

ORDINANCE NO. 1107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REZONING CERTAIN REAL PROPERTY 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, NORTH OF THE U.S. HIGHWAY 101/ VENTURA FREEWAY, EAST OF SANTA ROSA ROAD, SOUTH OF VERDUGO WAY, AND WEST OF CAMINO RUIZ, FURTHER DESCRIBED AS CHANGE OF ZONE 318

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

SECTION 1: The City Council of the City of Camarillo finds 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, attached hereto and made a part hereof (hereafter, "Property"); and as set forth on Exhibit B, a map of the affected area, attached hereto and made a part hereof.

B. The property consists of approximately 8.66 acres.

C. The property is unimproved.

D. The owners of the Property have filed an application for a change in zone classification of the Property from its present zone classification of LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15 dwelling units per acre maximum).

E. The Planning Commission conducted a duly-noticed public hearing on February 3, 2015, on this matter and recommended to the City Council that the change in zone classification be approved.

F. The City Council conducted a duly-noticed public hearing on February 25, 2015, 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.

G. The change of zone 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.

1. The Change of Zone would be consistent with the recently-amended Land Use Element that re-designated the site as Medium-Density Residential and would maintain consistency with the goals of the General Plan, including its various elements, as well as with the Community Goals.
2. The size and shape of the site is adequate to accommodate residential development under the Medium-Density Residential designation.
3. The subject site is adequately served by streets and utilities to accommodate future residential development that may result from approval of the proposed residential designation.

4. The proposed, Change of Zone and General Plan amendment, as well as potential subsequent residential development has been reviewed under the California Environmental Quality Act (CEQA) and a Mitigated Negative Declaration No. 2013-9 is proposed for adoption that would provide various mitigation measures under a mitigation-monitoring program to ensure that all potentially significant impacts would be reduced to less-than-significant levels.
5. Approval of the Change of Zone will allow for consideration of for-sale townhomes, which further promotes the goals of the City's General Plan Housing Element, by providing additional housing opportunities for the City and the region for now and into the future.
6. Approval of the Change of Zone will allow for compatible development and prevent the intrusion of incompatible land uses by limiting industrial zoning to the east side of Camino Ruiz, while allowing for residential land uses adjacent to the existing commercial center.

SECTION 2: The Property is reclassified from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15 dwelling units per acre maximum).

SECTION 3: The Director of Community Development shall amend the official zoning map of the City, as adopted by Section 19.06.040 of the Camarillo Municipal Code to reflect the change in zone classification, as set forth above.

SECTION 4: The City Clerk shall certify the adoption of this Ordinance and cause the same to be published in a manner prescribed by law.

PASSED, APPROVED, AND ADOPTED on March 11, 2015.



 Mayor

Attested to on 3/12/15

Jamadland

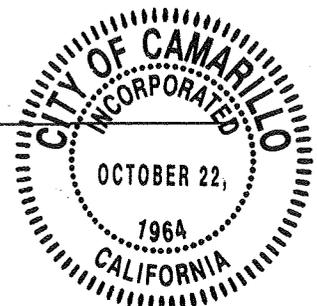
 City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1107 was introduced by the City Council at a meeting held February 25, 2015, and subsequently passed and adopted by the City Council at a regular meeting held March 11, 2015, by the following vote:

AYES: Councilmembers: Craven, Kildee, Morgan, Mayor Little
 NOES: Councilmembers: McDonald
 ABSENT: Councilmembers:

Jamadland

 City Clerk



c: Community Development Dept.
 General Services/Info Systems Div.
 Public Works Dept.
 PB Companies

Exhibit "A" Legal Description

That portion of Lots 30 through 33, inclusive, of Tract No. 2347-1 as shown on the map filed in Book 76, Page 51 of Miscellaneous Records (Maps), in the Office of the County Recorder of Ventura County, State of California, more particularly described as follows:

BEGINNING at the southerly terminus of the 5th course described in Instrument No. 89-168351 of Official Records of said County, being a point on the westerly line of said Tract No. 2347-1; thence, along said westerly line,

- 1st - South 21°28'11" West, 835.00 feet to the northwesterly terminus of the 9th course described in Instrument No. 88-000978 of Official Records of said County ; thence, along said 9th course,
- 2nd - South 63°39'41" East, 616.74 feet to the southwestly line of Camino Ruiz as shown on said map of Tract No. 2347-1, being also the beginning of a non-tangent curve, concave northeasterly, having a radius of 105.00 feet, to which point a radial line bears South 40°32'55" East; thence, along said curve and the westerly line of said Camino Ruiz, the following four courses,
- 3rd - Northerly through a central angle of 70°55'16" an arc length of 129.97 feet; thence,
- 4th - North 21°28'11" East, 88.91 feet to the beginning of a curve, concave westerly, having a radius of 566.00 feet; thence, along said curve,
- 5th - Northerly through a central angle of 37°10'27" an arc length of 367.23 feet to the beginning of a reverse curve, concave easterly, having a radius of 634.00 feet; thence, along said curve,
- 6th - Northerly through a central angle of 30°52'00", 341.55 feet to the southerly terminus of the 8th course described in said Instrument No. 89-168351, being also the beginning of a reverse curve, concave southwestly, having a radius of 35.00 feet; thence, along said curve and along the southerly line of said Instrument No. 89-168351, the following three courses,
- 7th - Northwestly through a central angle of 83°41'33" an arc length of 51.12 feet; thence,
- 8th - North 68°31'49" West, 124.16 feet to the beginning of a curve, concave northeasterly, having a radius of 838.50 feet; thence, along said curve,
- 9th - Northwestly through a central angle of 09°57'02" an arc length of 145.62 feet to the **POINT OF BEGINNING.**

Containing 8.75 acres, more or less.



