

# ARNEILL ROAD MIXED-USE



## PROJECT DESCRIPTION

THIS IS A MIXED-USE PROJECT CONSISTING OF 9 RESIDENTIAL UNITS AND 500 SF OF COMMERCIAL SPACE. THE MIXED USE BUILDING FRONTING ARNEILL ROAD IS A 2-STORY BUILDING THAT INCLUDES THE COMMERCIAL SPACE, COMMUNITY SPACE FOR THE RESIDENTS, AND (2) 1-BED UNITS ON THE SECOND FLOOR. THE BACK BUILDING CONTAINS (2) 2-BEDROOM UNITS AND (5) 1-BEDROOM UNITS.

## PROJECT STATISTICS

<b>PROJECT ADDRESS:</b>	ARNEILL ROAD CAMARILLO, CA 93011	
<b>APN:</b>	162-0-012-210, -280, -290, -300, -310	
<b>CURRENT ZONING:</b>	CPD (COMMERCIAL PLANNED DEVELOPMENT)	
<b>PROPOSED ZONING:</b>	COMMERCIAL MIXED-USE	
<b>CURRENT USE:</b>	VACANT	
<b>PROPOSED OCCUPANCY:</b>	R-2 & B/M	
<b>TYPE OF CONSTRUCTION:</b>	VB	
<b>LOT AREA:</b>	.36 ACRES (15,681.6 SF)	
<b>TOTAL SQUARE FOOTAGE</b>		
1-BED UNITS	(7 X 500 SF)	3,500 SF
2-BED UNITS	(2 X 800 SF)	1,600 SF
RESIDENTIAL COMMON		500 SF
COMMERCIAL		500 SF
<b>TOTAL =</b>		<b>6,100 SF</b>
<b>LANDSCAPE/OPEN SPACE</b>		<b>-750 SF</b>

### PARKING:

<b>REQUIRED</b>			
RESIDENTIAL	1.5 SPACE/ 1-BD = 1.5 * 7 =		10.5 SPACES
	2 SPACES/2-BED = 2 * 2 =		4 SPACES
RESIDENTIAL GUEST	2 SPACE/5 UNITS =		3.6 SPACES
COMMERCIAL	1 SPACE/250 SF = 500/250 =		2 SPACES
<b>TOTAL</b>			<b>20.1 SPACES</b>

### PROPOSED

20 SPACES

## PROJECT TEAM

<b>CLIENT:</b>	CITY OF CAMARILLO ADDRESS: 601 CARMEN DRIVE CITY OF CAMARILLO, CA 93011 CONTACT: DAVID MOE EMAIL: DMOE@CITYOFCAMARILLO.ORG PHONE: 805.388.5366
<b>ARCHITECT:</b>	RRM DESIGN GROUP ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: DARIN CABRAL EMAIL: DJCABRAL@RRMDESIGN.COM PHONE: 805.543.1794
<b>CIVIL ENGINEER:</b>	RRM DESIGN GROUP ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: ROBERT CAMACHO EMAIL: RCAMACHO@RRMDESIGN.COM PHONE: 805.543.1794
<b>LANDSCAPE ARCH:</b>	RRM DESIGN GROUP ADDRESS: 3765 S. HIGUERA, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: CHRIS DUFOR EMAIL: CBDUFOR@RRMDESIGN.COM PHONE: 805.543.1794
<b>ENERGY AND ENVIROMENTAL STRATEGIES:</b>	JENNIFER RENNICK ARCHITECTURE & CONSULTING ADDRESS: 1015 NIPOMO STREET, SUITE 200 SAN LUIS OBISPO, CA 93401 CONTACT: JENNIFER RENNICK EMAIL: JENNIFER@RENNICKARCH.COM PHONE: 805.423.8359

## SHEET INDEX

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## VICINITY MAP



**APPROVED**  
**CAMARILLO PLANNING COMMISSION**  
**SUBJECT TO CONDITIONS**

**EXHIBIT A**

**CASE NO: CUP-400, Arneill Road Mixed-Use**

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**RESOLUTION NO: 2023-18**

**DATE: June 7, 2023**

**SIGNATURE:** *[Signature]*

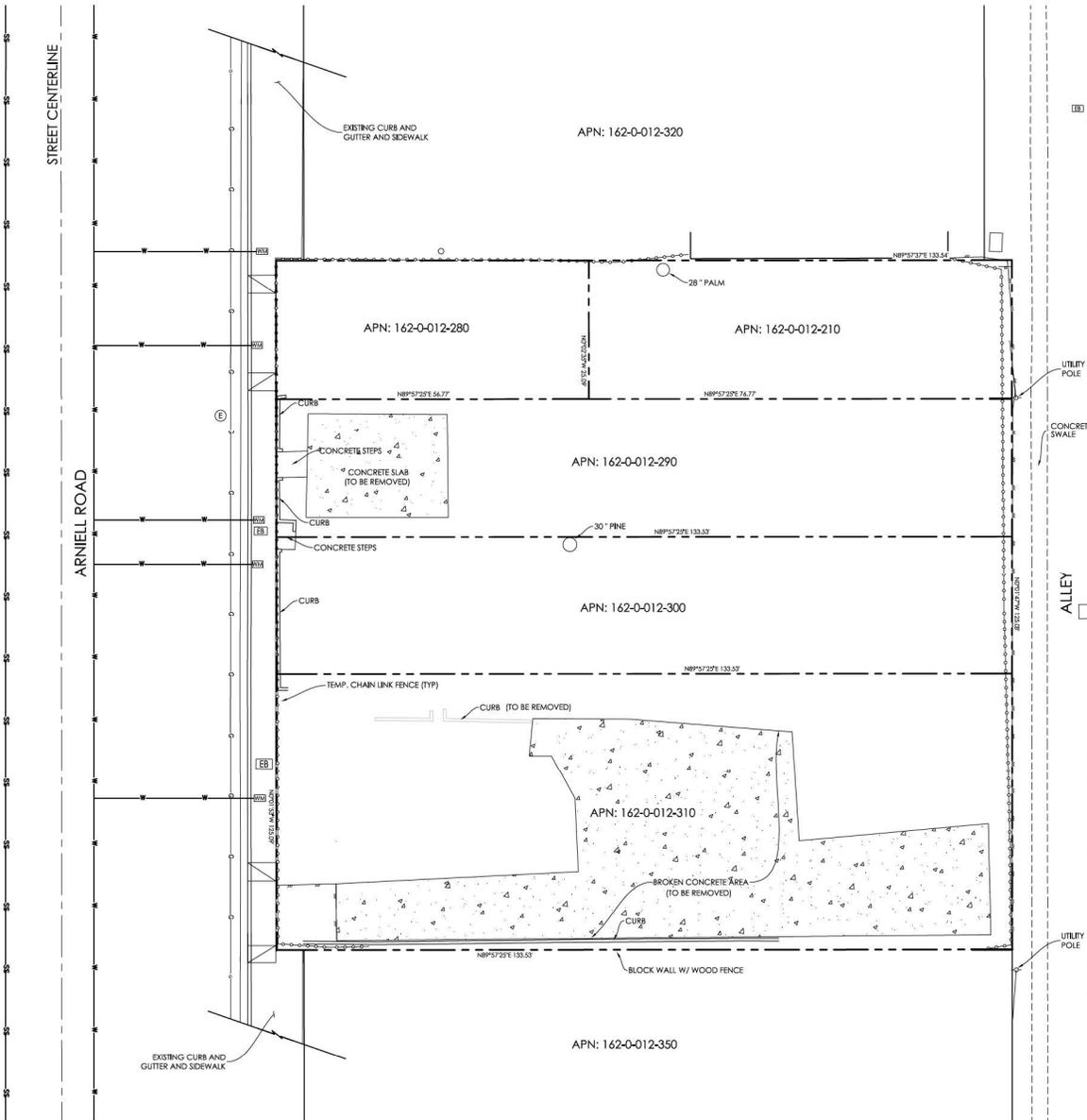
DIRECTOR |  ASST DIRECTOR OF COMMUNITY DEVELOPMENT

**TITLE SHEET** **A1**



**ARNEILL ROAD DEVELOPMENT**  
ARNEILL ROAD, CAMARILLO, CA

1081-01-RS17 December 14, 2022 **DEVELOPMENT REVIEW PACKAGE**



**LEGEND**

— SS —	EXISTING SEWER MAIN (APPROXIMATE)
— G —	EXISTING GAS MAIN (APPROXIMATE)
— W —	EXISTING WATER MAIN (APPROXIMATE)
—	LIMITS OF EXISTING CONCRETE
— — —	PROPERTY LINE

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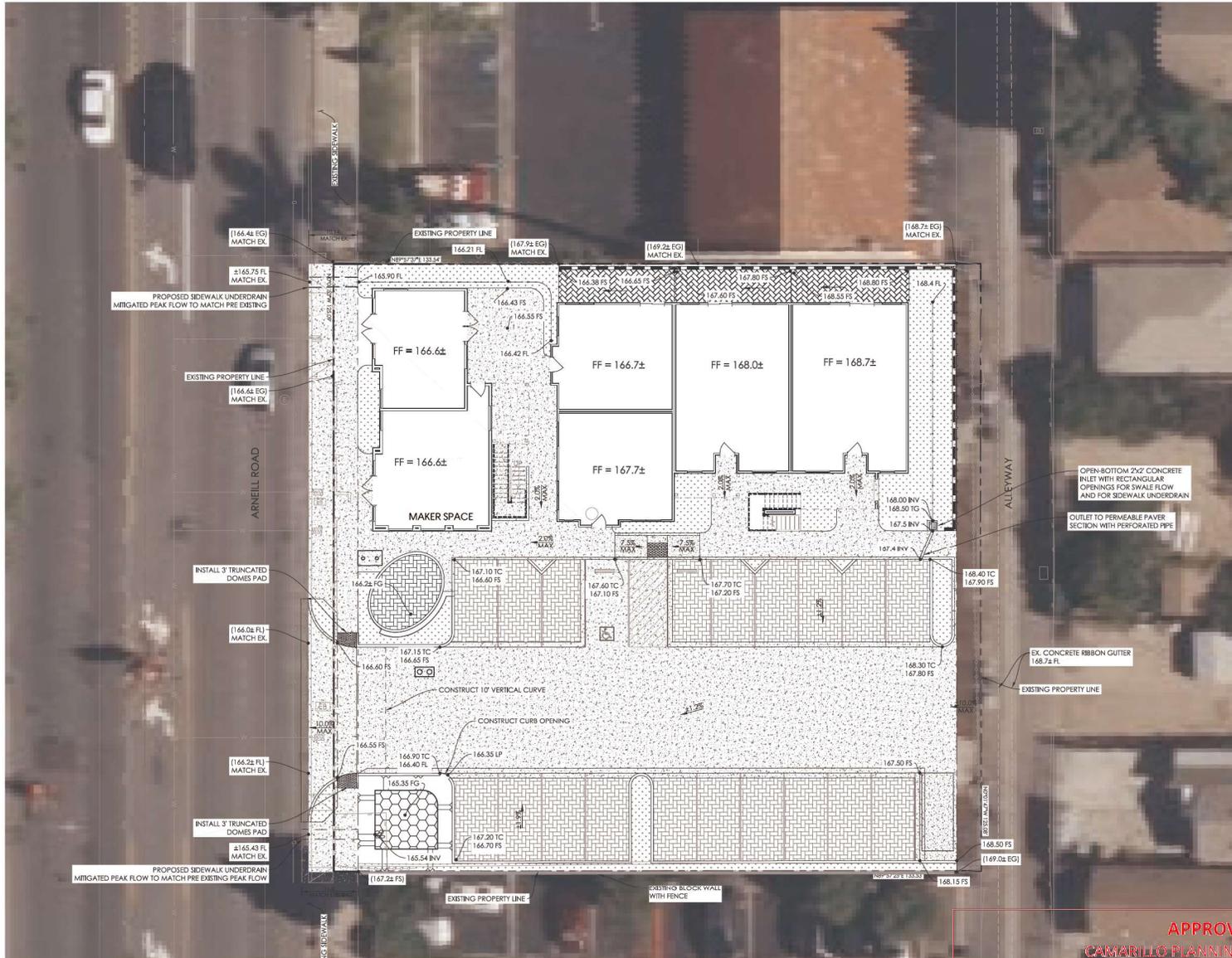
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**LEGEND**

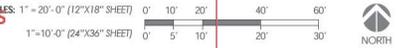
- SS — EXISTING SEWER MAIN (APPROXIMATE)
- G — EXISTING GAS MAIN (APPROXIMATE)
- — LIMITS OF EXISTING CONCRETE
- W — PROPOSED 2" PVC WATER LINE
- SS — PROPOSED 6" PVC SEWER LINE
- G — PROPOSED GAS LINE
- JT — PROPOSED JOINT TRENCH LINE
- — PROPOSED FLOWLINE
- ▬▬▬▬▬▬ PROPOSED CMU RETAINING WALL MAX HEIGHT 3.0'
- [Pattern] PROPOSED PERMEABLE PAVERS PER SECTION ON SHEET C-3
- [Pattern] PROPOSED IMPERMEABLE PAVERS PER LANDSCAPE PLANS
- [Pattern] PROPOSED CONCRETE FLATWORK PER SOILS REPORT RECOMMENDATIONS
- [Pattern] PROPOSED PLANTED AREA PER LANDSCAPE PLANS
- [Pattern] PROPOSED BIO-INfiltration BASIN PER DETAIL ON SHEET C-3

**APPROXIMATE EARTHWORK QUANTITIES**

CUT:	2400 cu-yds
FILL:	250 cu-yds
MAX CUT DEPTH:	23 FT
MAX FILL HEIGHT:	21 FT
AREA OF DISTURBANCE:	15,400 SF

THE RAW CUT & FILL QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADIES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPILLS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

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**EXHIBIT A**

**CASE NO: CUP-400, Arneill Road Mixed-Use GRADING PLAN**

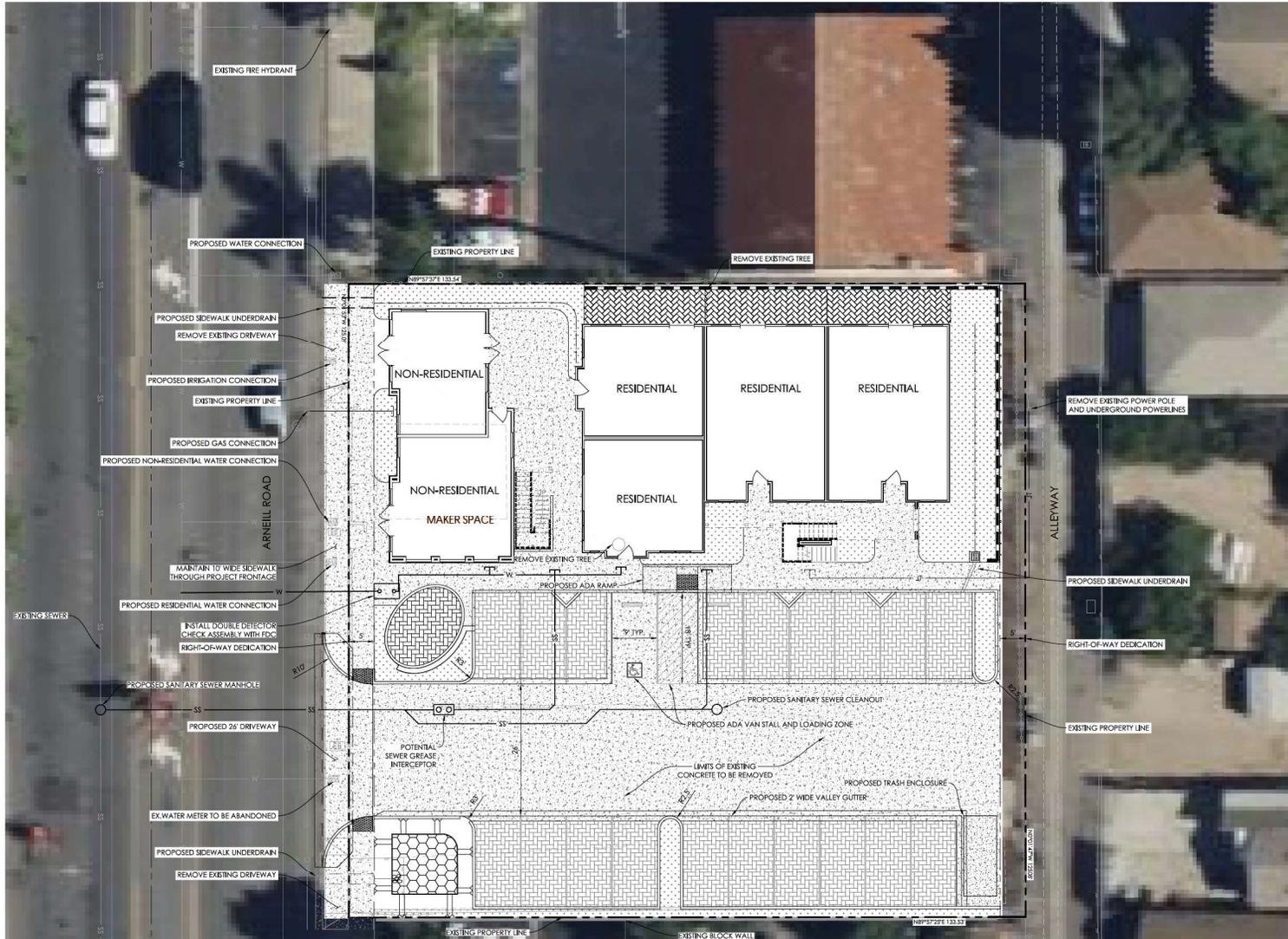
**RESOLUTION NO: 2023-18** 1081-01-RS17 December 14, 2022

**DATE: June 7, 2023**

**SIGNATURE:** *[Signature]* **PC Meeting of June 6, 2023**

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**LEGEND**

	EXISTING SEWER MAIN (APPROXIMATE)
	EXISTING GAS MAIN (APPROXIMATE)
	LIMITS OF EXISTING CONCRETE
	PROPOSED 2" PVC WATER LINE
	PROPOSED 6" PVC SEWER LINE
	PROPOSED GAS LINE
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	PROPOSED PLANTED AREA PER LANDSCAPE PLANS
	PROPOSED BIO-INFILTRATION BASIN PER DETAIL ON SHEET C-3

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**EXHIBIT A**

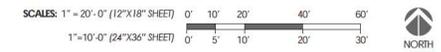
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**PROPOSED PLANT PALETTE**

TREES SUCH AS:	COMMON NAME	CONT.
ARCHONTOPIODENDRON CUNNINGHAMIANA	MULTI-TRUNK KING PALM	12" TRUNK HEIGHT
CHAMAEROPS HUMILIS CERIFERA	BLUE MEDITERRANEAN FAN PALM	5 GAL
CHORISIA SPECIOSA 'MAJESTIC BEAUTY'	SEK FLOSS TREE	36" BOX
OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	48" BOX
SYRAGUS ROMANOFFIANA	QUEEN PALM	18" B.T.
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL
TRISTANIA CONFERTA	BREBANE BOX - LOW BRANCHING	24" BOX
ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	15 GAL
SHRUBS SUCH AS:	COMMON NAME	CONT.
AECONIUM CANARIENSE	AECONIUM	3 GAL
AGAVE ATTENUATA 'HOVA'	BLUE GLOHE	5 GAL
AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL
ALYOGYNE HUEGELII 'SANTA CRUZ'	BLUE HIBISCUS	5 GAL
ASPARAGUS DENSIORLUS 'MYERS'	MYERS ASPARAGUS	5 GAL
BOUGAINVILLEA X 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	5 GAL
* BULBINE FRUTESCENS 'HALLMARK'	STALKED BULBINE	1 GAL
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL
* CHONDROPOETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	5 GAL
DIANELLA CABRILEA 'CASSA BLUE'	CASSA BLUE FLAX LILY	3 GAL
* DIETES BICOLOR	FORTNIGHT LILY	1 GAL
* JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL
* KINIPOPHIA X 'ECHO MANGO'	RE-BLOOMING TORCH LILY	1 GAL
LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL
* LETIUM CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL
* LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL
PENSTEMON X 'FIREBIRD'	FIREBIRD BEARD TONGUE	1 GAL
PHILOMIA FRUTICOSA	JERUSALEM SAGE	1 GAL
POLYCALA FRUTICOSA 'PETITE BUTTERFLY'	SWEET PEA SHRUB	5 GAL
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	ROSEMARY	1 GAL
* SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL
PARKING STRIP PLANTING	COMMON NAME	CONT.
VERBENA X 'BALENDALE'	PURPLE ENDURASCARPE VERBENA	1 GAL
DYMONDIA MARGARETAE	DYMONDIA	1 GAL
* CAREX PANSA	SEDGE	1 GAL
SENECIO MANDRALISCAE 'BLUE CHALK STICKS'	SENECIO	1 GAL

\* INDICATES SPECIES IS SUITABLE FOR USE IN LID AREAS

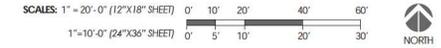
**PLANTING DESIGN CRITERIA:**  
 THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM DESCRIBED AT THE LEFT WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

**IRRIGATION AND PLANTING DESIGN CRITERIA:**  
 A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0).



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**EXHIBIT A**

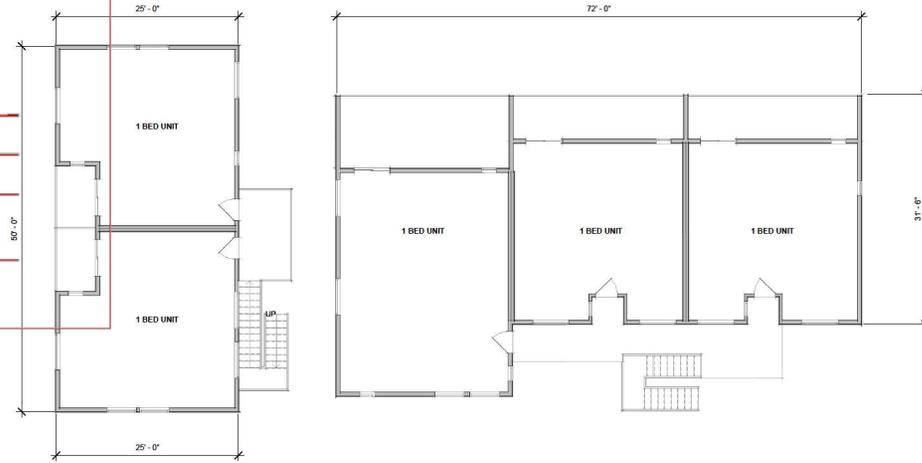
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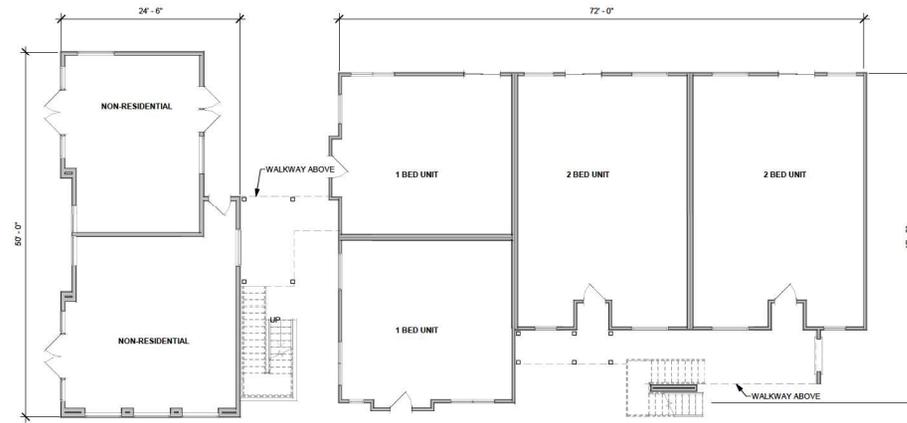
SIGNATURE: *[Signature]*

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**SECOND FLOOR**

SCALE: 1/8" = 1'-0"



**GROUND FLOOR**

SCALE: 1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"X18" SHEET) 0' 8' 16' 32' 48'  
1/8" = 1'-0" (24"X36" SHEET) 0' 4' 8' 16' 24'



**ARNEILL ROAD DEVELOPMENT**  
ARNEILL ROAD, CAMARILLO, CA

**BUILDING FLOOR PLANS**

1081-01-RS17 December 14, 2022

**A8**  
DEVELOPMENT  
REVIEW PACKAGE

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 CAMARILLO PLANNING COMMISSION  
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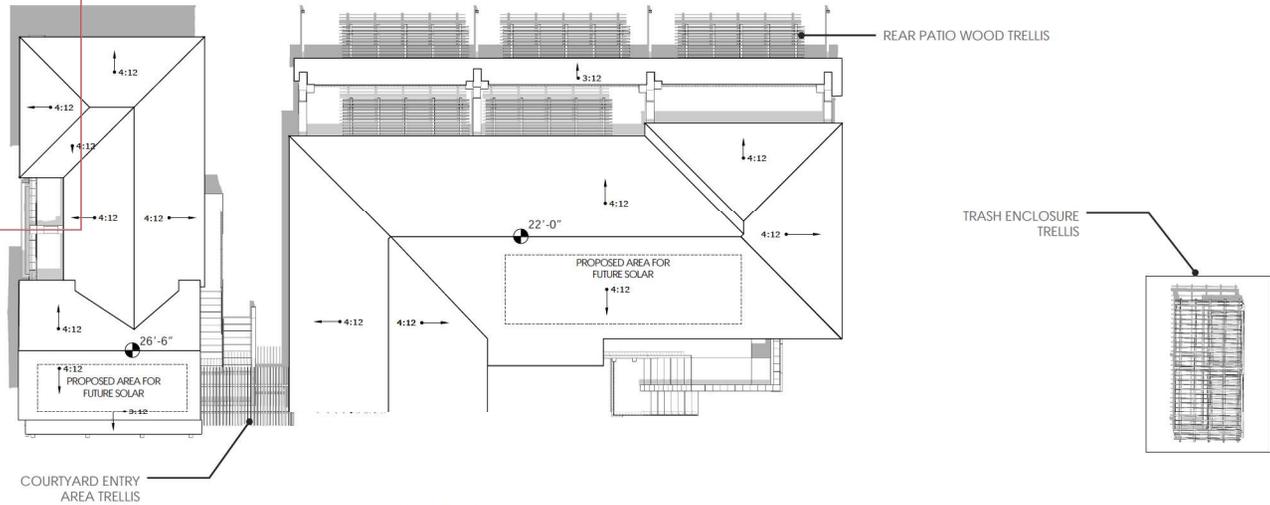
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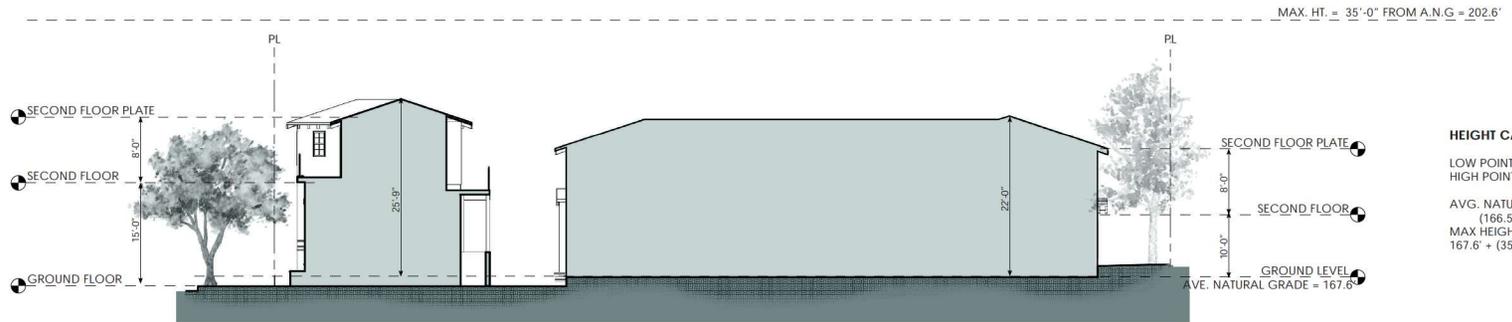
SIGNATURE: *[Signature]*

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**ROOF PLAN**

SCALE: 1/8" = 1'-0"



**HEIGHT CALC:**  
 LOW POINT OF SITE: 166.5'  
 HIGH POINT OF SITE: 168.7'  
 AVG. NATURAL GRADE:  
 $(166.5' + 168.7') / 2 = 167.6'$   
 MAX HEIGHT = 35'-0"  
 $167.6' + (35') = 202.6'$

**BUILDING SECTION**

SCALE: 1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'  
 1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'  
 NORTH



**ARNEILL ROAD DEVELOPMENT**  
 ARNEILL ROAD, CAMARILLO, CA

**ROOF PLAN & BUILDING SECTION**

1081-01-RS17 December 14, 2022

**A9**  
 DEVELOPMENT  
 REVIEW PACKAGE

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CAMARILLO PLANNING COMMISSION  
SUBJECT TO CONDITIONS

**EXHIBIT A**

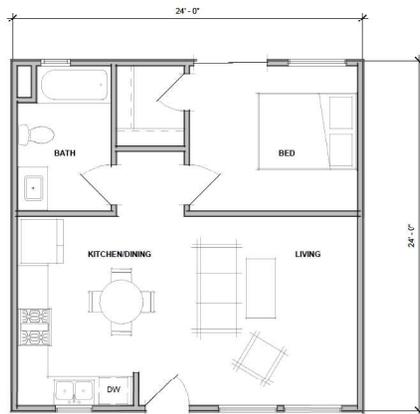
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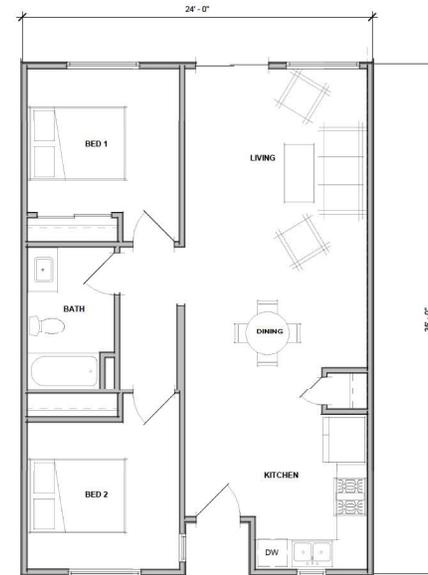
SIGNATURE: *ACUA*

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TYPICAL 1-BD UNIT (~500 SF)

SCALE: 1/4" = 1'-0"



TYPICAL 2-BD UNIT (~800 SF)

SCALE: 1/4" = 1'-0"

SCALES: 1/8" = 1'-0" (12"x18" SHEET) 0' 4' 8' 16' 24'  
1/4" = 1'-0" (24"x36" SHEET) 0' 2' 4' 8' 12'

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**CAMARILLO PLANNING COMMISSION**  
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**EXHIBIT A**

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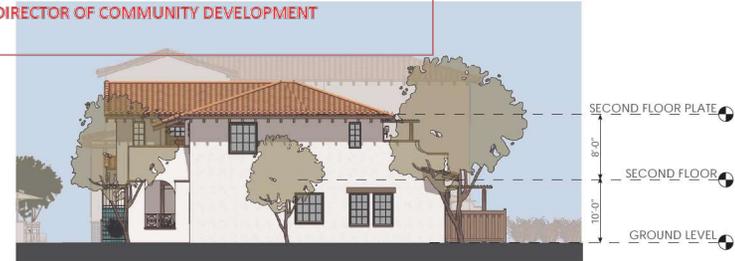
**SIGNATURE:** *ACM*

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**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

SCALES: 1/16" = 1'-0" (12"x18" SHEET) 0' 8' 16' 32' 48'  
 1/8" = 1'-0" (24"x36" SHEET) 0' 4' 8' 16' 24'

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SAWADEE RESTAURANT  
217 ARNEILL RD



CHAPEL CITY CHURCH  
2315 VENTURA BLVD



ST MARY MAGDALEN SCHOOL  
2534 VENTURA BLVD



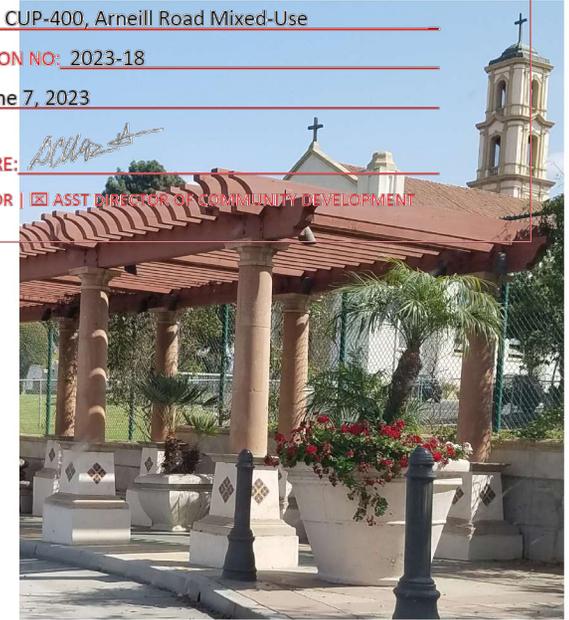
CAMARILLO CHIROPRACTIC  
2342 LOMITA ST



CBC FEDERAL CREDIT UNION  
300 ARNEILL RD



ARNEILL RD & VENTURA BLVD CROSSING



ST MARY MAGDALEN SCHOOL  
2534 VENTURA BLVD



ST MARY MAGDALEN SCHOOL  
2534 VENTURA BLVD



MISTER SOFTEE  
2100 VENTURA BLVD



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PROJECT ENTRANCE PERSPECTIVE VIEW FROM ARNEILL ROAD

SIGNATURE: *[Signature]*

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**ARNEILL ROAD DEVELOPMENT**  
 ARNEILL ROAD, CAMARILLO, CA

**CHARACTER PERSPECTIVE**

**A13**

1081-01-RS17 December 14, 2022

DEVELOPMENT  
 REVIEW PACKAGE

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CHARACTER SKETCH

**COLOR AND MATERIALS PALETTE**

						
<p><b>1. SPANISH TILE ROOFING:</b>                  EAGLE - CAPISTRANO                  VALENCIA                  3526</p>	<p><b>2. STUCCO</b>                  MERLEX                  GLACIER WHITE P-100                  SMOOTH TROWEL FINISH                  (INCLUDES ALL GARDEN                  AND SITE WALLS)</p>	<p><b>3. ACCENT PAINT</b>                  SHERWIN WILLIAMS                  COBBLE BROWN SW 0082                  (OVER WOOD LOOK)</p>	<p><b>4. GUTTERS:</b>                  RGS GUTTERS                  RUSTIC BROWN</p>	<p><b>5. WINDOW FRAME COLOR:</b>                  MILLGARD                  ESPRESSO</p>	<p><b>6. DOOR COLOR</b>                  SHERWIN WILLIAMS                  SPICE CHEST SW 3513</p>	<p><b>7. LIGHT FIXTURE STYLE:</b>                  MAXIM                  MODEL 803938Z                  (DARK SKY COMPLIANT)</p>