



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

<b>SUBMITTAL</b>	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: <a href="mailto:planning@cityofcamarillo.org">planning@cityofcamarillo.org</a>	<b>APPLICATION</b>	Staff Use	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;"><b>Application</b></td> <td style="border-bottom: 1px solid black;"><b>Project No.</b></td> </tr> <tr> <td style="border-bottom: 1px solid black;">RPD / CPD / IPD / <u>CUP</u></td> <td style="border-bottom: 1px solid black;">RPD-205 / <u>CUP-405</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Fee</td> <td style="border-bottom: 1px solid black;"><u>\$19,114 / \$6,629</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Received by</td> <td style="border-bottom: 1px solid black;"><u>Sam Dominguez</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Date Filed</td> <td style="border-bottom: 1px solid black;"><u>3/5/2020</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">HTE No.</td> <td style="border-bottom: 1px solid black;"><u>20-135 / 20-136</u></td> </tr> </table> <p style="text-align: right; font-size: small;">(Keep Receipt with Application)</p>	<b>Application</b>	<b>Project No.</b>	RPD / CPD / IPD / <u>CUP</u>	RPD-205 / <u>CUP-405</u>	Fee	<u>\$19,114 / \$6,629</u>	Received by	<u>Sam Dominguez</u>	Date Filed	<u>3/5/2020</u>	HTE No.	<u>20-135 / 20-136</u>
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<b>NOTE</b>	<p>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.</p> <p>➤ Agenda reports will be emailed to all applicants and representatives.</p>															
<b>APPLICANT</b>	<p><b>APPLICANT</b> <u>Area Housing Authority of the County of Ventura</u> Contact Person <u>Bud McGehee</u>          Email (required) <u>gmcgehee@ahacv.org</u>          Address <u>1400 W. Hillcrest Dr.</u>          City <u>Newbury Park</u> State <u>CA</u> Zip <u>91320</u>          Phone (8 am – 5 pm) <u>(805) 480-9991</u> Cell <u>805-857-2593</u> Fax _____</p> <p><b>ARCHITECT</b> <u>RRM Design Group</u> Contact Person <u>Tony Tomasello</u>          Email (required) <u>actomasello@rmdesign.com</u>          Address <u>10 East Figueroa Street #200</u>          City <u>Santa Barbara</u> State <u>CA</u> Zip <u>93101</u>          Phone (8 am – 5 pm) <u>(805) 963-8283</u> Cell _____ Fax _____</p> <p><b>ENGINEER</b> <u>RRM Design Group</u> Contact Person <u>Michael Hamilton</u>          Email (required) <u>mchamilton@rmdesign.com</u>          Address <u>10 East Figueroa Street #200</u>          City <u>Santa Barbara</u> State <u>CA</u> Zip <u>93101</u>          Phone (8 am – 5 pm) <u>(805) 963-8282</u> Cell _____ Fax _____</p> <p><b>PROPERTY OWNER</b> <u>City of Camarillo</u> Contact Person <u>Dave Norman</u>          Email (required) <u>citymanager@cityofcamarillo.org</u>          Address <u>601 Carmen Drive</u>          City <u>Camarillo</u> State <u>CA</u> Zip <u>93010</u>          Phone (8 am – 5 pm) <u>(805) 388-5300</u> Cell _____ Fax _____</p>															
<b>REQUEST</b>	<p>Description of proposed project(s) being applied for: <u>Redevelopment of a former building supply lot with affordable housing.</u>  <u>The proposed multifamily affordable housing project includes 60 rental apartments and 8 for-sale townhouses. Of the rental apartments are 8 studios, 22 one-bedroom units, and 23 three-bedroom units. See project description for additional detail.</u></p>															

# PLANNED DEVELOPMENT / C.U.P.

<b>PROPERTY DESCRIPTION</b>	Property Acquired (date) <u>TBD</u>															
	Legal Description <u>See Prelim Title Report dated July 5, 2019</u>															
	Property Location <u>2800 Barry Street</u>															
	Assessor's Parcel No. <u>APN 162-0-023-030</u>															
	Cross Street(s) <u>Lewis Road (Hwy 34)</u>															
	Current Zoning <u>Light Manufacturing (M-1)</u> Parcel Area <u>2.52 ac</u>															
	Dimensions of Parcel: Width <u>Irregular</u> Depth <u>Irregular</u>															
	General Plan Designation <u>Industrial/Commercial</u> Current Use of Property <u>Vacant; previously Stock Building Supply</u>															
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<b>EXISTING / PROPOSED SITE FEATURES</b>	Access <u>Barry Street &amp; Lewis Road</u>															
	Parking Spaces <u>149</u>															
	Loading Spaces <u>n/a</u>															
	Proposed Grading <u>area of disturbance - 2.5 ac</u>															
	Existing Features (please describe existing and proposed changes)															
	Buildings <u>vacant</u>															
	Topographical / Vegetation <u>flat, previously disturbed/developed lot</u>															
<b>BUILDINGS</b>	<table border="0"> <tr> <td>Proposed Development:</td> <td>Total Building Square Footage <u>55,974 sf</u></td> </tr> <tr> <td>Number of Parcels <u>2</u></td> <td>Number of Stories <u>1-3 stories</u></td> </tr> <tr> <td>% of Site Landscaping <u>32%</u></td> <td>% of Site Paving <u>13% Paved</u></td> </tr> </table>	Proposed Development:	Total Building Square Footage <u>55,974 sf</u>	Number of Parcels <u>2</u>	Number of Stories <u>1-3 stories</u>	% of Site Landscaping <u>32%</u>	% of Site Paving <u>13% Paved</u>									
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Building Coverage <u>31%</u> Building Height <u>+/- 35 feet</u>																
Building Materials: Roofing <u>See color and materials board</u>																
Walls / Colors & Materials <u>See color and materials board</u>																
Windows / Tint / Frames <u>See color and materials board</u>																
Trim / Color & Materials <u>See color and materials board</u>																
Type of Construction <u>Type V</u>																
<b>PHASING</b>	Previous Applications <u>N/A</u>															
	Anticipated Construction Date <u>TBD</u>															
	Construction Phasing <u>None anticipated</u> Units Per Phase <u>N/A</u>															

**PROJECT INFORMATION**

All planned development and conditional use permit applications must provide complete responses to the following questions:

1. Describe why the proposed use and the proposed site are appropriate for the project and are authorized by the Zoning Ordinance.

The proposed use redevelops a vacant site and provides affordable housing in an existing residential context. The intent of the RPD zone is to provide land to be developed for residential use.

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?

The project would provide high quality affordable housing in a manner appropriate to the surrounding neighborhood. The project is in compliance with relevant objectives in the various General Plan elements, including the Land Use Element and Housing Element.

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.

The proposed site design is in conformance with the intent and requirements of the RPD zone and is consistent with the surrounding residential uses in the neighborhood.

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?

The site can be accessed from both Barry Street and Lewis Road. No impacts to traffic are anticipated.

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?

No special project-related conditions are anticipated to be necessary.

**ADVISORY**

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.

# 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.

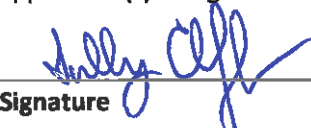
I/We, Bud McGehee, being duly sworn do depose and say that I/we am/are the owner(s) or applicants herein named and that the foregoing statement and answers herein contained and the information herein submitted are in all respects true and correct to the best of my/our knowledge and belief.

      Bud McGehee, AHACV      3-5-2020  
 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, Dave Norman, City of Camarillo, 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.

      Dave Norman, City of Camarillo      4/6/2020  
 Signature      Name (Please print)      Date

A.Q.M.P. STATEMENT

**STATEMENT OF AWARENESS OF AIR QUALITY MANAGEMENT PLAN LIMITATIONS**

I/We, Bud McGehee, AHACV, representing  
(name of applicant)

Dave Norman, City of Camarillo  
(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 is 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: \_\_\_\_\_  
 \_\_\_\_\_  
 Owner      Date      Applicant      Date