

ORDINANCE NO. 1044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REZONING CERTAIN REAL PROPERTY FROM CPD (COMMERCIAL PLANNED DEVELOPMENT) TO CMU (VILLAGE COMMERCIAL MIXED-USE) FOR 10.06 ACRES LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 101, BETWEEN WESTPARK COURT AND VILLAGE AT THE PARK DRIVE WITHIN THE VILLAGE AT THE PARK SPECIFIC PLAN AREA, FURTHER DESCRIBED AND SET FORTH AS CZ-310, HIJI INVESTMENT COMPANY, LLC AND TFR INVESTMENT COMPANY, LLC

The City Council of the City of Camarillo does ordain as follows:

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

(a) The property to which this Ordinance relates is located in the City of Camarillo, County of Ventura, State of California, as set forth and more particularly described on Exhibit A, legal description, attached hereto and made a part hereof; and as set forth on Exhibit B, a map of the affected area, attached hereto as well and made part hereof (hereafter "Property").

(b) The Property consists of 10.06 acres.

(c) The owners of the Property have filed an application for a change in zone classification of the Property from its present zone classification of CPD (Commercial Planned Development) to CMU (Village Commercial Mixed-Use).

(d) The Planning Commission conducted a duly-noticed public hearing on September 15, 2009, on this matter and recommended to the City Council that the change in zone classification be approved.


(e) The City Council conducted a duly-noticed public hearing on October 14, 2009, on the application, and each member of the City Council being familiar with the Property and based upon the evidence presented at the hearing and the Planning Commission's records and files, the City Council determined that the public's interest, convenience, and necessity require that the Property be reclassified as described.

SECTION 2. The Property is reclassified from CPD (Commercial Planned Development) to CMU (Village Commercial Mixed-Use).

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

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

PASSED AND ADOPTED on October 28, 2009.



Mayor

ATTEST:



City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1044 was introduced by the City Council at a regular meeting held October 14, 2009, and subsequently passed and adopted by the City Council at a regular meeting held October 28, 2009, by the following vote:

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



City Clerk

Copy: Community Development
General Services
Brian Sevy, KTG Group, Inc.
Kent Gannfors, Gannfors & Associates
Jon Nishimori, Hiji Inv Co, LLC & TFR Inv Co, LLC
Dennis Hardgrave, DPS

EXHIBIT "A"
(LOT 2 TRACT MAP NO. 5350)

Lot 2 of Tract No 5350, in the City of Camarillo, County of Ventura, State of California as shown on the map recorded in Book 150, at Page 36 of Miscellaneous Records (Maps), in the Office of the County Recorder of said county, described as follows:

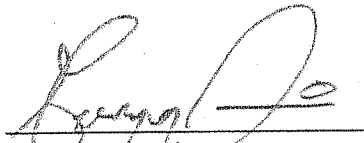
Beginning at the northeast corner of said lot as shown on Sheet 5 of said map; thence,

- 1st South $00^{\circ}29'22''$ East, a distance of 21.89 feet to the beginning of a non-tangent curve concave easterly having a radius of 50.00 feet, from which the radius point bears South $53^{\circ}37'10''$ East; thence along said curve,
- 2nd Southerly an arc distance of 60.28 feet, through a central angle of $69^{\circ}04'27''$ to the beginning of a reverse curve concave southwesterly with a radius of 15.00 feet, from which the radius point bears South $57^{\circ}18'23''$ West; thence along said curve,
- 3rd Southerly an arc distance of 8.43 feet through a central angle of $32^{\circ}12'15''$; thence,
- 4th South $00^{\circ}29'22''$ East, a distance of 926.46 feet to the beginning of a tangent curve concave northwesterly with a radius of 460.00 feet; thence along said curve,
- 5th Southwesterly an arc distance of 290.09 feet through a central angle of $36^{\circ}07'57''$ to the beginning of a compound curve concave northerly with a radius of 25.00 feet, from which the radius point bears North $54^{\circ}21'25''$ West; thence along said curve,
- 6th Southwesterly, westerly and northwesterly an arc distance of 44.13 feet through a central angle of $101^{\circ}08'52''$ to the beginning of a compound curve concave northeasterly with a radius of 959.00 feet, from which the radius point bears North $46^{\circ}47'27''$ East; thence along said curve,
- 7th Northwesterly an arc distance of 689.79 feet through a central angle of $41^{\circ}12'42''$; thence,
- 8th North $01^{\circ}59'51''$ West, a distance of 224.60 feet, to the beginning of a tangent curve concave westerly with a radius of 2455.00 feet; thence along said curve,
- 9th Northerly an arc distance of 163.17 feet through a central angle of $03^{\circ}48'29''$ to the beginning of a non-tangent curve concave northerly having a radius of 828.08 feet, from which the radius point bears North $08^{\circ}56'04''$ West; thence along said curve,
- 10th Northeasterly an arc distance of 41.12 feet, through a central angle of $02^{\circ}50'42''$; thence,
- 11th North $11^{\circ}46'46''$ West, a distance of 60.00 feet; thence,
- 12th North $53^{\circ}29'48''$ West, a distance of 37.32 feet; thence,

- 13th North 05°12'34" West, a distance of 26.32 feet, to the beginning of a tangent curve concave southeasterly with a radius of 140.01 feet; thence along said curve,
- 14th Northerly, northeasterly and easterly an arc distance of 221.91 feet through a central angle of 90°48'45" to the beginning of a compound curve concave southerly with a radius of 2940.27 feet, from which the radius point bears South 04°23'49" East; thence along said curve,
- 15th Easterly an arc distance of 163.77 feet through a central angle of 03°11'29"; thence,
- 16th North 88°47'40" East, a distance of 106.37 feet to the **Point of Beginning**.

Except that portion of land lying within the Public Street Easement to the City of Camarillo, recorded June 22, 2004 as Document Number 20040622-0172907 of Official Records of said county.

Contains: 9.86 Gross Acres/ 9.38 Net Acres (more or less)


Gregory L. Rice
LS 8201 (Exp. 03/31/09)

12/19/08
Date



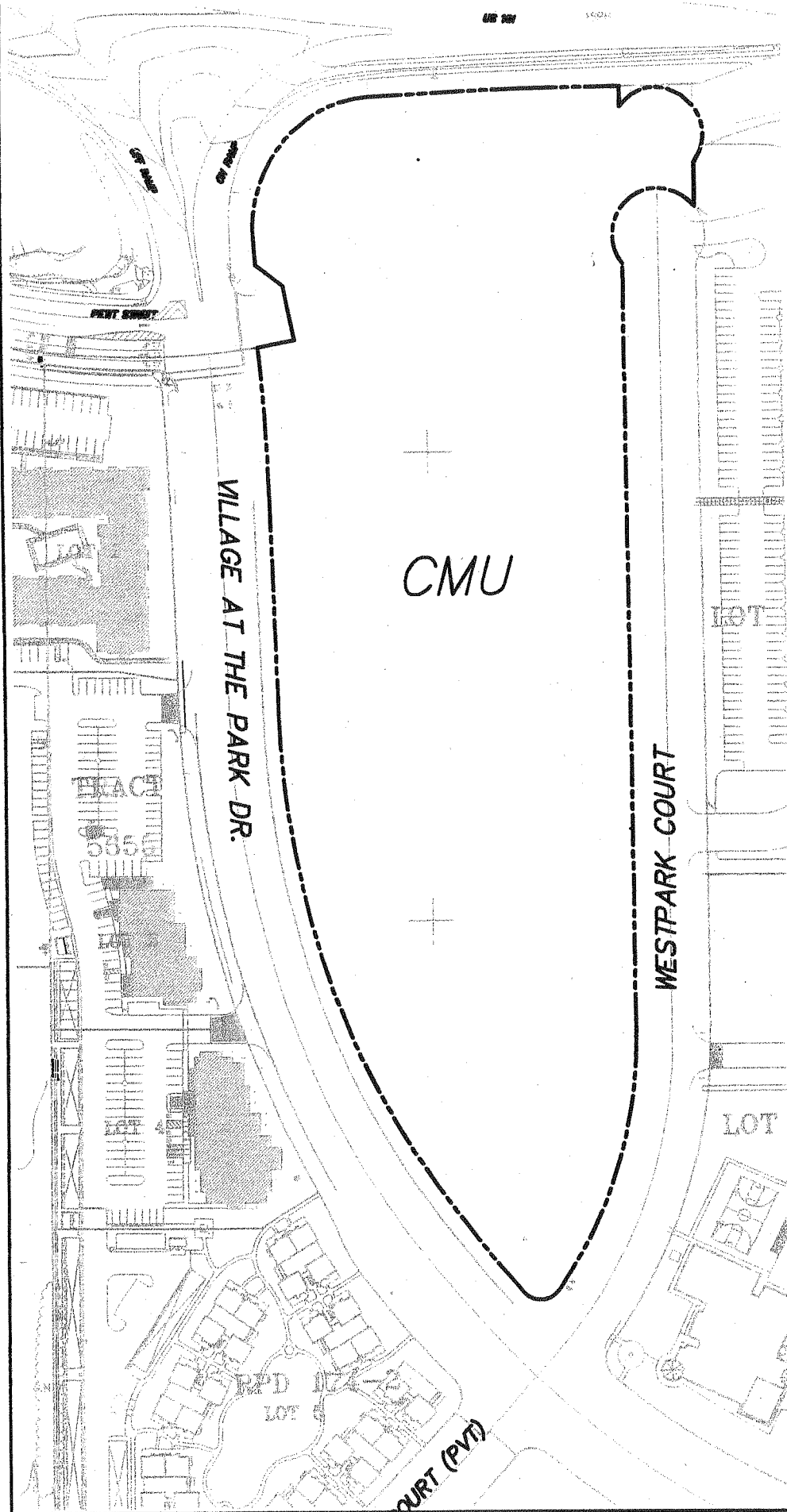


Exhibit "B"

**Area to be Re-Zoned
from CPD to CMU**

**Tract 5350, Lot 2
(Tentative Tract 5753)**

**VILLAGE AT THE PARK
City of Camarillo**