

## ORDINANCE NO. 1127

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REZONING CERTAIN REAL PROPERTY FROM 22.69 ACRES OF M-1 (LIGHT MANUFACTURING) TO 19.88 ACRES OF RPD-15U (RESIDENTIAL PLANNED DEVELOPMENT, 15 DWELLING UNITS PER ACRE MAXIMUM), AND 2.81 ACRES OF COMMERCIAL MIXED USE (CMU) FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF LEWIS ROAD AND PLEASANT VALLEY ROAD, FURTHER DESCRIBED AS CHANGE OF ZONE NO. 321

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

**SECTION 1. Findings.** The City of Camarillo City Council finds and declares as follows:

A. The property to which this Ordinance relates is located in the City of Camarillo, County of Ventura, State of California, as set forth and more particularly described on Exhibit A (Legal Description), and as depicted in Exhibit B (Map of the Affected Area), which is attached to this Ordinance and incorporated by reference ("Property").

B. The Property consists of approximately 22.69 acres of unimproved land.

C. The owners of the Property have filed an application for a change in zone classification of the Property from its present zone classification of M-1 (Light Manufacturing) to approximately 19.88 acres of RPD-15U (Residential Planned Development, 15 dwelling units per acre maximum) and approximately 2.81 acres of CMU (Commercial Mixed Use).

D. The Planning Commission conducted a duly-noticed public hearing on July 19, 2016, on this matter and recommended to the City Council that the change in zone classification be approved.

E. The City Council conducted a duly-noticed public hearing on August 24, 2016, on the application, and each member of the City Council being familiar with the Property and based upon testimony and evidence presented at the hearing and the Planning Commission's records and files, the City Council determined that the public's interest, convenience, and necessity require that the Property be reclassified as described.

F. The proposed Change of Zone No. 321 (CZ-321) will assist in meeting local and regional housing needs and will not prevent the City from meeting needs in other housing categories, such as lower-income housing.

**SECTION 2. Environmental Review.** The City Council exercises its independent judgment and finds that the project impacts have been adequately addressed in Environmental Impact Report (EIR) No. 2014-2 (SCH #2015091025), after incorporating the mitigation measures in accordance with the adopted mitigation plan, the Findings of Fact, and the Statement of Overriding Considerations.

**SECTION 3. Project Findings.** The City Council has reviewed CZ-321, has received evidence and testimony at a duly-noticed public hearing on August 24, 2016, and finds that the amendment may be approved based on the following:

A. The proposed Change of Zone is consistent with the Land Use Element, which includes the objective of continually improving the areas as places for living by ensuring that those portions of the City which are best suited for residential use 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, because approval of the subject Change of Zone will allow for consideration of companion residential applications that will be conditioned to provide healthful, safe, pleasant, and attractive neighborhoods, while providing a natural transition between urban land uses and agricultural areas surrounding the City.

B. The proposed Change of Zone is consistent with the Circulation Element, which discusses the various forms of circulation- and transportation-related facilities that apply to the City of Camarillo with the purpose of developing and maintaining a total circulation and transportation system that will serve the City and its environs, as efficiently and attractively as possible, because any future development will include a collector and local street system with sidewalks throughout the project area for additional circulation between Lewis Road, Pleasant Valley Road, and Mike Loza Drive, and will construct a Class One bike path along Lewis Road and a new bus stop will on the east side of Lewis Road adjacent to the project site.

C. The proposed Change of Zone is consistent with the Housing Element goals of protecting the qualities that have created a highly desirable living environment, encouraging the availability of a variety of housing designs, and ensuring that the quality of residential development is adequate to protect the health, safety, and general welfare of the City's residents, because the proposed Change of Zone and approval of any subsequent residential projects would identify water and energy conservation methods, that would be reviewed in conjunction with the companion RPD applications, as well as with the development allocation cycle, utilizing design flexibility and innovative approaches in residential design, while allowing general departures from standard design principles, while remaining sensitive to the surrounding uses.

D. The proposed Change of Zone is consistent with the Recreation Element which proposes that land areas and programs be established to provide a wide range of recreation facilities and activities that will serve all the people of Camarillo and its environs with adequate year-round recreation, because approval of the subject Change of Zone will allow for consideration of a residential project under the possible future residential zoning that will ensure private, on-site recreational areas are included, and will provide in-lieu fees for park improvements, at such time as the property develops.

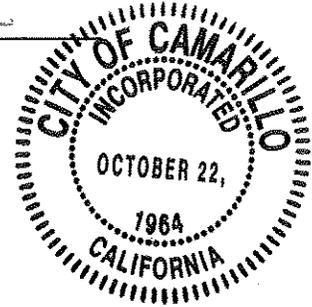
E. The proposed Change of Zone is consistent with the Community Design Element, which establishes a design framework for community development, which includes design guidelines for new projects, as well as guidelines for the maintenance of existing projects to protect the City's positive characteristics, and guides public and private improvements to create a functional and attractive community with a distinct sense of place, because any future development of the subject property will be in conformance with development standards of both the Dawson Drive and Village at the Park Specific Plans, which were both prepared in accordance with the Community Design Element.

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1127 was introduced by the City Council at a meeting held August 24, 2016, and subsequently passed and adopted by the City Council at a regular meeting held September 14, 2016, by the following vote:

AYES: Councilmembers: Craven, Little, Mayor Morgan  
NOES: Councilmembers: Kildee, McDonald  
ABSENT: Councilmembers: None

*Jeffrie Madland*  
\_\_\_\_\_  
City Clerk

c: Department of Community Development  
General Services Department/Information Systems Division  
Public Works Department  
Camarillo Village Homes, LLC  
EJM Arizona Commerceplex / Hawkeye Dev. II, LLC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LOT 1**

That portion of Parcel 1 in the City of Camarillo, County of Ventura, State of California described in Document Number 2000-0124610-00 of Official Records, recorded August 8, 2000 in the Office of the County Recorder of said County, lying northerly and westerly of the following described line:

Commencing at the northeast corner of Parcel 1 described in said document Number 2000-0124610-00 of Official Records; thence, South 00°26'59" West, a distance of 1,292.08 feet to the Point of Beginning; thence,

- 1st - North 89°31'32" West, a distance of 309.54 feet to the beginning of a tangent curve concave northeasterly, having a radius of 37.44 feet; thence, along said curve,
- 2nd - Northwesterly through a central angle of 62°02'36", an arc length of 40.54 feet; thence,
- 3rd - North 00°24'10" East, a distance of 48.78 feet; thence,
- 4th - North 08°47'07" West, a distance of 215.82 feet; thence,
- 5th - South 81°12'53" West, a distance of 19.92 feet; thence,
- 6th - North 51°07'18" West, a distance of 3.18 feet; thence,
- 7th - North 09°02'16" West, a distance of 18.61 feet; thence,
- 8th - South 80°57'44" West, a distance of 131.04 feet; thence,
- 9th - North 09°02'16" West, a distance of 47.48 feet; thence,
- 10th - South 80°57'44" West, a distance of 32.94 feet; thence,
- 11th - North 09°02'16" West, a distance of 22.80 feet; thence,
- 12th - South 80°57'44" West, a distance of 38.30 feet to a line that is parallel with and 49.27 feet easterly from the easterly line of Lewis Road, measured at right angles, as described in the deed recorded June 8, 1988 as Instrument 88-079129 in the Office of said County Recorder; thence,
- 13th - South 09°02'57" East, a distance of 402.92 feet to the northerly line of Pleasant Valley Road, as described in the grant deed to the City of Camarillo recorded August 10, 1995 as Instrument 95-194342, Official Records, in the Office of said County Recorder.

Lot 1 containing 19.88 acres, more or less.

**LOT 2**

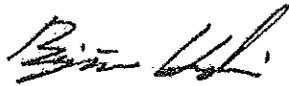
That portion of Parcel 1 in the City of Camarillo, County of Ventura, State of California described in Document Number 2000-0124610-00 of Official Records, recorded August 8, 2000 in the Office of the County Recorder of said County, lying southerly and easterly of the following described line:

Commencing at the northeast corner of Parcel 1 described in said document Number 2000-0124610-00 of Official Records; thence, South 00°26'59" West, a distance of 1,292.08 feet to the Point of Beginning; thence,

- 1st - North 89°31'32" West, a distance of 309.54 feet to the beginning of a tangent curve concave northeasterly, having a radius of 37.44 feet; thence, along said curve,
- 2nd - Northwesterly through a central angle of 62°02'36", an arc length of 40.54 feet; thence,
- 3rd - North 00°24'10" East, a distance of 48.78 feet; thence,
- 4th - North 08°47'07" West, a distance of 215.82 feet; thence,
- 5th - South 81°12'53" West, a distance of 19.92 feet; thence,
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- 8th - South 80°57'44" West, a distance of 131.04 feet; thence,
- 9th - North 09°02'16" West, a distance of 47.48 feet; thence,
- 10th - South 80°57'44" West, a distance of 32.94 feet; thence,
- 11th - North 09°02'16" West, a distance of 22.80 feet; thence,
- 12th - South 80°57'44" West, a distance of 38.30 feet to a line that is parallel with and 49.27 feet easterly from the easterly line of Lewis Road, measured at right angles, as described in the deed recorded June 8, 1988 as Instrument 88-079129 in the Office of said County Recorder; thence,
- 13th - South 09°02'57" East, a distance of 402.92 feet to the northerly line of Pleasant Valley Road, as described in the grant deed to the City of Camarillo recorded August 10, 1995 as Instrument 95-194342, Official Records, in the Office of said County Recorder.

Lot 2 containing 2.81 acres, more or less.

*These lots are described in support of planning, zoning and development applications and do not comprise legal lots for sale, lease or finance.*



7/27/2016



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°31'32" W	309.54'
L2	N 00°24'10" E	48.78'
L3	N 08°47'07" W	215.82'
L4	S 81°12'53" W	19.92'
L5	N 51°07'18" W	3.18'
L6	N 09°02'16" W	18.61'
L7	S 80°57'44" W	131.04'
L8	N 09°02'16" W	47.48'
L9	S 80°57'44" W	32.94'
L10	N 09°02'16" W	22.80'
L11	S 80°57'44" W	38.30'
L12	N 09°02'57" W	402.92'



*Benjamin P. Hardin*

7/27/2016

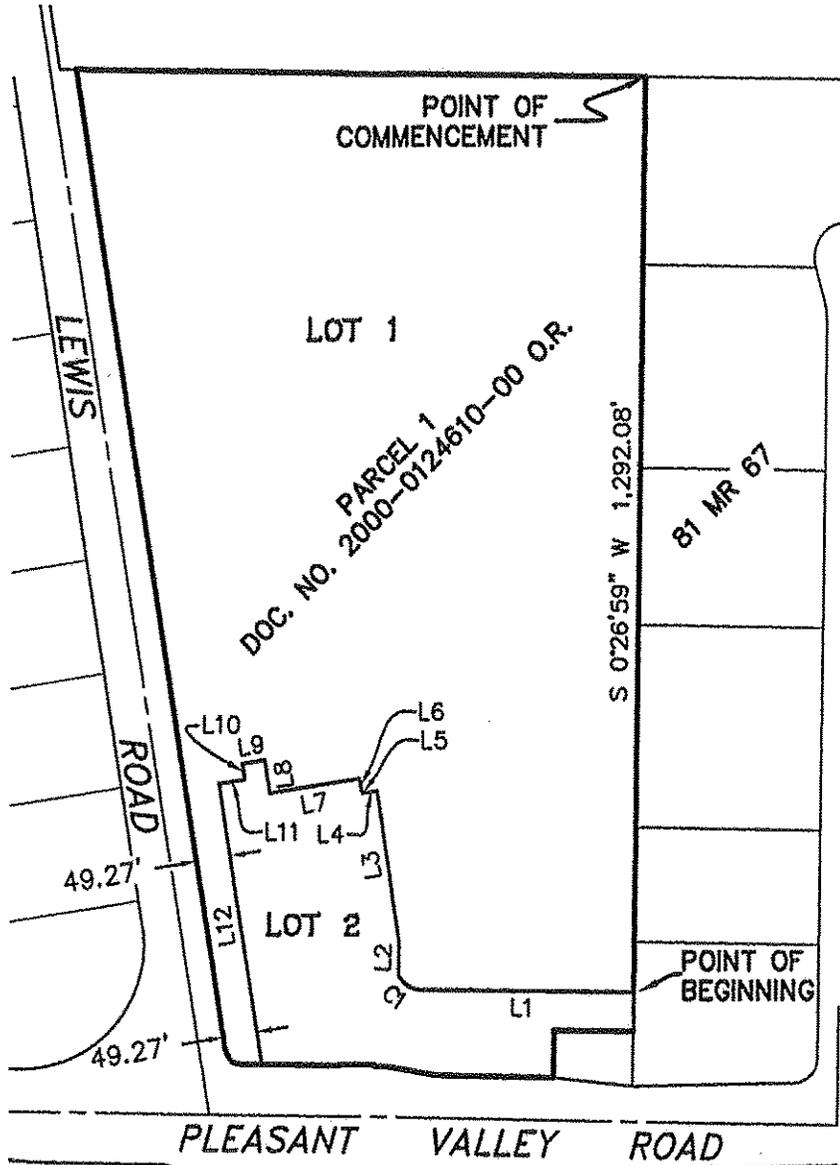
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	62°02'36"	37.44'	40.54'



**Stantec**

1327 Del Norte Road, Suite 200, Camarillo, CA 93010  
 Phone: (805) 981-0706 Fax: (805) 981-0251

W.O. 2064021233 DWG: 2064021233ex1\_2016-07-27.dwg



**NOTE:** THESE LOTS ARE DESCRIBED IN SUPPORT OF PLANNING, ZONING AND DEVELOPMENT APPLICATIONS AND DO NOT COMPRISE LEGAL LOTS FOR SALE, LEASE OR FINANCE.



SCALE: 1" = 250'

EXHIBIT "B"

CITY OF CAMARILLO  
 STATE OF CALIFORNIA

PLOT DATE: 7/27/2016