

ORDINANCE NO. 1130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REZONING CERTAIN REAL PROPERTY FROM LIMITED MANUFACTURING (LM) ZONE TO COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE FOR 26 ACRES LOCATED SOUTH OF THE U.S. HIGHWAY 101/VENTURA FREEWAY, WEST OF SPRINGVILLE DRIVE, NORTH OF THE CAMARILLO AIRPORT, JUST EAST OF WEST VENTURA BOULEVARD, FURTHER DESCRIBED AS CHANGE OF ZONE 322

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

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

B. The Property consists of approximately 26 acres and is "unimproved."

C. The owners of the Property have filed an application for a change of zone in classification of the Property from its present zone classification of Limited Manufacturing (LM) to Commercial Planned Development (CPD) Zone.

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

E. The City Council opened a duly-noticed public hearing on August 24, 2016, and continued the item to September 28, 2016, regarding the application.

SECTION 2. Zone Change Findings. The City Council has reviewed the Change of Zone request and finds that the change may be approved based on the following:

A. Rezoning to the CPD Zone would bring the zoning into compliance with the revised General Plan land use designation of General Commercial.

B. As set forth in the conditions of approval for the General Plan Amendment, the rezoning is subject to the terms and conditions of that certain Agreement Regarding General Plan Amendment and Zone Change.

C. The size and shape of the property are adequate to accommodate the proposed commercial type of development as allowed under the proposed CPD Zone.

D. The site would be adequately served by streets and utilities for the proposed CPD zoning designation.

E. The proposed CZ has been reviewed under Subsequent Environmental Impact Report (EIR) No. 2014-8, which provides various mitigation measures under the adopted mitigation-monitoring program to ensure that levels of impact would be below acceptable thresholds.

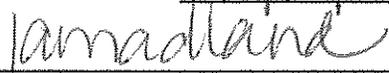
SECTION 3. Approval of Zone Change. The subject 26 acres of the Property is reclassified from Limited Manufacturing Zone to Commercial Planned Development Zone.

SECTION 4. The Director of Community Development is directed to amend the official zoning map of the City, as adopted by Title 19 Section 19.06.040 of the Camarillo Municipal Code, to reflect the change in zone classification, as set forth above.

SECTION 5: The City Clerk is directed to certify the adoption of this Ordinance and cause the same to be published in a manner prescribed by law.

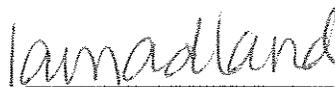
PASSED, APPROVED, AND ADOPTED October 12, 2016.

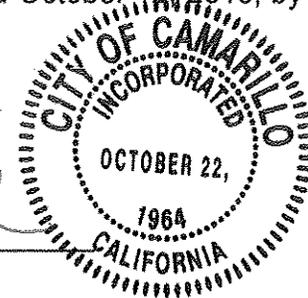

Mayor

Attested to on 10/13/16

City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1130 was introduced by the City Council at a meeting held September 28, 2016, and subsequently passed and adopted by the City Council at a regular meeting held October 12, 2016, by the following vote:

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


City Clerk



c: Department of Community Development
General Services Department/Information Systems Division
Public Works Department
Robert D. Selleck, II – Springville, LLC

EXHIBIT "A"

LEGAL DESCRIPTION

Those portions of Subdivision 57 of Rancho El Rio de Santa Clara o'la Colonia, in the City of Camarillo, County of Ventura, State of California, according to the Partition Map on file in the office of the County Clerk of Ventura County in the case entitled "Thomas A. Scott, et al., Plaintiffs vs. Rafael Gonzales, et al., Defendants" per Book 6, Page 161 of Deeds, Records of Ventura County, said portions described as follows:

PARCEL 1-

Beginning at the intersection of the northerly line of West Ventura Boulevard, as described in the 16th course of Exhibit "A-3" of the Grant Deed recorded December 10, 2007, as Document No. 20071210-00223045 of Official Records of Ventura County, with a line, parallel with and 18.00 feet easterly of, measured at right angles, the easterly line of West Ventura Boulevard (formerly Bajo Agua Avenue), as described in the Grant Deed recorded September 2, 1982, as Instrument No. 82-081908 of Official Records of Ventura County; thence along said parallel line,

- 1st: North 0°28'33" East 1150.86 feet to the beginning of a tangent curve, concave easterly and having a radius of 370.00 feet; thence,
- 2nd: Northerly along said curve an arc distance of 16.11 feet through a central angle of 2°29'38"; thence radial to said curve;
- 3rd: South 87°01'49" East 2.00 feet to the beginning of a non-tangent curve, concave southeasterly and having a radius of 37.00 feet, a radial to said point bears North 87°01'49" West; thence,
- 4th: Northerly along said curve an arc distance of 62.52 feet through a central angle of 96°48'50" to the beginning of a tangent compound curve, concave southerly and having a radius of 1468.00 feet; thence,
- 5th: Easterly along said curve an arc distance of 178.86 feet through a central angle of 6°58'52"; thence tangent to said curve,
- 6th: South 73°14'07" East 276.08 feet to the beginning of a tangent curve, concave southwesterly and having a radius of 395.00 feet; thence,
- 7th: Easterly along said curve an arc distance of 504.68 feet through a central angle of 73°12'17"; thence tangent to said curve,

- 8th: South 0°01'50" East 611.98 feet to the beginning of a tangent curve, concave westerly and having a radius of 395.00 feet; thence,
- 9th: Southerly along said curve an arc distance of 172.75 feet through a central angle of 25°03'27"; thence tangent to said curve,
- 10th: South 25°01'37" West 109.06 feet; thence,
- 11th: South 70°01'37" West 35.74 feet to the intersection with the northerly line of West Ventura Boulevard, as described in Exhibit "A-3" of said Grant Deed recorded December 10, 2007; thence along said northerly line by the following seven courses:
- 12th: North 64°58'23" West 126.04 feet to the beginning of a tangent curve, concave southerly and having a radius of 1047.00 feet; thence,
- 13th: Northwesterly along said curve an arc distance of 275.90 feet through a central angle of 15° 05'53"; thence non-tangent to said curve,
- 14th: North 73°40'26" West 63.72 feet to the intersection with the westerly prolongation of a curve, concentric with and 9.00 feet northerly of, measured radially, the curve hereinabove described in the thirteenth course of this description, said concentric curve having a radius of 1056.00 feet, a radial to said point of intersection bears North 6°29'28" East; thence,
- 15th: Westerly along said concentric curve an arc distance of 97.75 feet through a central angle of 5° 18'13"; thence tangent to said curve,
- 16th: North 88°48'45" West 97.22 feet; thence,
- 17th: North 44°08'59" West 35.15 feet; thence,
- 18th: North 89°31'27" West 1.24 feet to the point of beginning of this description.

Containing 20.66 acres, more or less.

PARCEL 2-

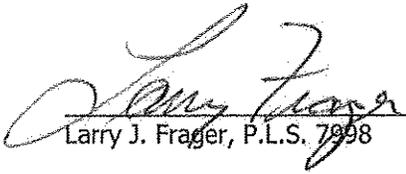
Beginning at the intersection of the westerly line of Springville Drive, as described in Exhibit "A" of the Grant Deed recorded February 6, 2006, as Document No. 20060206-0024395 of Official Records of Ventura County, and the northerly line of West Ventura Boulevard, as described in Exhibit "A-3" of the Grant Deed recorded December 10, 2007, as Document No. 20071210-00223045 of Official Records of Ventura County; thence along said northerly line of West Ventura Boulevard by the following six courses:

- 1st: South 50°07'51" West 31.82 feet; thence,

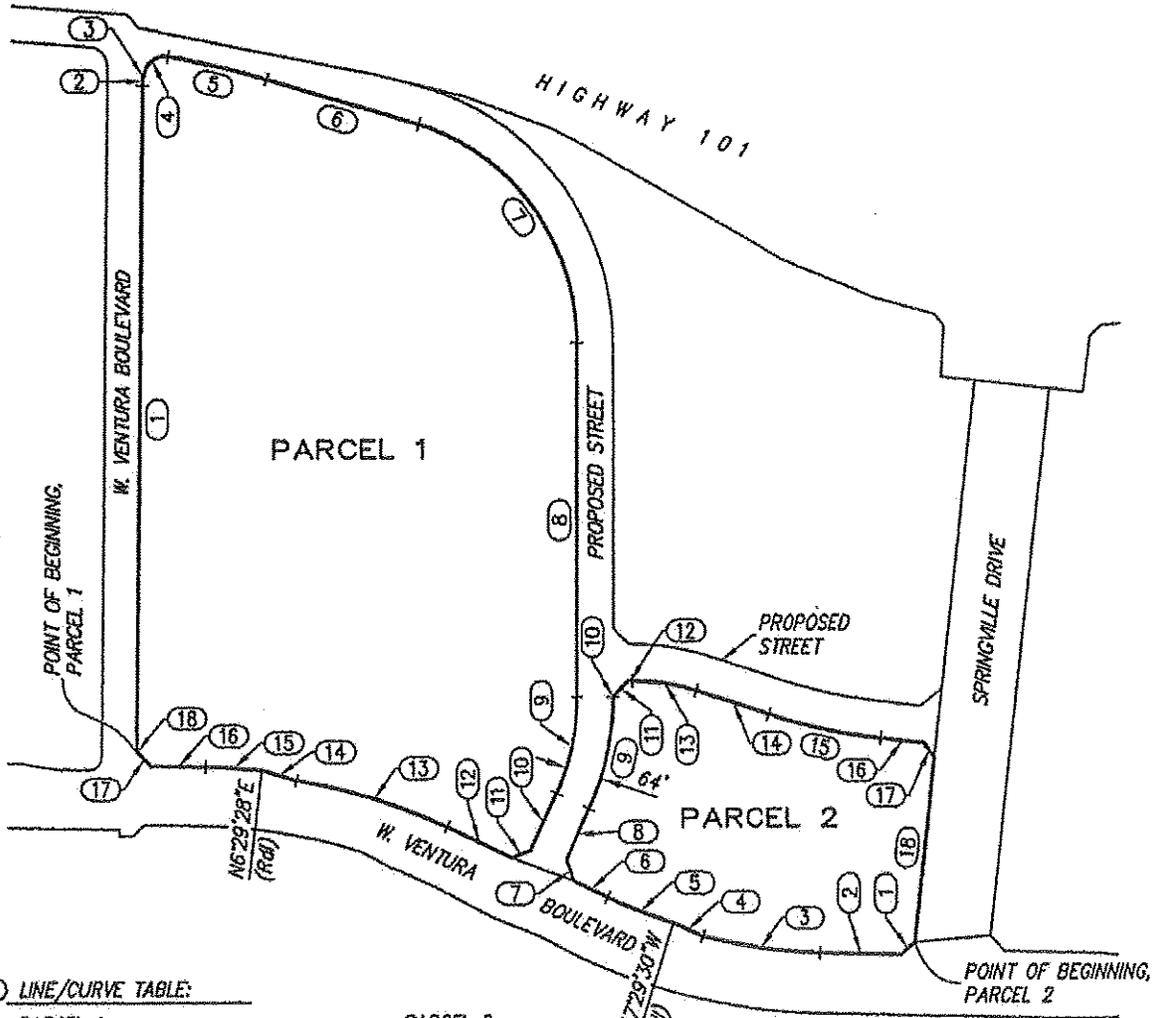
- 2nd: North 88°47'55" West 143.90 feet to the beginning of a tangent curve, concave northerly and having a radius of 953.00 feet; thence,
- 3rd: Westerly along said curve an arc distance of 213.59 feet through a central angle of 12°50'28"; thence non-tangent to said curve,
- 4th: North 65°16'41" West 57.79 feet to the intersection with the westerly prolongation of a curve, concentric with and 9.00 feet northerly of, measured radially, the curve hereinabove described in the third course of this description, said concentric curve having a radius of 944.00 feet, a radial to said point of intersection bears South 17°29'30" West; thence,
- 5th: Westerly along said concentric curve an arc distance of 124.15 feet through a central angle of 7° 32'07"; thence tangent to said curve,
- 6th: North 64°58'23" West 66.47 feet; thence leaving the northerly line of said West Ventura Boulevard,
- 7th: North 19°58'23" West 40.37 feet to the intersection with a line, parallel with and 64.00 feet southeasterly of, measured at right angles, the line hereinabove described in the tenth course of Parcel 1 of this description; thence along said parallel line,
- 8th: North 25°01'37" East 96.79 feet to the beginning of a tangent curve, concave westerly and having a radius of 459.00 feet, said curve being concentric with and 64.00 feet easterly of, measured radially, the curve hereinabove described in the ninth course of Parcel 1 of this description; thence,
- 9th: Northeasterly along said concentric curve an arc distance of 200.74 feet through a central angle of 25°03'27"; thence tangent to said curve and along a line, parallel with and 64.00 feet easterly of, measured at right angles, the line hereinabove described in the eighth course of Parcel 1 of this description; thence along said parallel line,
- 10th: North 0°01'50" West 1.68 feet; thence,
- 11th: North 44°58'10" East 38.18 feet; thence,
- 12th: North 89°58'10" East 7.10 feet to the beginning of a tangent curve, concave southerly and having a radius of 368.00 feet; thence,
- 13th: Easterly along said curve an arc distance of 114.59 feet through a central angle of 17°50'26"; thence tangent to said curve,
- 14th: South 72°11'24" East 136.86 feet to the beginning of a tangent curve, concave northerly and having a radius of 1010.00 feet; thence,

- 15th: Easterly along said curve an arc distance of 205.06 feet through a central angle of $11^{\circ}37'57''$;
thence tangent to said curve,
16th: South $83^{\circ}49'21''$ East 76.11 feet; thence,
17th: South $38^{\circ}49'21''$ East 31.11 feet to the intersection with the westerly line of said Springville Drive;
thence along said westerly line,
18th: South $6^{\circ}10'39''$ West 324.35 feet to the point of beginning of this description.

Containing 5.34 acres, more or less.

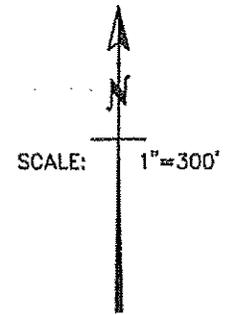

Larry J. Frager, P.L.S. 7998
8/10/16
Date





○ LINE/CURVE TABLE:

PARCEL 1--		PARCEL 2--	
1	N0°28'33"E 1150.86'	1	S50°07'51"W 31.82'
2	Δ=2°29'38" R=370.00' L=16.11'	2	N88°47'55"W 143.90'
3	S87°01'49"E (Rd) 2.00'	3	Δ=12°50'28" R=953.00' L=213.59'
4	Δ=96°48'50" R=37.00' L=62.52'	4	N65°16'41"W 57.79'
5	Δ=6°58'52" R=1468.00' L=178.86'	5	Δ=7°32'07" R=944.00' L=124.15'
6	S73°14'07"E 276.08'	6	N64°58'23"W 66.47'
7	Δ=73°12'17" R=395.00' L=504.68'	7	N19°58'23"W 40.37'
8	S0°01'50"E 611.98'	8	N25°01'37"E 96.79'
9	Δ=25°03'27" R=395.00' L=172.75'	9	Δ=25°03'27" R=459.00' L=200.74'
10	S25°01'37"W 109.06'	10	N0°01'50"W 1.68'
11	S70°01'37"W 35.74'	11	N44°58'10"E 38.18'
12	N64°58'23"W 126.04'	12	N89°58'10"E 7.10'
13	Δ=15°05'53" R=1047.00' L=275.90'	13	Δ=17°50'26" R=368.00' L=114.59'
14	N73°40'26"W 63.72'	14	S72°11'24"E 136.86'
15	Δ=5°18'13" R=1056.00' L=97.75'	15	Δ=11°37'57" R=1010.00' L=205.06'
16	N88°48'45"W 97.22'	16	S83°49'21"E 76.11'
17	N44°08'59"W 35.15'	17	S38°49'21"E 31.11'
18	N89°31'27"W 1.24'	18	S6°10'39"W 324.35'



PREPARED BY:
 BENNER AND CARPENTER, INC.
 506 EAST MAIN STREET
 SANTA PAULA, CA 93060
 (805) 525-3398

EXHIBIT 'B'
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION