



City of Camarillo
 Department of Community Development
PLANNED DEVELOPMENT /
CONDITIONAL USE PERMIT
 Application

SUBMITTAL	City of Camarillo Department of Community Development 601 Carmen Drive P.O. Box 248 Camarillo, CA 93011-0248 Phone: 805.388.5360; Fax: 805.388.5388 Email: planning@cityofcamarillo.org	APPLICATION <small>Staff Use</small>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;"><u>Application</u></td> <td style="width: 40%;"><u>Project No.</u></td> </tr> <tr> <td>RPD / CPD / IPD / CUP _____</td> <td>_____</td> </tr> <tr> <td>Fee _____</td> <td>_____</td> </tr> <tr> <td>Received by _____</td> <td>_____</td> </tr> <tr> <td>Date Filed _____</td> <td>_____</td> </tr> <tr> <td>HTE No. _____</td> <td>_____</td> </tr> </table> <p style="text-align: right; font-size: small;"><i>(Keep Receipt with Application)</i></p>	<u>Application</u>	<u>Project No.</u>	RPD / CPD / IPD / CUP _____	_____	Fee _____	_____	Received by _____	_____	Date Filed _____	_____	HTE No. _____	_____
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NOTE Prior to submittal of the application, it is advised that the applicant review the requested proposal with the Department of Community Development in order to review Ordinance requirements and consistency with the General Plan. In completing the application form, please be accurate and complete. If you have any questions or require assistance, contact the Department of Community Development.

➤ Agenda reports will be emailed to all applicants and representatives.

APPLICANT	<p>APPLICANT _____ Contact Person _____</p> <p>Email (required) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone (8 am – 5 pm) _____ Cell _____ Fax _____</p> <hr style="border-top: 1px dashed black;"/> <p>ARCHITECT _____ Contact Person _____</p> <p>Email (required) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone (8 am – 5 pm) _____ Cell _____ Fax _____</p> <hr style="border-top: 1px dashed black;"/> <p>ENGINEER _____ Contact Person _____</p> <p>Email (required) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone (8 am – 5 pm) _____ Cell _____ Fax _____</p> <hr style="border-top: 1px dashed black;"/> <p>PROPERTY OWNER _____ Contact Person _____</p> <p>Email (required) _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Phone (8 am – 5 pm) _____ Cell _____ Fax _____</p>
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REQUEST	Description of proposed project(s) being applied for: _____ _____ _____ _____ _____
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PROPERTY DESCRIPTION	Property Acquired (date) _____ Legal Description _____ Property Location _____ Assessor's Parcel No. _____ Cross Street(s) _____ Current Zoning _____ Parcel Area _____ Dimensions of Parcel: Width _____ Depth _____ General Plan Designation _____ Current Use of Property _____										
UTILITIES	<table border="0"> <tr> <td><u>Utility Services:</u> Location / Size of Line</td> <td><u>Source:</u> Company / Agency</td> </tr> <tr> <td>Water _____</td> <td>_____</td> </tr> <tr> <td>Electricity _____</td> <td>_____</td> </tr> <tr> <td>Gas _____</td> <td>_____</td> </tr> <tr> <td>Sanitation _____</td> <td>_____</td> </tr> </table>	<u>Utility Services:</u> Location / Size of Line	<u>Source:</u> Company / Agency	Water _____	_____	Electricity _____	_____	Gas _____	_____	Sanitation _____	_____
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Electricity _____	_____										
Gas _____	_____										
Sanitation _____	_____										
EXISTING / PROPOSED SITE FEATURES	Access _____ Parking Spaces _____ Loading Spaces _____ Proposed Grading _____ Existing Features (please describe existing and proposed changes) Buildings _____ Topographical / Vegetation _____ _____ Proposed Development: Total Building Square Footage _____ Number of Parcels _____ Number of Stories _____ % of Site Landscaping _____ % of Site Paving _____										
BUILDINGS	Building Coverage _____ Building Height _____ Building Materials: Roofing _____ Walls / Colors & Materials _____ Windows / Tint / Frames _____ Trim / Color & Materials _____ Type of Construction _____										
PHASING	Previous Applications _____ Anticipated Construction Date _____ Construction Phasing _____ Units Per Phase _____										

<p>PROJECT INFORMATION</p>	<p>All planned development and conditional use permit applications must provide complete responses to the following questions:</p> <p>1. Describe why the proposed use and the proposed site are appropriate for the project and are authorized by the Zoning Ordinance.</p> <hr/> <hr/> <hr/> <p>2. Why is the proposed development necessary and desirable for the development of the community? Does the proposed project comply with the objectives of the various elements of the General Plan? Is the project detrimental to existing or proposed uses within the vicinity of the subject proposal?</p> <hr/> <hr/> <hr/> <p>3. Describe the adequacy of the size and shape of the subject site to accommodate the required setbacks, walls, fences, landscaping and other treatment necessary to ensure the proper development and continued maintenance of the proposed project.</p> <hr/> <hr/> <hr/> <p>4. Are the adjacent streets and highways properly designed and improved to carry the type and quantity of traffic projected to be generated from the proposed project?</p> <hr/> <hr/> <hr/> <p>5. In the review of the proposed project, conditions of approval may be generated to ensure the proper compatibility of the project with the surrounding developments and to provide for the health, safety and general welfare of the public. What conditions or modifications might be beneficial to improve the project and to ensure its compatibility with the surrounding areas?</p> <hr/> <hr/> <hr/>
<p>ADVISORY</p>	<p>All applications requesting approval of five or more residential dwelling units are subject to the residential development control ordinance in Camarillo Municipal Code (CMC) Title 20. See CMC Chapter 20.01 for exceptions. No grading or building permit for any nonexempt project may be issued unless a development allotment for such project has first been granted by the City Council. Development allotment applications must be submitted on the form prepared by the Community Development Department. All Development Allotment applications must be filed from August 1 through December 31 of each calendar year for consideration of development allotments by the City Council the following year. Development allotments awarded by the City Council will allow for construction of units the year following award of the allotments. For example, a Development Allotment application received on August 1, 2019, would be considered by the City Council for development allotments in 2020; and if awarded allotments, may be issued a building permit no earlier than January 1, 2021. All applicants for residential projects are advised to consult with Planning Division staff on the filing of a Development Allotment application.</p>

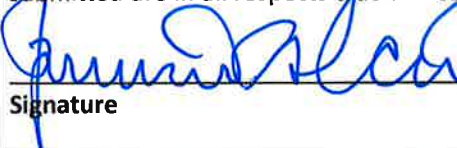
PLANNED DEVELOPMENT / C.U.P. CERTIFICATION

APPLICANT'S SIGNATURE

NOTE: An application may be filed only by the owner of the property or by a person with the power-of-attorney from the owner authorizing the application, or by the attorney-at-law representing the owner.

- I have the authority to file this application on behalf of the owner as authorized by the owner's consent signature below.
- I am the owner of the property.
- I have the power-of-attorney from the property owner authorizing the application and a copy of the authorization is attached.
- I am the attorney-at-law representing the owner and a copy of the authorization is attached.

I/We, Sphear Investments, LLC, being duly sworn do depose and say that I/we am/are the owner(s) or applicants herein named and that the foregoing statement and answers herein contained and the information herein submitted are in all respects true and correct to the best of my/our knowledge and belief.

 Sphear Investments, LLC; By: Kenneth P. Slaughter 6/3/2020
 Signature Name (Please print) Date

OWNER'S CONSENT

CONSENT BY OWNER (If applicant is other than owner, owner must sign consenting to filing.)

I/We, _____, am/are the owner(s) of the subject property and consent to the filing of this application and hereby authorize city representative(s) to enter upon my property for the purpose of examining and inspecting the property in preparation of any reports and/or environmental review for the processing of the application(s) being filed and consent to the filing of this application.

 Signature Name (Please print) Date

A.Q.M.P. STATEMENT

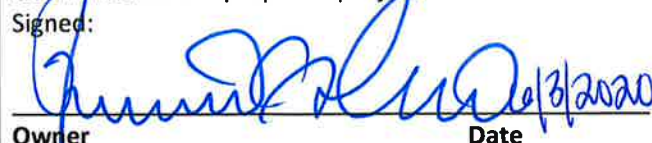

STATEMENT OF AWARENESS OF AIR QUALITY MANAGEMENT PLAN LIMITATIONS

I/We, Sphear Investments, LLC, representing
 (name of applicant)

Sphear Investments, LLC
 (corporation or firm)

hereby state that I/we am/are aware of the population limitations which are placed on the City of Camarillo by the Air Quality Management Plan (AQMP) and that the zoning clearance, building permit and/or final subdivision map approval for this project may not be granted by the City if adequate population allocation in not then available.

I/We agree that the same may be denied or withheld until such time as population allocation may be available to accommodate the proposed project.

Signed:  6/3/2020  6/3/2020
 Owner Date Applicant Date

No project application will be considered complete unless the following materials are provided. Additional materials may be required depending on the nature and location of the request. Refer to the following section for a description of the various required materials.

CHECKLIST

Staff Use	LIST
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	24"x36" Development Plans 20 copies (folded and collated)
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	PDF version of Development Plans
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Materials board 9" x 14"
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Post-Construction Stormwater Management Plan on City Form <input type="checkbox"/> N/A _____ <i>(Initial)</i>
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Filing Fees
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Environmental Assessment Questionnaire
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	8½" x 11" reduction of the development plans and building exteriors – 1 copy
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	600-foot radius map * – 2 copies
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Listing of property owners within 600 feet * (one copy plus 2 sets on self-adhesive labels – see sample.)
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	On-Site Public Hearing Notice Signage
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Certification of property owners list *
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Listing of adjoining property owners (one copy plus 1 set on self-adhesive labels – see sample.)
<input type="checkbox"/> rqd. <input type="checkbox"/> rcvd.	Listing of adjoining occupants (one copy plus 1 set on self-adhesive labels – see sample.)

* These items are **NOT** required for Commercial, Industrial, Planned Development Permits (*except in the M-2 Zone*) or Residential Planned Development Permits if in the RPD-4U or lesser zone.

Notes _____

APPLICATION MATERIAL DESCRIPTIONS

DEVELOPMENT PLANS

The application package shall include copies of the development plans. The development plans shall include site plans, floor plans, exterior elevations, building sections and roof plan. A perspective drawing is recommended and a model is suggested for larger projects (e.g. 250,000 square feet of building area). Refer to Design Review Policy.

The site plan shall show all areas proposed for landscaping, parking, circulations, loading, pedestrian areas, building areas and such. The landscaping areas shall include an indication of the types and sizes of the plant materials and the treatment of the topography, including walls and grading. The site plan shall be supported by scale, north arrow, legend, title, designer's name and address, information and data (such as lot coverage percentages, number of parking spaces, zone classification, etc.), easements, setback dimensions, property dimensions, an indication of the environmental features (including existing topography, vegetation, wind currents and shade/sun patterns) and proposed phasing.

MATERIALS BOARD

A materials board shall be submitted with each Planned Development Permit or Conditional Use Permit application. If the request involves a modification in the proposed materials, then a revised materials board would be required. The materials boards shall indicate the colors, finishes and textures for walls, wood trim, roofs, paint, glass, window frames, garden walls, doors and signs. The materials board shall have references as to the name and project number of the material sample. **The maximum size of a materials board shall be a flat 9" x 14"**. Once submitted, the materials board will be kept on file with the Community Development Department.

APPLICATION MATERIAL DESCRIPTIONS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)

(Electronic copy on CD plus one hard copy)

In accordance with the Ventura Countywide Municipal Stormwater Permit, Order 2010-0108, any application shall be submitted along with a completed PCMSMP, and applicable attachments as identified in the PCSMP. The PCSMP form can be downloaded from the City of Camarillo’s website at www.cityofcamarillo.org. The PCSMP must be submitted to the Public Works Department for review and approval before acceptance of the application. The Public Works Department will require an electronic copy as well as one hard copy of the PCSMP and related attachments. For more information on the PCSMP, contact the City’s Stormwater Program Manager at 805.383.5659.

FILING FEE

Before an application can be accepted, all filing fees for a Community Development Department application must be submitted as outlined in a resolution by the City Council. Environmental Impact Report assessment fees and the deposit for the preparation of the EIR shall also be submitted prior to any review or analysis of the application.

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

In accordance with the Environmental Guidelines, any application shall be submitted along with a completed Environmental Assessment Questionnaire form. The form shall be accompanied with plans, photographs and/or descriptive materials to provide a sufficient amount of material to fully analyze the potential environmental effects of the subject proposal. Additionally, a complete **ownership list** (one copy plus 2 sets printed on self-adhesive labels, according to sample) and a map indicating all abutting property owners shall be submitted.

8½” X 11” REDUCTIONS

A reduced copy of the development plans in a camera-ready (paper) copy is required as part of the application. The reductions are used in the environmental document, agenda report, and at the Planning Commission meeting for display purposes. The reductions should be no larger than 8½” x 11” and clearly printed on a quality stock paper. A colored reduction shall be submitted for development plans presented in color.

RADIUS MAP

A radius map is required for a public hearing item. The map shall be prepared on a single sheet with a scale of 1” equals 100 feet or as appropriate for the size and configuration of the subject parcel. The parcel shall be shown with a dark boundary along with all parcels within 600 feet of the subject parcel. The 600-foot radius line shall be indicated and any parcel within the area shall be identified with a number or letter to be keyed into a listing of the property owners. The map shall indicate the name of the person who prepared the map, the date of preparation, north arrow, scale, the application number, and for whom the map was prepared. Accuracy is important to ensure that all persons are notified. Two copies of the map are required.

LISTING OF PROPERTY OWNERSHIP (1 copy plus 2 sets on labels)

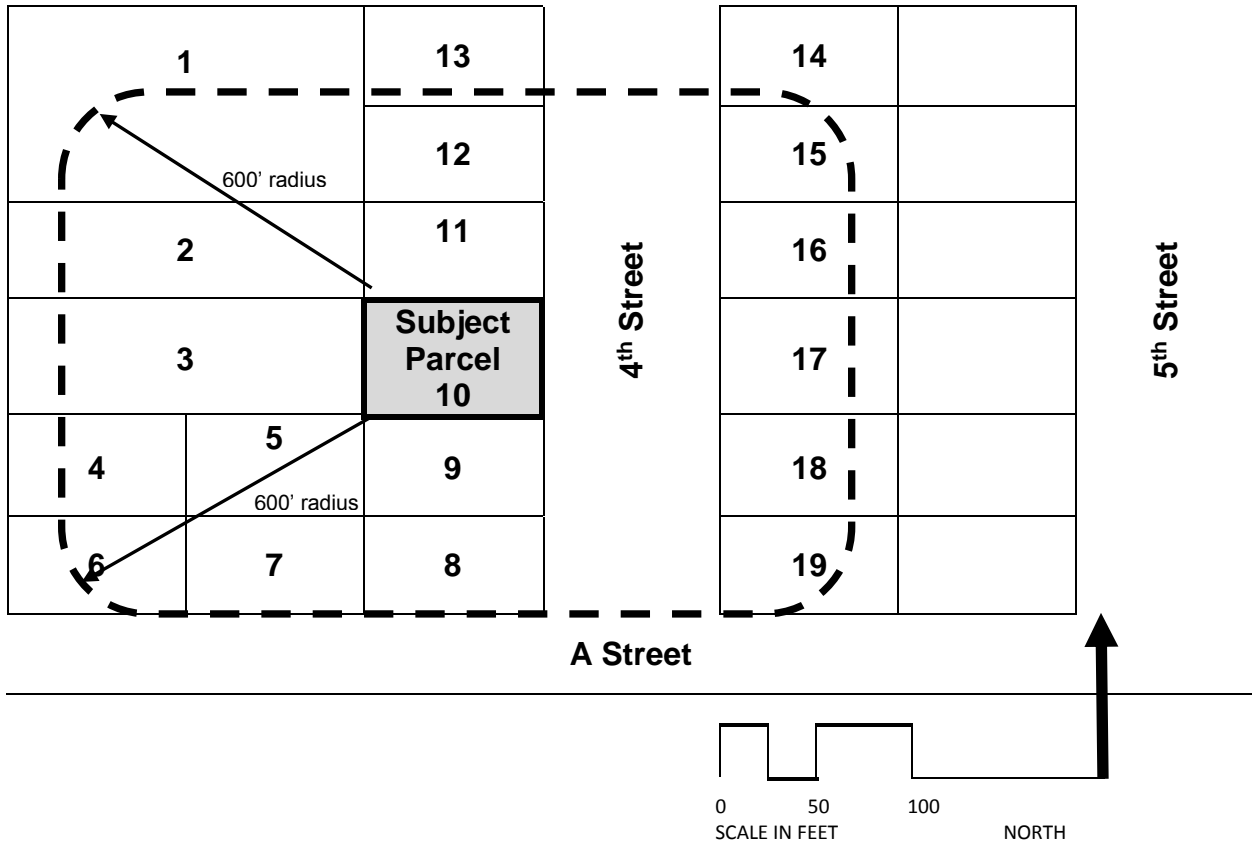
A listing indicating the owner’s name and address of each of the parcels within the 600-foot radius of the subject parcel as identified on the radius map shall be submitted along with the map. The listing of the property ownerships shall be taken from the latest equalized assessment rolls from the County Assessor’s office and a statement of certification by the person who prepared the listing and the map shall be attached. The list shall be printed on self-adhesive address labels (according to the sample). The label shall include the reference number or letter from the map, the Assessor’s parcel number, then the owner’s name and full address, including the ZIP code. A copy of the list shall be provided for reference with the certification statement attached.

CERTIFICATION OF PROPERTY OWNER’S LIST (Submit original form signed by preparer)

LISTING OF ADJOINING PROPERTY OWNERS AND ADJOINING OCCUPANTS (1 copy plus 2 sets on labels)

A complete ownership and occupant list (printed on self-adhesive labels – according to the sample) and a map indicating all abutting properties shall be submitted.

SAMPLE 600 FOOT RADIUS MAP AND LABELS



SAMPLE PROPERTY OWNERS LABELS

(Use for 600' Radius Property Owners, Adjoining Property Owners, and Adjoining Occupants)

Use the following format for address labels:

#1/A. 123-1-456-789 JOHN Q PUBLIC 555 4 TH STREET CAMARILLO CA 93010	= Reference to map # (or letter) and Assessor's Parcel # = Property Owner's Name = Street Address = City State and Zip (in ALL CAPS, no punctuation, 2 spaces after state)
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#1 [Enter first address label here]	#2 [Enter second address label here]	#3 [Enter third address label here]
#4 (etc.)		
Identification label goes on the bottom right label Type information in ALL CAPS	Applicant Name → Project Name → Type of Labels →	RW CONSTRUCTION MAJESTY HOMES 600' RADIUS LABELS
Please indicate in type of labels if they are 600' Radius Property Owners, Adjoining Owners <u>OR</u> Adjoining Occupants		



CITY OF CAMARILLO STORMWATER QUALITY REQUIREMENTS

The following types of developments are subject to **post construction** stormwater quality mitigation identified in the Ventura County Municipal Stormwater Permit (Order 2010-0108) and will be required to submit a **Post Construction Stormwater Management Plan (PCSMP)** with the project application. *The PCSMP template is available on the City's website. If there are any questions, project applicants should contact the City of Camarillo Stormwater Manager at 805.383.5659 for PCSMP requirements.*

A copy of the Stormwater Permit can be obtained from the Los Angeles Regional Water Quality Control Board at www.swrcb.ca.gov/rwqcb or call the City's Stormwater Program Manager at 805.388.5359. Guidance for complying with the requirements can be found in the July 2011 Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM) downloadable at www.vcstormwater.org.

NEW DEVELOPMENT PROJECTS
1. Development projects equal to 1 acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area.
2. Industrial parks with 10,000 square feet or more of total altered surface area.
3. Commercial strip malls with 10,000 square feet or more of impervious surface area.
4. Retail gasoline outlets, automotive service facilities, or restaurants with 5,000 square feet or more of total altered surface area.
5. Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces.
6. Streets, roads, highways, and freeway construction of 10,000 square feet or more of impervious surface area (see Section 2 of the TGM for specific requirements).
7. Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the development will (a) discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and (b) create 2,500 square feet or more of impervious surface area.
8. Single-family hillside homes (see Section 2 of the TGM for specific requirements). Hillside means property located in an area with known erosive soil conditions, where the development will result in grading on any slope that is 20% or greater.
REDEVELOPMENT PROJECTS
Redevelopment projects that fall within categories (1) through (8) above, and that conduct land-disturbing activities that result in the creation, or addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site. Existing single-family dwellings and accessory structures are exempt from the redevelopment requirements unless they create, add, or replace 10,000 square feet of impervious surface area. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety.

If a project's development application was deemed complete for processing prior to October 11, 2011, it may not be subject to the above requirements but would instead comply with Stormwater Quality Urban Impact Mitigation (SQUIMP) requirements identified in the 2002 Technical Guidance Manual. Contact the City's Stormwater Program Manager at 805.383.5659 for more information.