persons with demonstrated expertise in noise control engineering. The noise study report shall include appropriate noise-mitigating measures, as necessary, to be incorporated into the proposed development that would reduce noise levels at noise-sensitive receptors to acceptable levels as defined in the City’s Noise Element and Municipal Code.</p>	Ongoing, as needed
<p><b>Measure 3.</b> The City should require developers of new noise-sensitive land uses in areas that would be exposed to noise exceeding the “normally acceptable” level for the proposed use(s) to submit to the City noise study reports prepared by experienced persons with demonstrated expertise in noise control engineering. The noise study report shall include appropriate noise-mitigating measures, as necessary, to be incorporated into the proposed development that would reduce noise levels at noise-sensitive receptors to acceptable levels, as defined in the City’s Noise Element and Municipal Code.</p>	Ongoing, as needed
<p><b>Measure 4.</b> The City should investigate non-transportation source noise complaints received from the public, and notify and/or cite violators, consistent with its authority. Complaints regarding non-transportation noise sources received by the City during normal work hours should be referred to the City’s Department of Community Development, and to the Police Department after normal work hours.</p>	Ongoing, as needed

## Review of Acoustical Reports

The City conditions various projects that may expose receptors to excessive noise levels with the requirement to submit acoustical reports, in accordance with these guidelines. The subdivisions and residential projects outlined in the Housing Element are required to submit the reports as part of their plans for the issuance of permits where projects are located near highways, airport, railroad, or other uses that may generate excessive noise levels. The development plans are then required to incorporate the necessary attenuation measures. Construction of a portion of the earthen berm, along U.S. Highway 101/Ventura Freeway within the Springville Specific Plan, is currently under construction to shield existing and future residential uses from freeway noise.

## ATTACHMENT 1

### Demographic Information Used in Housing Element Analysis:

**Median Household Income, January 2010 --- \$86,700 (Ventura County)**

Source: HUD Guidelines

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Population	January 1, 1995	58,027
Housing Units	January 1, 1995	20,146
Persons/DU	January 1, 1995	2.90
Population	January 1, 1996	58,215
Housing Units	January 1, 1996	20,375
Persons/DU	January 1, 1996	2.90
Population	January 1, 1997	59,501
Housing Units	January 1, 1997	20,633
Persons/DU	January 1, 1997	2.88
Population	January 1, 1998	60,339
Housing Units	January 1, 1998	20,974
Persons/DU	January 1, 1998	2.93
Population	January 1, 1999	61,533
Housing Units	January 1, 1999	21,344
Persons/DU	January 1, 1999	2.94
Population	January 1, 2000	57,079
Housing Units	January 1, 2000	21,438
Persons/DU	January 1, 2000	2.62
Population	January 1, 2001	58,800
Housing Units	January 1, 2001	22,213
Persons/DU	January 1, 2001	2.64
Population	January 1, 2002	60,266
Housing Units	January 1, 2002	22,696
Persons/DU	January 1, 2002	2.65
Population	January 1, 2003	60,546
Housing Units	January 1, 2003	22,696
Persons/DU	January 1, 2003	2.65
Population	January 1, 2004	61,907
Housing Units	January 1, 2004	23,397
Persons/DU	January 1, 2004	2.66

(Attachment 1 – Continued)

<b>Population</b>	<b>January 1, 2005</b>	<b>62,739</b>
<b>Housing Units</b>	<b>January 1, 2005</b>	<b>23,617</b>
<b>Persons/DU</b>	<b>January 1, 2005</b>	<b>2.66</b>
<b>Population</b>	<b>January 1, 2006</b>	<b>64,034</b>
<b>Housing Units</b>	<b>January 1, 2006</b>	<b>24,259</b>
<b>Persons/DU</b>	<b>January 1, 2006</b>	<b>2.64</b>
<b>Population</b>	<b>January 1, 2007</b>	<b>65,872</b>
<b>Housing Units</b>	<b>January 1, 2007</b>	<b>24,905</b>
<b>Persons/DU</b>	<b>January 1, 2007</b>	<b>2.64</b>
<b>Population</b>	<b>January 1, 2008</b>	<b>65,453</b>
<b>Housing Units</b>	<b>January 1, 2008</b>	<b>24,975</b>
<b>Persons/DU</b>	<b>January 1, 2008</b>	<b>2.627</b>
<b>Population</b>	<b>January 1, 2009</b>	<b>66,149</b>
<b>Housing Units</b>	<b>January 1, 2009</b>	<b>25,109</b>
<b>Persons/DU</b>	<b>January 1, 2009</b>	<b>2.623</b>
<b>Population</b>	<b>January 1, 2010</b>	<b>65,201</b>
<b>Housing Units</b>	<b>January 1, 2010</b>	<b>25,702</b>
<b>Persons/DU</b>	<b>January 1, 2010</b>	<b>2.66</b>
<b>Population</b>	<b>January 1, 2011</b>	<b>66,140</b>
<b>Housing Units</b>	<b>January 1, 2011</b>	<b>25,767</b>
<b>Persons/DU</b>	<b>January 1, 2011</b>	<b>2.67</b>
<b>Population</b>	<b>January 1, 2012</b>	<b>66,407</b>
<b>Housing Units</b>	<b>January 1, 2012</b>	<b>25,769</b>
<b>Persons/DU</b>	<b>January 1, 2012</b>	<b>2.67</b>
<b>Population</b>	<b>January 1, 2013</b>	<b>66,428</b>
<b>Housing Units</b>	<b>January 1, 2013</b>	<b>25,987</b>
<b>Persons/DU</b>	<b>January 1, 2013</b>	<b>2.66</b>
<b>Population</b>	<b>January 1, 2014</b>	<b>66,752</b>
<b>Housing Units</b>	<b>January 1, 2014</b>	<b>25,987</b>
<b>Persons/DU</b>	<b>January 1, 2014</b>	<b>2.67</b>
<b>Population</b>	<b>January 1, 2015</b>	<b>67,154</b>
<b>Housing Units</b>	<b>January 1, 2015</b>	<b>26,135</b>
<b>Persons/DU</b>	<b>January 1, 2015</b>	<b>2.68</b>

Source: California Department of Finance Demographic Unit Table -2: E-5

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## ATTACHMENT 2

DEPARTMENT OF COMMUNITY DEVELOPMENT  
**MONTHLY REPORT**

**DECEMBER  
2015**

The City of Camarillo Monthly Report is a publication of the Department of Community Development. The report describes development activity relating to residential, commercial, industrial and institutional land uses. The Monthly Report is available at the City website—[www.cityofcamarillo.org](http://www.cityofcamarillo.org).

**INSIDE:**

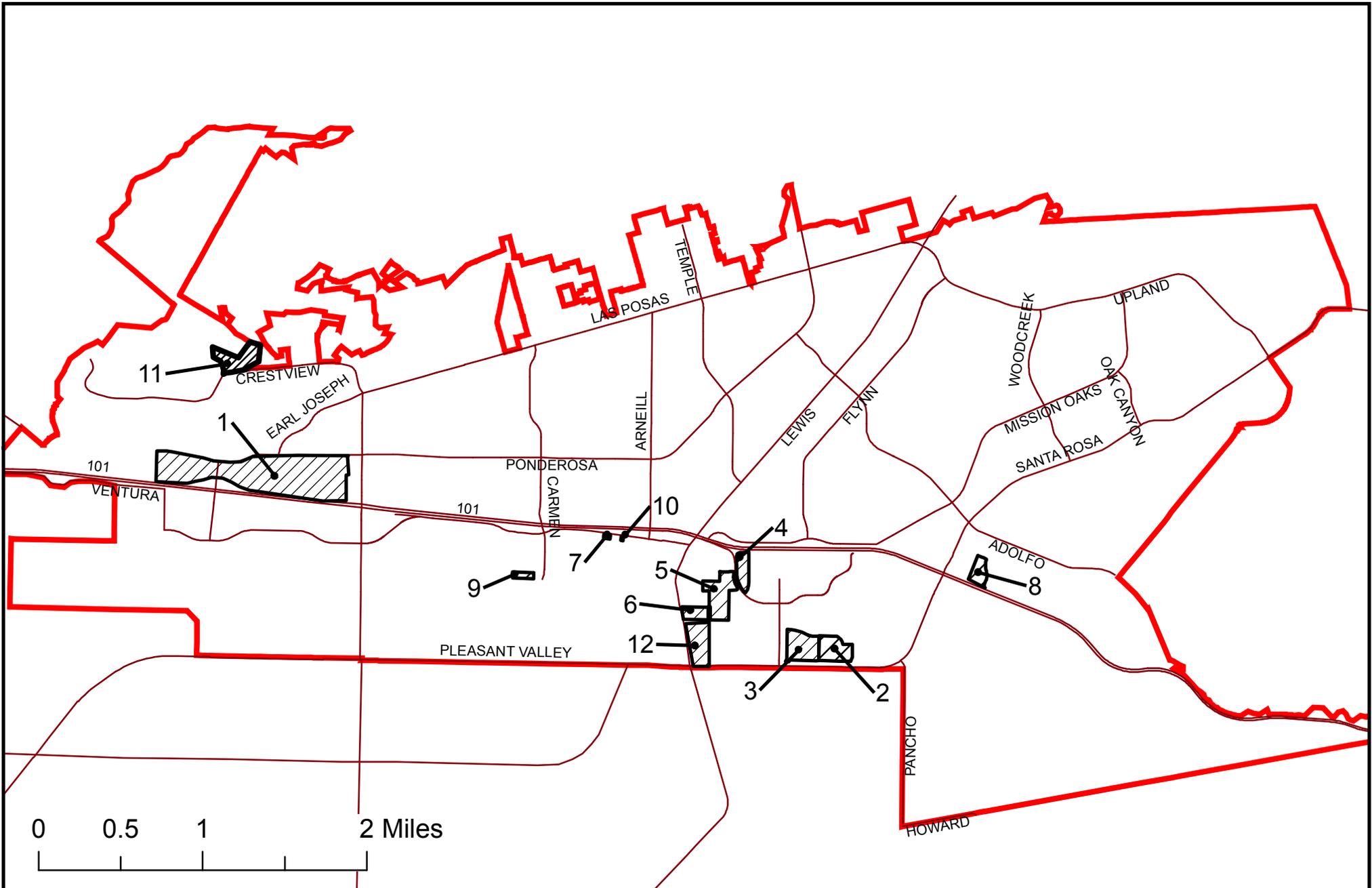
<i>Residential Projects</i>	2
<i>Commercial Projects</i>	7
<i>Industrial Projects</i>	11
<i>Institutional Projects</i>	14



**City of Camarillo**

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Created on 7/28/15  
 Department of  
 Community Development  
 City of Camarillo

Community Development Monthly Report

# City of Camarillo Residential Projects Approved



**RESIDENTIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	TT-5561 RPD-172M(1)	elacora Springville, LLC Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	Springville	157-0-030-180/250	Courtyard single family	84	Approved	J. Lee	1/20/2015	1/20/2018
1	TT-5561 RPD-183M(2)	elacora Springville, LLC Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	Springville	157-0-030-180/250	Alley single family	75	Approved	J. Lee	7/14/2015	7/14/2016
1	TT-5561 RPD-184	elacora Springville, LLC Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	Springville	157-0-030-180/250	Single family	57	Approved	J. Lee	1/11/2012	1/11/2017
1	RPD-190	C & C Development Co. Todd Cottle 14211 Yorba St. #200 Tustin, CA 92780 (714) 288-7600 X250	Springville	157-0-030-250	Affordable apartments	60	Approved	J. Lee	1/21/2014	1/21/2017
1	RPD-193 T-5955	elacora Springville, LLC Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	Springville	157-0-030-180/250	Condominium	99	Approved	J.Lee	6/10/2015 - TRACT & 5/19/2015 - RPD	6/10/2017 - TRACT & 5/19/2018 - RPD
1	CUP-350	Rancho Associates Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	157-0-020-195	Mixed use rental	50	Approved	J. Lee	10/4/2014	10/4/2016
1	RPD-195 / TT-5671M(3)	Ran Rancho Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	157-0-020-210 / 185	Single family	178	Pending	J. Lee	n/a	n/a

## RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CUP-357	Rancho Associates Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	157-0-020-200	Senior affordable apartments	104	Approved	J. Lee	5/20/2014	5/20/2017
1	TT-5903 RPD-177	Rancho Associates Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	Lot 1 of TT-5671	Condominiums	130	Approved	J. Lee	7/10/2013	7/10/2016
1	TT-5671 RPD-178	Rancho Associates Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	157-0-020-195	Apartments	163	Approved	J. Lee	10/16/2012	10/16/17 - RPD 5/23/16 - Tract
2	TT-5367 RPD-155M(3)	Standard Pacific Homes Jake Persons 757 Nile River Drive Oxnard, CA 93036	Village at the Park	234-0-010-330	Single family	77	Under Construction	T. Moran	11/6/2002	n/a
3	TT-5368 RPD-156M(2)	DR Horton Julie Williams 21300 Victory Bl, Ste 700 Woodland Hills, CA 91367 (818) 251-5721	Village at the Park	234-0-010-220	Single family	69	Under Construction	S. Mitchell	11/6/2002	n/a
4	CUP-307M(2)	Hiji Investment Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Village at the Park	157-0-020-195	Mixed use rental	10	Pending	J. Lee	n/a	n/a
5	RPD-186	FF Realty Ed McCoy 5510 Morehouse Dr, Ste 200 San Diego, CA 92121 (805) 626-8341	Village Gateway	229-0-070-210	Rental units (includes 19 affordable units)	368	Approved	S. Mitchell	12/3/2013	12/3/2016

## RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
5	RPD-187	FF Realty Ed McCoy 5510 Morehouse Dr, Ste 200 San Diego, CA 92121 (805) 626-8341	Village Gateway	229-0-070-210	Rental units (includes 5 affordable units)	82	Approved	S. Mitchell	12/3/2013	12/3/2016
5	RPD-189	Hiji Investment Co. Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Village Gateway	157-0-020-195	Rental units	83	Approved	S. Mitchell	10/15/2013	10/15/2016
6	TT-5945 RPD-188	Hawkeye II Inv. Joel Mann 1240 Cougar Ridge Rd Buellton, CA 93427 805.451.0178	Village Gateway	229-0-070-210	Condominiums	87	Approved	S. Mitchell	11/7/2014	11/7/2016 - TRACT & 10/7/2016 - RPD
7	CUP-330	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	Ventura Bl between Cedar and Oak	162-0-104-010, 162-0-135-050 & -060	Mixed use rental	22	Approved	B. Burrow	11/5/2013	11/5/2016
8	TT-5956 RPD-194	Comstock Homes Mission Oaks Townhomes Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 310.546.5781	SW corner Verdugo Way @ Camino Ruiz	160-0-091-055 / 065 / 105 / 125	Townhomes	129	Approved	S. Mitchell	04/7/2015 - RPD & 8/26/20115 - Tract	4/7/2016 - RPD & 8/26/2017 - Tract
9	TT-5724	Vito Mammana 697 Trueno Av Camarillo, CA 93012 (805) 388-0515	South of Sevilla St	162-0-200-015	Single family	9	Approved	C. Torres	11/4/2009	11/4/2016
10	CUP-360	Hillary Ling 3748 Groves Pl Somis, CA 93066	Southeast corner of Ventura Blvd and Fir St.	162-0-134-150	Mixed use rental	4	Approved	S. Mitchell	10/7/2014	10/7/2016

## RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
11	T-5920 M(1)	Crestview Ranch David Hasson 20272 Via San Sovino Porter Ranch, CA 91326 (818) 831-6009	Crestview	152-0-190-275	12 - 1-acre lots	0	Approved	T.Moran	7/8/2015	7/8/2017

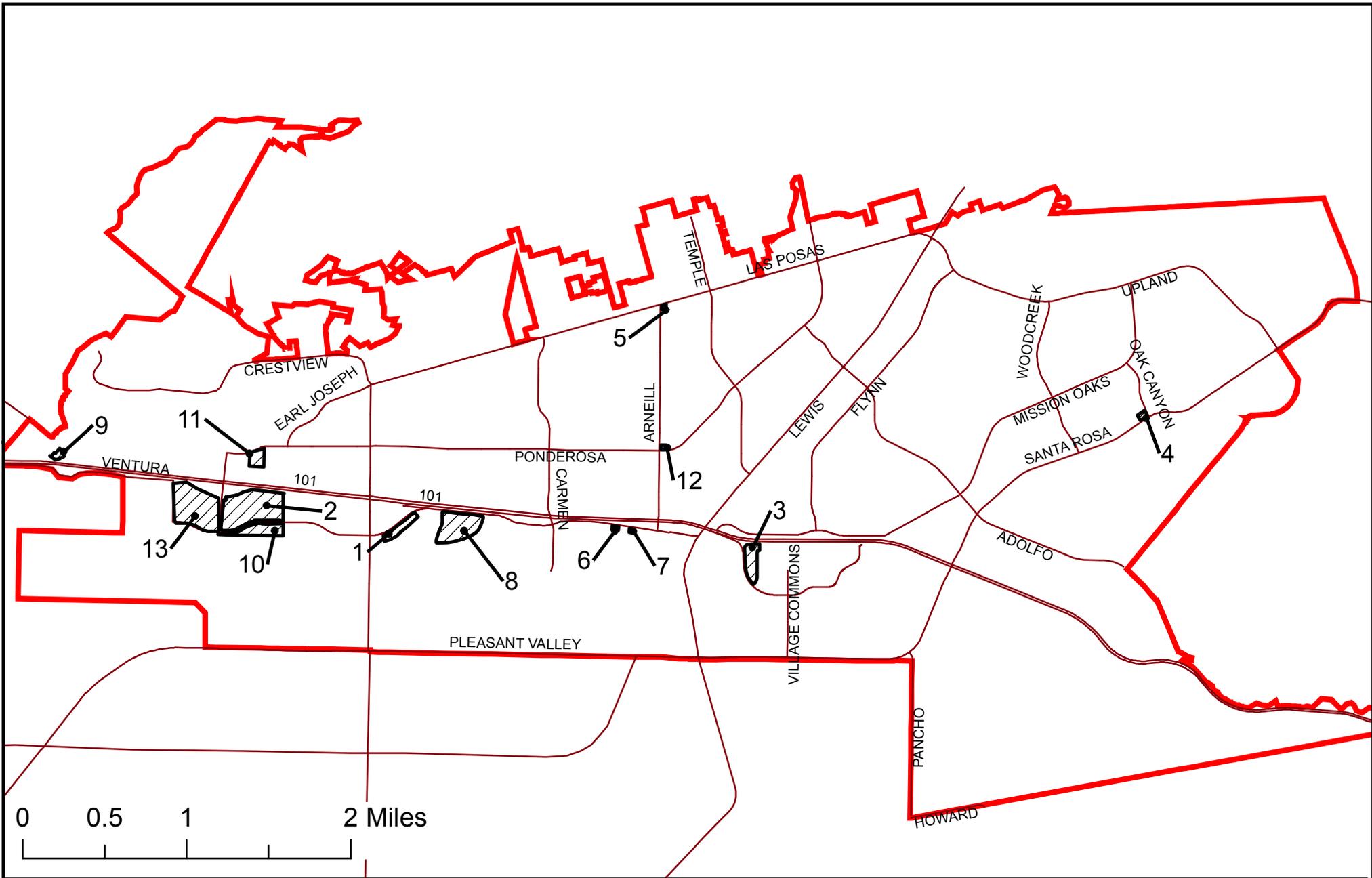
### PENDING GENERAL PLAN AMENDMENTS (GPAS)

MAP ID	GPA	DEVELOPER	UNITS	LOCATION	DESCRIPTION
1	2014-1	Rancho Associates	TBD	Springville Specific Plan	Public to Medium Density Residential
12	2014-3	EJM-AZ CMRCPLX Hawkeye	309	NEC of Pleasant Valley and Lewis Roads	Industrial to Residential and Mixed Use

### RESIDENTIAL ACTIVITY SUMMARY

DWELLING UNIT PERMITS ISSUED IN DECEMBER	3	DWELLING UNIT PERMITS ISSUED IN 2015	82
DWELLING UNITS DEMOLISHED IN DECEMBER	0	DWELLING UNITS DEMOLISHED IN 2015	0
DWELLING UNITS FINALED IN DECEMBER	20	DWELLING UNITS FINALED IN 2015	327
TOTAL ESTIMATED DWELLING UNITS (DECEMBER 31, 2015)			25,667

PROJECT STATUS	UNITS	PROJECTS
PENDING (Excludes GPAs)	188	2
APPROVED/NOT BUILT	1,606	18
UNDER CONSTRUCTION	146	2
<b>TOTAL</b>	<b>1,940</b>	<b>22</b>



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Community Development Monthly Report

# City of Camarillo Commercial Projects



**COMMERCIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CPD-197M(13)	Red Rock Restaurant Constantino Papanicolaou 3301 Sturgis Rd Oxnard, CA 93030 (805) 604-0909	Ventura Blvd at the Promenade	Parcel B of LD-519A	Restaurant and brewery	10,990	0.46	Approved	C. Torres	11/16/2010	11/16/2016
2	TT-5880 CPD-226M(3)	Springville Camarillo Owner, LLC Jessica Ramirez 201 S. Figueroa St, Suite 300 Los Angeles, CA 90012 (310) 652-1177	Airport North	230-0-020- 230/240, 230-0-101- 470/480	Commercial center	491,776	44.84	Pending	J. Vacca / J.Lee	n/a	n/a
3	CPD-236	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805)484-9303	Village at the Park	219-0-150- 125/315	Commercial mixed-use center	42,630	10.02	Approved	J. Lee	9/15/2009	9/15/2016
3	CPD-236M(1)	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805)484-9303	Village at the Park	219-0-150-125 / 315	2 Commerical Pads	8,000	1.54	Pending	J. Lee	n/a	n/a
4	CPD-232	Art D'Egido 17401 Gresham St Northridge, CA 91325 (310) 821-2725	Oak Canyon Road	171-0-250-325	2 office/retail buildings	10,918	1.26	Approved	S. Mitchell	12/7/2010	12/7/2016
5	CUP-330	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	Old Town	162-0-104-010, 162-0-135- 050/060	Mixed use	5,000	0.58	Approved	B. Burrow	11/5/2013	11/5/2016
6	CUP-360	Hillary Ling 3748 Groves Pl Somis, CA 93066	Southeast corner of Ventura Blvd and Fir St.	162-0-134-150	Mixed use rental	2,490	0.21	Approved	S. Mitchell	10/7/2014	10/7/2016

**COMMERCIAL PROJECTS**

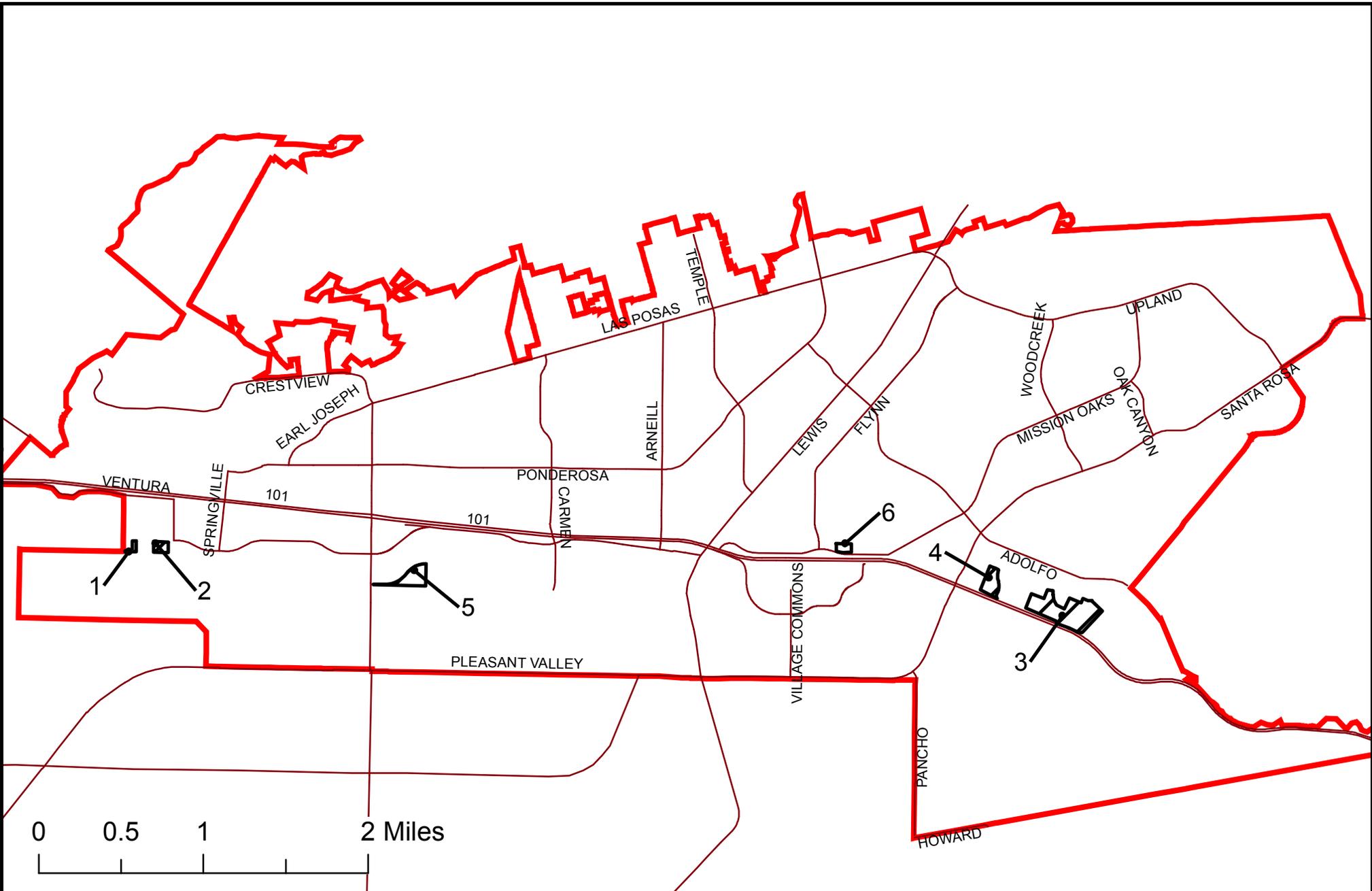
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
7	CPD-77M(4) / CUP-362	Fairfield Inn and Suites Jennifer Schamberger Plantation Bay Hotels, LLC 9271 Research Drive Irvine, CA 92618	4444 Central Avenue	148-0-012-085	Hotel conversion / renovation	1,631	1.9	Approved	J. Vacca	12/16/2014	12/16/2015
8	CUP-334	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	Ventura Blvd	230-0-020-220, 230-0-010-460	Bowling alley and 2-sheet ice rink	108,481	11.68	Pending	S. Mitchell	n/a	n/a
9	CUP-350	Rancho Associates Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Springville	157-0-020-195	Mixed Use	6,000	3.94	Approved	J. Lee	10/7/2014	10/7/2016
10	CPD-6M(19)	Sphear Investments LLC C/O Investec, Dave Pintard 200 E. Carrillo St, Ste 200 Santa Barbara, CA 93101 (805) 962-8989	Central Plaza	166-0-210-065	Commerical Bank Office	5,500	0.51	Approved	C. Torres	9/1/2015	10/7/2016

**PENDING COMMERCIAL GENERAL PLAN AMENDMENTS (GPAs)**

MAP ID	GPA	DEVELOPER	ACRES	LOCATION	DESCRIPTION
11	2014-2	Springville LLC/Selleck	20	Southwest corner of U.S. 101 / Springville Drive	Industrial (R&D) to General Commercial

**COMMERCIAL ACTIVITY SUMMARY**

PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	58	608,257	2
APPROVED/NOT BUILT	19	85,159	9
UNDER CONSTRUCTION	0	0	0
<b>TOTAL</b>	<b>77</b>	<b>693,416</b>	<b>11</b>



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Community Development Monthly Report

# City of Camarillo Industrial Projects



**INDUSTRIAL PROJECTS**

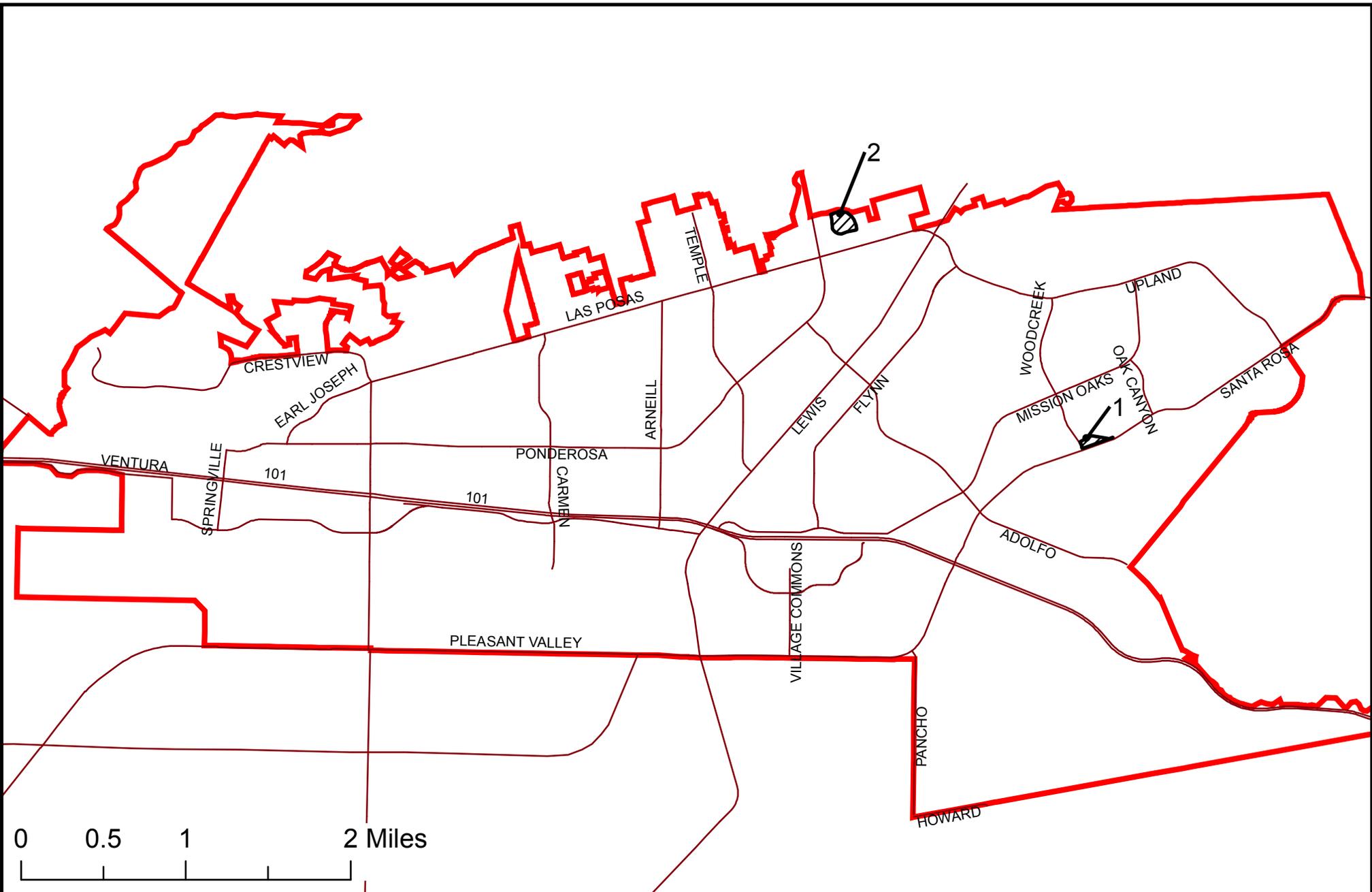
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	IPD-379	Erik Eppink 122 Santa Rosa Pl Santa Barbara, CA 93109 (562) 884-0757	Verdulera St	230-0-131-035	Warehouse industrial	19,876	1.18	Approved	C. Torres	8/15/2006	8/15/2016
2	IPD-385	Larie Hall Jeanie McCarthy 16501 Ventura Bl, Ste 402 Encino, CA 91436 (818) 905-0703	Verdulera St	230-0-010-300	Multi-tenant	47,896	3.58	Approved	J. Lee	12/4/2007	12/4/2016
3	IPD-390	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Camino Carillo	160-0-111-060/070/080	2 multi-tenant industrial	68,200	4.21	Approved	D. Moe	5/15/2012	5/15/2016
3	IPD-391	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Camino Carillo	160-0-111-110/120/130	2 multi-tenant buildings	70,615	4.61	Approved	D. Moe	5/15/2012	5/15/2016
3	IPD-392	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Camino Carillo	160-0-111-100/110	2-unit building	56,450	3.93	Approved	D. Moe	5/15/2012	5/15/2016
3	IPD-393	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Camino Carillo	160-0-111-090/100	2-unit building	88,185	4.79	Approved	D. Moe	5/15/2012	5/15/2016
3	IPD-394	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Balboa Court	160-0-111-330	Single tenant industrial	20,832	1.86	Approved	D. Moe	9/6/2011	9/6/2016
3	IPD-395	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Balboa Court	160-111-310/320	Multi-tenant	23,602	1.29	Approved	D. Moe	9/6/2011	9/6/2016

**INDUSTRIAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
3	IPD-396	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Camino Carillo	160-0-093-245	Single tenant industrial	14,430	1.12	Approved	D. Moe	9/6/2011	9/6/2016
4	IPD-397 Super-ceded by RPD-194	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 270 Conejo Ridge Av Ste 200 Thousand Oaks, CA 91361 (805) 379-9800	Verdugo Way and Camino Ruiz	160-0-091- 055/065/105/12 5	2 Spec industrial buildings	161,894	8.75	Approved	D. Moe	9/6/2011	9/6/2016
5	IPD-398 T-5890	Hiji Investment Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Camarillo Center Drive	229-0-010- 660/400/430	4 Industrial condo buildings	129,016	10.78	Approved	C. Torres	9/14/2011 - TRACT & 8/2/2011 - IPD	9/14/2017 - TRACT & 8/2/2017 - IPD
6	IPD-400	Polar Industrial Inv, LLC Michael Chait 7306 Coldwater Cyn Av Unit 12 North Hollywood, CA 91605 (818) 764-2067	Mission Oaks Bl	160-0-340-230	Multi-tenant	31,386	1.89	Approved	C. Torres	1/20/2015	1/20/2016
6	IPD-401M(1)	Polar Industrial Inv, LLC Michael Chait 7306 Coldwater Cyn Unit 12 North Hollywood, CA 91605 (818) 764-2067	Mission Oaks Bl	160-0-340-230	Single-tenant	12,800	1.89	Approved	C. Torres	1/20/2015	1/20/2016

**INDUSTRIAL ACTIVITY SUMMARY**

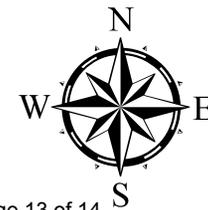
PROJECT STATUS	ACRES	BUILDING S.F	PROJECTS
PENDING	0	0	0
APPROVED/NOT BUILT	50	745,182	13
UNDER CONSTRUCTION	0	0	0
<b>TOTAL</b>	<b>50</b>	<b>745,182</b>	<b>0</b>



Created on 11/7/14  
 Department of  
 Community Development  
 City of Camarillo

Community Development Monthly Report

# City of Camarillo Institutional Projects



**INSTITUTIONAL PROJECTS**

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CUP-312	St. Demetrios Greek Church Keith Valle PO Box 1970 Camarillo, CA 93010 (805) 377-3919	Santa Rosa Rd and Woodcreek Rd	171-0-250-655	Church (total of 31,240 sf in 3 phases)	9,058	4.07	Under Construction	J. Lee	10/19/2010	n/a
2	SUP-14M(15)	Dignity Health 2309 Antonio Av Camarillo, CA 93010 (805) 389-5800	2309 Antonio Ave	156-0-150-080	Building addition	72,342	9.66	Under Construction	J. Lee	4/7/2015	4/7/2016

**INSTITUTIONAL ACTIVITY SUMMARY**

PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	0	0	0
APPROVED/NOT BUILT	0.00	0	0
UNDER CONSTRUCTION	13.73	81,400	2
<b>TOTAL</b>	<b>13.73</b>	<b>81,400</b>	<b>2</b>