



CITY OF CAMARILLO PLANNING COMMISSION ARCHITECTURAL REVIEW COMMITTEE AGENDA

Regular Meeting
Tuesday, November 8, 2016 – 7 p.m.
City Hall, 601 Carmen Drive, Camarillo

1. Call to Order
2. Roll Call
3. Approve Action Minutes from Meeting of October 4, 2016
4. Public Comment
5. CPD-77M(6), Fairfield Inn and Suites Hotel

An application has been received from Plantation Bay Hotels, LLC, requesting approval of a minor modification of a Commercial Planned Development (CPD) permit related to architectural adjustments to the proposed tower element, including a height reduction and other minor adjustments that substantially conform to existing approvals; subject to review and approval of the Director of Community Development Department. (The action of the Community Development Director is final on this request, unless an appeal is filed within 10 days of the final decision.)

6. Committee Comments
7. Adjournment

Copy to:

Commissioner Hemmens
Assistant City Attorney Don Davis
Deputy City Attorney Kane Thuyen
City Clerk

Commissioner Edsall
Planning Commission Chair Larry Davis
Community Development Staff
Applicants/Reps

Notices

- a. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II.)
- b. Staff reports and other disclosable public records related to open session agenda items are available at City Hall, 601 Carmen Drive, Camarillo, at the office of the Department of Community Development during regular business hours, Monday through Friday, 8 a.m. to 5 p.m. Any person with a question concerning any agenda item may call the Department at 805.388.5360.

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CITY OF CAMARILLO PLANNING COMMISSION ARCHITECTURAL REVIEW COMMITTEE

ACTION MINUTES

Tuesday, October 4, 2016 – 7 p.m.
City Hall, 601 Carmen Drive, Camarillo

1. **Call to Order** – at 7 p.m.
2. **Roll Call** – Commissioners Edsall and Hemmens; Staff Members David Moe, Jaclyn Lee, and Carlos Torres; Deputy City Attorney Kane Thuyen; and Applicant Representative Wally Tirheimer
3. **Approve Action Minutes from Meeting of September 20, 2016** – approved as submitted.
4. **Public Comment** – None.
5. **CPD-29M(5), Carl's Jr.**

An application has been received from Greenberg Farrow of Irvine, California, on behalf of Carl's Jr. Restaurants, LLC, requesting approval of a modification to an existing 3,377-square-foot Carl's Jr. drive-thru restaurant located at 401 Las Posas Road in the Commercial Planned Development (CPD) Zone. The application proposes to remodel the existing building façade, add a new roof extension over the existing drive-thru pick-up area, and minor site improvements.

Carlos Torres, planner for the project, gave a short overview of the application. The Committee liked the project and determined that they would make a favorable recommendation to the Planning Commission.

6. **Committee Comments** – None.
7. **Adjournment** – at 7:10 p.m.

**Approved as submitted / as corrected at
Architectural Review Committee meeting of November 8, 2016.**



CITY OF CAMARILLO

JOINT MEETING

PLANNING COMMISSION REGULAR MEETING RESIDENTIAL DEVELOPMENT EVALUATION BOARD

AGENDA

Tuesday, November 8, 2016 – 7:30 p.m.
City Hall Council Chamber, 601 Carmen Drive

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG**
4. **MINUTES** - Regular Planning Commission meeting of October 18, 2016
- Regular RDEB meeting of August 18, 2015
5. **PUBLIC COMMENTS** (*This is the time for members of the public to present a matter to the Planning Commission which does not appear as a regular item.*)
6. **PUBLIC HEARING**

Ordinance amending Camarillo Municipal Code (CMC) Chapter 20.01 (Development Control Ordinance) and Amendment to Procedures for Implementation of CMC Chapter 20.01

The City is considering an amendment to CMC Chapter 20.01 to:

- Delete the provision that permits up to a ten percent (10%) increase or decrease in allotments each year.
- Update the development allotment evaluation criteria pertaining to impacts to water supply, storm water treatment, provision of and availability of complete streets, and the energy and water conservation criteria to comply with State and City requirements.
- Clarify procedures for awarding development allotments and modifications

PC - Suggested Action: Adopt Planning Commission Resolution No. 2016-___(28) recommending approval to the City Council of the ordinance amendments to CMC Chapter 20.01 – Development Control.

RDEB - Minute Action: *Via minute action*, recommend approval to the City Council of the proposed Procedures for Implementation of CMC Chapter 20.01 – Development Control.

- a. Agenda Report
- b. Public Testimony
- c. Commission Discussion and Recommendation

7. **2017 Meeting Schedule**

The 2017 Planning Commission meeting schedule is submitted for approval.

Minute Action: *Via Minute Action*, approve the 2017 Planning Commission Meeting Schedule.

8. DIRECTOR'S REPORT

- a. **Planning Commission Resolution** – to honor Steve Mitchell and wish him a warm farewell on his retirement and to show gratitude for his 29 years of dedicated service.

9. COMMISSION COMMENTS

10. ADJOURNMENT

Notices

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CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, October 18, 2016 – 7:30 pm
City Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Davis at 7:30 p.m.

ROLL CALL

Present: Commissioner Valenzano, Vice-Chairman Lusk, and Chairman Davis

Absent: Commissioners Edsall and Hemmens

Staff Present: Joe Vacca, Director
David Moe, Assistant Director
Kane Thuyen, Deputy City Attorney
Carlos Torres, Assistant Planner
Laura Fox, Recording Secretary

There were three people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Valenzano.

MINUTES – Regular Meeting of October 4, 2016, and Special Meeting of October 12, 2016

It was **MOVED** by Commissioner Valenzano to approve the minutes for the October 4, 2016, and the October 12, 2016, meetings, **SECONDED** by Vice Chairman Lusk, to approve both sets of minutes as submitted. With a vote of three (3) in favor, with Commissioner Edsall and Hemmens absent, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

CUP-378, Twinkle Toes Dance of Camarillo

An application has been received from Twinkle Toes School of Dance, requesting approval of a conditional use permit (CUP) no. 378 for the operation of a dance studio in a 3,240 square-foot unit within an existing 93,018 square-foot, multi-tenant industrial development, located at 1270 Avenida Acaso, Suite H, in the Light Manufacturing (M-1) Zone.

Assistant Planner Carlos Torres gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis declared the **PUBLIC HEARING OPENED**.

Shane Geringer, applicant, introduced himself and indicated he was available for any questions. There were no questions for the applicant.

Hearing no further requests to speak either for, or against the item, the Chairman declared the **PUBLIC HEARING CLOSED**.

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated that he feels it is a suitable fit for the City and does not seem to interfere with the residential areas surrounding it. He stated he is in support of the application.

Vice-Chairman Lusk stated his only concern is the overlapping of classes that may cause a bottleneck in the parking area; however, it can be carefully worked out. He stated that he is in support of the application.

Chairman Davis stated that there appears to be plenty of parking to avoid any congestion; all the activity is indoors, so it will not interfere with other uses; and there are no hazardous activities going on in the building, so he is in support of the application.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-27, approving Conditional Use Permit 378 (CUP-378), subject to the conditions of approval. Commissioner Valenzano **MOVED**, Vice-Chairman Lusk **SECONDED**, to waive further reading and adopt. With a vote of three (3) in favor, with Commissioners Edsall and Hemmens absent, the **MOTION CARRIED**.

DIRECTOR'S REPORT

Director Vacca reported that the next Planning Commission meeting is scheduled for November 8, which will include a Residential Development Evaluation Board (RDEB) meeting. He also mentioned that there is a joint study session with the City Council for the AB1234 training on December 14, 2016. Director Vacca announced that Jackie Lee has been promoted to Principal Planner and that Steve Mitchell will be retiring in November. He reported that Planning Technician Tim Moran has resigned from the City. He informed the Commissioners that the City is currently recruiting for a Senior Planner and Planning Technician.

COMMISSION COMMENT

There were no Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Secretary of the Commission

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City of Camarillo

Residential Development Evaluation Board

MINUTES

Meeting of August 18, 2015
City Hall Council Chambers
601 Carmen Drive, Camarillo

This meeting followed adjournment of the regular Planning Commission meeting of August 18, 2015.

MEETING CALLED TO ORDER

The meeting was called to order by Chairman Lusk at 8:54 p.m.

ROLL CALL

Present: Board Members Davis, Edsall, Hemmens, Valenzano, and Chairman Lusk.

Absent: None

Staff Present: Joe Vacca, Community Development Director/Secretary; Kane Thuyen, Deputy City Attorney; Jackie Lee, Senior Planner; Laura Fox, Recording Secretary; and five people in the audience.

MINUTES OF JULY 14, 2015

It was MOVED by Board Member Davis, and SECONDED by Board Member Edsall, to approve the minutes as submitted. With a unanimous vote of 5 – 0 vote, the **MOTION CARRIED**.

PUBLIC HEARING

REVIEW OF YEAR 2015 DEVELOPMENT ALLOTMENT APPLICATIONS

This is the time for the Board to conduct a hearing to review the projects and points assignments recommended for the following projects:

DA 2016-1 = RPD-193 – elecora Springville, LLC: *requesting 96 allotments; RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum) Zone; townhome units*

DA 2016-2 = RPD-194 – Comstock Homes: *requesting 129 allotments; RPD-15U (Residential Planned Development, 15 dwelling units per acre maximum) Zone; townhome units*

Director Joe Vacca gave an overview of the projects and reviewed the point assignments. He stated that the applicants have been notified of the point assignments and that no changes or modifications were requested.

Chairman Lusk then opened the public hearing.



City of Camarillo

AGENDA REPORT

DATE: November 8, 2016

TO: Planning Commission
Residential Development Evaluation Board

FROM: Joseph R. Vacca, Director, Community Development Department

SUBMITTED BY: Jaclyn Lee, Principal Planner, Community Development Department

SUBJECT: Ordinance amending Camarillo Municipal Code (CMC) Chapter 20.01 (Development Control) and Amendment to Procedures for Implementation of CMC Chapter 20.01

SUMMARY

The City of Camarillo Measure A was enacted in 1981, following the approval of a voter-initiated ordinance, which enacted Camarillo Municipal Code (CMC) Chapter 20.01 – Development Control. The measure was intended to provide a steady annual residential growth, rather than a fluctuating, overly-rapid rate of growth, in order to properly manage and provide adequate services provided by city, school, park, and other public utility and service agencies. Chapter 20.01 was extended in 1995, 2005, and most recently, in 2015, which extended the ordinance through December 31, 2025, and continues to allow the granting of 400 allocations for dwelling units each year, with exceptions for certain types of units.

The City is considering an ordinance that would amend CMC Chapter 20.01 to:

- Delete the provision that permits up to a ten percent (10%) increase or decrease in allotments each year.
- Update the development allotment evaluation criteria pertaining to impacts to water supply, storm water treatment, provision of and availability of complete streets, and the energy and water conservation criteria to comply with State and City requirements.
- Clarify procedures for awarding development allotments and modifications.

CMC Chapter 20.01 directs the Residential Development Evaluation Board (RDEB) to develop, subject to City Council's approval, procedures for administering the provisions of the development control chapter. As part of the implementation procedures, development allotment evaluation criteria have been adopted for each of the categories listed in Chapter 20.01 for the purpose of rating and assuring consistent, reasonable, and fair evaluation of projects applying for development allotments.

For consistency with the proposed amendments to CMC Chapter 20.01 procedures and development allotment evaluation criteria used to rate projects for recommendation of point assignments by the RDEB to the City Council will also be amended.

A public hearing has been advertised for the joint Planning Commission and RDEB meeting of November 8, 2016, posted at Camarillo City Hall, as well as on the City's website (www.cityofcamarillo.org), and published in a newspaper of general circulation for the area.

DISCUSSION

Environmental Review

The proposed ordinance and amendments to the procedures for implementation are exempt from the California Environmental Quality Act (CEQA) Guidelines under section 15061(b)(3) of the State CEQA Guidelines, because the proposed changes are covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed amendments merely update the existing criteria used to evaluate approved projects for consideration of development allotments and clarifies existing procedures. No changes are proposed to the number of allocations that may be granted each year. Any future development would be evaluated through an individual environmental review in accordance with the CEQA.

Background

In 1981, Measure A was passed by the electorate, enacting CMC Chapter 20.01 (Development Control). Last year the City Council extended the City's Development Control Ordinance through December 31, 2025. At that time, the City Council requested staff to review the current criteria used to evaluate development allotment applications.

Since CMC Chapter 20.01 was enacted in 1981, the City Council has adopted resolutions implementing the provisions of Chapter 20.01, including implementation procedures, which were last updated in 1982. The City Council has also adopted development allotment evaluation criteria that are used to score and rate projects based on the categories in the CMC Chapter 20.01, which criteria were last updated in 1991.

There are currently 20 separate categories in CMC Section 20.01.050, which the RDEB uses to consider applications for development allotments and recommend point assignments to the City Council for the awarding of development allotments. At the development control ordinance's original adoption in 1981, there were 19 separate categories for rating projects. In 1985, a 20th category was added to evaluate projects based on the provision of affordable housing. These 20 different categories in the chapter have worked well for the City in evaluating projects for consideration of development allotments and have remained largely unchanged over the past 32 years.

In reviewing CMC Chapter 20.01, staff has found that certain amendments to the development allotment criteria are warranted due to recent changes to State and local building codes, requirements for projects to comply with new stormwater treatment regulations, and the new impacts to water supply.

As previously mentioned, the City Council has adopted resolutions implementing the development allotment procedures and development allotment evaluation criteria that are used to score and rate projects.

The development allotment evaluation criteria are separated into two parts: Part A – Availability of Public Facilities and Services, and Part B – Quality of Design and Contribution of Public Welfare and Amenity. The following is a list of each of the categories in each part. The categories in bold and marked with an asterisk (*) are those in which significant changes are proposed in order to comply with current State and City requirements.

**Part A – Availability of Public Facilities and Services
(8 separate categories):**

- **Water***
- Sewer
- **Stormwater***
- Fire Facilities
- Schools
- **Traffic***
- Parks
- Project Seniority

**Part B – Quality of Design and Contribution of Public Welfare and Amenity
(12 separate categories):**

- Architecture
- Open Space and Landscaping
- **Site Plan Design***
- Useable Open Space
- Multi-Use Trails
- Public Facilities
- Grading
- Trees and Cultural Resources
- **Water Conservation Features***
- **Energy Conservation Features***
- Environment and Agriculture
- **Affordable Housing***

The amendments propose to combine the implementation procedures with the development allotment evaluation criteria into one user-friendly manual called, Procedures for Implementation of CMC Chapter 20.01 – Development Control. The development allotment evaluation criteria would be attached as Exhibit A to the manual and is proposed to be reformatted into a more efficient, user-friendly checklist, making it easier for developers to use when designing projects to ensure the project will meet minimum point requirements to qualify for development allotments. The updated format will also be easier for staff to administer and decision-makers to use when awarding point assignments.

On September 28, 2016, the City Council and Planning Commission held a joint study session to review the proposed changes to the development allotment evaluation criteria. A copy of the PowerPoint presentation is attached to this report. The changes as directed by the City Council have been incorporated into Exhibit A of the Procedures for Implementation of CMC Chapter 20.01 (see attached). The comments from the City Council were the following:

- Clarify criteria under the Site Plan Design Quality category and add definitions of the terms. Staff has edited this section and is further discussed later in this report.
- Remove bonus point option for Transit-Oriented Developments within one-half mile of the Metrolink Station, under the Site Plan Design Quality category.

- Clarify that a project may receive one point if electric vehicle chargers are provided within the garage of each single-family dwelling unit or for multi-family projects, at least five percent (5%) of the required electric vehicle charging stations are provided in parking spaces that are above and beyond the minimum number of parking spaces required for the development.
- Clarify that if a project contains at least one additional affordable housing unit for low- or very-low income households beyond the project's minimum requirement, or if the project contains at least five percent (5%) of the total units for very-low income households, the project may receive 15 bonus points.

The following discussion highlights the proposed amendments to the development allotment evaluation criteria, which is attached as Exhibit A to the Procedures for Implementation of CMC Chapter 20.01.

Water

- Currently, CMC Chapter 20.01 only addresses water infrastructure. The ordinance amendment proposes to include impact to water supply.
- Project may earn maximum points if a water supply source is existing and readily available, and will have water efficient measures to meet current Code standards.
- Project may earn middle scoring if project provides and transfers a verified water supply source to meet demands, and will have water efficient measures to meet current code standards.
- Lowest score would be applied if project implements a water demand offset program to meet demand, and will have water efficient measures in place to meet current code standards.

Stormwater

- Currently, the CMC Chapter 20.01 only addresses stormwater drainage facilities. The ordinance proposes to include impacts to stormwater treatment facilities.
- Project may earn maximum points if stormwater can be handled without off-site improvements.
- Project may earn middle scoring if project requires off-site improvements.
- Lowest score would be applied if project requires improvements by a public agency.

Traffic

- To be consistent with the General Plan Circulation Element, the ordinance proposes to add provision of complete streets to the evaluation criteria.
- Propose revisions to criteria used to rate traffic impact based on number of peak-hour critical movement trips that the project would generate at current Level of Service (LOS) "D," or worse, intersections.
- Propose to update section on impact to Ventura Freeway.
 - A project may earn maximum points if it would create no new traffic impact to the freeway (e.g., the project would redevelop an existing development that would generate fewer vehicle trips.)

- Middle score would be applied if the project is a Transit-Oriented Development located within one-half mile of the Camarillo Metrolink Station.
- Lowest score would be applied if project included a trip reduction program to reduce vehicle trips by twenty percent (20%) or more.

Site Plan Design

- The ordinance proposes to enhance the criteria to include consistency with the General Plan Community Design Element; incorporation of natural features, such as open space; and compliance with site development standards. Based on the direction of the City Council at the study session, staff has updated the proposed criteria to provide better clarification.
- A project may earn maximum points if it represents excellent design consistent with the General Plan Community Design Element policies and design guidelines, and incorporates natural features, such as topography and open space, into the site layout.
- May earn middle scoring if project represents good design consistent with the General Plan Community Design Element policies and design guidelines, and meets or exceeds all minimum zoning standards.
- Lowest score would be applied if project is compatible in relation to the General Plan and complies with minimum zoning standards.

Water Conservation Features

- Propose to eliminate points for features that are now required under the building code based on State and City updates, and replace with new features that exceed minimum Code requirements.
- Propose to award points for projects providing water conservation features such as:
 - Subsurface irrigation.
 - Point-of-use water heaters for all sinks.
 - A rainwater capture/storage/reuse system.
 - Graywater irrigation system served by clothes washers or other fixtures.
 - Recycled water will be used to irrigate landscape planting areas.

Energy Conservation Features

- Propose to eliminate points for features that are now required under the building code, such as insulating hot-water pipes.
- Propose to award points for projects providing energy conservation features such as:
 - Electric vehicle charging stations, in addition to required parking stalls.
 - Windows exceed minimum required energy-efficiency requirements.
 - Project exceeds minimum recycled content value.
 - Insulation exceeds minimum code requirements.
 - At least one ENERGY STAR dishwasher or laundry machine is provided per unit.

Affordable Housing

- Currently, a project may receive 10 bonus points for providing affordable housing. The amendment proposes to grant 15 points if the project provides at least one low- or very-low income unit beyond the project's minimum requirement, or if at least five percent (5%) of the total units are very-low income units.

No changes are proposed to the minimum point requirements needed to qualify for development allotments. A project must score at least 49 out of 80 points (61 percent) in Part A, and at least 70 out of 110 points (64 percent) in Part B. Overall, a project must score at least 119 out of 190 points (63 percent). A bonus section for projects that provide affordable housing was added in 1985, and is proposed to be enhanced as described above.

In addition to the proposed updates to the development allotment evaluation criteria, the ordinance amendment proposes to clarify and simplify the current language in CMC Chapter 20.01. The basic steps involved in the allotment procedure will remain unchanged. The City Council would retain the ultimate authority on how development allotments are awarded.

CMC section 20.01.030.B provides that the annual allotment may be modified by the City Council to an amount not greater than ten percent (10%) more, or less, for any given year, provided that the annual allotment for the next succeeding year will be set higher or lower, as the case may be, in order to redress any excess or deficiency. The ordinance proposes to delete this provision, as the granting of up to 400 development allotments per year has adequately served its purpose. The request for development allotments has only exceeded 400 once within the past ten years, in 2014. However, the City Council in 2014 did not utilize the provision to grant up to a ten percent (10%) increase in development allotments. It has also not been the City's recent practice of granting additional allotments to make up for the awarding of less than 400 allotments in the previous year.

STAFF REVIEW AND RECOMMENDATION

It is the intent of CMC Chapter 20.01 to provide for a steady annual residential growth rather than a fluctuating overly-rapid rate of growth, in order that public utilities and services can be properly and effectively staged in a manner that will not overextend existing facilities, as planned for in the General Plan. Further, it is also the intent of the ordinance to establish control over the quality, distribution, and rate of growth in the interest of ensuring a balance of housing types.

The criteria established in CMC Chapter 20.01 has been used to evaluate projects and for the RDEB to make recommendations to the City Council on point assignments and rankings. The proposed amendments update the criteria to ensure a consistent, reasonable, and fair evaluation of a project for consideration of development allotments. The enhanced format into a user-friendly checklist will be easier for developers to use when designing projects, for staff to administer, for the RDEB to use when recommending point assignments, and for the City Council in awarding development allotments.

The amendments address changes in State and City requirements with respect to impacts to water supply, impacts to stormwater treatment, and water and energy conservation measures. The amendment also provides for consistency with the updated General Plan Circulation and Community Design Elements and creates additional incentives for providing low- and very-low income housing.

Staff offers the following findings, which can be used as findings by the Planning Commission in a resolution recommending approval of the ordinance to the City Council:

1. The ordinance is consistent with the City's General Plan, because it proposes to update the criteria in which projects are evaluated for consideration of development allotments based on the consistency with the policies contained in the updated General Plan Circulation Element, specifically, provision of complete streets, as well as consistency of the site plan with the policies and design guidelines in the updated Community Design Element. In addition, this ordinance addresses impacts to water supply and stormwater treatment that ensure that public utilities and services can be properly and effectively staged in a manner that will not overextend existing facilities, as planned for in the General Plan.
2. The ordinance does not impede the City's ability to meet its Regional Housing Needs Allocation or affordable housing programs in the Housing Element, as the ordinance exempts residential units that provide affordable housing projects, as the amendment creates incentives for providing additional low- or very-low income housing units.
3. The ordinance is consistent with the Zoning Code, because the criteria used for the evaluation of projects for consideration of development allotments promotes quality residential development that will have the least impact on City infrastructure, services, natural topography, and the physical environment. The ordinance also encourages a high quality of design and the provision of public facilities consistent with the requirements of the Zoning Code.
4. The ordinance is necessary for the protection of public health, safety, and welfare of the residents of Camarillo by ensuring that the pace of residential development occurs in a manner that will not overextend existing public utilities and facilities, such as transportation, water, sewer, schools, and parks.
5. The ordinance permits the City to continue to control the rate, distribution, quality, and economic level of proposed residential development on a year-to-year basis and award up to 400 development allotments per year.

PLANNING COMMISSION SUGGESTED ACTION

A MOTION to adopt a resolution recommending approval to the City Council of this ordinance amending CMC Chapter 20.01 – Development Control.

RDEB SUGGESTED ACTION

Via minute action, recommend the proposed Procedures for Implementation of CMC Chapter 20.01 – Development Control for City Council approval.

ATTACHMENTS

Existing Development Allotment Evaluation Criteria
Existing Resolution 82-173 Establishing Implementation Procedures for the Development Control Ordinance
PowerPoint presentation from Joint Study Session dated September 8, 2016
Draft Procedures for Implementation of CMC Chapter 20.01
Resolution

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EXISTING DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

PART A: AVAILABILITY OF PUBLIC FACILITIES AND SERVICES

1. Water Service Efficiency and Impact

Points for water service impact shall be awarded to a project in accordance with Part (a) below. Points may also be awarded to projects in accordance with Part (b) below, provided that no project may score more than a total of ten (10) points pursuant to this criterion.

(a) Water Supply Impact

<u>Points</u>	<u>Standard</u>
<u>10</u>	Domestic and fire flow can be met without further transmission pipeline, pumping station or reservoir improvements.
<u>8</u>	The project will not involve any financial contributions from the city or district to mitigate system deficiencies. The project is within a reservoir storage zone where there is adequate storage available to handle demand requirements.
<u>6</u>	Domestic and fire flow requirements can be met but the water zone has a system deficiency which requires construction and a nominal (10% or less of construction costs) financial contribution from the city or district to mitigate the deficiency.
<u>4</u>	Domestic and fire flow requirements can be met but the water zone has a system deficiency which requires construction and a substantial (more than 10% of construction costs) financial contribution from the city or district to mitigate the deficiency.
<u>2</u>	Either the domestic or fire flow requirements depend upon service from a zone where there is no storage tank to regulate the pressures and provide service in the event of a power outage.

(b) Community Improvements

<u>Points</u>	<u>Standard</u>
<u>2</u>	The project will provide needed backbone system improvements, as determined by the city, beyond those needed to satisfy the domestic or fire flow requirements of the project. To qualify, the improvements must be judged as being of substantial benefit outside the project by the water purveyor and must not require direct financial participation by the water purveyor.

2. Wastewater Service Impact

Points for wastewater service impact shall be awarded to a project in accordance with Part (a) below. Points may also be awarded to projects in accordance with Part (b) below, provided that no project may score more than a total of ten (10) points pursuant to this criterion.

(a) Wastewater Service Impact

<u>Points</u>	<u>Standard</u>
<u>10</u>	Where a project is required to connect to the wastewater system, wastewater service can be provided without plant or transmission system improvements.
<u>8</u>	The project will not involve any financial contributions from the city or district to mitigate system deficiencies. There is adequate treatment plant capacity available to handle demand requirements.
<u>6</u>	Treatment plant capacity exists but there are pipeline projects which require construction and a nominal (10% or less of construction costs) financial contribution from the city or district to mitigate deficiencies.
<u>4</u>	Treatment plant capacity exists but there are pipeline projects which require construction and involve substantial (more than 10% of construction costs) financial contributions to mitigate deficiencies. Projects which propose to use wastewater pumping units within the projects limits also fall within this standard.
<u>2</u>	Projects proposing to use private wastewater disposal systems in accordance with city policy for private disposal systems.

(b) Community Improvements

<u>Points</u>	<u>Standard</u>
<u>2</u>	The project will provide needed backbone system improvements, as determined by the city, beyond those required by city ordinance or policy and needed to provide wastewater service to the project. To qualify, the improvements must be judged as being of substantial benefit outside the project by the wastewater agency, and must not require direct financial participation by the wastewater agency.

(Continued)

3. Storm Water Drainage Facilities

Points for storm water drainage facilities shall be awarded in accordance with Part (a) below. Points may also be awarded to projects in accordance with Part (b) below, provided however, that no project may score more than a total of ten (10) points pursuant to this criterion.

(a) Storm Water Drainage

<u>Points</u>	<u>Standard</u>
<u>10</u>	Storm water can be handled without further improvements outside project boundaries.
<u>6</u>	This project will not involve any financial contributions from the city or district to mitigate system deficiencies but may require improvements outside project boundaries.
<u>4</u>	The project will require construction of off-site flood control system improvements by a public agency.

(b) Community Improvements

<u>Points</u>	<u>Standard</u>
<u>4</u>	Project will provide needed flood control system improvement above and beyond normal city requirements which would benefit a larger area than just the project itself including but not limited to covering open channels.

4. Fire Protection

Points for fire protection shall be awarded to a project as the amount of points scored in Part (a) maximum of ten (10) points.

(a) Fire Protection

<u>Points</u>	<u>Standard</u>
<u>10</u>	50% or more of proposed dwelling units are within one mile driving distance of an existing fire station.
<u>8</u>	50% or more of proposed dwelling units are within two (2) miles driving distance of an existing fire station.
<u>6</u>	more of proposed dwelling units are within three (3) miles driving distance of an existing fire station.
<u>4</u>	Less than 50% of the proposed dwelling units are within three (3) miles driving distance of an existing fire station.

5. School Impact

Points for degree of impact on schools shall be awarded to a project as the amount of points scored in Part (a) maximum of two (2) points. Projects which meet the legal requirements as adult only shall receive ten (10) points.

(a) Availability of School Capacity

<u>Points</u>	<u>Standard</u>
<u>8</u>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions or other unusual scheduling or classroom overcrowding at all three levels, as determined by the Pleasant Valley School District and the Oxnard Union High School District.
<u>6</u>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions or other unusual scheduling or classroom overcrowding at any two of the three levels only, as determined by the Pleasant Valley School District and the Oxnard Union High School District.
<u>5</u>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions or other unusual scheduling or classroom overcrowding at one level, as determined by the Pleasant Valley School District.
<u>1</u>	Project's estimated school impact can be accommodated only if mitigation measures are required and provided at all three levels, as determined by the Pleasant Valley School District and Oxnard Union High School District.

(b) Need for Busing

Add one (1) point for each level (elementary, intermediate) for which at least fifty percent (50%) of the pupils estimated to reside in the project would not require busing to the school attendance as determined by the applicable policy of the Pleasant Valley School District.

(Continued)

6. Surface Street Traffic Impact

Points for degree of surface street traffic shall be measured to the nearest arterial intended to serve the project for the purposes of determining impacts and shall be awarded in accordance with Part (a) and (b) below. Bonus points may also be awarded to projects in accordance with Part (c), below provided, however, that no project may score more than a total of ten (10) points pursuant to this criteria.

(a) Traffic Impact

<u>Points</u>	<u>Standard</u>
<u>3.5</u>	Estimated level of service on all primary and secondary highways serving this site is estimated to be level "B" or above during weekday peak hour, including project's traffic impact.
<u>1</u>	Estimated level of service on all primary and secondary highways serving the site is estimated to be level "C" or better during weekday peak hour, including project's traffic impact.

(b) Ventura Freeway Traffic Impact

The capacity of Highway 101 within the city limits shall be reviewed and points for degree of impact on traffic circulation on the Ventura Freeway interchanges and shall be awarded on the basis of a determination of the project's access points to the Ventura Freeway.

<u>Points</u>	<u>Standard</u>
<u>3.5</u>	That the level of service shall be Level "B" or better during normal peak hour.
<u>2</u>	That the level of service shall be Level "C" or better during normal peak hour.
<u>1</u>	That the level of service shall be Level "D" or better during normal peak hour.

(c) Community Improvements Circulation Element

<u>Bonus Points</u>	<u>Standard</u>
<u>3</u>	Project provides for construction of a connecting link in the Circulation Element of primary, secondary, or collector roads.
<u>1</u>	Project provides for construction of a portion of the length of a connecting link in the Circulation Element of primary, secondary, or collector roads; <u>or</u> project provides for widening of a partially-improved existing roadway or bike path depicted in the Circulation Element of primary, secondary or collector roads.

7. Parks and Recreation

<u>Points</u>	<u>Standard</u>
<u>10</u>	Project is within one-half mile of dedicated and improved public neighborhood or community park.
<u>7</u>	Project contains a public park to be dedicated to the Park District.
<u>5</u>	Project is within three-quarters of a mile of an improved public park.
<u>2</u>	Project is within one (1) mile of dedicated public park.

Revised 02/13/85

8. Project Seniority

<u>Points</u>	<u>Standard</u>
<u>10 or more</u>	<p>Any project which received city approval of a tentative tract map and/or RPD, MHPD, or CUP permit prior to July 2, 1981, shall receive an additional 10 points allotment consideration for each year after 1981 to a maximum of thirty (30).</p> <p>A project which received city approval after July 2, 1981, shall receive 5 points for 1983 Allocation, 8 points for 1984 Allocation, and 10 points for 1985 Allocation.</p>

PART B: QUALITY OF DESIGN AND CONTRIBUTION OF PUBLIC WELFARE AND AMENITY

Revised 12/11/85

1. Site and Architectural Design Quality - Buildings

<u>Points</u>	<u>Standard</u>
<u>10</u>	Project's site plan and architecture represents excellent design in its attention to detail in terms of size, height, color and location and relationship to adjoining neighboring development; and project meets all city standards.
<u>7</u>	Project's site plan and architecture represents good design in its attention to detail in terms of size, height, color and location and relationship to adjoining neighboring development; and, project meets all city standards.
<u>3</u>	The proposal contains a "compatible" project in relation to the General Plan and meets general design requirements.
<u>0</u>	All others.

2. Open Space and Landscaping

<u>Points</u>	<u>Standard</u>
<u>10</u>	The project amount and character of open space and slope landscaping provides excellent use of plant material and natural features and exceeds city requirements which will enhance the project and the area.
<u>7</u>	The project open space and slope planting meets city standards with good transitional planting with adjoining uses.
<u>5</u>	The project provides slope and open space planting with little transitional features between projects.
<u>3</u>	The project includes substantial site regrading or was graded with minimal planting to comply with slope retention.

(Continued)

3. Site and Architectural Design Quality - Site

Each setback and building separation modification instance will count as one exception. Building height, driveway width, parking and recreation vehicle modifications shall be counted as one exception per category for the entire project regardless of the number of occurrences.

<u>Points</u>	<u>Standard</u>
<u>10</u>	Approved project site design, as indicated on the plot plan, complies with <u>all</u> adopted zoning standards, policies and guidelines relating to on-site parking, driveways, setback, separation between building structures, ratios of building coverage on parcel, and privacy yards.
<u>7</u>	Approved project site design as indicated on the plot plan, complies with <u>almost all</u> (not more than two (2) exceptions) adopted zoning standards, policies, and guidelines relating to on-site parking, driveways, setbacks separation between building structures, ratios of building coverage on parcel, and privacy yards.
<u>3</u>	Approved project site design, as indicated on a plot plan, complies with <u>a majority of</u> (not more than four (4) exceptions) adopted zoning standards, policies and guidelines relating to on-site parking, driveways, setbacks, separation between building structures, ratio of building coverage on parcel, and privacy yards.
<u>0</u>	Approved project design, as indicated on the plot plan, <u>does not comply with the majority of</u> (more than four (4) exceptions) adopted zoning standards, policies, and guidelines relating to on-site parking, driveways, setbacks, separation between building structures, ratio of building coverage on parcel private open space, and common open space.

Unique Design

Additional points may be approved whenever the project contains unique site utilization features not typically associated with normal development principles and standards of the underlying zone. The uniqueness of the project may be due to design features which take advantage of space and incorporate the space into an active, usable or more functional relationship for the project. If unique features are found, the board may assign three (3) points for projects receiving seven (7) points for the overall layout for a maximum of ten (10) points. However, if a project is currently rated three (3), a maximum of four (4) additional points may be assigned for a maximum of seven (7). If a project received zero (0) points, but unique features are found, the board may add up to a maximum of seven (7) points for the project under unique design. In no case shall the total exceed ten (10) points in this category.

(Continued)

4. Provisions of Usable Open Space

Points for site design shall be awarded to a project in accordance with the following and based on the RPD, HMPD and Park Dedication Ordinance, whichever is applicable.

<u>Points</u>	<u>Standard</u>
<u>10</u>	The provisions of public and/or private open space substantially exceed adopted standards, policies and regulations evidenced by the amount of usable open space or recreational facilities provided. (Substantially is defined for purposes of this section as 25% or greater.)
<u>7</u>	Approved project's provisions of usable public and/or private open space complies with <u>all</u> adopted standards, regulations, and policies for its respective zone.
<u>3</u>	Approved project's provisions of usable public and/or private open space complies with <u>most</u> , but not all, adopted standards, regulations, and policies for its respective zone.

5. Bicycle and Foot Paths, Equestrian Trails and Facilities and Greenbelts

<u>Points</u>	<u>Standard</u>
<u>10</u>	Area has all on- or off-site bicycle and foot paths required by the General Plan.
<u>7</u>	Project provides needed on- and off-site bicycle, foot paths, equestrian trails or facilities, and/or greenbelts consistent with the adopted plans of the city and/or Pleasant Valley Recreation and Park District.
<u>5</u>	Project provides needed on-site bicycle or foot paths, equestrian trails or facilities, and/or greenbelts consistent with the adopted plans of the city and/or Pleasant Valley Recreation and Park District.

(Continued)

6. Provisions of Public Facilities

No project can score more than a total of ten (10) points in this section.

<u>Points</u>	<u>Standard</u>
<u>7</u>	Project provides needed on-site public facilities required to serve the project, and proportionate share of off-site facilities, as required by city ordinances and policies.
<u>Bonus</u> <u>3</u>	The project provides additional needed land, public buildings or facilities to fulfill a public need.

7. Site and Architectural Design Quality - Topographic Modification

The intent of development should be to retain natural topography or improve the natural state to a more desirable condition. Changes to topography shall be measured in relation to the condition of the ground on June 2, 19981.

<u>Points</u>	<u>Standard</u>
<u>10</u>	Project grading design retains the natural terrain, does not impact the ridgeline, involves minimal grading or involves grading that improves the natural topography by removing or correcting a soil condition that encourages erosion or has the effect of reducing downstream flood control capacity.
<u>7</u>	Project grading design involves minor modification to terrain, involves some cut and fill slopes, or has minor impacts on ridgelines.
<u>4</u>	Project grading design involves major modifications to the natural terrain or ridgeline, or large quantity of earthmoving, or substantial cut and fill slopes, or an alternate land use plan could have reduced grading requirements.

(Continued)

8. Deleterious Impact on Trees and Archaeological Sites

Points for this criterion shall be awarded as the sum of points awarded in Parts (a) and (b) below:

(a) Trees

<u>Points</u>	<u>Standard</u>
<u>5</u>	Grading or trenching, as shown on the grading plan, will impact <u>10% or fewer</u> of the mature trees on site, including impacted off-site trees, if any. Tree impacts must be mitigated by conditions attached to the approved tentative tract map and/or appropriate development permit. The removal of dead or diseased trees or trees determined not appropriate for retention, as verified by the city shall not be counted among the impacted trees.
<u>3</u>	Grading or trenching, as shown on the grading plan, will impact <u>more than 10%</u> of the trees on site, including impacted off-site trees, if any. Tree impacts must be mitigated by conditions attached to the approved tentative tract map and/or appropriate development permit. The removal of dead or diseased trees or trees determined not appropriate for retention, as verified by the city, shall not be counted among the impacted trees.

(b) Archaeological Sites

<u>Points</u>	<u>Standard</u>
<u>5</u>	Projects where there is no impact upon any known archaeological resources from grading, trenching, or construction, <u>and</u> projects where such resources do exist on the site, but substantial protection or salvage measures have been provided by the Environmental Impact Report or Archaeological Report.
<u>3</u>	Projects where archaeological resources are impacted by grading, trenching or construction associated with the project, but where only minor or no salvage or protection measures are provided.

(Continued)

9. Provision of Water Conservation Features

Minimum requirements for this section are meeting city codes and state law. Points may be accrued by providing any of the features listed below to a maximum of ten (10) points.

<u>Points</u>	<u>Standard</u>
<u>2</u>	Automatic sprinkler controls for common maintenance areas.
<u>2</u>	Sprinkler controls equipped with automatic rain shut-off control.
<u>4</u>	Use of drought resistant, low-water use plant materials including xeriscape design substantially in excess of city landscape guidelines.
<u>2</u>	Sensor devices to regulate sprinkler activity.
<u>1</u>	Drip irrigation system employed where appropriate.
<u>2</u>	Landscaping of all model homes with low-water use plants and materials with literature and signs pointing out landscape design purpose.
<u>1</u>	Other significant approved water conservation features as approved by the Board and/or the City Council.
<u>2</u>	Recirculating hot water system with timer to control recirculating pump.
<u>1</u>	Split hot water system with one hot water heater located to serve kitchen area and one to serve baths at opposite end or end floor of home.
<u>1</u>	Instant hot water devices or secondary to water heater to reduce water waste.
<u>2</u>	Computerized landscape irrigation controller to monitor water use and deactivate valve if leak is detected by change in water pressure.
<u>2</u>	Retrofitting of existing public, residential, motel or other approved use to reduce water use equal to the projected increase in water use of the proposed project based on the property being considered vacant and not used for agricultural purposes.

(Continued)

10. Provision of Energy Generation and Conservation Features

Minimum requirements for this section are meeting city codes and state law. Points may be accrued by providing any of the features listed below to a maximum of ten (10) points.

<u>Points</u>	<u>Standard</u>
<u>2</u>	Solar water heating system installed to serve all dwelling units.
<u>2</u>	Effective solar space heating system installed to serve all dwelling units.
<u>2</u>	Heat pumps to be installed in all units.
<u>1</u>	Units preplumbed for solar water heating system with one or more of the following: a. Stub-out in supply/service line at hot water heater. b. Flashing detail at roof to allow for water line to penetrate roof at south or west facing slope. c. Other approved device or installation to accommodate solar installation.
<u>1</u>	Features capable of conserving 10% or more of building's total annual energy use beyond minimum Title 24 energy budget calculations.
<u>2</u>	Features capable of conserving 20% or more of building's total annual energy use beyond minimum Title 24 energy budget calculations.
<u>1</u>	Solar access plan prepared.
<u>2</u>	Units sited to maximize effectiveness of passive solar features considering sun angles, wind direction, natural ventilation and shading devices.
<u>4</u>	Renewable energy power generation features.
<u>1</u>	Landscaping plan designed to consider solar energy benefits.
<u>2</u>	Pool equipment to have solar water heating.
<u>1</u>	Hot water pipes insulated.
<u>1</u>	Southern orientation windows shaded with eave projections, louvers, shutters, trellis or similar shading devices.

- 1 Exterior lights utilizing high intensity, low voltage discharge lamps for common areas.
- 1 Exterior lighting fixtures activated by automatic photoelectric cell, automatic clocks, and/or motion detector device for common areas.
- 1 Other approved significant energy conserving features as approved by the Board and/or the City Council.

(Continued)

11. Absence of Deleterious Impact on the Physical and/or Aesthetical Environment

<u>Points</u>	<u>Standard</u>
<u>10</u>	The project will not create any significant impacts on air, water, flooding, plants and animals, or noise and the project takes advantage of natural features in its layout and unit design, is compatible with adjoining land uses, has design features which add to the quality of the area and does not block any scenic views. Project does not take any land out of productive agricultural use.
<u>7</u>	The project creates minimal environmental impacts which can be mitigated at little or no expense to the public agency and is compatible with the adjoining land uses but does not incorporate any exterior design enhancements beyond those required. Project involves taking out of productive use agricultural land which does not have a direct effect upon adjoining agricultural parcels.
<u>4</u>	The project creates significant impacts which can be mitigated by significant cash contributions or improvements or provides minimal standards to ensure minimum compatibility with the adjoining development. Project involves taking agricultural land which is no longer practical to farm.
<u>1</u>	The project contains significant impacts and would require significant cash contributions on a short-term and long-term basis to aid in mitigating and ensuring compatibility with surrounding land uses. Project takes a significant amount of land out of agriculture production.
<u>2</u>	The project completes a neighborhood by the infilling or the development of a parcel which may have been passed over as determined by the board and/or the City Council.

Revised 2/13/85

12. Low Cost Housing

<u>Points</u>	<u>Standard</u>
Bonus <u>10</u>	Projects which contain a portion of low cost housing in accordance with the criteria under Section 10.01.050.E shall be entitled to ten (10) additional bonus points. If the project does not include low cost housing, this criteria shall not be subtracted or figured into the total percentage points.

RESOLUTION NO. 82-173

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF CAMARILLO MAKING INTERPRETATIONS
REGARDING, AND ESTABLISHING IMPLEMENTATION
PROCEDURES FOR, THE RESIDENTIAL DEVELOPMENT
CONTROL SYSTEM AS SET FORTH IN TITLE 20,
CHAPTER 1 OF THE CAMARILLO MUNICIPAL CODE

WHEREAS, Chapter 1 of Title 20 of the Camarillo Municipal Code has been adopted by initiative ordinance; and

WHEREAS, said ordinance requires the Residential Development Evaluation Board (Planning Commission) and the City Council to establish certain procedures for its implementation; and

WHEREAS, it is the intent and purpose of Measure A to address and consider economic, environmental and fiscal factors, public service needs, community goals as set forth in the General Plan, and a balance of housing types, and to assure availability of decent housing and a suitable living environment for persons and families living in the region, all in accordance with all applicable law; and

WHEREAS, the Residential Development Evaluation Board (Planning Commission) and the City Council hereby find and determine that the following interpretations and procedures are proper and necessary to coordinate the provisions of said initiative ordinance with other adopted City policies and procedures, and said interpretations and procedures are consistent with the intent of said initiative ordinance.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That Resolution No. 82-164 is hereby rescinded in its entirety and the following is adopted.
2. Exemptions. For purposes of interpreting Section 20.01.050.A, B, and C of the Camarillo Municipal Code, the following regulations shall apply.
 - (a) All cases in which five or more vacant, recorded lots are owned by the same person, corporation, partnership, or other owner as of July 2, 1981, shall be subject to the provisions of Title 20, Chapter 1 of the Municipal Code notwithstanding any change in ownership after July 2, 1981.
 - (b) Specific procedures available to said owners shall be as follows:
 - (i) The owner may apply for a Development Allotment for all or part of the total number of lots within the ownership in accordance with applicable regulations and procedures for considering such an application and, if said allotment

is granted, apply for building permits in accordance therewith.

- (ii) The owner, or his successors in interest to any or all of said lots, may apply for and receive building permits, for a cumulative total of four (4) or fewer dwelling units per year within the ownership, during the term of Title 20, Chapter 1, of the Municipal Code.
- (c) Prior to recordation of any final subdivision map, the tentative map for which was approved by the City prior to July 2, 1981, a legend shall be placed on said final map by the City Engineer advising of the applicability of Title 20, Chapter 1, to the subdivision, particularly to the effect that building permits shall not be issued for any residential construction within said subdivision until and unless a Development Allotment had been granted therefor. Further, that sale of any or all lots to individuals would not qualify any such lot or lots for exemption from the provisions of Title 20, Chapter 1, of the Municipal Code under Sections 20.01.050.A, B, or C.

It is the intent of these provisions that no future exempt lots shall be created by the subdivision of property into five (5) or more residential lots, but rather that the provisions of Title 20, Chapter 1 of this Municipal Code shall apply fully to such subdivisions. It is further the intent of these provisions that population growth shall not exceed those limits established by the City Council pursuant to Ordinance No. 469 notwithstanding the exceptions to the Residential Development Control System set forth in Section 20.01.050 thereof.

3. Development Allotment Applications (General).

- (a) Development Allotment applications shall be filed with the Planning Department on forms prepared by the Planning Department. The applicant shall provide such information as is deemed necessary by the Planning Director to conduct a complete evaluation of the application, pursuant to the criteria set forth in Section 20.01.090 of the Camarillo Municipal Code, and such specific standards as may be adopted by the Council for particular categories of Development Allotment applications.
- (b) The filing of Development Allotment applications shall comply with the applicable regulations set forth in paragraphs 4, 5 and 6 of this resolution.

- (c) A filing fee for each Development Allotment application to cover the costs of processing shall be charged and collected by the Planning Department for transfer to the Finance Department in the amount of \$300 (Three Hundred and no/100th Dollars) plus \$10 (Ten and no/100th Dollars) per requested dwelling unit allotment but in no case shall the fee exceed \$500 (Five Hundred and no/100th Dollars).

4. Development Allotment Applications (Future Projects).

All applications for tentative tract maps, residential planned development permits, and Mobile Home park development permits, requesting approval of five (5) or more residential dwelling units, which are filed after August 1, 1982, shall be processed in accordance with the following regulations.

- (a) All such applications shall be accompanied by a corresponding Development Allotment application.
- (b) All such applications shall be accepted for filing only from August 1 through December 31, inclusive, of each calendar year.
- (c) The underlying project application shall be considered first by the Planning Commission on its own merits, and in accordance with applicable City standards and procedures.

As part of its project review, the Planning Commission shall assign a tentative Development Allotment rating to the project for each of the rating criteria set forth in Section 20.01.090 of the Camarillo Municipal Code, in accordance with applicable standards set forth by the City Council.

- (d) For any tentative tract map, residential planned development permit or mobile home park conditional use permit approved by the Planning Commission or City Council during the term of Title 20, Chapter 1 of the Camarillo Municipal Code, there shall be imposed a standard condition, as follows:
"Approval of this application is complete but no further rights for development shall accrue in connection therewith until and unless a corresponding Development Allotment is awarded by the City Council, pursuant to Chapter 1, Title 20, of the Camarillo Municipal Code. A final map may be approved and the final map may be recorded prior to the awarding of a development allotment provided that no grading permit, building permit or other City entitlement may be issued for the land within this application

until and unless said Development Allotment is first awarded. Further, if a project is not awarded an Allotment in that year's hearing cycle, then the project could re-apply for the following year's Allocation provided a time extension is granted if needed."

- (e) All such applications conditionally approved by the Planning Commission, or City Council shall be considered for award of Development Allotments pursuant to the procedure set forth in Section 20.01.090 and 20.01.100 of the Camarillo Municipal Code, as interpreted and augmented by paragraph 6 of this resolution.
- (f) Applications filed during the filing period for each year pursuant to sub-paragraph (b) above shall not necessarily be processed in the exact order in which such applications are submitted. The Planning Director is hereby directed to schedule all activities and public hearings related to all such applications, so as to insure the efficient processing of each such application prior to the beginning of the Development Allotment sequence, defined in paragraph 6 of this resolution. For applications subject to this paragraph, the Council intends the Development Allotment sequence to commence in January of each year with awards in August.
- (g) The intent of the Residential Development Control System with respect to seniority points is to provide projects receiving tentative tract map approval prior to the effective date of the Residential Development Control System an advantage in the points system portion of the development allocation process. To the extent that the project as approved is substantially the same as it was when the original tentative map was approved, the project can still be said to "have received tentative tract map approval from the City" prior to July 2, 1981 within the meaning of Section 20.01.090A.8. Moreover, where the project as approved on its resubmission is substantially the same as upon the original approval, the second approval is essentially an extension of the life of the project rather than an initial consideration of its merit.

5. Development Allotment Applications - Interim Procedure.
Development Allotment applications for projects approved by the City prior to January 1, 1982 (but for which building permits have not been issued), and projects officially filed and pending with the City, but not approved, as of October 15, 1981, shall be considered in accordance with the following regulations and procedures:
- (a) A Development Allotment application may be filed pursuant to the requirements of paragraph 3, above, only if the underlying project (tentative tract map and/or applicable development permit) has been approved by the City prior to the applicable filing deadline for Development Allotments.
 - (b) The 1983 Development Allotment sequences shall commence as soon as practical following the applicable filing deadline, and shall be conducted in accordance with the provisions of paragraph 6 of this resolution.
 - (c) Projects not awarded a Development Allotment in any calendar year may re-file the Development Allotment application for succeeding years upon compliance with the filing requirements of paragraph 3, above, and within the filing period determined pursuant to sub-paragraph 4(b), above, provided a time extension is granted if needed.
 - (d) Requests for time extension of the underlying approved tentative tract map and/or applicable residential development permit for such projects shall be considered on their own merits in accordance with applicable City policies, and shall not be denied on the basis of lack of diligent progress due to the failure of the projects to receive a Development Allotment.
 - (e) Any project which was pending with the City on July 2, 1981, which is subsequently approved shall be subject to the following standard condition:
"Approval of this application is complete but no further rights for development shall accrue in connection therewith until and unless a corresponding Development Allotment is awarded by the City

Council, pursuant to Chapter 1, Title 20, of the Camarillo Municipal Code. Further, that no grading permit, building permit or other City entitlement may be issued for the land within this permit area until and unless said Development Allotment is awarded."

6. Development Allotment Sequence.

Consideration of award of Development Allotments shall be regulated by the following requirements and procedures:

- (a) The Residential Development Evaluation Board shall select a date to begin the Development Allotment Sequence each year. Said date shall comply with the regulations set forth in paragraph 4(f) or paragraph 5(b), herein, as applicable.
- (b) On the date selected, the Residential Development Evaluation Board shall meet to assign evaluation points in regard to each of the applicable criteria for each project for which a Development Allotment application is under consideration.
In the case of applications subject to paragraph 4 of this resolution (future projects), the Board at this time, shall consider any tentative ratings assigned by the Planning Commission pursuant to paragraph 4(c) but shall not be bound to assign the same ratings.
- (c) The Board may continue and reconvene its meeting as necessary, but shall assign ratings to all projects within thirty (30) calendar days of its original meeting date selected pursuant to paragraph 6(a), above.
- (d) At such time as the Board assigns ratings pursuant to sub paragraph (c) above, it shall also schedule a public hearing to be held by the Board pursuant to Section 20.01.090.D of the Camarillo Municipal Code, for the purpose of hearing requests to re-evaluate the point assignment made on any or all of the criteria. Said public hearing shall be held within fifteen (15) days of the date on which the Board assigns ratings.
- (e) Once the Board has assigned ratings to all projects, said ratings shall be published in the following ways:
 - (i) By publication one time in the legal advertising section of the Camarillo Daily News; and,
 - (ii) By posting at the public counter of the Planning Department offices.

(iii) By mailing to applicants for Development Allotments.

- (f) Section 20.01.090.D.1 provides that any applicant may request the Board, at the public hearing, to re-evaluate the point assignment made on any or all of the criteria. Further, said section provides that the primary criterion for the Board to alter its point assignment on a particular project is demonstration by the applicant that there exists pertinent information or a project redesign, of which the Board was not aware of at the time of the original evaluation conducted pursuant to paragraph 6(b), above. Any project redesign introduced to the Board at such hearing shall first have been considered and approved by the Planning Commission, as a major modification to the project's tentative tract map and/or development plan permit. At such time as the Planning Commission approves any such major modification, it shall also revise the tentative rating it originally assigned the project, if any.
- (g) The public hearing provided in paragraph 6(f), above, may be continued by the Board as deemed necessary; provided, however, that the Board shall conclude said hearing and compile the lists required by Section 20.01.090.E of the Camarillo Municipal Code within thirty (30) days of the date upon which the hearing was opened.
- (h) Having evaluated each development and clarified all point assignments to the applicants, the Board shall present their lists of evaluations, along with the decisions reached on any appeals, to the City Council for the awarding of Development Allotments. Any applicant who is dissatisfied with the Board's re-evaluation may submit written notification of such dissent, which shall be furnished to the City Council prior to the awarding of Development Allotments.
- (i) Within thirty (30) days of the conclusion of the Board's public hearing, the City Council shall conduct a public hearing for the purpose of awarding Development Allotments. At such public hearing, the City Council shall consider the Board's recommendations and rankings of the proposed projects on each of the two lists required by Section 20.01.090.C of the Camarillo Municipal Code along with any action taken by the Board concerning appealed decisions.

- (j) Said public hearing may be continued by the City Council as deemed necessary; provided, however, that any such hearing at which Development Allotment applications filed pursuant to paragraph 4, herein are considered, shall be concluded in compliance with the Development Project Law.
- (k) Following the public hearing, the City Council shall compile one list ranking each of the proposed projects, and shall award Development Allotments to projects from that list.
- (l) No single developer shall, in any one year, be awarded a Development Allotment for more than 60% of that year's number of dwelling unit allotments available to be awarded by the City Council.
- (m) In the event that the City Council desires to award a Development Allotment to a project which otherwise qualified for said Allotment but there are insufficient allotments available in the current year to provide a number of allotments to the project equal to its size, then, at the discretion of the City Council, up to a total of 100 units may be reserved from the following year's allocation. However, said reservation shall not be considered awarded to the project until the City Council awards the following year's allotment.
- (n) Notice of all public hearings by the Residential Development Evaluation Board and the City Council conducted pursuant to this paragraph shall be given ten (10) days prior to said hearing, by publication in a newspaper of general circulation in Camarillo and by mailing a copy of said notice to all applicants.

7. Exercise of Development Allotments.

- (a) Allotments awarded to a project shall remain in effect and be valid for two (2) years from January 1 of allotment year at the end of which time the City Council may hold a hearing to remove or reduce the Allocations, or only so long as the underlying project approval is valid. In the event underlying project approval expires or otherwise terminates, for whatever reason, any Development Allotment that had been granted to such a project shall be deemed rescinded.

- (b) Requests for time extension of approval of a project for which a Development Allotment has been granted shall be granted by the Planning Commission or City Council, only if the applicant has been making diligent progress since the award of the Development Allotment, towards inauguration of construction or recordation of the final subdivision map, as applicable.
- (c) Development Allotments awarded to a project shall run with the land, and may be utilized with respect to the project by any successor in interest to the original applicant. Provided, however, that any project modification shall require a review of the Development Allotment pursuant to Section 20.01.100.C of the Camarillo Municipal Code. Development Allotments awarded for a project may not be transferred to another project or property.
- (d) That after an Allotment, off-site grading and improvements be allowed which are necessary to serve the approved Allocation as determined necessary by the City Engineer.

8. Provisions Are Directory.

The provisions of this resolution are intended to be directory only and shall not be considered jurisdictional.

APPROVED AND ADOPTED this 22nd day of September , 1982.

Ronald V. McConville
Mayor

ATTEST:

Marilyn J. Stevens
City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the City Council on the 22nd day of 1982, by members of the City Council voting as follows:

AYES: Councilmen: Morgan, Moore, Esty; Mayor McConville

NOES: Councilmen: none

ABSENT: Councilmen: Gayle



City Clerk

cc: Planning Dept.
Public Works Dept.

Update to Allotment Evaluation Criteria

**Joint City Council &
Planning Commission
Study Session**

September 28, 2016

Background

- ▶ In 1981, Measure A was passed, enacting the Development Control Ordinance (CMC Chapter 20.01).
- ▶ Resolutions have been passed implementing the Development Control Ordinance.
- ▶ Implementations Procedures (1981, 1982)
- ▶ Development Allotment Evaluation Criteria (1981, 1982, 1985, 1991)
- ▶ Last year the City Council extended the City's Development Control Ordinance through December 31, 2025. The number of allotments that can be approved per year remained at 400.
- ▶ At that time, the City Council requested staff to review the current criteria used to evaluate and score development allotment applications.

Background

- ▶ The Development Control Ordinance directs projects to be evaluated on 20 different criteria.
- ▶ The Development Allotment Evaluation Criteria is separated into Parts A and B.
 - ▶ Part A - Availability of Public Facilities and Services
 - ▶ Part B - Quality of Design and Contribution of Public Welfare and Amenity

Part A - Availability of Public Facilities and Services - 8 categories:

- ▶ **Water*** ▶ **Schools**
- ▶ **Sewer** ▶ **Traffic***
- ▶ **Stormwater*** ▶ **Parks**
- ▶ **Fire Facilities** ▶ **Project Seniority**

***** = **Changes are proposed to comply with current
State and City requirements**

Part B - Quality of Design and Contribution of Public Welfare and Amenity - 12 categories:

- ▶ Architecture
- ▶ Open Space and Landscaping
- ▶ Site Plan Design*
- ▶ Useable Open Space
- ▶ Multi-Use Trails
- ▶ Public Facilities
- ▶ Grading
- ▶ Trees and Cultural Resources
- ▶ Water Conservation Features*
- ▶ Energy Conservation Features*
- ▶ Environment and Agriculture
- ▶ Affordable Housing (bonus)*

*** = Changes are proposed to comply with current
State and City requirements**

Background

Scoring

- Part A - project must score at least 49/80 points (61%)
- Part B - project must score at least 70/110 points (64%)
- Overall, a project must score at least 119/190 points (63%)
- ▶ No changes are proposed to the minimum point requirements.
- ▶ Projects that include affordable housing can receive additional bonus points. For example, a project may score 130/190 points but may achieve up to 145/190 if it provides affordable units. (This category was added in 1985 and is proposed to be enhanced.)

Proposed Updates

- ▶ **The basic steps involved in the allotment procedure will remain unchanged; however, the update proposes to clarify and simplify the current language in the ordinance.**
- ▶ **Combine the Implementation Procedures and Development Allotment Evaluation Criteria into one, user-friendly procedure manual.**
- ▶ **The Development Allotment Evaluation Criteria will be reformatted into a user-friendly checklist that will make it easier to see how a project may score in each category.**

Proposed Updates - Water

- ▶ **Currently, the criteria only addresses water infrastructure. Propose to add separate criteria to address impact to water supply.**
- ▶ **May earn maximum points if a water supply source is existing and readily available and will have water-efficient measures to meet current Code standards.**
- ▶ **May earn middle scoring if project provides and transfers a verified water supply source to meet demands and will have water-efficient measures to meet current Code standards.**
- ▶ **Lowest score would be applied if project implements a water demand offset program to meet demand and will have water-efficient measures in place to meet current Code standards.**

Proposed Updates - Stormwater

- ▶ **Currently, criteria only address stormwater drainage facilities. Propose to add separate criteria to address stormwater treatment facilities.**
- ▶ **May earn maximum points if stormwater can be handled without off-site improvements.**
- ▶ **May earn middle scoring if project requires off-site improvements.**
- ▶ **Lowest score would be applied if project requires improvements by a public agency.**

Proposed Updates - Traffic

- ▶ Propose revisions to criteria used to rate traffic impact based on number of peak-hour critical movement trips that the project would generate at current LOS “D” or worse intersections.
- ▶ Propose to update section on impact to Ventura Freeway.
 - ▶ Redevelopment that generates less vehicle trips
 - ▶ Transit-Oriented Development
 - ▶ Trip reduction program
- ▶ Propose update to criteria based on provision of complete streets consistent with the updated General Plan Circulation Element.

Proposed Updates - Site Plan Design

- ▶ **Propose to enhance current language for possible higher rating if projects utilize innovative site design and exemplify General Plan Community Design Element policies and design guidelines.**
- ▶ **Propose to award possible five (5) bonus points to projects that are located within 1/2 mile of the Camarillo Metrolink Station - (Transit Oriented Development.)**

Proposed Updates - Water Conservation

- ▶ Propose to eliminate points for features that are now required under the building code based on local updates.
- ▶ Propose to award maximum points possible for projects providing water conservation features, such as:
 - Subsurface irrigation;
 - Point of use water heaters for all sinks;
 - A rainwater capture, storage, and re-use system;
 - Graywater irrigation system served by clothes washers or other fixtures;
 - Recycled water will be used to irrigate landscape planting areas.

Proposed Updates - Energy Conservation

- ▶ Propose to eliminate points for features that are now required under the building code; such as insulating hot water pipes.
- ▶ Propose to award maximum points possible for projects providing features, such as:
 - Electric vehicle charging stations in addition to required parking stalls.
 - Windows exceed minimum required energy efficiency requirements.
 - Project exceeds minimum recycled content value.
 - Insulation exceeds minimum Code requirements.
 - At least one ENERGY STAR dishwasher or laundry machine is provided per unit.

Proposed Updates - Affordable Housing

- ▶ **Currently, projects are awarded 10 bonus points if low or very-low income units are provided under the density bonus ordinance.**
- ▶ **Propose to grant an additional 5 points if the project provides low- or very-low income units beyond the project's minimum requirement, or if at least five percent (5%) of the total units are very-low income units.**

Review Process

The RDEB reviews each project's preliminary point assignments for each of the 20 categories.



PUBLIC HEARING
The RDEB adopts point assignments for City Council's consideration in awarding of development allotments.



PUBLIC HEARING
The City Council awards Development Allotments.

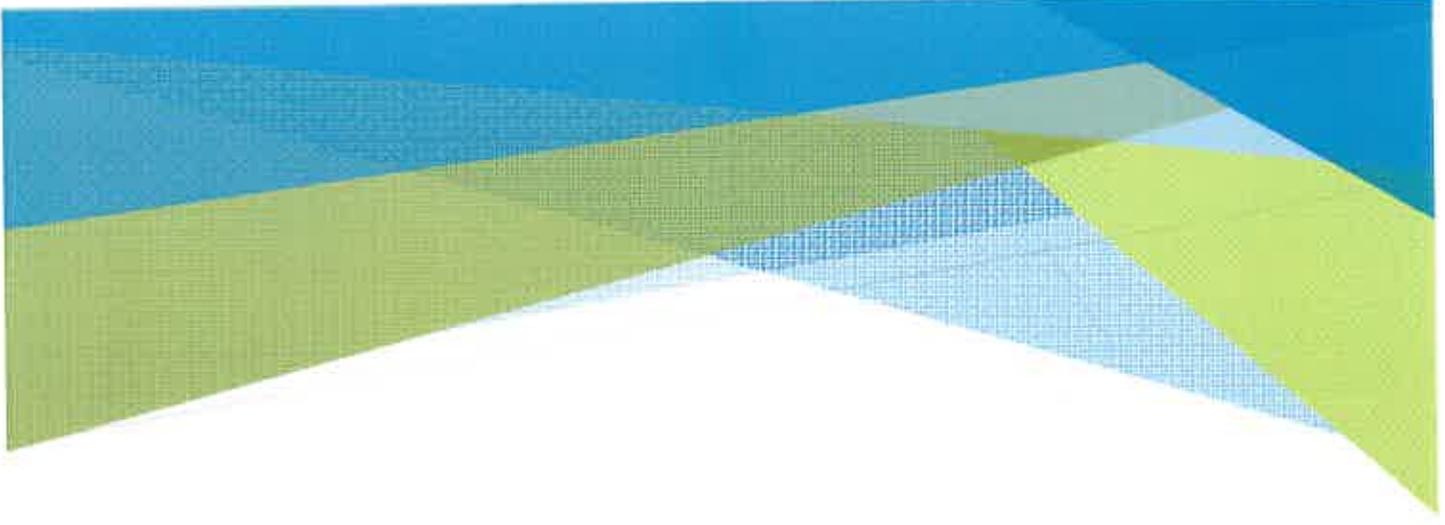
No changes are proposed to the review process.

The City Council retains the ultimate authority on how developments are awarded.

Next Steps

- ▶ **City Council to provide direction on proposed changes.**
- ▶ **If consensus, conduct Public Hearings.**
 - ▶ **Planning Commission anticipated in November.**
 - ▶ **City Council anticipated in December.**

Questions?



CITY OF CAMARILLO



PROCEDURES FOR THE IMPLEMENTATION OF THE CITY OF CAMARILLO MUNICIPAL CODE CHAPTER 20.01, DEVELOPMENT CONTROL

Resolution No. 2016-XX
Approved by the City Council on XXX XX, 2016

Department of Community Development
601 Carmen Drive, Camarillo, CA 93010
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1. Filing Development Allotment Applications.

- (a) Development allotment applications must be submitted on the form prepared by the Community Development Department and filed with them. The applicant must provide information as deemed necessary by the Community Development Director to conduct a complete evaluation of the application.
- (b) A filing fee for each development allotment application to cover the cost of processing will be charged and collected by the Community Development Department.

2. Development Allotment Process.

All applications for tentative tract maps, residential planned development permits, and conditional use permits requesting approval of 5 or more residential dwelling units will be processed in accordance with the following regulations.

- (a) All applications must be filed from August 1 through December 31 of each calendar year. For example, a Development Allotment application received on August 1, 2016, would be considered by the City Council for development allotments in 2017, which, if awarded allotments, may be issued a building permit no earlier than January 1, 2018.
- (b) The Director of Community Development is directed to schedule all activities and public hearings related to all such applications to insure the efficient processing of each application. The preliminary point assignments by the Residential Development Evaluation Board ("Board") should commence in the Spring with the City Council awarding development allotments in the Fall.
- (c) Only approved projects with valid entitlements may participate in the development allotment process and be eligible for consideration of allotments.
- (d) Preliminary Point Assignment. The Board will meet to assign evaluation points with regard to each of the applicable criteria for each project for which a development allotment application is under consideration. The Board may continue and reconvene its meeting as necessary, but will assign ratings to all projects within 30 days of its original meeting date.
- (e) The Board will examine each Development Allotment application on the basis of each of the 20 criteria listed in the Development Control Ordinance, using the Development Allotment Evaluation Criteria provided in Exhibit A.
- (f) Point Assignment Hearing. Following the preliminary point assignment meeting, the Board will conduct a public hearing at its next available meeting to assign evaluation points. The notice of public hearing shall include the point assignments on each of the criterion. The public hearing may be continued provided that the Board conclude hearing within 30 days of the date upon which the hearing was opened.
- (g) Any applicant may request the Board to reevaluate the point assignment made on any of the criterion. In order for the Board to alter its point assignment on a particular development, the applicant must demonstrate that there exists pertinent information which the Board was not aware of at the time of the preliminary point assignment.
- (h) The Board will present their point assignments to the City Council for the awarding of development allotments. Any applicant who is dissatisfied with the Board's point

assignment may submit written notification of such dissent, which will be furnished to the City Council, prior to the awarding of development allotments.

- (i) City Council Hearing. Within 30 days of the conclusion of the Board's public hearing, the City Council will conduct a public hearing for the purpose of awarding Development Allotments and consider the Board's recommendations and rankings of the proposed projects, along with any action taken by the Board concerning any requests by an applicant for the Board to alter its point assignment on a particular development.
- (j) Following the public hearing, the City Council will adopt a resolution, including one list ranking each of the proposed projects and the award of development allotments to projects from that list.
- (k) If multiple development allotment applications have been filed by various developers, no single developer may receive more than sixty percent (60%) of the number of development allotments available to be awarded that year.

3. Awarded Development Allotments.

- (a) Allotments awarded to a project shall remain in effect as long as the underlying project approval is valid. In the event the underlying project approval expires, or otherwise terminates, any development allotment that had been granted to such a project shall be deemed rescinded.
- (b) Development allotments awarded to a project will run with the land and may be utilized, with respect to the project, by any successor in interest to the original applicant. Development allotments awarded for a project may not be transferred to another project or property.
- (c) No grading or building permit will be issued for a project that has received development allotments until January 1 of the year for which the allotments have been awarded. However, off-site grading and improvements will be allowed where it is necessary to serve the approved project, as determined by the City Engineer.

4. Modifications.

- (a) The point assignments for any proposed modification to project entitlements will be reviewed and evaluated by staff for compliance with the points previously assigned to the project. If the modification would result in substantial compliance with the number of points assigned or greater, no further action with respect to the development allotment is required.
- (b) Where a proposed modification to project entitlements results in a reduction of point assignments from the original development allotment, the developer must submit a new development allotment application for consideration under this chapter. However, if there were no other projects eligible to receive allotments and that were not awarded development allotments for the same year, no further action with respect to the development allotment will be required for such modified project. The modified project must meet the minimum points required under CMC section 20.01.060.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

PART A: AVAILABILITY OF PUBLIC FACILITIES AND SERVICES

1. Water Infrastructure and Water Supply Impact

Points for water infrastructure and water supply impact will be awarded to a project in accordance with the combined score of Parts (a) and (b) below. A project may receive two (2) additional points for meeting the criteria of Part (c); however, no project may score more than a total of 10 points for this section.

(a) Water infrastructure Impact (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Domestic and fire flow can be met without further transmission pipeline, pumping station, or reservoir improvements.
4	<input type="checkbox"/>	The project will not involve any financial contributions from the city or district to mitigate system deficiencies. The project is within a reservoir storage zone where there is adequate storage available to handle demand requirements.
3	<input type="checkbox"/>	Domestic and fire flow requirements can be met, but the water zone has a system deficiency which requires construction and a nominal 10% or less of construction costs) financial contribution from the City or District to mitigate the deficiency.
2	<input type="checkbox"/>	Domestic and fire flow requirements can be met, but the water zone has a system deficiency which requires construction and a substantial (more than 10% of construction costs) financial contribution from the City or District to mitigate the deficiency.
1	<input type="checkbox"/>	Either the domestic or fire flow requirements depend upon service from a zone where there is no storage tank to regulate the pressures and provide service in the event of a power outage.

(b) Water Supply Impact (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	An existing water supply source is available; therefore, a water demand offset program is not necessary. The project will have water-efficient measures in place that meet minimum building code plumbing standards.
4	<input type="checkbox"/>	The project will provide and transfer a verified water supply source to the City or District sufficient to meet the total anticipated water demands from the project. The project will have water-efficient measures in place <u>above and beyond</u> current building code plumbing standards. No financial contributions from the City or District are needed to mitigate water supply source deficiencies.
3	<input type="checkbox"/>	The project will provide and transfer a verified water supply source to the City or District sufficient to meet the total anticipated water demands from the project. The project will have water-efficient measures in place that meet current minimum building code plumbing standards. No financial contributions from the City or District are needed to mitigate water supply source deficiencies.
2	<input type="checkbox"/>	When a new water supply source is unavailable and before the City or District issues building permits, the project proponent will implement a water demand offset program sufficient to meet the project's total water demands. The project will have water-efficient measures in place <u>above and beyond</u> current building code plumbing standards. No financial contributions from the City or District are needed to mitigate water supply source deficiencies.
1	<input type="checkbox"/>	When a new water supply source is unavailable and before the City or District issues building permits, the project proponent will implement a water demand offset program sufficient to meet the project's total water demands. The project will have water-efficient measures in place that meet current minimum building code plumbing standards. No financial contributions from the City or District are needed to mitigate water supply source deficiencies.

(c) Community Improvements (optional points)

Optional Points	Check if applicable	Standard
2	<input type="checkbox"/>	The project will provide needed backbone system improvements, as determined by the City, beyond those needed to satisfy the domestic or fire flow requirements of the project. To qualify, the improvements must be judged as being of substantial benefit outside the project by the water purveyor and must not require direct financial participation by the water purveyor.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

2. Wastewater Service Impact

Points for wastewater service impact will be awarded to a project in accordance with Part (a) below. A project may receive two (2) additional points for meeting the criteria of Part (b); however, no project may score more than a total of 10 points for this section.

(a) Wastewater Service Impact (check one box only)

Possible Points	Check one	Standard
10	<input type="checkbox"/>	Where a project is required to connect to the wastewater system, wastewater service can be provided without plant or transmission system improvements.
8	<input type="checkbox"/>	The project will not involve any financial contributions from the city or district to mitigate system deficiencies. There is adequate treatment plant capacity available to handle demand requirements.
6	<input type="checkbox"/>	Treatment plant capacity exists, but there are pipeline projects which require construction and a nominal 10% or less of construction costs) financial contribution from the city or district to mitigate deficiencies.
4	<input type="checkbox"/>	Treatment plant capacity exists, but there are pipeline projects which require construction and involve substantial (more than 10% of construction costs) financial contributions to mitigate deficiencies. Projects which propose to use wastewater pumping units within the projects limits also fall within this standard.
2	<input type="checkbox"/>	Projects proposing to use private wastewater disposal systems, in accordance with City policy, for private disposal systems.

(b) Community Improvements (optional points)

Optional Points	Check if applicable	Standard
2	<input type="checkbox"/>	The project will provide needed backbone system improvements, as determined by the City, beyond those required by city ordinance or policy and needed to provide wastewater service to the project. To qualify, the improvements must be judged as being of substantial benefit outside the project by the wastewater agency, and must not require direct financial participation by the wastewater agency.

3. Storm Water Drainage and Treatment Facilities

Points for storm water drainage and treatment facilities will be awarded in accordance with the combined score of Parts (a) and (b) below. A project may receive 4 additional points for each criterion the project meets in Part (c); however, no project may score more than a total of 10 points for this section.

(a) Storm Water Drainage (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Storm water quantity can be handled without further improvements outside project boundaries.
3	<input type="checkbox"/>	This project will not involve any financial contributions from the City or District to address storm water quantity system deficiencies but may require improvements outside project boundaries.
2	<input type="checkbox"/>	The project will require construction of off-site flood control system improvements by a public agency.

(b) Storm Water Treatment (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Storm water quality can be handled without further improvements outside project boundaries.
3	<input type="checkbox"/>	This project will not involve any financial contributions from the city or district to address storm water quality system deficiencies, but may require improvements outside project boundaries.
2	<input type="checkbox"/>	The project will require construction of off-site storm water quality control system improvements by a public agency.

(c) Community Improvements (optional points)

Optional Points	Check if applicable	Standard
4	<input type="checkbox"/>	Project will provide needed flood and stormwater quality control system improvement above and beyond normal City requirements which would benefit a larger area than just the project itself, including, but not limited to, covering open channels and providing water quality treatment for drainage surrounding project area.
4	<input type="checkbox"/>	On-site stormwater treatment devices and facilities are designed to aesthetically enhance the project, or will be undetectable, such as rain gardens, planted bioswales, vegetated planters, permeable pavement or underground storage system.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

4. Fire Protection

Points for fire protection will be awarded to a project as the amount of points scored in Part (a).

(a) Fire Protection *(check one box only)*

Possible Points	Check one	Standard
10	<input type="checkbox"/>	Fifty percent (50%) or more of proposed dwelling units are within one mile driving distance of an existing fire station.
8	<input type="checkbox"/>	Fifty percent (50%) or more of proposed dwelling units are within two (2) miles driving distance of an existing fire station.
6	<input type="checkbox"/>	Fifty percent (50%) or more of proposed dwelling units are within three (3) miles driving distance of an existing fire station.
4	<input type="checkbox"/>	Less than fifty percent (50%) of the proposed dwelling units are within three (3) miles driving distance of an existing fire station.

5. School Impact

Points for degree of impact on schools will be awarded to a project as the amount of points scored in Part (a).

(a) Availability of School Capacity *(check one box only)*

Possible Points	Check one	Standard
10	<input type="checkbox"/>	The project is an age-restricted (55+) development.
8	<input type="checkbox"/>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions, or other unusual scheduling or classroom overcrowding at all three levels (elementary, middle, and high school), as determined by the Pleasant Valley School District and the Oxnard Union High School District.
6	<input type="checkbox"/>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions, or other unusual scheduling or classroom overcrowding at any two of the three levels only (elementary, middle, and/or high school), as determined by the Pleasant Valley School District and the Oxnard Union High School District.
5	<input type="checkbox"/>	The capacity of the appropriate school to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions, or other unusual scheduling or classroom overcrowding at one level (elementary, middle, or high school), as determined by the Pleasant Valley School District.
1	<input type="checkbox"/>	Project's estimated school impact can be accommodated only if mitigation measures are required and provided at all three levels (elementary, middle, and high school), as determined by the Pleasant Valley School District and Oxnard Union High School District.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

6. Traffic Impact and Complete Streets

Points for surface street traffic impact should be measured at the most impacted intersection identified in a traffic impact study. Points for traffic impact and complete streets will be awarded to a project in accordance with the combined score of Parts (a), (b), and (c) below.

(a) Surface Street Traffic Impact *(check one box only)*

Possible Points	Check one	Standard
4	<input type="checkbox"/>	Project generates less than 10 peak-hour critical movement trips at current level of service “D” or worse intersections.
3	<input type="checkbox"/>	Project generates less than 20 peak-hour critical movement trips at current level of service “D” or worse intersections.
2	<input type="checkbox"/>	Project generates less than 30 peak-hour critical movement trips at current level of service “D” or worse intersections.
1	<input type="checkbox"/>	Project generates more than 30 peak-hour critical movement trips at current level of service “D” or worse intersections and mitigates the impact.

(b) Ventura Freeway Traffic Impact and Trip Reduction *(check one box only)*

Possible Points	Check one	Standard
3	<input type="checkbox"/>	The project would create no new traffic impact to the Ventura Freeway. For example, the project would redevelop an existing commercial development that would generate fewer vehicle trips.
2	<input type="checkbox"/>	The project is a Transit-Oriented Development located within ½ mile of the Camarillo Metrolink Station.
1	<input type="checkbox"/>	The project includes a trip reduction program to reduce vehicle trips by 20% or more.
0	<input type="checkbox"/>	None of the above criteria apply to this project.

(c) Complete Streets – Circulation, Pedestrian, and Bikeway Network *(check one box only)*

Possible Points	Check one	Standard
3	<input type="checkbox"/>	Infill area already provides for existing improved arterial and collector streets, on- and off-site bicycle paths, and pedestrian sidewalks consistent with the General Plan Circulation Element and City ordinance.
2	<input type="checkbox"/>	Project provides for construction of a connecting link in the Circulation Element of an arterial or collector street. Project provides needed on- and off-site bicycle paths and pedestrian sidewalks, consistent with the General Plan Circulation Element and City ordinance.
1	<input type="checkbox"/>	Project provides for construction of a portion of the length of a connecting link in the Circulation Element of an arterial or collector street; or project provides for widening of a partially-improved existing arterial or collector street depicted in the Circulation Element. Project provides needed pedestrian sidewalks consistent with the General Plan Circulation Element and City ordinance.

7. Parks and Recreation

Points for parks and recreation will be awarded to a project as the amount of points scored in Part (a).

(a) Parks and Recreation *(check one box only)*

Possible Points	Check one	Standard
10	<input type="checkbox"/>	Project is within one-half mile of dedicated and improved public neighborhood or community park.
7	<input type="checkbox"/>	Project contains a public park to be dedicated to the Park District.
5	<input type="checkbox"/>	Project is within three-quarters of a mile of an improved public park.
2	<input type="checkbox"/>	Project is within one (1) mile of an improved public park.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

8. Project Seniority

Points for project seniority will be awarded to a project as the amount of points scored in Part (a). Each project will receive a minimum of five (5) points, up to a maximum of ten (10) points.

(a) Project seniority (check one box only)

Possible Points	Check one	Standard
10	<input type="checkbox"/>	Developments which received tentative tract map or other City entitlements of a project will receive ten (10) points for the third year after approval of entitlements.
8	<input type="checkbox"/>	Developments which received tentative tract map or other City entitlements of a project will receive eight (8) points for the second year after approval of entitlements.
5	<input type="checkbox"/>	Developments which received tentative tract map or other City entitlements of a project will receive five (5) points for the first year of approval of entitlements.

Part A	Points
Subtotal of Possible Points	80
Subtotal of Assigned Points	
Does the project meet the minimum number of points to qualify? <i>(Project must score a minimum of 49 points)</i>	YES / NO

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

PART B: QUALITY OF DESIGN AND CONTRIBUTION OF PUBLIC WELFARE AND AMENITY

1. Architectural Design Quality of Buildings *(check one box only)*

Points for the architectural design quality of buildings will be awarded to a project in accordance with the following criteria.

Possible Points	Check one	Standard
10	<input type="checkbox"/>	Project's building architecture represents excellent design and exemplifies several General Plan Community Design policies and design guidelines in its attention to detail in terms of size, height, scale, massing, building materials, architectural details, color, and relationship to adjoining neighboring development; and project meets all City standards.
7	<input type="checkbox"/>	Project's building architecture represents good design and exemplifies General Plan Community Design policies and design guidelines in its attention to detail, in terms of size, height, scale, massing, building materials, architectural details, color, and relationship to adjoining neighboring development; and project meets all City standards.
3	<input type="checkbox"/>	The project is "compatible" in relation to the General Plan and meets general design requirements.

2. Open Space and Slope *(check one box only)*

Points for open space and slope landscaping will be awarded to a project in accordance with the following criteria.

Possible Points	Check one	Standard
10	<input type="checkbox"/>	The project amount and character of open space and slope landscaping provides excellent use of plant material and natural features and exceeds City requirements which will enhance the project and the area.
7	<input type="checkbox"/>	The project open space and slope planting meets city standards with good transitional planting with adjoining uses or agricultural buffers.
5	<input type="checkbox"/>	The project provides slope and open space planting with little transitional features between projects.
3	<input type="checkbox"/>	The project will have no impact to natural open space or slopes.

3. Site Plan Design Quality *(check one box only)*

Points for site plan design quality will be awarded to a project in accordance with the following criteria.

Possible Points	Check one	Standard
10	<input type="checkbox"/>	The project site plan represents excellent design consistent with General Plan Community Design Element policies and design guidelines and incorporates natural features, such as topography and open space, into the site layout.
7	<input type="checkbox"/>	The project site plan represents good design consistent with General Plan Community Design Element policies and design guidelines and meets, or exceeds, all minimum zoning standards.
3	<input type="checkbox"/>	The project is compatible in relation to the General Plan and complies with minimum zoning standards.

4. Provisions of Useable Open Space *(check one box only)*

Points for site design will be awarded to a project in accordance with the following and based on the RPD, CUP, and Park Land Dedication Ordinance, whichever is applicable.

Possible Points	Check one	Standard
10	<input type="checkbox"/>	The provisions of public and/or private open space substantially exceed adopted standards, policies, and regulations evidenced by the amount of usable open space or recreational facilities provided. (Substantially is defined for purposes of this section as 25% or greater.)
7	<input type="checkbox"/>	Approved project's provisions of usable public and/or private open space complies with all adopted standards, regulations, and policies for its respective zone.
3	<input type="checkbox"/>	Approved project's provisions of usable public and/or private open space complies with most, but not all, adopted standards, regulations, and policies for its respective zone.
1	<input type="checkbox"/>	Approved project's provisions of usable public open space complies with the Park Land Dedication Ordinance.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

5. Multi-Use Trails and Facilities and Greenbelts <i>(check one box only)</i>		
<i>Points for the provision of multi-use trails and facilities and greenbelts will be awarded to a project in accordance with the following criteria.</i>		
Possible Points	Check one	Standard
10	<input type="checkbox"/>	Infill area has all needed on-site and off-site multi-use trails and/or greenbelts consistent with the General Plan and/or Pleasant Valley Recreation and Park District.
7	<input type="checkbox"/>	Project provides needed on-site and off-site multi-use trails or facilities, and/or greenbelts consistent with the adopted plans of the City and/or Pleasant Valley Recreation and Park District.
5	<input type="checkbox"/>	Project provides needed on-site multi-use trails or facilities, and/or greenbelts consistent with the adopted plans of the City and/or Pleasant Valley Recreation and Park District.
1	<input type="checkbox"/>	The adopted plans of the City and/or Pleasant Valley Recreation and Park District contain no multi-use trails or facilities, and/or greenbelts within the project.

6. Provision of Public <i>(check one box only)</i>		
<i>Points for the provision of public facilities, such as a connecting link in the Circulation Element of an arterial or collector street, stormwater drainage and treatment facilities, parks, or other vital public facilities will be awarded to a project in accordance with the following criteria. A project may receive three (3) additional points; however no project can score more than a total of 10 points in this section.</i>		
Possible Points	Check one	Standard
10	<input type="checkbox"/>	In addition to providing all needed on-site public facilities required to serve the project and proportionate share of off-site facilities, as required by City ordinances and policies, the project provides additional needed land, public buildings, or facilities to fulfill a public need.
7	<input type="checkbox"/>	Project provides needed on-site public facilities required to serve the project and proportionate share of off-site facilities, as required by City ordinances and policies.
Optional Points	Check if applicable	Standard
3	<input type="checkbox"/>	The project provides additional needed land, public buildings, or facilities to fulfill a public need.

7. Grading and Topographic Modification <i>(check one box only)</i>		
<i>The intent of development should be to retain natural topography or improve the natural state to a more desirable condition. Changes to topography will be measured in relation to the existing condition of the ground. Points for grading and topographic modification will be awarded to a project in accordance with the following criteria.</i>		
Possible Points	Check one	Standard
10	<input type="checkbox"/>	Project grading design retains the natural terrain, does not impact the ridgeline, involves minimal grading, or involves grading that improves the natural topography by removing or correcting a soil condition that encourages erosion, or has the effect of reducing downstream flood control capacity.
7	<input type="checkbox"/>	Project grading design involves minor modification to terrain, involves some cut-and-fill slopes, or has minor impacts on ridgelines.
4	<input type="checkbox"/>	Project grading design involves major modifications to the natural terrain or ridgeline, or large quantity or earthmoving, or substantial cut-and-fill slopes; or an alternate land use plan could have reduced grading requirements.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

B. Impact on Trees and Cultural Resources

Points for impact on trees and cultural resources will be awarded to a project in accordance with the combined score of Parts (a) and (b) below.

(a) Trees (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Grading or trenching, as shown on the grading plan, will not impact any mature trees on-site and off-site.
4	<input type="checkbox"/>	Grading or trenching, as shown on the grading plan, will impact 10% or fewer of the mature trees on site, including impacted off-site trees, if any. Tree impacts must be mitigated by conditions attached to the approved tentative tract map and/or appropriate development permit. The removal of dead or diseased trees, or trees determined not appropriate for retention as verified by the City, will not be counted among the impacted trees.
2	<input type="checkbox"/>	Grading or trenching, as shown on the grading plan, will impact more than 10% of the trees on site, including impacted off-site trees, if any. Tree impacts must be mitigated by conditions attached to the approved tentative tract map and/or appropriate development permit. The removal of dead or diseased trees or trees determined not appropriate for retention, as verified by the city, will not be counted among the impacted trees.

(b) Cultural Resources (check one box only)

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Projects where there is no impact upon any known cultural resources from grading, trenching, or construction.
4	<input type="checkbox"/>	Projects where cultural resources do exist on the site, but substantial protection or salvage measures have been provided by the Mitigated Negative Declaration or Environmental Impact Report.
3	<input type="checkbox"/>	The project site contains no known cultural resources. Conditions are attached to the project that address any unforeseen discovery of potential cultural resources during the course of development.

9. Provision of Water Conservation Features (Check boxes that apply, up to a maximum of 10 points)

Minimum requirements for this section are meeting City codes and State law. Points may be accrued by providing any of the features listed below to a maximum of 10 points.

Possible Points	Check up to 10 points	Standard
2	<input type="checkbox"/>	Automatic sprinkler controls for all landscape will be Et based units, furnished with either on-site weather sensors or connected to an internet weather-monitoring service. The auto controllers will be capable of adjusting the irrigation program daily based on the specific weather conditions on-site.
1	<input type="checkbox"/>	Subsurface irrigation system employed where appropriate.
2	<input type="checkbox"/>	Landscaping of all model homes with low-water use plants and materials that satisfy all City of Camarillo Water-efficient Landscape Ordinance requirements. One unit will be planted with the majority of plants being California-native plants irrigated with either drip-type irrigation or with an irrigation method that specifically addresses the needs of the native plants. Signs and literature will be provided pointing out landscape design purposes.
1	<input type="checkbox"/>	Other significant approved water-conservation features as approved by the Board and/or the City Council.
1	<input type="checkbox"/>	Split hot-water system with one hot-water heater located to serve kitchen area and one to serve baths at opposite end or send floor of home.
1	<input type="checkbox"/>	Point-of-use water heaters for all sinks and lavatories to reduce water waste.
2	<input type="checkbox"/>	Residential irrigation systems furnished with master valves and flow sensors for maximum conservation practices.
2	<input type="checkbox"/>	Retrofitting of existing public, residential, motel or other approved use to reduce water use equal to the projected increase in water use of the proposed project based on the property being considered vacant and not used for agricultural purposes.
1	<input type="checkbox"/>	A rainwater capture/storage/reuse system is installed.
1	<input type="checkbox"/>	Piping is installed to permit use of a graywater irrigation system served by clothes washers or other fixtures, as permissible under State, County, and City standards.
2	<input type="checkbox"/>	Recycled water will be used to irrigate landscape planting areas suitable for recycled water use, as permissible under State, County, and City standards.
1	<input type="checkbox"/>	Recycled water pipelines will be installed to accommodate irrigation of landscape planting areas suitable for recycled water use when available.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

10. Provision of Energy Generation and Conservation Features *(Check boxes that apply, up to a maximum of 10 points)*
Minimum requirements for this section are meeting City codes and State law. Points may be accrued by providing any of the features listed below to a maximum of 10 points.

Possible Points	Check up to 10 points	Standard
2	<input type="checkbox"/>	Solar water-heating system installed to serve all dwelling units.
2	<input type="checkbox"/>	Effective solar space-heating system installed to serve all dwelling units.
1	<input type="checkbox"/>	Units pre-plumbed for solar water-heating system with one or more of the following: a. Stub-out in supply/service line at hot water heater. b. Flashing detail at roof to allow for water line to penetrate roof at south- or west-facing slope. c. Other approved device or installation to accommodate solar installation.
1	<input type="checkbox"/>	Features capable of conserving 10% or more of building's total annual energy use beyond minimum Title 24 energy budget calculations.
2	<input type="checkbox"/>	Features capable of conserving 20% or more of building's total annual energy use beyond minimum Title 24 energy budget calculations.
1	<input type="checkbox"/>	Solar access plan prepared.
2	<input type="checkbox"/>	Units sited to maximize effectiveness of passive solar features considering sun angles, wind direction, natural ventilation and shading devices.
4	<input type="checkbox"/>	Renewable energy power generation features are provided for at least 25% of all single-family units and on all multi-family units.
1	<input type="checkbox"/>	Landscaping plan designed to consider solar energy benefits.
2	<input type="checkbox"/>	Pool equipment to have solar water heating.
1	<input type="checkbox"/>	Southern orientation windows shaded with eave projections, louvers, shutters, trellis, or similar shading devices.
1	<input type="checkbox"/>	Exterior lights utilizing high intensity, low voltage discharge lamps for common areas.
1	<input type="checkbox"/>	Other approved significant energy conserving features, as approved by the Board and/or the City Council.
1	<input type="checkbox"/>	Electric vehicle chargers are provided within the garage of each single-family dwelling unit or for multi-family projects, at least 5% of the required electric vehicle charging stations are provided in parking spaces that are above and beyond the minimum number of parking spaces required for the development.
1	<input type="checkbox"/>	Energy efficient windows that have a U-factor under 0.32 and Solar Heat Gain Coefficient (SHGC) of 0.25.
1	<input type="checkbox"/>	At least one ENERGY STAR dishwasher or laundry machine is provided per unit.
1	<input type="checkbox"/>	Insulation exceeds the minimum requirements by the building code.
1	<input type="checkbox"/>	The project exceeds a 10% recycled content value.
1	<input type="checkbox"/>	Permeable paving is utilized on not less than 20% of the total parking, walking, or patio surfaces.

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

11. Impact on the Physical and Aesthetic Environment including Agriculture and Other Open Spaces

Points for impact on the physical and aesthetic environment will be awarded to a project in accordance with the combined score of Parts (a) and (b) below.

(a) Physical and Aesthetic Environment *(check one box only)*

Possible Points	Check one	Standard
5	<input type="checkbox"/>	The project completes a neighborhood through infill development and will not create any significant impacts on air, water, flooding, plants and animals, or noise; the project is compatible with adjoining land uses and has design features which add to the quality of the area, and does not block any scenic views.
4	<input type="checkbox"/>	The project will not create any significant impacts on air, water, flooding, plants and animals, or noise, and the project takes advantage of natural features in its layout and unit design, is compatible with adjoining land uses, has design features which add to the quality of the area and does not block any scenic views.
3	<input type="checkbox"/>	The project creates minimal environmental impacts which can be addressed at little or no expense to the public agency and is compatible with the adjoining land uses but does not incorporate any exterior design enhancements beyond those required.
2	<input type="checkbox"/>	The project creates significant impacts that require the developer to make significant cash contributions or improvements, or provides minimal standards to ensure minimum compatibility with the adjoining development.
1	<input type="checkbox"/>	The project creates significant impacts that require the developer to make significant cash contributions on a short- and long-term basis and provides minimal standards to ensure minimum compatibility with the adjoining development.

(b) Loss of Agriculture *(check one box only)*

Possible Points	Check one	Standard
5	<input type="checkbox"/>	Project does not take any land out of viable agricultural use.
2	<input type="checkbox"/>	Project involves taking agricultural land which is no longer practical to farm.
0	<input type="checkbox"/>	Project takes land out of viable agriculture production.

12. Affordable Housing *(bonus points)*

Projects which contain affordable housing are entitled to receiving bonus points. For projects that meet more than one criterion below, only one criterion may be selected. If the project does not include affordable housing, this criterion will not be subtracted or figured into the total number of points.

Bonus Points	Check if applicable	Standard
15	<input type="checkbox"/>	The project contains at least one additional affordable housing unit for low- or very-low income households beyond the project's minimum requirement; or the project contains at least 5% of the total units for very-low income households.
10	<input type="checkbox"/>	The project contains affordable housing units for low- or very-low income households to meet the requirements of the project conditions.

Part B		Points
Subtotal of Possible Points		110
Subtotal of Assigned Points		
Does the project meet the minimum number of points to qualify? <i>(Project must score a minimum of 70 points)</i>		YES / NO

EXHIBIT A – DEVELOPMENT ALLOTMENT EVALUATION CRITERIA

Totals of Parts A and B Combined	Points
Total Possible Points	190
Total Assigned Points	
Does the project meet the minimum number of points to qualify? <i>(Project must score a minimum of 119 points)</i>	YES / NO

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RESOLUTION NO. PC 2016-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE AMENDING CHAPTER 20.01 OF THE CAMARILLO MUNICIPAL CODE RELATING TO RESIDENTIAL DEVELOPMENT CONTROL

The Planning Commission of the City of Camarillo resolves as follows:

SECTION 1. The Planning Commission finds as follows:

A. In 1981, Measure A was submitted to and approved by the electorate of the city, enacting Chapter 20.01 of the Camarillo Municipal Code (CMC). The measure was intended to provide a steady annual residential growth, rather than a fluctuating, overly-rapid rate of growth, in order to properly manage and provide city, school, park, and other public utility services in a manner that will not overextend existing public utilities and public facilities.

B. CMC Chapter 20.01 was set to expire in 1995, and was subsequently extended in 1995, 2005, and most recently in 2015, which extended the ordinance through December 31, 2025, and continues to allow the granting of 400 allocations for dwelling units each year, with exceptions for certain types of units.

C. The Planning Commission conducted a duly-noticed public hearing on November 8, 2016, on this ordinance which seeks to amend CMC Chapter 20.01, and has considered all testimony and information presented at the hearing.

SECTION 2. The Planning Commission further finds that the proposed ordinance is not subject to California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines, because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed ordinance merely updates the existing criteria used to evaluate approved projects for consideration of development allotments. No changes are proposed to the number of allocations that may be granted each year. Any future development would be evaluated through an individual environmental review in accordance with the CEQA.

SECTION 3. The Planning Commission, after reviewing the proposed amendments, as shown in Exhibit A, to CMC Chapter 20.01 and receiving evidence and testimony at a public hearing, recommends the ordinance for approval based on the following findings:

A. The ordinance is consistent with the City's General Plan, because it proposes to update the criteria in which projects are evaluated for consideration of development allotments based on the consistency with the policies contained in the updated General Plan Circulation Element, specifically, provision of complete streets, as well as consistency of the site plan with the policies and design guidelines in the updated Community Design Element. In addition, this ordinance addresses impacts to water supply and stormwater treatment that ensure that public utilities and services can be properly and effectively staged in a manner that will not overextend existing facilities, as planned for in the General Plan.

B. The ordinance does not impede the City's ability to meet its Regional Housing Needs Allocation or affordable housing programs in the Housing Element, as the ordinance exempts residential units that provide affordable housing projects, as the amendment creates incentives for providing additional low- or very-low income housing units.

C. The ordinance is consistent with the Zoning Code, because the criteria used for the evaluation of projects for consideration of development allotments promotes quality residential development that will have the least impact on City infrastructure, services, natural topography, and the physical environment. The ordinance also encourages a high quality of design and the provision of public facilities consistent with the requirements of the Zoning Code.

D. The ordinance is necessary for the protection of public health, safety, and welfare of the residents of Camarillo by ensuring that the pace of residential development occurs in a manner that will not overextend existing public utilities and facilities, such as transportation, water, sewer, schools, and parks.

E. The ordinance permits the City to continue to control the rate, distribution, quality, and economic level of proposed residential development on a year-to-year basis and award up to 400 development allotments per year.

SECTION 4. The record of proceedings upon which this decision is based is located in the office of the Director of Community Development, who is the custodian of records for the same.

APPROVED AND ADOPTED on November 8, 2016, by members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

Chairman

ATTEST:

Secretary

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c: City Clerk
Public Works/Land Development Division
Administrative Services

Exhibit A to PC Resolution

"Chapter 20.01. Development Control

20.01.010 Applicability of the development control system.

The residential development control system set out in this chapter applies to all residential development, including mobile homes, in the city with the exception of the following:

A. Projects of not more than ~~four (4)~~ residential dwellings, limited to only ~~one (1)~~ such project per developer per calendar year.

B. Fourplexes or lesser-numbered multiple dwellings on a single existing lot.

C. Single-family residential units on a single existing lot.

D. Rehabilitation or remodeling of an existing dwelling, or conversion of apartments to condominiums, so long as no additional dwelling units are created.

E. Those specific units which are formally dedicated for occupancy by and affordable to low-income ~~households persons or senior citizens~~ within a project which is funded or subsidized as a low-income ~~or senior citizen~~ project pursuant to ~~the provisions of~~ applicable federal, state or local laws or programs, or which receives a density bonus or other incentives under Chapter 19.49 of this code. For the purposes of this chapter, a project is funded or subsidized pursuant to applicable federal, state or local laws or programs if it receives a loan, grant or continuing financial subsidy for the purpose of developing low-income ~~or senior citizen~~ housing.

F. Model Home Complexes. The construction of model home complexes may be authorized by the director when a development allotment has been approved for the project and units within the model home complex will not be occupied, transferred or sold for individual occupancy until a development allocation has been received for such units, or, the units qualify under an exception provision pursuant to this section at the time occupancy is requested. The developer must sign an agreement to be recorded providing for these limitations prior to the issuance of a building permit.

20.01.020 Establishment of residential development evaluation board.

A. In order to administer the development control system set forth in this chapter, and to make the evaluations set forth in Section 20.01.050, a residential development evaluation board ("board") is established, consisting of the duly appointed members of the planning commission of the city.

B. The procedures and bylaws of the board will be developed by the board subject to the approval of the city council. The staff of the ~~d~~Department of ~~c~~Community ~~d~~Development will serve as the staff of the board.

20.01.030 Establishment of annual residential development allotments designated.

A. The maximum number of dwelling units that may be constructed each year in the city (except for dwelling units exempted in accordance with the provisions of Section 20.01.010) is 400 dwelling units ~~(annual allotment) (referred to as the “annual allotment,” and as allocated to an individual project a “development allotment”).~~

~~B. — The annual allotment may be modified by the city council to an amount not greater than 10% more or less for any given year, provided that the annual allotment for the next succeeding year will be set higher or lower, as the case may be, in order to redress any excess or deficiency. (This 10% rule will apply to all instances except as expressly provided for in Section 20.01.060(A).) — The annual allotment will be continuously applicable within the city’s jurisdictional boundaries and will not be modified by reason or annexation or additional territory.~~

20.01.040 Development allotment application.

No building permit for any nonexempt project may be issued unless a “development allotment” for such project has been granted. At any time prior to obtaining a building permit, the developer of a proposed project not exempted from the ~~application for a development allotment requirement pursuant to the provisions of Section 20.01.010~~ must apply for obtain a development allotment under this chapter as set forth in this chapter.

20.01.050 Development allocation evaluation.

The board will consider annually all applications for development allotments properly submitted and must make recommendations to the city council based on the criteria set forth below:

A. Availability of Public Facilities and Services. The board will examine each application for its relations to or impact upon local public facilities and services, and will rate each development by the assignment of from 0 to 10 points (with 0 indicating very poor and 10 indicating excellent) on each of the following attributes:

1. The capacity of the water ~~system~~infrastructure to provide for the needs of the proposed development without system extensions beyond those normally installed by the developer and the impact the project will have on water supply.

2. The capacity of the sanitary sewers to dispose of the wastes of the proposed development without system extensions beyond those normally installed by the developer.

3. The capacity of the drainage facilities to adequately dispose of and treat the surface runoff ~~from~~to the proposed development without system extensions beyond those normally installed by the developer.

4. The ability of the fire department to provide fire protection according to the established response standards of the city without the necessity of establishing a

new station or requiring the addition of major equipment or housing facilities to an existing station.

5. The capacity of the applicable public schools to absorb the children expected to inhabit a proposed development without necessitating or adding to double sessions or other unusual scheduling or classroom overcrowding.

6. The capacity of ~~major street linkages~~ surface streets to provide for the needs of the proposed development without substantially altering existing traffic patterns or overloading the existing street system, ~~and the capacity of impact to Highway 101, within the city limits to provide for the needs of the proposed development without substantially altering the freeway level of service and provision of complete streets.~~

7. The availability of ~~public facilities such as parks, playgrounds, and other recreational facilities, etc., to meet the demands for vital public services without extension of services beyond those provided by the developer.~~

8. Developments which have received tentative map or other city ~~approval entitlements for of~~ a project ~~after January 1, 2016~~ will receive 5 points for the first year ~~after of~~ approval, 8 points for the second year after approval, and 10 points for the third year after approval.

B. Quality of Design and Contribution of Public Welfare and Amenity. The board will examine each application which has not been withdrawn by the applicant for failure to meet the requirements of subsection (A), and will rate each development by the assignment of from 0 to 10 points (with 0 indicating very poor and 10 indicating excellent) on each of the following attributes:

1. ~~Site and a~~ Architectural design quality of buildings, which may be assessed in terms of indicated by consistency with the General Plan Community Design Element the harmony of the proposed buildings in its attention to detail in terms of size, height, scale, massing, building materials, architectural details, and color, ~~and location and compatibility~~ with existing neighboring development.

2. The amount and character of open space and slope landscaping.

3. ~~Site and architectural plan~~ design quality, which may be assessed in terms of indicated by consistency with the General Plan Community Design Element, incorporation of natural features such as topography and open space, compliance with site development standards, the arrangement of the site for efficiency of circulation, on and off site traffic safety, and privacy, ~~etc.~~

4. The provision of public and/or private usable open space.

5. Contributions to and extensions of existing ~~systems of foot or bicycle paths, equestrian multi-use~~ trails and facilities and/or greenbelts.

6. The provision of needed public facilities such as a connecting link in the Circulation Element of an arterial or collector street, critical linkages in the major street

~~system stormwater drainage and treatment facilities, school rooms, functional parks, or other vital public facilities.~~

7. ~~Site and architectural design quality which may be indicated by the amount and character of Grading and~~ modification of the topography, including quantity of grading, extent of natural slopes cut and/or filled and impact on ridge-lines.

8. ~~Absence of deleterious impact on trees and archeological sites~~cultural resources.

9. The provisions of ~~significant~~ water conservation features.

10. The provision of energy generation and conservation features, such as ~~additional insulation, house siting and design, solar techniques and renewable energy generation features~~and other innovative techniques.

11. ~~Absence of deleterious impacts on the physical and/or aesthetical environment,~~including agriculture and other open spaces.

12. Projects which contain affordable housing units in accordance with the criteria under Section 20.01.010(E) will be entitled to ~~up to 1540~~ additional bonus points. If the project does not include affordable housing units, this criterion will not be subtracted or figured into the total percentage points.

C. ~~The board will meet to assign evaluation points for each development allotment application. After assigning evaluation points, the board will prepare two lists, one documenting points awarded from subsection (A) and the other from subsection (B) of this section, arranging the developments in each list in order from greatest to lowest number of points. In addition to listing the number of actual points awarded in each subcategory, the total will then be expressed as a percentage of the maximum number of points awardable. After having studied each application in accordance with subsections (A) and (B) of this section, in regard to each of these criteria, or so many of them as may be applicable, and having assigned evaluation points on a scale of 0 to 10 in accordance with their findings, the board will prepare two lists, one documenting points awarded from subsection (A) and the other from subsection (B) of this section, arranging the developments in each list in order from that receiving the greatest total number of evaluation points to the one receiving the lowest number. In addition to listing the number of actual points awarded in each subcategory of both parts, each part will be totaled and the total will then be expressed as a percentage of the maximum number of points awardable. The maximum number of points awardable may not include those elements of the criteria found to be not applicable.~~

D. ~~Having evaluated each development in accordance with the criteria of this section, the board will publish in the rating given to each development on each criteria. Following its preliminary evaluation as provided in subsection (C), the rating given to each development will be published and a public hearing will be scheduled on the preliminary point assignments made by the board. The board will then schedule a public hearing to be held within 15 days of any point assignments made by the board.~~

1. Any applicant may request the board, at the public hearing, to reevaluate the point assignment made on any of the criterion. In order for the board to alter its point assignment on a particular development, the applicant must demonstrate that there exists pertinent information or a project redesign which the board was not aware of at the time of the original evaluation.

2. Any applicant who is dissatisfied with the board's reevaluation may submit written notification of such dissatisfaction, which will be furnished to the city council prior to its awarding of development allotments.

E. After evaluating each development and clarifying all point assignments to the applicants, the board will present its evaluations, along with the decisions reached on any appeals, requests for reevaluations, to the city council for the awarding of development allotments.

F. The schedule for the submission and consideration of applications will be established by ~~the~~ city council resolution.

20.01.060 Development allotment awards.

A. The city council will make the annual allotment of development allotments by the date established by city council resolution.

~~B. At a noticed public hearing, the city council will consider, at a public hearing, the board's recommendations and rankings of the proposed developments on each of the two lists contemplated in Section 20.01.050, along with any action taken by the board concerning appealed decisions, any requests for reevaluation, and will compile one list ranking each of the proposed developments, and will award from the development allotments from that list.~~

~~C. The city council will eliminate from consideration any development which has not been assigned a minimum of 49 points under section 20.01.050(A) or a minimum of 70 points under Section 20.01.050(B).~~

~~D. At the conclusion of the hearing, the council will compile a list ranking each of the proposed developments, and will award the development allotments from that list.~~

~~1. — Development Program Allotment. The number of dwelling units for which development allotments may be issued may not exceed the annual allotment limit established in Section 20.01.030.~~

~~2. — Allocation Limitation. No single developer may, in any one year, be issued a development allotment for dwelling units in excess of the annual allotment number permitted under this chapter.~~

~~3. — Minimum Point Requirements. The city council will eliminate from consideration any development which has not been assigned a minimum of 49 points under Section 20.01.050(A) or a minimum of 70 points under Section 20.01.050(B).~~

~~If in a given year the highest ranking development does not meet both of the minimum point requirements, the city council will make no development allotment for that year. The number of units will then be added, as the only allowed exception to the 10% rule in Section 20.01.030, to the annual allotment for the ensuing year.~~

~~B. The city council will make the annual allotments at a time selected by the city council.~~

~~C. Development allotments awarded to a project will remain in effect as long as the underlying project entitlement is valid. In the event the underlying project approval expires or otherwise terminates, any development allotment that had been granted to such a project will be deemed rescinded.~~

20.01.065 Modifications and Reallocation of Development Allotments.

~~C. An application may be amended upon submittal of an additional application made in the same manner as the original application. In addition, the application for an amendment must set forth the reasons for requesting the amendment.~~

~~1. The city council will review such an amendment application in the same manner as the original application and may grant the amendment as requested, modify the amendment, or deny the amendment, except those listed as minor under subsection (C)(3) of this section.~~

~~2. An amendment or modification may be granted only if the city council after reviewing the proposed development in relation to the criteria set forth in Section 20.01.090 (A) and (B) finds that the modified development has earned as many or more evaluation points than the original development for which the development allotment was issued.~~

~~3. Minor modifications may be approved by the director involving situations where it is determined that the same points or greater points would be available for the modification, and that the modification is in keeping with the original approved design theme, colors, materials, textures, intent and spirit. Modifications may also include such items as substitution of unit plans, increased floor area plan and elevations, modification of exterior elevations wall surface, floor space, building window location, and general setbacks as long as the modification is in keeping with the minimum standards set forth under the underlying zone. A copy of any such approval by the director will be given to the city council and the residential development evaluation board for review and the plans will also be posted for city council review. The action of the director will be final unless appealed by the residential development evaluation board or city council within 10 days of the date of action.~~

~~D. Where approval of a proposed development has expired, but the development allotment has not been rescinded pursuant to subsection (E) of this section, the city council may amend or modify the original development allotment application in~~

~~accordance with the procedures of subsection (C) of this section upon the re-filing of the project for approval, provided the new project is in substantially the same form as the original project.~~

~~E. — Should a developer fail to initiate construction within 24 months after award of the development allotment, the city council, after a hearing, may, by majority vote, rescind all or part of the development allotment and reassign the allocation to an on-going project or projects that competed for an allocation for the same year.~~

~~F. — When a change in the general plan or zoning designation of an on-going project causes a reduction in the total points of a project, the city council will consider that the project has received the same number of points as the most recent allotment and the city council may approve the modification of new permits without regard to prior allotment points. The city council may grant new allotments and authorize the use of previously awarded but unused allotments for the same project to be applied to the remaining phases.~~

A. The point assignments for any proposed modification to project entitlements will be reviewed and evaluated by staff for compliance with the points previously assigned to the project. If the modification would result in substantial compliance with the number of points assigned or greater, no further action with respect to the development allotment is required.

B. Where a proposed modification to project entitlements results in a reduction of point assignments from the original development allotment, the developer must submit a new development allotment application for consideration under this chapter. However, if there were no other projects eligible to receive allotments and that were not awarded development allotments for the same year, no change in the development allotment will be required for such modified project.

20.01.070 Additional regulations.

Should the evaluation of projects ~~as provided in~~under Section 20.01.050 produce ~~the~~a situation in which two projects have equal evaluation points scores, but only one project can be permitted within the quota, the city council may offer those applicants a pro rata share of the number of ~~units~~development allotments available within the annual allotment quota, or may ~~dispose of~~resolve such a tie in any other manner deemed equitable by the city council.



City of Camarillo

Planning Commission

AGENDA REPORT

DATE: November 8, 2016

TO: Planning Commission

FROM: Joseph R. Vacca, Director
Department of Community Development

SUBJECT: 2017 Planning Commission Meeting Schedule

SUMMARY

At the end of each year, the Planning Commission will be adopting a meeting schedule for the following year.

DISCUSSION

The meeting schedule for 2017 is attached. The dates are consistent with the Planning Commission's regular meeting dates – the first and third Tuesdays of each month, with some changes to accommodate the order of review as follows:

February 7:	No meeting
February 14:	Added
February 21:	No meeting
February 28:	Added
March 7:	No meeting
March 14:	Added
March 21:	No meeting
July 4:	No meeting (holiday)
August 1:	No meeting
November 21:	No meeting
December 19:	No meeting

SUGGESTED ACTION

Via minute action, approve the 2017 Planning Commission Meeting Schedule.

ATTACHMENTS

Draft 2017 PC Meeting Schedule

F:\PLANNING COMMISSION\REORG (incl CALENDAR)\PC CALENDAR\2017\2017 PCAR Meeting Schedule.docx

DRAFT

2017 PLANNING COMMISSION MEETING DATES | EVENTS | HOLIDAYS

(Regular meetings are generally held on the 1st and 3rd Tuesdays of each month—unless otherwise noted below with *.)

DATE	EVENT	TIME
JANUARY 1	HOLIDAY – NEW YEAR’S DAY	---
JANUARY 3	PLANNING COMMISSION MEETING	7:30 P.M.
JANUARY 16	HOLIDAY – MARTIN LUTHER KING JR. DAY	---
JANUARY 17	PLANNING COMMISSION MEETING	7:30 P.M.
FEBRUARY 14*	PLANNING COMMISSION MEETING	7:30 P.M.
FEBRUARY 20	HOLIDAY – PRESIDENT’S DAY	---
FEBRUARY 28*	PLANNING COMMISSION MEETING	7:30 P.M.
MARCH 1 – 3	PLANNING COMMISSIONER ACADEMY – SAN RAMON	---
MARCH 14*	PLANNING COMMISSION MEETING	7:30 P.M.
APRIL 4	PLANNING COMMISSION MEETING	7:30 P.M.
APRIL 18	PLANNING COMMISSION MEETING	7:30 P.M.
MAY 2	PLANNING COMMISSION MEETING	7:30 P.M.
MAY 16	PLANNING COMMISSION MEETING	7:30 P.M.
MAY 29	HOLIDAY – MEMORIAL DAY	---
JUNE 6	PLANNING COMMISSION MEETING	7:30 P.M.
JUNE 20	PLANNING COMMISSION MEETING	7:30 P.M.
JULY 4	HOLIDAY – JULY 4	---
JULY 18	PLANNING COMMISSION MEETING	7:30 P.M.
AUGUST 15*	PLANNING COMMISSION MEETING	7:30 P.M.
SEPTEMBER 4	HOLIDAY – LABOR DAY	---
SEPTEMBER 5	PLANNING COMMISSION MEETING	7:30 P.M.
SEPTEMBER 13 – 15	LEAGUE OF CALIFORNIA CITIES – SACRAMENTO	---
SEPTEMBER 19	PLANNING COMMISSION MEETING	7:30 P.M.
OCTOBER 3	PLANNING COMMISSION MEETING	7:30 P.M.
OCTOBER 17	PLANNING COMMISSION MEETING	7:30 P.M.
NOVEMBER 7*	PLANNING COMMISSION MEETING	7:30 P.M.
NOVEMBER 11 (10)	HOLIDAY – VETERANS DAY	---
NOVEMBER 23	HOLIDAY – THANKSGIVING	---
NOVEMBER 24	HOLIDAY – THANKSGIVING	---
DECEMBER 5*	PLANNING COMMISSION MEETING	7:30 P.M.
DECEMBER 24 (22)	HOLIDAY – CHRISTMAS EVE	---
DECEMBER 25	HOLIDAY – CHRISTMAS	---