

ORDINANCE NO. 1048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO PREZONING CERTAIN REAL PROPERTY TO R-1-10 (SINGLE-FAMILY RESIDENTIAL, 10,000-SQUARE-FOOT MINIMUM LOT SIZE) ZONE FOR A TOTAL OF 1.92 ACRES LOCATED ON 787 AND 788 AMBER DRIVE, AND 163, 178, 197, AND 202 EAST LOOP DRIVE, FURTHER DESCRIBED AND SET FORTH AS CZ-309, DROWN

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

SECTION 1: The City Council of the City of Camarillo does hereby find, determine, and declare as follows:

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

(b) The Property proposed for annexation and prezoning consists of approximately 1.92 acres.

(c) The Property proposed for Annexation 108 and prezoning is "improved".

(d) The city has initiated prezoning of the Property to R-1-10 (Single-Family Residential, 10,000-square-foot minimum lot size) Zone.

(e) The reasons for the prezoning are according to the following findings:

1. Adequate public facilities and sewer capacities are available to service the annexation area.

2. The pre-zoning and annexation are consistent with the General Plan, which calls for low-density residential uses on the properties.

3. The annexation request encourages urban development to occur within cities and accommodates the community development goals; therefore, the annexation is in keeping with the Guidelines for Orderly Development as adopted by the City of Camarillo, County of Ventura, and LAFCO.

4. The annexation of the properties results in a logical extension of the city boundary and the properties are contiguous to the city limits of the City of Camarillo and within the sphere of influence boundary line.

5. The lots within the proposed subdivision meet the minimum lot size and dimension of the proposed zoning of R-1-10.

6. The annexation will not be detrimental to surrounding properties and/or uses.

7. The proposed use has been reviewed for compliance with all applicable CEQA sections and has been found to be categorically exempt from further environmental review under Class 19, Annexations, and Class 1, Existing Facilities.

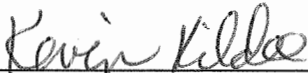
SECTION 2: The Planning Commission conducted duly-noticed public hearings on November 3, 2009, upon said annexation and rezoning and recommended to the City Council that the said annexation and rezoning classification be approved.

SECTION 3: The City Council conducted a duly-noticed hearing on December 9, 2009, upon said annexation and rezoning, 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 interest, convenience, and necessity require that the Property be reclassified as hereafter described.

SECTION 4: The Director of Community Development shall amend the official zoning map of the city, as adopted by Title 19 of the Camarillo Municipal Code to reflect the annexation and rezoning classification, as set forth above.

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

PASSED, APPROVED, AND ADOPTED January 13, 2010.



Mayor

ATTEST:




City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1048 was introduced by the City Council at a meeting held December 9, 2009, and subsequently passed and adopted by the City Council at a regular meeting held January 13, 2010, by the following vote:

AYES: Councilmembers: McDonald, Morgan, Waunch, Mayor Kildee

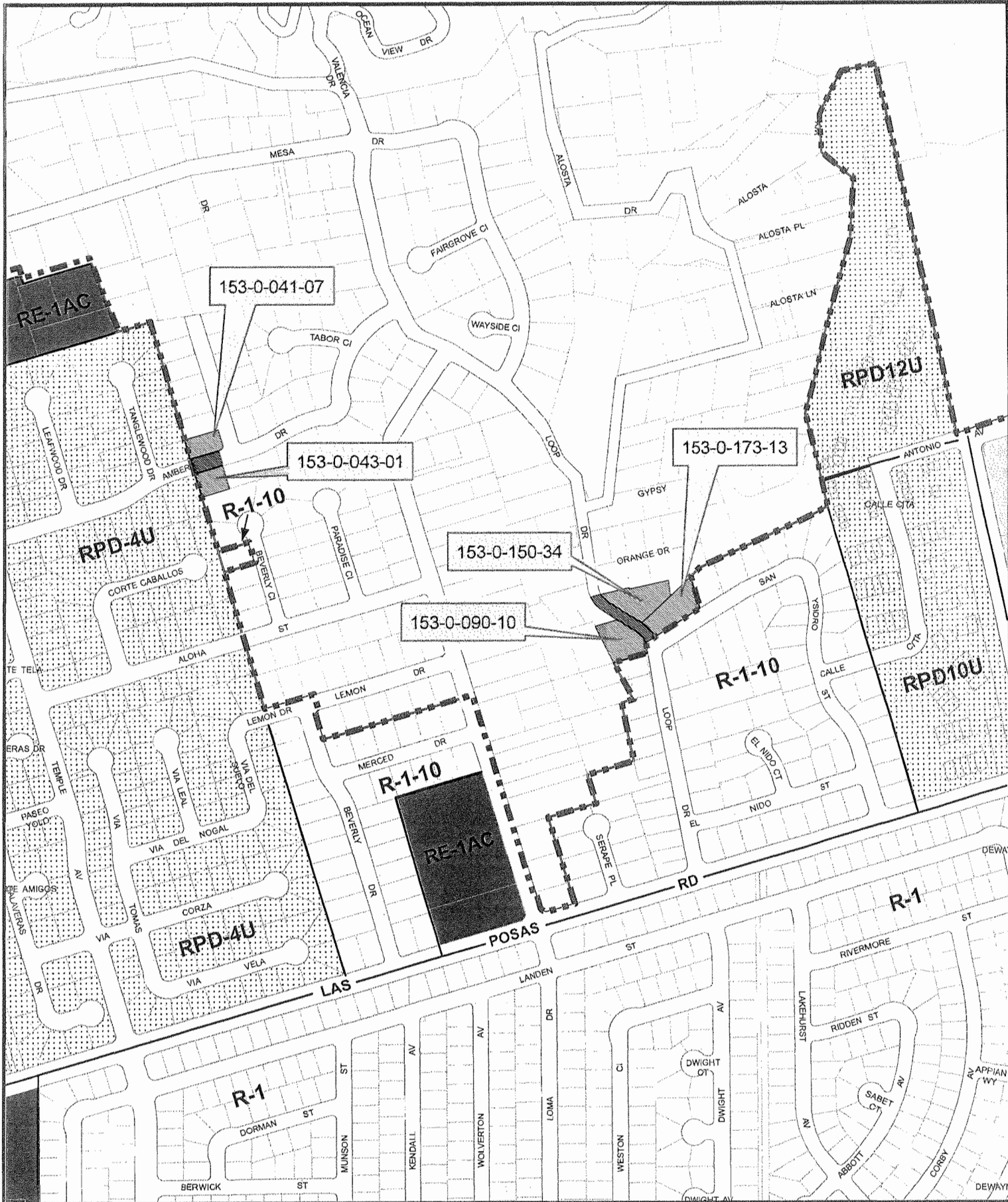
NOES: Councilmembers: None

ABSENT: Councilmembers: Craven



City Clerk

Copy: Community Development
General Services Department (Information Systems Division)
Camarillo Sanitary District
Property Owners (6)



PARCELS:
 153-0-041-07
 153-0-043-01
 153-0-090-10
 153-0-150-34
 153-0-173-13

ANNEXATION 108/CZ-309
 CAMARILLO, CA **Exhibit "A"**
ZONING

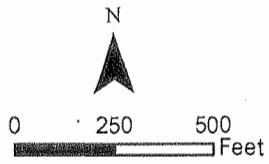


EXHIBIT B

Legal Description

Parcel 1

(787 Amber Drive, Camarillo, CA 93010)

Lot 28 of Tract 1296, in the County of Ventura, State of California, according to the Map recorded in Book 30, Page 68 of Maps, in the office of the County Recorder of said County.

Parcel 2

(788 Amber Drive, Camarillo, CA 93010)

Lot 29 of Tract 1296, in the County of Ventura, State of California, according to the Map recorded in Book 30, Page 68 of Maps, in the office of the County Recorder of said County.

Parcel 3

(167 and 193 East Loop Drive)

The land referred to herein below is situated in the County of Ventura, State of California, and is described as follows:

That portion of Lot H of Parcel 24 of Re-Subdivision of a portion of Pleasant Valley, as per Map recorded in Book 16, Page 33 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the Northeast corner of said Lot, said point of beginning being in the center line of Loop Drive, 40.00 feet wide as shown on said Map; thence along the Northerly line of said Lot H,

- 1st: South 73° 34' West 111.34 feet to a point; thence,
- 2nd: South 26° 32' 40" East 154.36 feet to a point in the Southerly line of said Lot; thence, along the Southerly line of said Lot; thence,
- 3rd: South 73° 34' East 154.36 feet to the Southeast corner of said Lot in the center of Loop Drive 40.00 feet wide; thence along the center line of Loop Drive and the Easterly line of said Lot H by the following courses,
- 4th: North 11° 20' West 28.06 feet to a point; thence,
- 5th: Along a curve to the left having a radius of 100.00 feet and a central angle of 46° 26' to the most Westerly corner of Lot A of Parcel 26 of Re-Subdivision of a portion of Pleasant Valley, as shown on said Map; thence,
- 6th: North 57° 47' West 65.13 feet to a point of beginning.

Parcel 4

(178 East Loop Drive)

A portion of Lot 30, Pleasant Valley Re-Subdivision in the County of Ventura, State of California. According to the Map recorded in Book 16, Page 33 of Maps, in the office of the County Recorder of said County. Beginning at the Southwesterly corner of Lot 7 of Tract 3797 of Recorded Maps, as recorded in Book 103, Page 33 of Recorded Maps in the office of the County Recorder of said county, thence;

- 1st: North 16° 31' 54" West 125.24 feet, thence,
- 2nd: South 45° 46' 41" West 293.16 feet to a point on the Easterly side of East Loop Drive, thence,
- 3rd: Southeasterly along said East Loop Drive right-of-way (40 feet in width) along a curve having a radius of 120 feet for a length (distance) of 68.24 feet, thence,
- 4th: North 58° 27' 7" East 207.03 feet along the north side of San Ysidro to the Southwesterly corner of said Lot 7 of Tract 3797.

Parcel 5

(202 East Loop Drive)

Those portions of Lot 30 of Pleasant Valley Subdivision and Loop Drive of Pleasant Valley Re-subdivision, in the County of Ventura, State of California, as per Maps recorded in Book 14, Page 1 and Book 16, Page 33, respectively, of Miscellaneous Records (Maps) in the office of the County Recorder of said County, also being a portion of Tract 55 of Rancho Las Posas, as per Map recorded in Book 3, Page 22 of said Miscellaneous Records (Maps) described as follows:

Beginning at the Southwesterly terminus of the 7th course of the Giordano Annexation to the Camarillo Sanitary District per Certificate of Completion recorded on June 2, 1982, as Document No. 51290, Official Records of said County Recorder, thence along said 7th course,

- 1st: North 58° 27' 00" East 40.71 feet to the Northeasterly terminus of said 7th course and the Northeasterly line of Loop Drive, 40.00 feet wide, per said Pleasant Valley Re-subdivision, being a point of non-tangent curvature concave Southwesterly having a radius of 120.00 feet, a radial line to said curve bears North 67° 09' 55" East, thence along said curve in a Northwesterly direction,
- 2nd: Through a central angle of 32° 36' 30", an arc distance of 68.29 feet to the Southeasterly line of said Lot 30, shown on said Map as North 46° 03' East 313.79 feet; thence along said Southeasterly line,
- 3rd: North 46° 03' 00" East 146.59 feet to a point distant, South 46° 03' 00", West 146.60 feet from the Northeasterly terminus of the above described course, thence,

- 4th: North 08° 05' 00" West 58.08 feet; thence,
- 5th: South 77° 56' 00" West 148.00 feet; thence,
- 6th: North 08° 05' 00" West 5.00 feet to the Southeasterly corner of the land described in a deed to James E. Sederholm and wife recorded October 31, 1963, as Instrument No. 64406 in Book 2419, Page 301, Official Records of said County Recorder; thence, along the Southerly line of said land of James E. Sederholm and wife,
- 7th: South 77° 56' 00" West 152.71 feet to the Southwesterly line of said Loop Drive, 40.00 feet wide, being a point of non-tangent curvature concave Northeasterly having a radius of 120.00 feet, a radial line to said curve bears South 66° 06' 29" West; thence, along said curve in a Southeasterly direction and said Southwesterly line the following three courses.
- 8th: Through a central angle of 33° 53' 29", an arc distance of 70.98 feet; thence, tangent to said curve,
- 9th: South 57° 47' 00" East 149.21 feet to a point of tangent curvature concave Southwesterly having a radius of 80.00 feet; thence, along said curve,
- 10th: Through a central angle of 39° 22' 15", an arc distance of 54.97 feet to the point of beginning.

Containing 0.75 acre, more of less.