



City of Camarillo
 Department of Community Development
**GENERAL PLAN AMENDMENT
 & REFERRAL REQUEST**
 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>	Referral Request Filing Date _____ Fee <u>18,244</u> HTE No. <u>20-137</u> GPA Application Filing Application # <u>2020-1</u> Date Filed <u>3/5/2020</u> Fee <u>\$18,244</u> <i>(Keep receipts with Application)</i>
NOTE	<p>Before any application for a General Plan Amendment may be submitted, applications must first be pre-screened and obtain approval of a General Plan Amendment Referral. Any authorization to proceed does not imply approval of the General Plan Amendment application. The request for City Council pre-screening must be submitted with all necessary support information no later than November 30. If November 30 falls on a Saturday, Sunday, or holiday, the application must be submitted by the close of business on the next business day. If you should have questions or require assistance, contact the Department of Community Development.</p> <p>➤ Agenda reports will be emailed to all applicants and representatives.</p>		
APPLICANT	APPLICANT <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 _____		
PROPERTY OWNER	PROPERTY OWNER <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 _____		
CHANGE REQUESTED	Amendment to General Plan Element(s) <u>Land Use Element</u> Detailed description of proposed change(s). Attach additional sheets if necessary _____ General Plan Amendment from Industrial/Commercial to High Density Residential. See Project Description Letter for additional detail If amendment to Land Use Map Designation: Current <u>Industrial/Commercial</u> Proposed <u>High Density Residential</u> Location <u>2800 Barry Street</u> Acres <u>2.52</u>		

GENERAL PLAN AMENDMENT REFERRAL

REVIEW CRITERIA	<p>All applicants must provide responses on a separate sheet of paper to each of the following questions:</p> <ol style="list-style-type: none"> 1. Describe changes in General Plan goals and policies, or in physical, social or economic conditions that have occurred that render the adopted land use designation no longer feasible or preferable. 2. What substantial changes in the environmental characteristics affecting the property and its uses have occurred, creating an inconsistency with other currently existing uses? 3. Describe why the amendment is warranted at this time and the physical constraints or changes that have occurred that render the adopted land use designation no longer feasible or preferable. 4. How is the requested change consistent with development and land use patterns within adjoining areas? 															
PROPERTY DESCRIPTION	<p>Property Acquired (date) <u>TBD</u></p> <p>Legal Description <u>See Prelim Title Report dated July 5, 2019</u></p> <p>Property Location <u>2800 Barry Street</u></p> <p>Assessor's Parcel No. <u>162-0-023-030</u></p> <p>Cross Street(s) <u>Lewis Rd (Hwy 34)</u></p> <p>Current Zoning <u>Light Manufacturing (M-1)</u> Parcel Area <u>2.52 acres</u></p> <p>Dimensions of Parcel: Width <u>Irregular</u> Depth <u>Irregular</u></p> <p>Current General Plan Designation <u>Industrial/Commercial</u></p> <p>Current Use of Property <u>Vacant; previously Stock Building Supply</u></p>															
UTILITIES	<table border="0"> <thead> <tr> <th></th> <th><u>Utility Services: Location / Size of Line</u></th> <th><u>Source: Company / Agency</u></th> </tr> </thead> <tbody> <tr> <td>Water</td> <td><u>10 inch; connection across Barry St.</u></td> <td><u>City of Camarillo Water Division</u></td> </tr> <tr> <td>Electricity</td> <td><u>overhead; along Lewis Rd.</u></td> <td><u>Southern California Edison</u></td> </tr> <tr> <td>Gas</td> <td><u>Barry St; size TBD</u></td> <td><u>SoCal Gas</u></td> </tr> <tr> <td>Sanitation</td> <td><u>12 inch; connection @ Barry/Lewis intersection</u></td> <td><u>City of Camarillo Sanitary District</u></td> </tr> </tbody> </table>		<u>Utility Services: Location / Size of Line</u>	<u>Source: Company / Agency</u>	Water	<u>10 inch; connection across Barry St.</u>	<u>City of Camarillo Water Division</u>	Electricity	<u>overhead; along Lewis Rd.</u>	<u>Southern California Edison</u>	Gas	<u>Barry St; size TBD</u>	<u>SoCal Gas</u>	Sanitation	<u>12 inch; connection @ Barry/Lewis intersection</u>	<u>City of Camarillo Sanitary District</u>
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SITE FEATURES	<p>Access <u>Barry Street & Lewis Road</u></p> <p>Proposed Grading <u>area of disturbance - 2.5 ac</u></p> <p>Existing Features (please describe existing and proposed changes) Buildings <u>Vacant</u></p> <p>Topographical / Vegetation <u>Generally flat & unimproved</u></p>															

CERTIFICATION & CHECKLIST

APPLICANT 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 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

CHECKLIST

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 "Application Material" section for a description of the various required materials.

Referral		
Staff Use		LIST
<input checked="" type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Application
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Referral Filing Fee
<input checked="" type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Map showing location of proposed GPA with current/proposed land use designations

If the request is referred by City Council for further study, the following items are required for the filing of a General Plan Amendment application:

GPA		
Staff Use		LIST
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		General Plan Amendment Filing Fee
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Environmental Assessment Questionnaire
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		600-foot radius map – 2 copies (for City Council public hearing mailout)
<input type="checkbox"/> Req'd. <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"/> Req'd. <input type="checkbox"/> Rcvd.		On-Site Public Hearing Signage
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Certification of property owners list
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Listing of adjoining property owners (one copy –plus- 2 sets on self-adhesive labels – see sample.)
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Listing of adjoining occupants (one copy –plus- 2 sets on self-adhesive labels – see sample.)
<input type="checkbox"/> Req'd. <input type="checkbox"/> Rcvd.		Zone Change Application

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 following the referral, and prior to any review or analysis of the application.

ENVIRONMENTAL ASSESSMENT QUESTIONNAIRE

In accordance with the Environmental Guidelines, any application shall include 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.

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.

▶▶▶ IMPORTANT ◀◀◀

Please refer to the Procedures on Page 5 of this form, which outlines the General Plan Amendment Referral and General Plan Amendment Application procedures in detail.