

# 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.

## VICINITY MAP



## PROJECT STATISTICS

|                              |                             |                    |                                       |
|------------------------------|-----------------------------|--------------------|---------------------------------------|
| <b>PROJECT ADDRESS:</b>      |                             |                    | ARNEILL ROAD<br>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>  |                             |                    | -750 SF                               |
| <b>PARKING:</b>              |                             |                    |                                       |
| <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> |                                       |
| <b>PROPOSED</b>              |                             |                    | 20 SPACES                             |

## PROJECT TEAM

|  |   |
|--|---|
| <b>CLIENT:</b>                             | CITY OF CAMARILLO   |
|  | ADDRESS: 601 CARMEN DRIVE<br>CITY OF CAMARILLO, CA 93011                            |
|  | CONTACT: DAVID MOE<br>EMAIL: DMOE@CITYOFCAMARILLO.ORG<br>PHONE: 805.388.5366        |
| <b>ARCHITECT:</b>                          | RRM DESIGN GROUP  |
|  | ADDRESS: 3765 S. HIGUERA, SUITE 102<br>SAN LUIS OBISPO, CA 93401                    |
|  | CONTACT: DARIN CABRAL<br>EMAIL: DJCABRAL@RRMDSIGN.COM<br>PHONE: 805.543.1794        |
| <b>CIVIL ENGINEER:</b>                     | RRM DESIGN GROUP  |
|  | ADDRESS: 3765 S. HIGUERA, SUITE 102<br>SAN LUIS OBISPO, CA 93401                    |
|  | CONTACT: ROBERT CAMACHO<br>EMAIL: RCAMACHO@RRMDSIGN.COM<br>PHONE: 805.543.1794      |
| <b>LANDSCAPE ARCH:</b>                     | RRM DESIGN GROUP  |
|  | ADDRESS: 3765 S. HIGUERA, SUITE 102<br>SAN LUIS OBISPO, CA 93401                    |
|  | CONTACT: CHRIS DUFOUR<br>EMAIL: CBDUF0UR@RRMDSIGN.COM<br>PHONE: 805.543.1794        |
| <b>ENERGY AND ENVIROMENTAL STRATEGIES:</b> | JENNIFER RENNICK ARCHITECTURE & CONSULTING  |
|  | ADDRESS: 1015 NIPOMO STREET, SUITE 200<br>SAN LUIS OBISPO, CA 93401                 |
|  | CONTACT: JENNIFER RENNICK<br>EMAIL: JENNIFER@RENNICKARCH.COM<br>PHONE: 805.423.8359 |

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CAMARILLO PLANNING COMMISSION  
SUBJECT TO CONDITIONS

### EXHIBIT A

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

**RESOLUTION NO:** 2023-18

**DATE:** June 7, 2023

**SIGNATURE:**

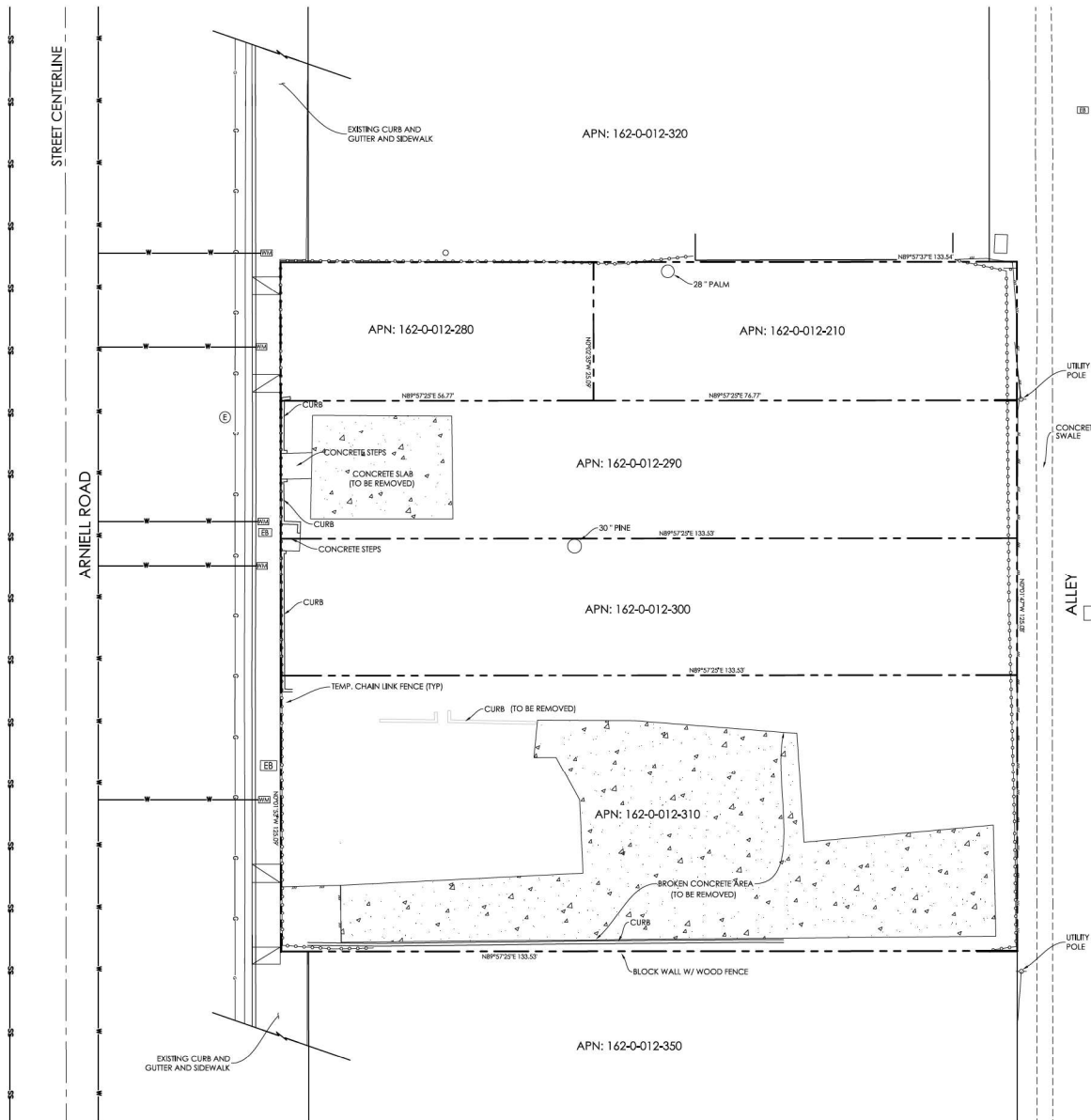
☐ DIRECTOR ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT

**TITLE SHEET A1**

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



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



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SUBJECT TO CONDITIONS

**EXHIBIT A**

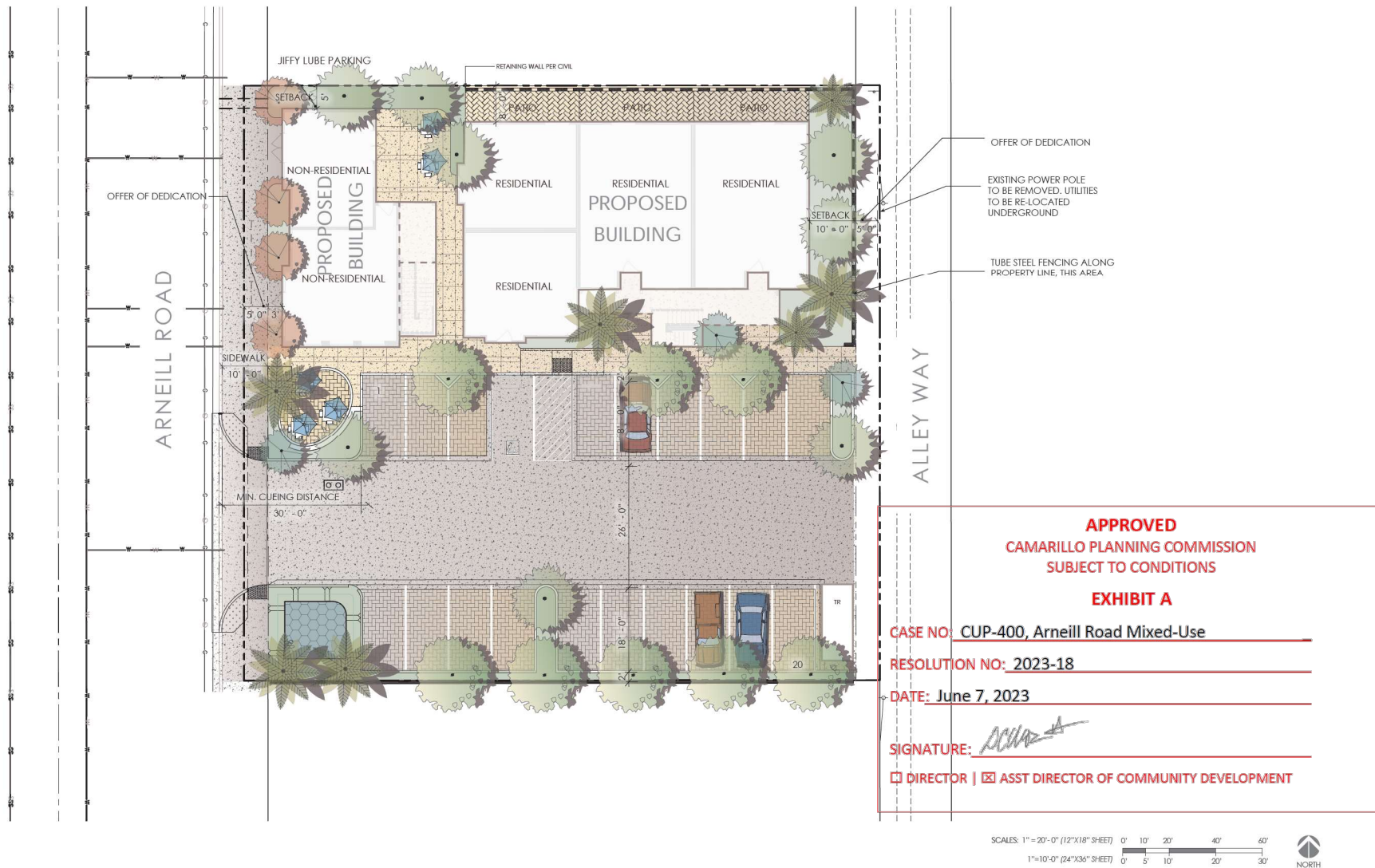
CASE NO: CUP-400, Arneill Road Mixed-Use

RESOLUTION NO: 2023-18

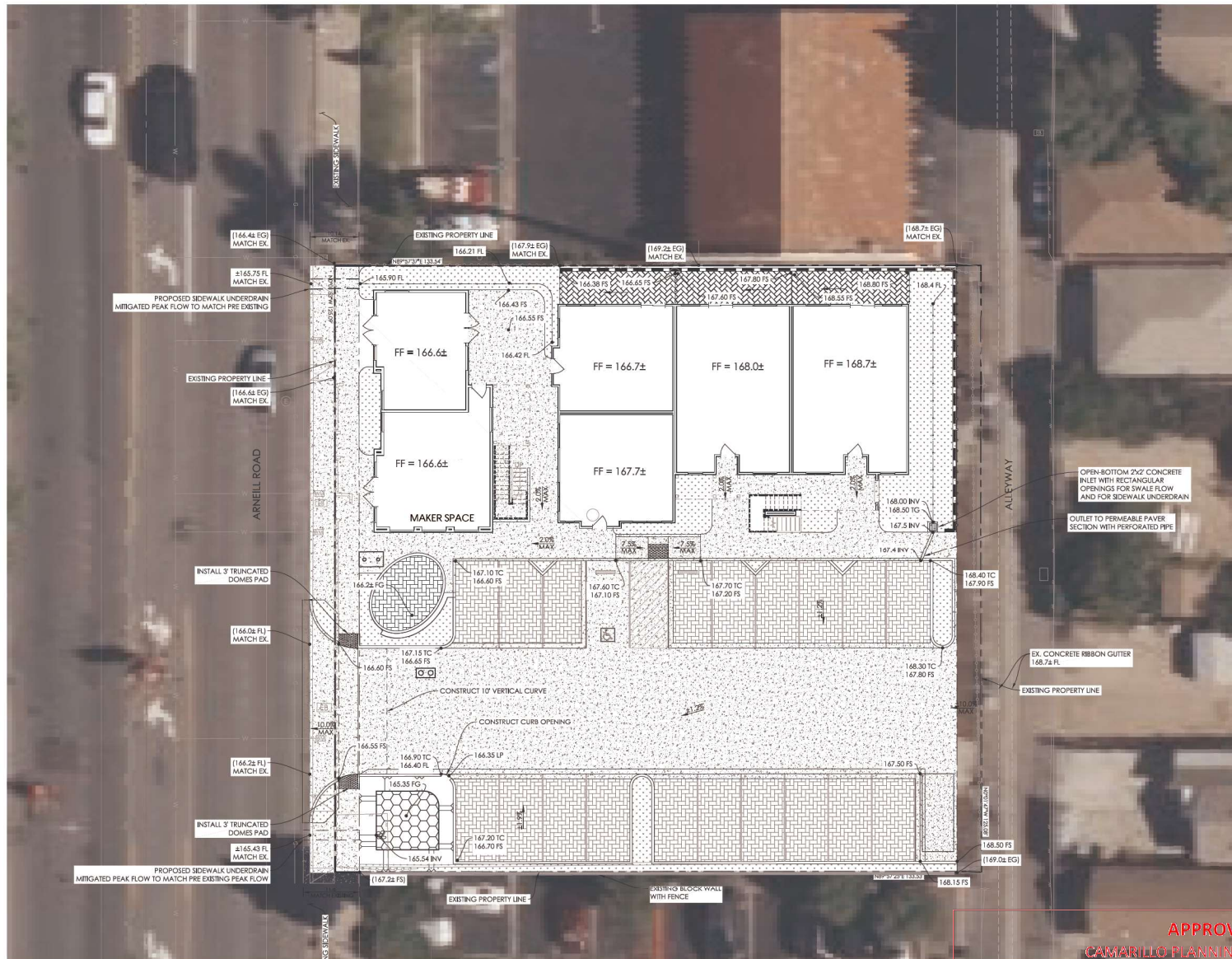
DATE: June 7, 2023

SIGNATURE: [Signature]

☐ DIRECTOR | ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT







#### 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'
- PROPOSED PERMEABLE PAVERS PER SECTION ON SHEET C-3
- PROPOSED IMPERMEABLE PAVERS PER LANDSCAPE PLANS
- PROPOSED CONCRETE FLATWORK PER SOILS REPORT RECOMMENDATIONS
- PROPOSED PLANTED AREA PER LANDSCAPE PLANS
- PROPOSED BIO-INFILTRATION BASIN PER DETAIL ON SHEET C-3

#### APPROXIMATE EARTHWORK QUANTITIES

CUT: 8500 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 GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT 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

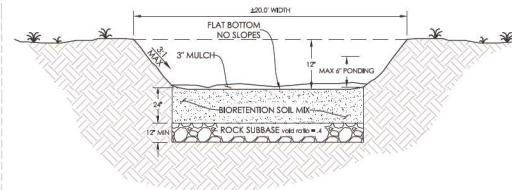
DATE: June 7, 2023

SIGNATURE: *[Signature]*

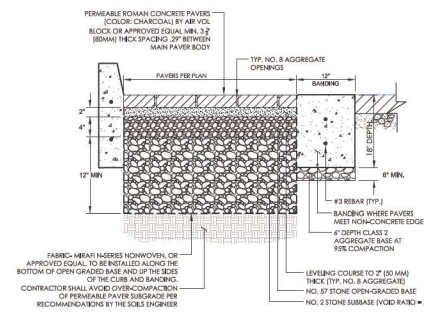
PC Meeting of June 6, 2023

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PRELIMINARY BIORETENTION BASIN  
N.T.S.



PRELIMINARY PERMEABLE PAVER SECTION  
N.T.S.

NOTE: PERMEABLE SECTION SUBJECT TO GEOTECHNICAL REVIEW FOR SUSTAINED PERMEABILITY INTO NATIVE SUBGRADE

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SIGNATURE: *[Signature]*

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SCALES: 1" = 20'-0" (2"x18" SHEET)  
1" = 10'-0" (24"x36" SHEET)



### PROJECT STATISTICS

|   |                     |
|---|---------------------|
| PROJECT SITE AREA:                          | 0.35 acres          |
| NEW IMPERVIOUS SURFACE AREA:                | ± 6,450 square feet |
| TOTAL REPLACED IMPERVIOUS SURFACE AREA:     | ± 3,000 sf          |
| TOTAL EXISTING IMPERVIOUS AREA:             | ± 3,500 sf          |
| TOTAL IMPERVIOUS AREA OF COMPLETED PROJECT: | ± 9,950 sf          |
| NET IMPERVIOUS AREA:                        | ± 9,950 sf          |
| POST CONSTRUCTION PERFORMANCE REQUIREMENTS: | 1 and 2             |

### EXISTING PROJECT

|                           |                  |
|---------------------------|------------------|
| TOTAL EXISTING SITE AREA: | ± 15,400 sf 100% |
| EXISTING IMPERVIOUS AREA: | ± 3,500 sf 23%   |
| EXISTING PERVIOUS AREA:   | ± 11,900 sf 77%  |

### PROPOSED STATISTICS

|                            |                      |
|----------------------------|----------------------|
| LIMITS OF DISTURBANCE      | ± 15,400 sf 100%     |
| PROPOSED IMPERVIOUS AREA   | ± 9,950 sf 65%       |
| CONCRETE/PAVED AREA:       | ± 5,600 sf           |
| BUILDING AREA:             | ± 4,350 sf           |
| PROPOSED PERVIOUS AREA     | ± 5,350 sf 35%       |
| PERMEABLE PAVEMENT AREA:   | ± 2,850 sf           |
| LANDSCAPE AREA:            | ± 2,350 sf           |
| BIO-INFILTRATION BASIN:    | ± 150 sf             |
| PROPOSED STORAGE VOLUME:   |                      |
| REQUIRED VOLUME:           | ± 417 cf             |
| PERMEABLE PAVEMENT VOLUME: | ± 1,140 cf           |
| BIO-INFILTRATION VOLUME:   | ± 165 cf             |
| TOTAL PROPOSED VOLUME:     | ± 1,305 cf <b>OK</b> |

### POST CONSTRUCTION REQUIREMENTS

- TIER 1 - RUNOFF REDUCTION**
- ROOF DRAIN DISCONNECT
  - MINIMIZE IMPERVIOUS AREAS
  - MINIMIZE CLEARING AND GRADING
- TIER 2 - WATER QUALITY TREATMENT**
- ON-SITE RETENTION-BASED INFILTRATION
  - REQUIRED WATER QUALITY TREATMENT AREA  
10,000 = "4% =

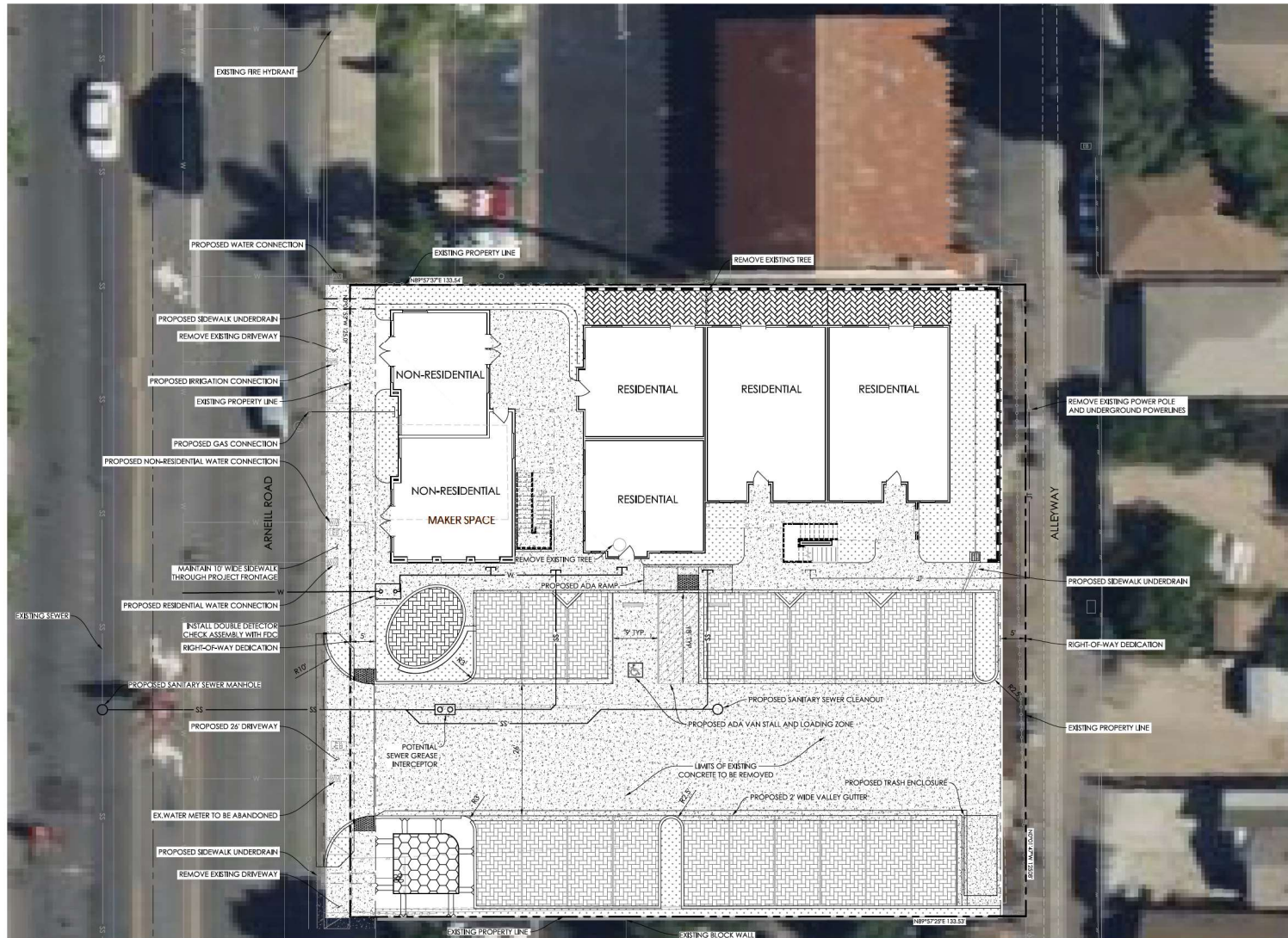
- TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT**
- EXEMPT (IMPERVIOUS AREA < 15,000 sf)
- TIER 4 - PEAK MANAGEMENT**
- EXEMPT (IMPERVIOUS AREA < 22,500 sf)

### LEGEND

- DMA 1 - PERVIOUS LANDSCAPE (0.084 ACRES) DRAINING TO BASIN #1
- DMA 2 - ROOF & HARDSCAPE (0.052 ACRES) DRAINING TO BASIN #1
- DMA 3 - LANDSCAPE (0.014 ACRES) DRAINING TO BASIN #1
- DMA 4 - ROOF & HARDSCAPE (0.14 ACRES) DRAINING TO BASIN #1
- DMA 5 - HARDSCAPE (0.082 ACRES) DRAINING TO BASIN #1
- DMA 6 - HARDSCAPE (0.047 ACRES) DRAINING TO BASIN #1







| 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     |

**APPROVED**  
CAMARILLO PLANNING COMMISSION  
SUBJECT TO CONDITIONS

### EXHIBIT A

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RESOLUTION NO: 2023-18

DATE: June 7, 2023

SIGNATURE: *[Signature]*

☐ DIRECTOR | ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT

SCALES: 1" = 20'-0" (12"x18" SHEET) 0' 10' 20' 40' 60'  
1" = 10'-0" (24"x36" SHEET) 0' 5' 10' 20' 30'





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

**EXHIBIT A**

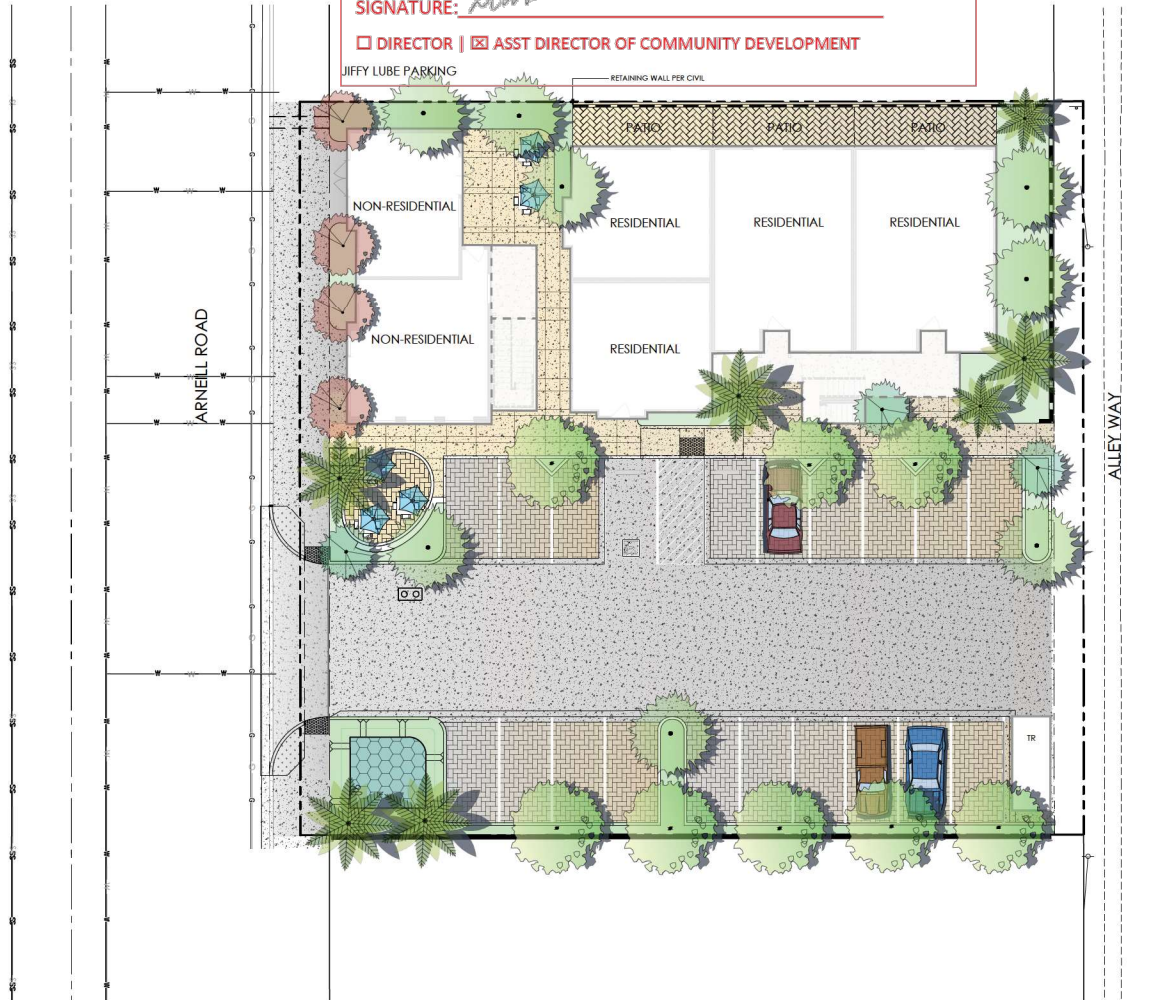
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| PROPOSED PLANT PALETTE                           |  |                          |
|--|--|--------------------------|
| TREES SUCH AS:<br>ARCHONTOPELTIUM CUNNINGHAMIANA | COMMON NAME<br>MULTI-TRUNK KING PALM       | CONT<br>12' TRUNK HEIGHT |
| CHAMAEOPUS 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:<br>AECONIUM CANARIENSE           | COMMON NAME<br>AECONIUM                    | CONT<br>3 GAL            |
| AGAVE ATTENUATA 'NOVA'                           | BLUE GLOHE                                 | 5 GAL                    |
| AGAVE 'X' 'BLUE FLAME'                           | BLUE FLAME AGAVE                           | 5 GAL                    |
| ALYOGYNE HUEGELI 'SANTA CRUZ'                    | BLUE HIBISCUS                              | 5 GAL                    |
| ASPARAGUS DENIFLORUS '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 FORSTER'        | FEATHER REED GRASS                         | 5 GAL                    |
| CHONOROPETALUM 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                    |
| KINIFOPHIA 'X' 'ECHO MANGO'                      | RE-BLOOMING TORCH LILY                     | 1 GAL                    |
| LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'                | MUNSTEAD ENGLISH LAVENDER                  | 1 GAL                    |
| LEYMUS CONDENSATUS 'CANYON PRINCE'               | HATIVE BLUE RYE                            | 1 GAL                    |
| LOMANDRA LONGIFOLIA 'BREEZE'                     | DWARF MAT RUSH                             | 1 GAL                    |
| PENSTEMON 'X' 'FIREBIRD'                         | FIREBIRD BEARD TONGUE                      | 1 GAL                    |
| PHLOMIS 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<br>VERBENA X 'BALENDIALE' | COMMON NAME<br>PURPLE ENDURASCAPES VERBENA | CONT<br>1 GAL            |
| DYMONDIA MARGARETAE                              | DYMONDIA                                   | 1 GAL                    |
| CAREX PANSA                                      | SEDGE                                      | 1 GAL                    |
| SENECIO MANDORASCAPAE '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.

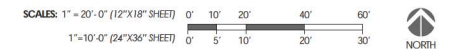
ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

**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 (MWEO).



**APPROVED**  
CAMARILLO PLANNING COMMISSION  
SUBJECT TO CONDITIONS

**EXHIBIT A**

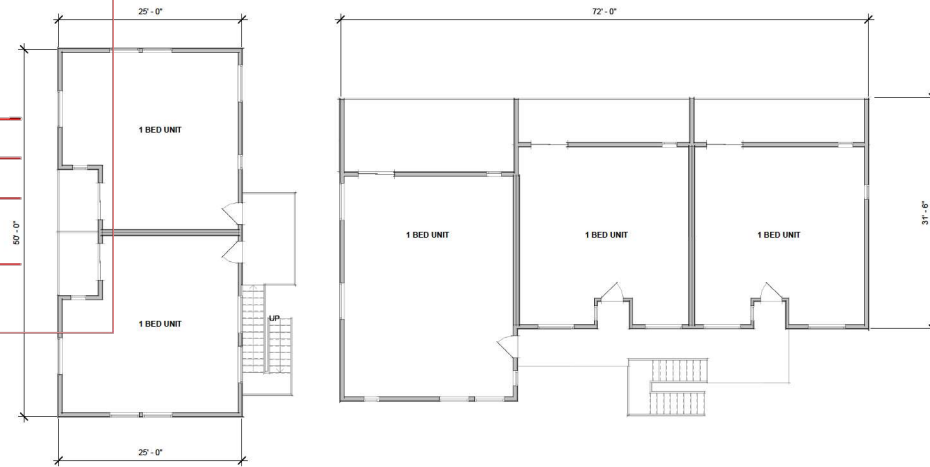
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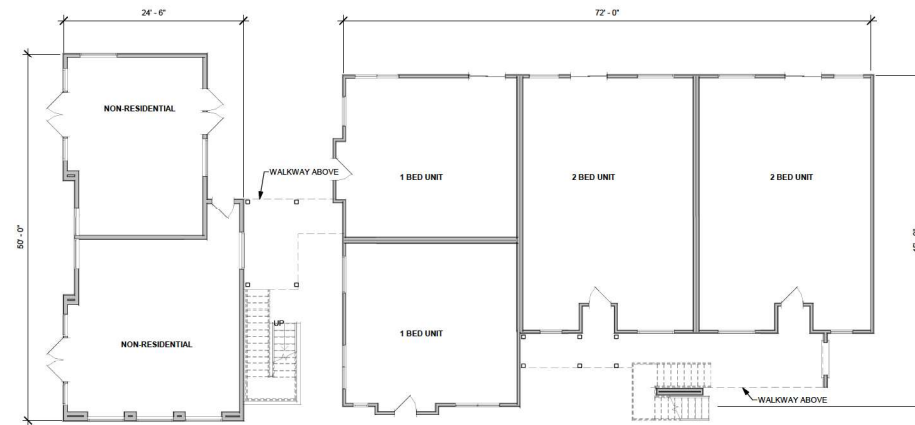
SIGNATURE: 

☐ DIRECTOR | ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT



**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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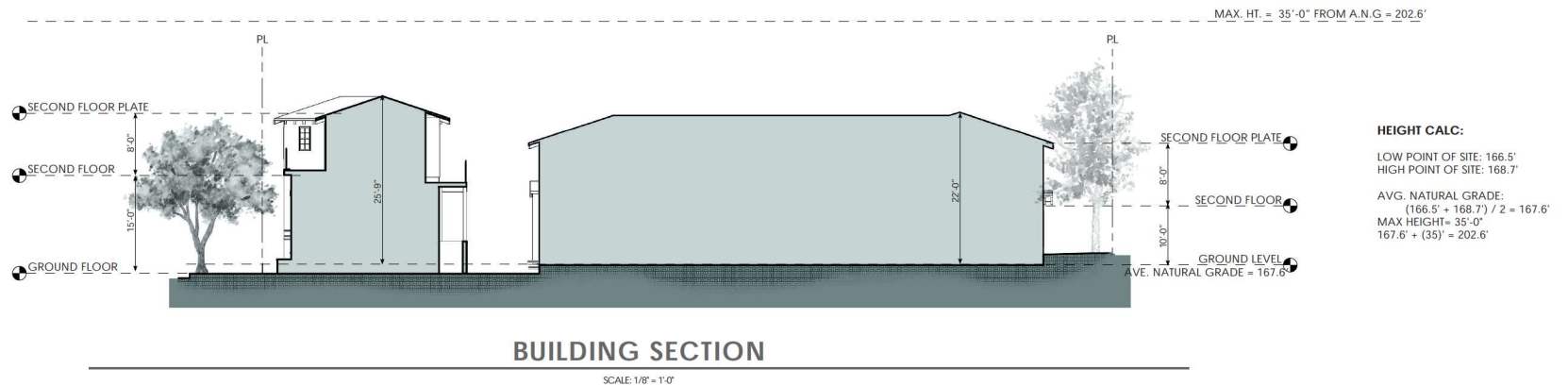
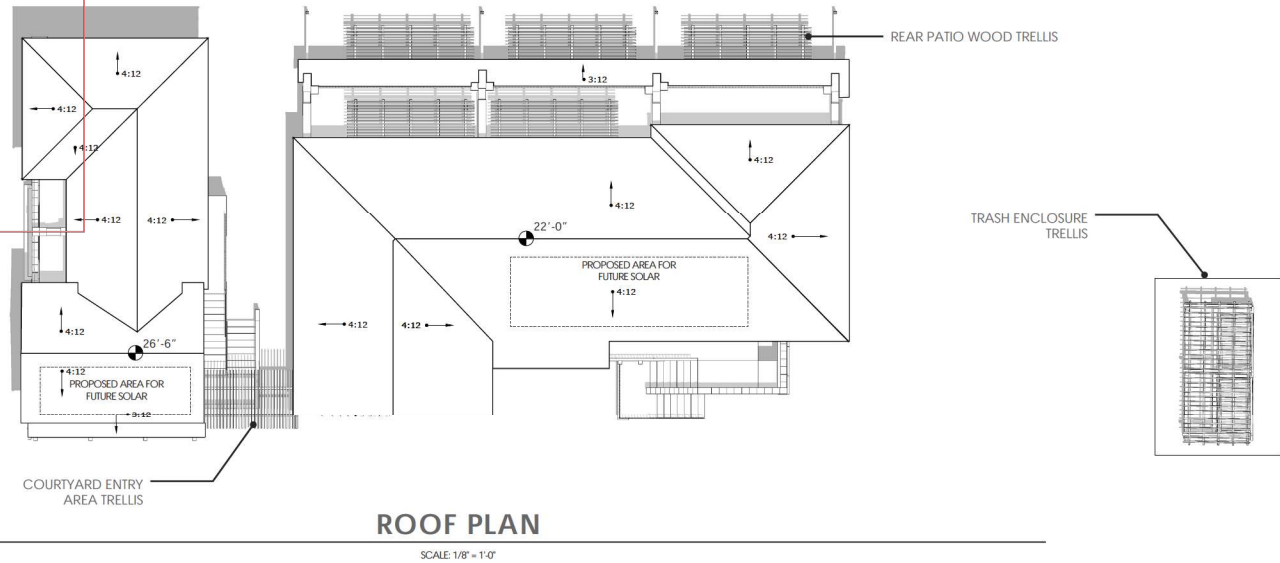
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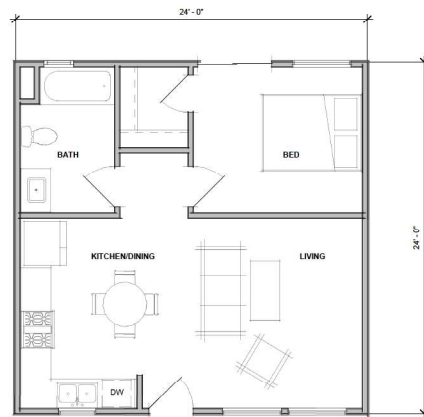
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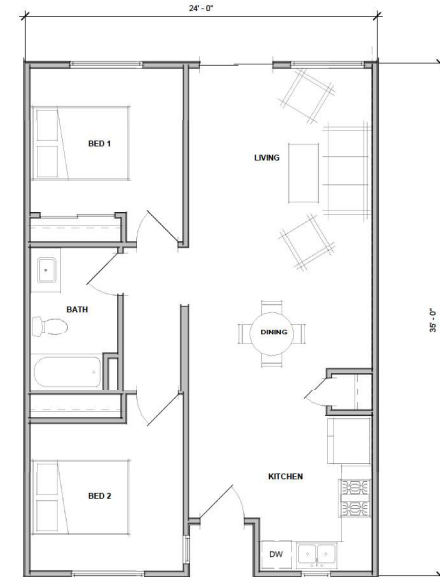
SIGNATURE: *ACUA*

☐ DIRECTOR | ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT



**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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**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'  
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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





APPROVED  
CAMARILLO PLANNING COMMISSION  
SUBJECT TO CONDITIONS

EXHIBIT A

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

RESOLUTION NO: 2023-18

DATE: June 7, 2023

SIGNATURE: *[Signature]*

☐ DIRECTOR | ☒ ASST DIRECTOR OF COMMUNITY DEVELOPMENT



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

PROJECT ENTRANCE PERSPECTIVE VIEW FROM ARNEILL ROAD

**CHARACTER PERSPECTIVE**

1081-01-RS17 December 14, 2022

**A13**

DEVELOPMENT  
REVIEW PACKAGE



**EXHIBIT A**

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

RESOLUTION NO: 2023-18

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SIGNATURE: 

☒ DIRECTOR ☐ ASST. DIRECTOR OF COMMUNITY DEVELOPMENT



CHARACTER SKETCH

**COLOR AND MATERIALS PALETTE**

