

ORDINANCE NO. 1176

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO FOR A CHANGE OF ZONE FROM 3 ACRES ZONED PROFESSIONAL OFFICE (PO) AND 21.5 ACRES ZONED RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO APPROXIMATELY 4.14 ACRES ZONED OPEN SPACE (OS) AND APPROXIMATELY 20.36 ACRES ZONED RESIDENTIAL PLANNED DEVELOPMENT, 8 UNITS PER ACRE MAXIMUM (RPD-8U) AND RELOCATION OF 5 ACRES ZONED RURAL EXCLUSIVE (RE) FOR A FUTURE PARK SITE, LOCATED AT THE NORTHWEST CORNER OF SPRINGVILLE DRIVE AND U.S. 101/VENTURA FREEWAY IN THE SPRINGVILLE SPECIFIC PLAN AREA, FURTHER DESCRIBED AS CHANGE OF ZONE 328 (CZ-328)

The City Council of the City of Camarillo ordains as follows:

SECTION 1: General Findings. The City of Camarillo City Council finds and declares as follows:

A. An application for a change of zone has been submitted to the City by Dennis Hardgrave, representing Ran Associates & Rancho (Camarillo) Associates in accordance with Camarillo Municipal Code (CMC) Chapter 19.70. The applicant is requesting a change of zone from 3 acres zoned Professional Office (PO) and 21.5 acres zoned Residential Planned Development (RPD) to approximately 4.14 acres zoned Open Space, and approximately 20.36 acres zoned Residential Planned Development, 8 units per acre maximum (RPD-8U). The applicant also proposes to relocate 5 acres zoned Rural Exclusive (RE) for a future park site from the westerly edge of the Springville Specific Plan area to the northwest corner of Springville Drive and U.S. 101/Ventura Freeway. The applicant has also submitted companion applications for a General Plan Amendment (GPA 2018-1) and an amendment to the Springville Specific Plan.

B. The subject property is located in the County of Ventura, State of California, as set forth and more particularly described on Exhibit A (Legal Description) and Exhibit B (Sketch), and as depicted in Exhibit C (Map of the Affected Area and Proposed Change of Zone), which is attached to this Ordinance and incorporated by reference ("Property"). The Property consists of approximately 29.5 acres land that was previously used as farmland and is currently occupied by the Scholle Farm House and other farm structures.

C. The Planning Commission conducted a duly-noticed public hearing on October 20, 2020, on this matter and recommended approval to the City Council of the change of zone of the Property site.

D. The City Council conducted a duly-noticed public hearing on November 4, 2020, and received testimony and evidence presented at the hearing and the Planning Commission's records and files.

SECTION 2. Environmental Review. The City Council has reviewed the project for compliance with the California Environmental Quality Act (CEQA) and finds that project impacts have been adequately addressed in Supplemental Environmental Impact Report (EIR) No. 2002-13 (SCH #2003091105) after incorporating the mitigation measures in accordance with the adopted mitigation monitoring and reporting program.

SECTION 3. Change of Zone-related Findings. The City Council finds as follows:

A. The proposed change of zone (CZ-328) is in conformity with the general plan map and report because the proposed Residential Planned Development, 8 units per acre (RPD-8U), Open Space (OS), and Rural Exclusive (RE) Zones are consistent with the respective General Plan land use designations of Low-Medium Density Residential (5.1-10 dwelling units per acre), Natural Open Space, and Public-Neighborhood Park as amended under GPA 2018-1, as well as the Springville Specific Plan's amended land use designations of Low-Medium Density Residential, Open Space, and Park.

B. The subject property is suitable for the uses permitted in the proposed zone, in terms of access, size of parcel, relationship to similar or related uses because proposed CZ-328 will allow for consideration of a single-family detached residential development to create 159 single-family detached residential lots, providing a density of 7.8 dwelling units per acre, consistent with the proposed zoning of Residential Planned Development, 8 dwelling units per acre maximum (RPD-8U) with adequate access to serve the development, and the relocation of the Rural Exclusive Zone to accommodate a future neighborhood park site provides for better access and opportunities for more amenities. Additionally, CZ-328 includes zoning approximately 4.14 acres to Open Space for a future berm and agricultural buffer to ensure that these areas will remain for open space use.

C. The proposed change of zone is necessary and proper and is not likely to be detrimental to the adjacent property or residents because CZ-328 reduces the maximum number of units that are allowed from the current RPD zoning, which allows up to 30 dwelling units per acre, to a maximum of 8 dwelling units per acre, consistent with the land use designation of Low-Medium Density Residential (5.1-10 dwelling units per acre) as amended under GPA 2018-1 and the Springville Specific Plan. The relocation of the Rural Exclusive Zone to accommodate a future neighborhood park site provides for better access and opportunities for more amenities. The zoning of approximately 4.14 acres to Open Space for a future berm and agricultural buffer ensures that these areas will remain for open space use.

SECTION 4. Approval of CZ-328. The City Council adopts this Ordinance and approves the change of zone based on the findings above.

SECTION 5. Amendment of Zoning Map. The Director of Community Development is directed to amend the official zoning map of the City, as adopted by Section 19.06.040 of the Camarillo Municipal Code, to reflect this change of zone, in accordance with this ordinance and as depicted in Exhibit C.

SECTION 6. Certification and Publication. The City Clerk is directed to certify the adoption of this Ordinance and cause the same to be published in a manner prescribed by law.

PASSED, APPROVED, AND ADOPTED on November 18, 2020.



Mayor

Attested to on 11/18/2020



City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1176 was introduced by the City Council at a meeting held November 4, 2020, and subsequently passed and adopted by the City Council at a regular meeting held November 18, 2020, by the following vote:

AYES: Councilmembers: Craven, Kildee, Mulchay, Santangelo, Mayor Trembley
NOES: Councilmembers: None
ABSENT: Councilmembers: None



City Clerk



EXHIBIT "A"

Those portions of Lot 4 and Lot 5 of Section 28, Township 2 North, Range 21 West, San Bernadino Meridian, In the County of Ventura, State of California, according to the official plat thereof, described as follows:

Commencing at the easterly terminus of the line shown as S89° 31'02"W 1761.95 feet as shown on Tract no. 5671-1, recorded in Book 163, at Page 92 of Miscellaneous Records (maps) in the County of Ventura, State of California; thence, westerly along the northerly boundary of said Tract, South 89°31'02" West, a distance of 1761.95 feet to the northwest corner of said Tract; thence, southerly and easterly along the boundary of said Tract, the following courses: South 00°01'07" East, a distance of 60.57 feet; thence, North 89°58'53" East, a distance of 55.00 feet; thence, South 04°12'42" East, a distance of 10.91 feet; thence, South 82°32'15" East, a distance of 178.76 feet; thence, South 83°31'41" East, a distance of 309.57 feet to a point that is on the northerly right-of-way of Ponderosa Drive and the westerly right-of-way of Springville Drive; thence South 5°28'53" West, 106.00 feet (radial), to the **Point of Beginning**; thence along said westerly right of way of Springville Drive along a non-tangent curve concave southwesterly having a radius of 55.00 feet;

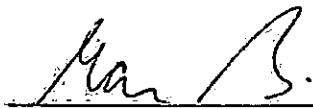
- 1st Easterly and southeasterly, through a central angle of 90°00'57", an arc distance of 86.41 feet, a radial line from said point bears South 05°28'53" West; thence,
- 2nd South 05°29'50" West, a distance of 289.58 feet to a point in the northerly line of the parcel of land described in deed recorded on February 08, 2006 as instrument number 20060208-0026868, of Official Records, recorded in the Office of the County Recorder of said County ; thence along the northerly line of said deed the following five courses,
- 3rd North 84°28'33" West, a distance of 54.42 feet; thence,
- 4th South 09°23'59" West, a distance of 92.63 feet; thence,
- 5th South 46°59'12" West, a distance of 26.25 feet; thence,
- 6th South 84°02'16" West, a distance of 194.10 feet; thence,
- 7th South 67°15'15" West, a distance of 176.80 feet to the northeasterly corner of the parcel of land described in the deed recorded on February 08, 2006 as instrument number 20060208-0026690, of Official Records, recorded in the Office of the County Recorder of said County ; thence along the northerly line of said deed,
- 8th South 67°09'54" West, a distance of 227.27 feet; thence,

- 9th South 80°49'47" West, a distance of 164.04 feet; thence,
- 10th South 89°38'18" West, a distance of 470.37 feet; thence,
- 11th North 86°48'33" West, a distance of 161.38 feet; thence,
- 12th North 85°22'02" West, a distance of 418.66 feet to the easterly line of Parcel 3 of the land described in the deed recorded on January 20, 1953 in Book 1112, at Page 121, of Official Records, recorded in the Office of the County Recorder of said County ; thence along said line,
- 13th North 10°59'34" West, a distance of 76.54 feet to the westerly line of Parcel A of the Parcel Map recorded in Book 6, at Page 100, of Parcel Maps, in the office of the County Recorder of said County; thence along said easterly line,
- 14th North 00°01'04" West, a distance of 739.93 feet to a point; thence leaving said easterly line,
- 15th North 89°59'10" East, a distance of 55.03 feet; thence,
- 16th South 00°01'02" East, a distance of 40.00 feet; thence,
- 17th North 89°58'58" East, a distance of 60.00 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 40.00 feet; thence along said curve,
- 18th northwesterly, through a central angle of 89°30'57", an arc distance of 62.49 feet, a radial line from said point bears North 89°58'58" East; to the beginning of a compound curve concave southerly having a radius of 2953.00 feet; thence along said curve,
- 19th easterly, through a central angle of 07°54'23", an arc distance of 407.49 feet; thence,
- 20th South 82°35'42" East a distance of 831.07 feet to the beginning of a tangent curve concave southwesterly having a radius of 25.00 feet; thence along said curve,
- 21st southeasterly, through a central angle of 90°43'37", an arc distance of 39.59 feet; thence,
- 22nd South 83°12'02" East a distance of 60.02 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 25.00 feet; thence along said curve,

- 23rd South 83°12'02" East a distance of 60.02 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 25.00 feet; thence along said curve,
- 24th northeasterly, through a central angle of 89°16'23", an arc distance of 38.95 feet; a radial line from said point bears South 81°52'05" East; thence,
- 25th South 82°35'42" East a distance of 69.22 feet to the beginning of a tangent curve concave southerly having a radius of 190.00 feet; thence along said curve,
- 26th easterly through a central angle of 13°40'03", an arc distance of 45.32 feet to the beginning of a reverse curve concave northerly having a radius of 210.00 feet; thence along said curve,
- 27th easterly through a central angle of 14°22'28", an arc distance of 52.68 feet, a radial line from said curve bears South 06°41'54" West, thence along said curve,
- 28th South 83°55'28" East a distance of 201.14 feet to the **Point of Beginning.**

Contains: 39966 Square Feet or 0.9 Acres, more or less.

The above described parcel of land is delineated on the attached Exhibit "B".



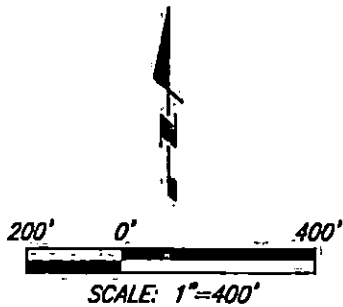
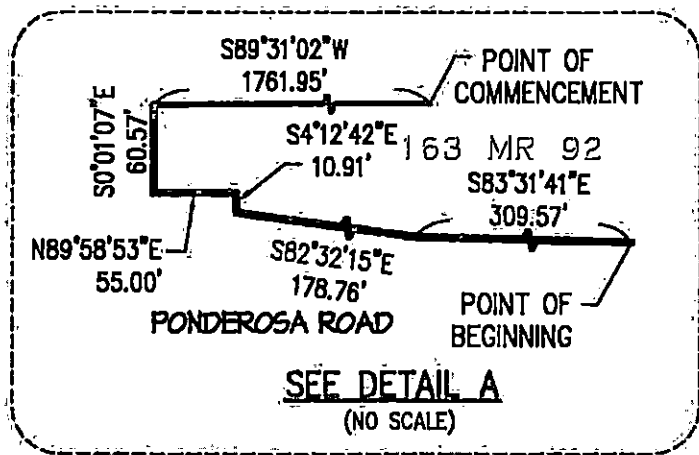
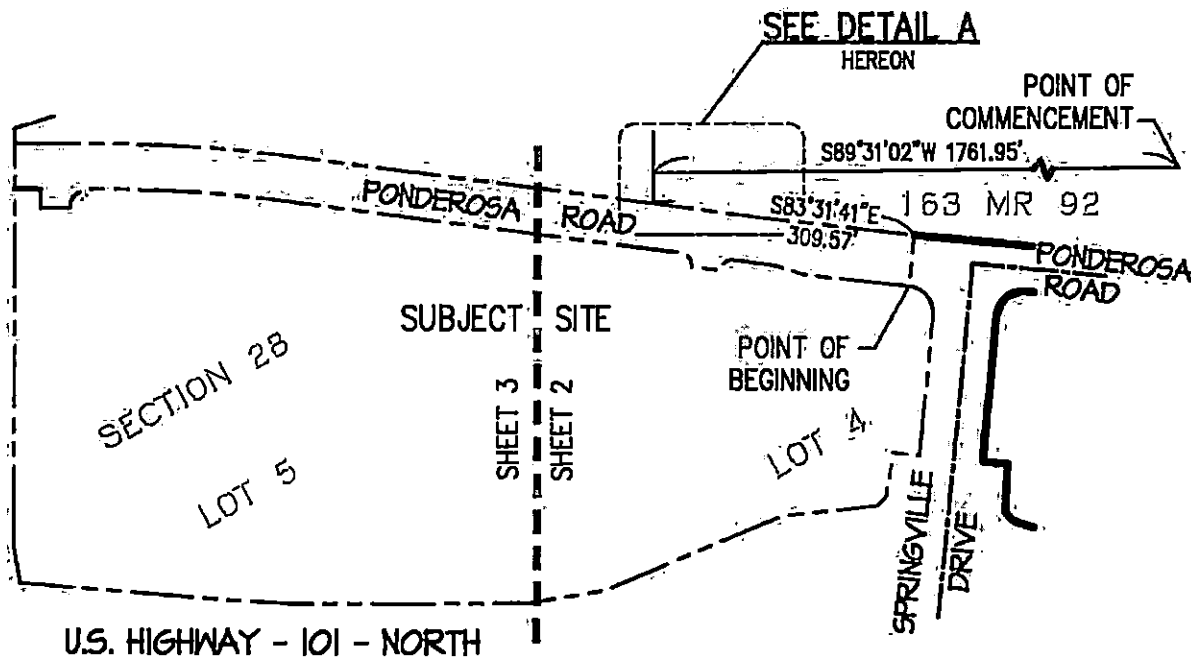
Maren Cartellieri
PLS 8606

10-26-2020
Date



EXHIBIT "B"

SHEET 1 OF 3



Maren Cartellieri 10-26-2020

MAREN CARTELLIERI
PLS 8606

DATE



EXHIBIT "B"

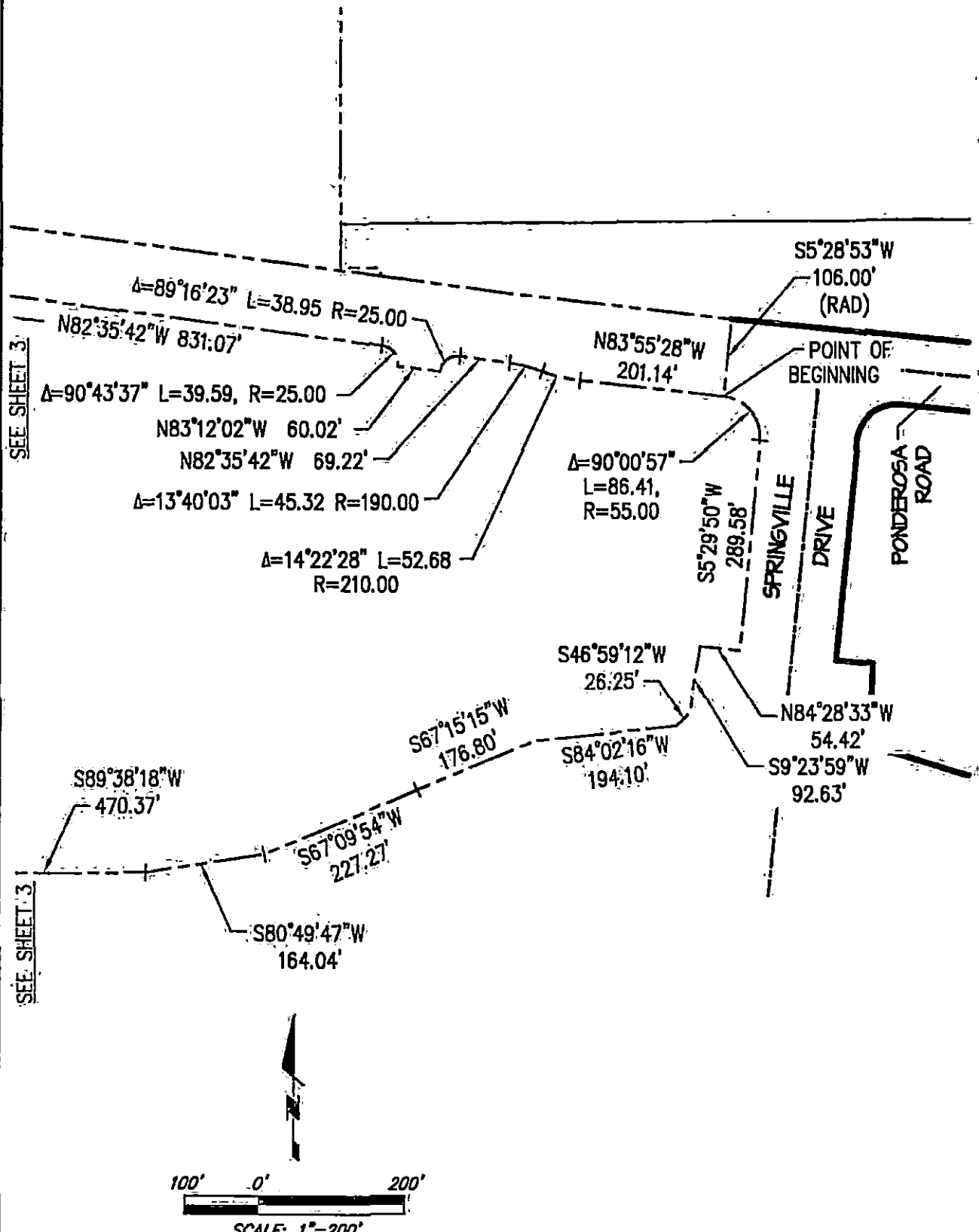
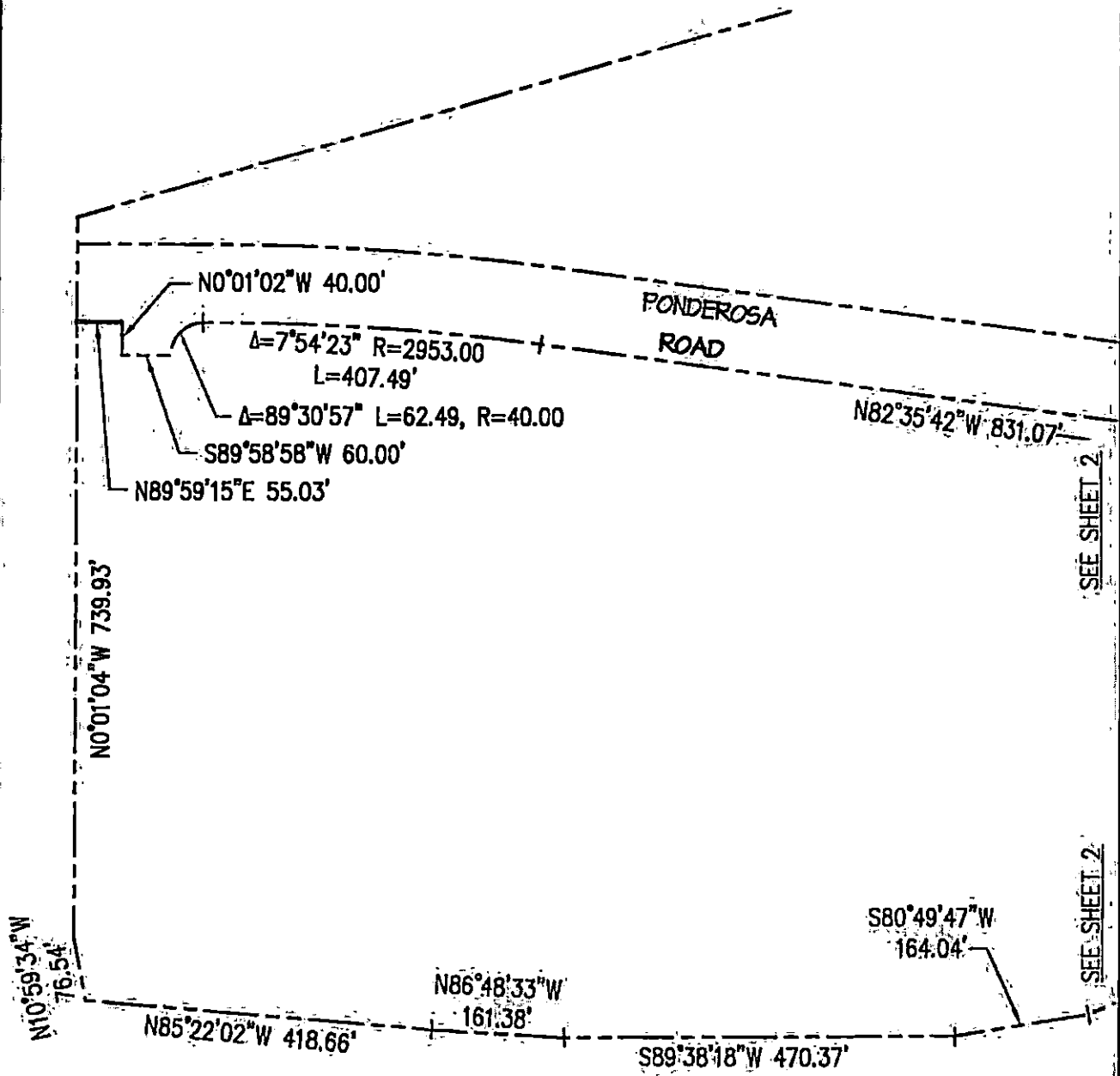


EXHIBIT "B"

SHEET 3 OF 3



SEE SHEET 2

SEE SHEET 2

U.S. HIGHWAY - 101 - NORTH

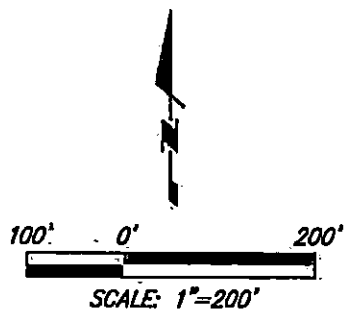


EXHIBIT C

