



City of Camarillo

Department of Community Development

DENSITY BONUS AND OTHER INCENTIVES

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: 50%;">Application</td> <td style="width: 50%;">Project No.</td> </tr> <tr> <td>Density Bonus _____</td> <td>_____</td> </tr> <tr> <td>Project # (RPD, CUP, Tract) _____</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;">(Keep Receipt with Application)</p>	Application	Project No.	Density Bonus _____	_____	Project # (RPD, CUP, Tract) _____	_____	Fee _____	_____	Received by _____	_____	Date Filed _____	_____	HTE No. _____	_____
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NOTE	<p>Before submitting an application, the applicant should review Chapter 19.49 Density Bonus and Other Incentives of the Camarillo Municipal Code. Following that, the applicant should review their project with the Department of Community Development. The request for a "Density Bonus and Other Incentives" must be submitted along with a development application. If there are questions or assistance is needed, please contact the Department of Community Development at 805.388.5360.</p> <p>The Camarillo Municipal Code is available on the City's website at www.cityofcamarillo.org.</p> <p>➤ Agenda reports will be emailed to all applicants and representatives.</p>																
APPLICANT	<p>APPLICANT Area Housing Authority of the County of Ventura Contact Person <u>Bud McGehee</u></p> <p>Email (required) <u>gmcgehee@ahacv.org</u></p> <p>Address <u>1400 W. Hillcrest Dr.</u></p> <p>City <u>Newbury Park</u> State <u>CA</u> Zip <u>91320</u></p> <p>Phone (8 am – 5 pm) <u>(805) 480-9991</u> Cell _____ Fax _____</p> <hr/> <p>ARCHITECT <u>RRM Design Group</u> Contact Person <u>Tony Tomasello</u></p> <p>Email (required) <u>actomasello@rrmdesign.com</u></p> <p>Address <u>10 East Figueroa Street #200</u></p> <p>City <u>Santa Barbara</u> State <u>CA</u> Zip <u>93101</u></p> <p>Phone (8 am – 5 pm) <u>(805) 963-8283</u> Cell _____ Fax _____</p> <hr/> <p>ENGINEER <u>RRM Design Group</u> Contact Person <u>Michael Hamilton</u></p> <p>Email (required) <u>MCHamilton@rrmdesign.com</u></p> <p>Address <u>10 East Figueroa Street #200</u></p> <p>City <u>Santa Barbara</u> State <u>CA</u> Zip <u>93101</u></p> <p>Phone (8 am – 5 pm) <u>(805) 963-8283</u> Cell _____ Fax _____</p> <hr/> <p>PROPERTY OWNER <u>City of Camarillo</u> Contact Person <u>Dave Norman</u></p> <p>Email (required) <u>citymanager@cityofcamarillo.org</u></p> <p>Address <u>601 Carmen Drive</u></p> <p>City <u>Camarillo</u> State <u>CA</u> Zip <u>93010</u></p> <p>Phone (8 am – 5 pm) <u>(805) 388-5300</u> Cell _____ Fax _____</p>																
REQUEST	<p>Description of proposed request <u>At this time, the applicant requests the following concessions under State Density Bonus Law: 1) reduced front yard setback from 20 feet to 12 feet to accommodate Building C encroachment into front yard setback area</u></p> <p><u>2) reduction in rear yard setback from 20' to 12' along the southern property line; 3) increased height from 25 feet to 35 feet</u></p> <p><u>and 4) a reduction in common open space from 48,875 sf required to 25,825 sf provided</u></p>																

DENSITY BONUS AND OTHER INCENTIVES

PROJECT DESCRIPTION

1. Site Information

Property Location 2800 Barry Street
Assessor's Parcel No. 162-0-023-030
Current Zoning Light Manufacturing (M-1) Proposed Zoning 2800 Barry Street
Parcel Area 2.58 acres Companion Applications see # 2 below
Present General Plan Designation Industrial/Commerical
Proposed General Plan Designation multi-family residential - affordable housing
Specific Plan Designation (in any) n/a
Current Use of Property vacant lot
Acres 2.58 acres # of Units n/a Density n/a

2. Identify all the Development Applications that have been submitted:

Tract yes
RPD yes
CUP yes
Zone Change yes
General Plan Amendment yes

3. Types of Residential Project (Check all that apply)

Rental 60 affordable units Ownership 8 affordable townhomes Mixed Use _____
Senior _____ Other (Please Describe) one unrestricted manager's unit

4. Description of Density Bonus and Other Incentives being requested

Density Increase _____ Parking Reduction _____
Carport _____ Open Parking _____
Reduced Setbacks Front yard from 20 - 12 ft.; Building Height increase from 25 to 35 feet
Rear yard from 20' to 12' Other reduction in common open space required

5. Affordable Housing to be Provided

		21 units @ 50% AMI
Very Low Income	<u>15 units @ 30% AMI</u> Units	Low Income <u>23 units @ 60% AMI</u> Units
Moderate Income	<u>8 townhomes @</u> Units	Senior _____ Units
Donation of Land	<u>80% AMI</u> Units	Other _____ Units

6. Day Care Facility, If Applicable (Describe) N/A

7. Location of Land to be Donated N/A

8. Proposed Length of Affordability in Years 55 years

PROJECT DESCRIPTION CONTINUED

9. Describe each "Density Bonus and Other Incentive" and how the request would result in an identifiable and financially sufficient benefit to the development (Attached Specific Study) _____

The requested concessions are necessary to provide for the cost of the affordable housing development.

The requested development standard waiver is necessary to make the proposed development physically feasible.

10. Describe the actual cost reductions that will occur as a result of each of the "Density Bonus and Other Incentive" that is granted (Include in attached Specific Study) _____

The requested concessions are necessary to provide for the cost of the affordable housing units.

The requested development standard waiver is necessary to make the proposed development physically feasible.

11. Describe where the affordable housing units will be located (Also provide a site plan indicating the location of the affordable housing units) _____

Parcel 1 includes all the affordable rental units (60 dwellings in total)

Parcel 2 includes all the affordable ownership units (8 dwellings in total)

CERTIFICATION

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this Density Bonus and Other Incentives application to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.



Tony Tomasello

May 22, 2020

Signature

Name (Please print)

Date

Applicant

RRM Design Group

Title

Company Name