



City of Camarillo
 Department of Community Development

ZONE CHANGE
 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: comdevemail@cityofcamarillo.org	APPLICATION <small>Staff Use</small>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Application</td> <td style="width:50%;">Project No.</td> </tr> <tr> <td>Zone Change</td> <td><u>CZ-327</u></td> </tr> <tr> <td>Fee</td> <td><u>\$58,285</u></td> </tr> <tr> <td>Received by</td> <td><u>J. Lee</u></td> </tr> <tr> <td>Date Filed</td> <td><u>12/18/18</u></td> </tr> <tr> <td>HTE No.</td> <td><u>18-715</u></td> </tr> </table> <p align="right"><i>(Keep Receipt with Application)</i></p>	Application	Project No.	Zone Change	<u>CZ-327</u>	Fee	<u>\$58,285</u>	Received by	<u>J. Lee</u>	Date Filed	<u>12/18/18</u>	HTE No.	<u>18-715</u>
Application	Project No.														
Zone Change	<u>CZ-327</u>														
Fee	<u>\$58,285</u>														
Received by	<u>J. Lee</u>														
Date Filed	<u>12/18/18</u>														
HTE No.	<u>18-715</u>														
NOTE	<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>														
APPLICANT	<p>APPLICANT <u>NUWI Camarillo, LLC</u> Contact Person <u>Jason Han, Jonathan Frankel</u> Email (required) <u>Jason Han <jasonh@nuwi.com>, Jonathan Frankel <jonathanf@nuwi.com></u> Address <u>1733 Ocean Ave. Suite 350</u> City <u>Santa Monica</u> State <u>CA</u> Zip <u>90401</u> Phone (8 am – 5 pm) <u>310-864-2427</u> Cell _____ Fax <u>(310) 394-6872</u></p> <p>ARCHITECT _____ Contact Person _____ Email (required) _____ Address _____ City _____ State _____ Zip _____ Phone (8 am – 5 pm) _____ Cell _____ Fax _____</p> <p>ENGINEER <u>Jensen Design & Survey, Inc.</u> Contact Person <u>Don Jensen, PE</u> Email (required) <u>dj@jds civil.com</u> Address <u>1672 Donlon Street</u> City <u>Ventura</u> State <u>CA</u> Zip <u>93003</u> Phone (8 am – 5 pm) <u>805-654-6977</u> Cell _____ Fax <u>805-654-6979</u></p> <p>PROPERTY OWNER <u>Chameleon Springs LLC</u> Contact Person <u>Ronald Richards</u> Email (required) <u>ron@ronaldrichards.com</u> Address <u>PO Box 11480</u> City <u>Beverly Hills</u> State <u>CA</u> Zip <u>90213</u> Phone (8 am – 5 pm) <u>310-556-1001</u> Cell _____ Fax _____</p>														
REQUEST	<p>Change of Zone (from <u>RE</u> to <u>RPD-10U</u>):</p> <p><u>Zone change to accommodate planned residential community as part of the Camarillo Springs re-development</u></p>														

ZONE CHANGE

PROPERTY DESCRIPTION	Property Acquired (date) _____	
	Legal Description <u>Parcel 1 32 PM 20. See submitted Tentative Map for complete legal description.</u>	
	Property Location <u>Camarillo Springs Golf Course, refer to submitted Tentative Tract Map for graphical depiction of location.</u>	
	Assessor's Parcel No. <u>234-0-040-595, 234-0-201-045, 234-0-040-760, 234-0-040-420, 234-0-040-740, 234-0-040-770.</u>	
	Cross Street(s) <u>Camarillo Springs Road / Ridge View Street</u>	
	Current Zoning <u>R-E</u>	Parcel Area <u>89.25 ac. (182 AC total Tract area)</u>
	Dimensions of Parcel: Width <u>See Tentative Map</u> Depth <u>See Tentative Map</u>	
	General Plan Designation <u>Quasi-Public Open Space - Proposed GPA to Low-Medium Residential</u>	
Current Use of Property <u>Recreation/Golf Course.</u>		
UTILITIES	Utility Services: Location / Size of Line	
	Water	<u>8" - 10" water lines, in golf course/roads</u>
	Electricity	<u>Underground, Camarillo Springs Rd.</u>
	Gas	<u>Underground, Camarillo Springs Rd.</u>
	Sanitation	<u>10" sewer line, in golf course</u>
		Source: Company / Agency
		<u>CAMROSA Water</u>
		<u>Southern California Edison</u>
		<u>Southern California Gas</u>
		<u>City of Camarillo Sanitation</u>
EXISTING / PROPOSED SITE FEATURES	Access <u>Via Camarillo Springs Road, and Ridgeview Street (proposed)</u>	
	Parking Spaces <u>Exact amount TBD at time of RPD permit submittal</u>	
	Loading Spaces <u>Exact amount TBD at time of RPD permit submittal</u>	
	Proposed Grading <u>495,000 c.y.</u>	
	Existing Features (please describe existing and proposed changes)	
	Buildings / Structures <u>existing Golf clubhouse - to be re-built and or remodeled.</u>	
	Topographical / Vegetation <u>flat; existing golf course improvements.</u>	
	Proposed Development: Total Building Square Footage <u>TBD</u>	
	Number of Parcels <u>See Tentative Map</u>	Number of Stories <u>2-3</u>
	% of Site Landscaping <u>TBD</u>	% of Site Paving <u>TBD</u>
BUILDINGS	Building Coverage <u>TBD at time of RPD permit submittal</u> Building Height <u>1-3 Stories, 35' tall</u>	
	Building Materials: Roofing <u>TBD</u>	
	Walls / Colors & Materials <u>TBD</u>	
	Windows / Tint / Frames <u>TBD</u>	
	Trim / Color & Materials <u>TBD</u>	
	Type of Construction <u>TBD</u>	
PHASING	Previous Applications _____	
	Anticipated Construction Date <u>2020 - 2023</u>	
	Construction Phasing <u>TBD at time of RPD permit submittal</u> Units Per Phase <u>TBD</u>	

In a change of zone proceeding, it shall be shown that the following circumstances are found to apply. The applicant should answer the following questions fully and completely and should give testimony relative to these questions during the public hearings before the Planning Commission and City Council.

1. How does the change of zone conform with the General Plan?

Please see the submitted General Plan Amendment for applicant provided narrative as to how the proposed Tentative Map, General Plan

Amendment, and Zone Change is consistent with the City's General Plan, Zoning Ordinance, and Housing Element.

2. Explain why the subject property is suitable for the uses permitted in the proposed zone.

The subject property is suitable for the uses permitted in the proposed zone(s) because the proposed development is of similar size and scale to the community, which is zoned for residential development, including RPD-10 zoning immediately adjacent to the proposed development. Additionally, the proposed residential community will be constructed on previously disturbed golf course land, lessening environmental impacts. Please see the submitted General Plan Amendment application for a detailed applicant narrative explaining why the property is suitable for the proposed uses.

3. Explain why the change of zone is necessary and proper at this time and is not likely to be detrimental to the adjoining properties or residences.

The change of zone is necessary in large part due to the long-term viability of Camarillo Springs golf course. The proposed subdivision and development represents a request to ensure that golf remains permanently on the property, a reduction of flood risk for surrounding communities, and allowing for the construction of 300 dwelling units of housing. Please see the submitted General Plan application for a detailed applicant provided narrative explaining why this proposal is necessary and proper at this juncture.

4. Are there any deed restrictions or easements that may affect the development and improvements of the subject property? (You may attach copies of the original printed deed restrictions in answer to this question.)

Please see submitted Tentative Map and Title Report.

5. Is the property adequately served by streets and utilities? If not, explain what improvements are necessary in order to develop the property.

Yes, please refer to the submitted Tentative Map for proposed streets and utilities.

PROJECT INFORMATION

ZONE CHANGE 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, JASON HAN, 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.

Signature  Name (Please print) JASON HAN Date 10/30/2018

OWNER'S CONSENT

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

I/We, Camarillo Springs, 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) Ronald Richards-Manager Date 10-29-18

A.Q.M.P. STATEMENT

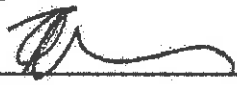

STATEMENT OF AWARENESS OF AIR QUALITY MANAGEMENT PLAN LIMITATIONS

I/We, JASON HAN, representing (name of applicant)

Camarillo Springs, 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 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:  Date 10-29-18  Applicant Date 10/30/2018