

## ORDINANCE NO. 1145

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO REZONING CERTAIN REAL PROPERTY FROM 83.10 ACRES OF RURAL EXCLUSIVE, 5 ACRE (RE-5AC) TO RESIDENTIAL PLANNED DEVELOPMENT, 7 DWELLING UNITS PER ACRE MAXIMUM (RPD-7U) LOCATED AT THE NORTHEAST CORNER OF SOMIS ROAD AND UPLAND ROAD, FURTHER DESCRIBED AS CHANGE OF ZONE NO. 324**

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

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

A. The property to which this Ordinance relates is located in the City of Camarillo, County of Ventura, State of California, as set forth and more particularly described on Exhibit A (Legal Description), and as depicted in Exhibit B (Map of the Affected Area), which is attached to this Ordinance and incorporated by reference ("Property").

B. The Property consists of approximately 83.10 acres of partially improved (abandoned St. John's Seminary College Campus) and unimproved land.

C. Shea Homes has filed an application for a change in zone classification of the Property from its present zone classification of Rural Exclusive, 5 Acre (RE-5Ac) to Residential Planned Development, 7 dwelling units per acre maximum (RPD-7U).

D. The Planning Commission conducted a duly-noticed public hearing on October 3, 2017, on this matter and recommended to the City Council that the change in zone classification be approved.

E. The City Council conducted a duly-noticed public hearing on October 25, 2017, on the application, and each member of the City Council being familiar with the Property and based upon testimony and evidence presented at the hearing and the Planning Commission's records and files, the City Council determined that the public's interest, convenience, and necessity require that the Property be reclassified as described.

F. The proposed Change of Zone No. 324 (CZ-324) will assist in meeting local and regional housing needs and will not prevent the City from meeting needs in other housing categories, such as lower-income housing.

**SECTION 2. Environmental Review.** The City Council exercises its independent judgment and finds that the project impacts have been adequately addressed in Environmental Impact Report (EIR) No. 2016-4 (SCH #2016071030), after incorporating the mitigation measures in accordance with the adopted mitigation plan, the Findings of Fact, and the Statement of Overriding Considerations.

**SECTION 3. Project Findings.** The City Council has reviewed CZ-324, has received evidence and testimony at a duly-noticed public hearing on October 25, 2017, and finds that the amendment may be approved based on the following:

A. The proposed Change of Zone is consistent with the Land Use Element, which includes the objective of continually improving the areas as places for living by ensuring that those portions of the city which are best suited for residential use will be developed and preserved as healthful, safe, pleasant, attractive neighborhoods where all citizens are served by a full range of appropriate community facilities, because approval of the subject Change of Zone will allow for consideration of a residential application that will be conditioned to provide healthful, safe, pleasant, attractive neighborhoods while providing a natural transition between urban land uses and agricultural areas surrounding the City.

B. The proposed Change of Zone is consistent with the Circulation Element, which discusses the various forms of circulation and transportation-related facilities that apply to the City of Camarillo with the purpose of developing and maintaining a total circulation and transportation system that will serve the City and its environs, as efficiently and attractively as possible, because any future development will include a collector and local street system with sidewalks throughout the project area, and will include a trail system for connective.

C. The proposed Change of Zone is consistent with the Housing Element goals of protecting the qualities that have created a highly-desirable living environment, encouraging the availability of a variety of housing designs, and ensuring that the quality of residential development is adequate to protect the health, safety, and general welfare of the City's residents, because the proposed amendment and approval of any subsequent residential project would identify water and energy conservation methods, that would be reviewed in conjunction with the pending RPD-198 application, as well as with the development allocation cycle, utilizing design flexibility and innovative approaches in residential design, while allowing general departures from standard design principles, and remaining sensitive to the surrounding uses.

D. The proposed Change of Zone is consistent with the Recreation Element which proposes that land areas and programs be established to provide a wide range of recreation facilities and activities that will serve all of the people of Camarillo and its environs with adequate year-round recreation, because approval of the subject Change of Zone will allow for consideration of a residential project under the residential zoning that will ensure on-site open space and recreational areas are provided, and payment of in-lieu fees for park improvements, at such time as the property develops.

E. The proposed Change of Zone is consistent with the Community Design Element, which establishes a design framework for community development, which includes design guidelines for new projects, as well as guidelines for the maintenance of existing projects to protect the City's positive characteristics, and guides public and private improvements to create a functional and attractive community with a distinct sense of place, because any future development of the subject site will be accordance with the Community Design Element.

F. The proposed Change of Zone is consistent with the Safety and Noise Elements, which ensure that the community is protected from natural and manmade hazards and that it has planned for existing and potential geologic, seismic, and flooding hazards, while endeavoring to protect existing regions within Camarillo, where noise environments are

deemed acceptable, while protecting existing and future areas throughout Camarillo that are considered to be noise sensitive, because any development of the subject property will be in conformance with development standards in accordance with the Noise and Safety Elements.

**SECTION 4. Adoption of CZ-324.** The City Council adopts this Ordinance and approves CZ-324. The Property is reclassified from its present zone classification of Rural Exclusive, 5 Acre (RE-5Ac) to Residential Planned Development, 7 dwelling units per acre maximum (RPD-7U).

**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.

**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 AND ADOPTED November 15, 2017.

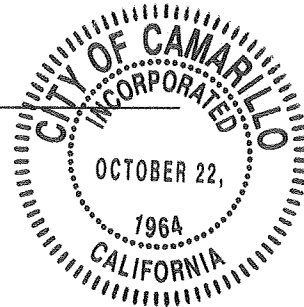
Jeanette L. McDonald  
Mayor

Attested to on 11/16/17  
Jeffrie Madland  
City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1145 was introduced by the City Council at a meeting held October 25, 2017, and subsequently passed and adopted by the City Council at a regular meeting held November 15, 2017, by the following vote:

AYES: Councilmembers: Craven, Kildee, Morgan, Trembley, Mayor McDonald  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

Jeffrie Madland  
City Clerk



Copy: Community Development Department  
Administrative Services Department (Information Systems Division)  
Kevin Harbison, Shea Homes  
Randy Steiner, St. John's Seminary, a California Nonprofit Religious Corporation

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TENTATIVE TRACT 5976**

A portion of Parcel 3 of the Lot Line Adjustment recorded July 3, 1997 as Instrument No. 97-083138 in the Office of the County Recorder of Ventura County, more particularly described as follows:

Beginning at the southwest corner of Parcel 1, as said Parcel is shown on the map filed in Book 52 of Parcel Maps, Pages 50-51, inclusive, in said Office of the County Recorder; thence, along the westerly and northerly lines of said Parcel 1 the following four (4) courses,

- 1st - North 20° 24' 51" East, 689.06 feet to the beginning of a curve, concave southeasterly and having a radius of 71.00 feet; thence, along said curve,
- 2nd - Easterly, 107.26 feet through a central angle of 86°33'16"; thence,
- 3rd - South 73°01'53" East, 108.78 feet; thence,
- 4th - South 68°46'02" East 481.59 feet to the east line of Lot 70, as said Lot 70 is shown on the map filed in Book 17 of Miscellaneous Records (Maps), at Pages 16-30, inclusive; thence, along said east line and its northeasterly prolongation,
- 5th - North 20°55'26" East, 2,791.71 feet to the easterly corner of Parcel A, as said Parcel A is described in the deed recorded August 24, 1976 in Book 4656 of Official Records, Page 239, in the Office of said County Recorder, thence, along the east line of said Parcel A,
- 6th - North 30°46'03" West, 179.39 feet to the south line of Estate I, Parcel A, as described in the deed recorded September 24, 2003 as Instrument Number 20030924-0362289 in the Office of said County Recorder; thence, along said south line the following two (2) courses,
- 7th - South 67°52'38" West, 1,200.58 feet; thence,
- 8th - South 71°07'58" West, 249.64 feet; thence, leaving said south line,
- 9th - South 2°17'01" West, 319.49 feet; thence,
- 10th - North 88°47'18" West, 224.28 feet; thence,
- 11th - South 67°48'06" West, 42.75 feet; thence,
- 12th - South 89°22'58" West, 122.58 feet; thence,
- 13th - South 0°37'02" East, 770.00 feet; thence,
- 14th - South 89°22'58" West, 58.49 feet; thence,
- 15th - South 0°37'02" East, 242.33 feet; thence,
- 16th - North 89°22'58" East, 116.01 feet; thence,

- 17th - South 0°36'01" East, 109.12 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 500.00 feet and a radial bearing of South 37°39'49" East; thence, along said curve,
- 18th - Southwesterly, 132.54 feet through a central angle of 15°11'18"; thence,
- 19th - South 67°31'29" West, 145.00 feet to the beginning of a non-tangent curve, concave northwesterly, having a radius of 200.00 feet and a radial bearing of South 75°22'11" East; thence, along said curve,
- 20th - Southwesterly, 166.71 feet through a central angle of 47°45'34"; thence,
- 21st - South 62°23'23" West, 172.64 feet to the beginning curve, concave northerly, having a radius of 175.00 feet; thence, along said curve,
- 22nd - Westerly, 139.41 feet through a central angle of 45°38'41"; thence,
- 23rd - South 42°56'25" West, 415.78 feet; thence,
- 24th - South 67°30'00" West, 86.54 feet; thence,
- 25th - North 45°00'00" West, 50.00 feet; thence,
- 26th - South 45°00'00" West, 82.44 feet; thence,
- 27th - South 46°00'31" East, 114.55 feet; thence,
- 28th - South 68°30'31" East, 404.21 feet; thence,
- 29th - South 27°16'45" West, 118.39 feet to the southwesterly line of said Lot 70; thence, along said southwesterly line,
- 30th - South 68°14'22" East, 552.75 feet to the Point of Beginning.

Subject to all public roads within the exterior boundaries of said land.

This legal description is provided as a supplement to owner application and zoning documents and is not to be used as the basis for sale, lease or finance.



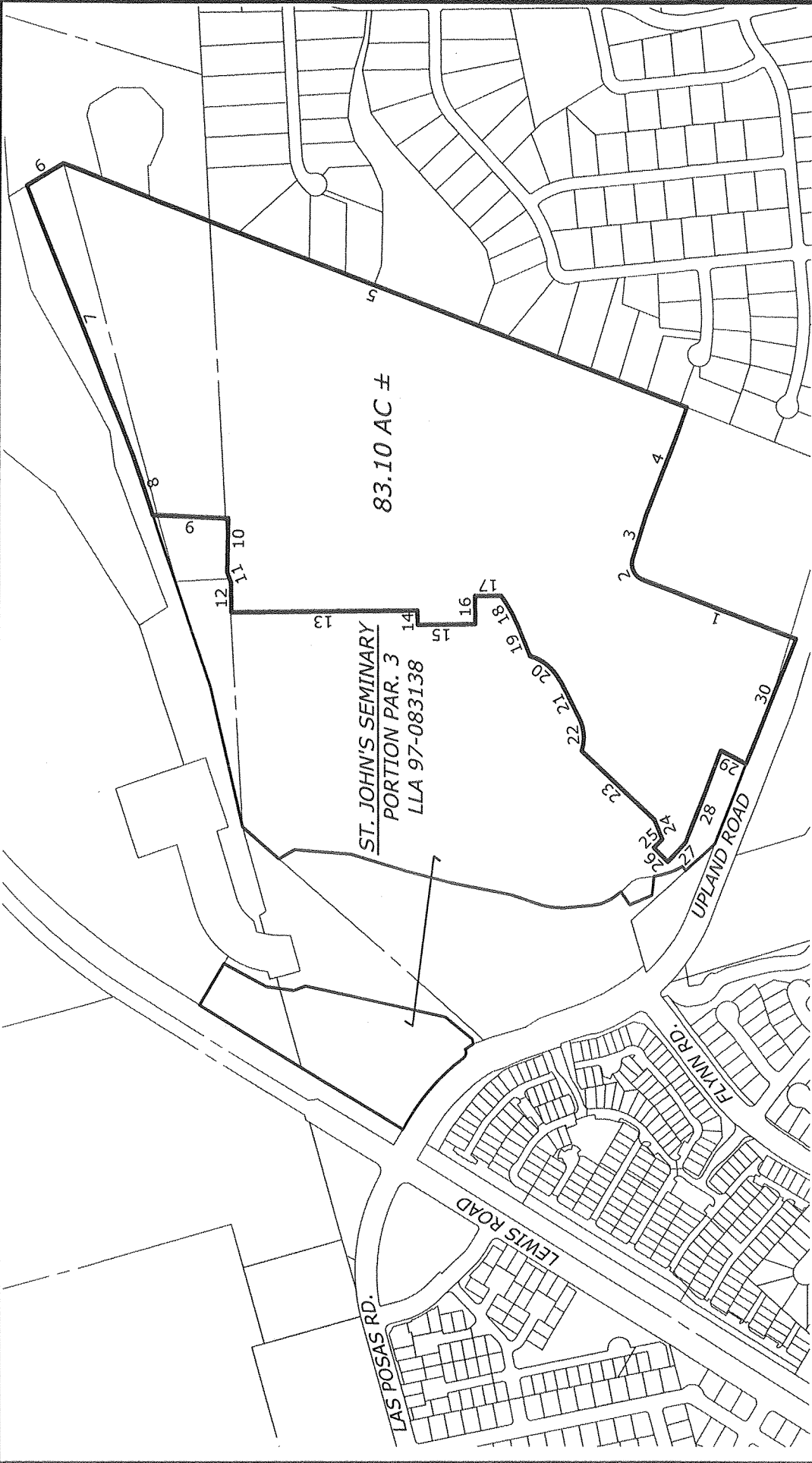
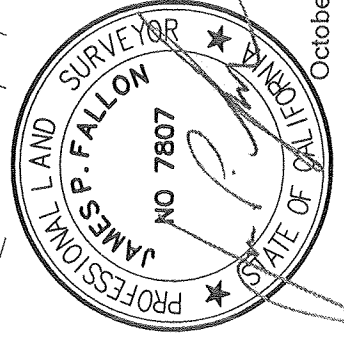
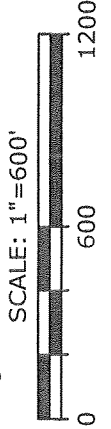
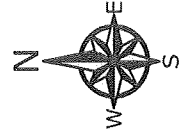


EXHIBIT B  
TENTATIVE TRACT 5976  
CAMARILLO, CA



October 19, 2017



**ECCG**  
**Encompass Consultant Group**  
 333 N. LANTANA ST., SUITE 287, CAMARILLO, CA 93010  
 PHONE: 805.322.4443 WEBSITE: WWW.ECCGCVIL.COM

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EXHIBIT B CZ-324 CC MEETING OF 10/25/2017