



December 28, 2023

City of Camarillo Planning
601 Carmen Drive
Camarillo CA 93010

Re: Zone Ordinance Amendment- 1077 East Daily Drive

Dear City Planning:

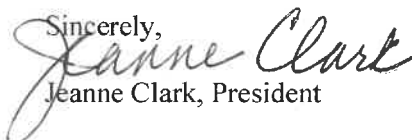
With this letter I am filing for a Zoning Ordinance Amendment for property at 1077 East Daily Drive, Camarillo. We intend to develop the **open space section** of the property as a pet cemetery. This Application is the first step in creating the pet cemetery.

Our request is a result of requests we have received for many years from our community as we have a long-standing relationship with them. It is also a natural fit to the current and long-term partial use of the property as a mortuary. Ivy Lawn Memorial Park & Funeral Home is the owner of a 60-acre historic cemetery in Ventura, operating for over 115 years. We are a not-for-profit corporation and designated Ventura County's only "Historic Cemetery". We also own the mortuary at 1075 East Daily Drive, which is located in the front area of the same parcel we are seeking to amend. The funeral home and a future pet cemetery are an obvious match of services and "go" with the 7 decades of mortuary services operating from this location (formerly Griffin Family Funeral Home and now Ivy Lawn Funeral Home Inc.).

We know the death care industry and the community need for services! We know the importance of the history we need to preserve as we are stewards of a historic cemetery. Our creation of a pet cemetery will fill a large void in services available to the community's beloved pet families and their after-life decisions. Such services are simply nonexistent in Ventura County. The pet cemetery use of our property will serve the community and harmonize with the area as it will not change the physical appearance of the landscape, fits in with the surrounding businesses, and seems to be a perfect fit for the existing mortuary and the historic residence located on the property as we will preserve the structure and will use it for community use and as an attraction to the area.

The "overview" attached offers a description of the land and its surroundings. The attached documentation provides an idea of what we propose, where we propose it, and why we think it is a harmonious use of the property between us and the City of Camarillo.

I look forward to hearing from you.

Sincerely,

Jeanne Clark, President

Ventura County's ONLY Historic District Cemetery

5400 Valentine Road • Ventura, California 93003 • 805.642.1055 • fax 805.642.8648 • www.ivylawn.org

FD 2156



June 22, 2023

Request for Zoning Ordinance

Re: Ivy Lawn Memorial Park & Funeral Home Property as a Pet Cemetery

Our property is comprised of one parcel (APN 165-0-010-750), with addresses of 1075 and 1077 East Daily Drive, Camarillo.

The property is located on the north side of East Daily Drive, one lot west of the intersection of North Lantana Street and East Daily Drive, in an area of commercial uses, in the southwestern area of City of Camarillo. The subject parcel is delineated on the south by East Daily Drive, and beyond is U.S. Highway 101 freeway.

The property is bounded by commercial properties on the west (Camarillo Business Center office buildings at 771 and 761 E. Daily Drive), north and northeast (office buildings at 1000 and 1100 Paseo Camarillo), east (Paseo Camarillo Executive Center office buildings at 333 N. Lantana Street), and restaurant on corner of North Lantana Street and at 1101 E. Daily Dr. (Wood Ranch).

See *PHASE I ENVIRONMENTAL SITE ASSESSMENT* dates 01/24/2023.

Proposed Uses and Conceptual Proposal

Ivy Lawn Memorial Park requests the City make an exception to current zoning to allow use of the portion of the property as a pet cemetery. The property is generally divided into three separate areas of land use, including a historic residence in the northern one-third of parcel, an open lot in the middle, and the mortuary/chapel in the southern area.

Ivy Lawn proposes the City of Camarillo approve use of the open lot in the middle of the property be permitted for use as a pet cemetery while using the "historic residence" as administrative offices for the pet cemetery.

Our concept is motivated by the property size, layout, and location as well as community demand. This proposal is intended to honor, preserve, and enhance the use and beauty of the property and add valuable services to the public.

Ventura County's ONLY Historic District Cemetery

5400 Valentine Road • Ventura, California 93003 • 805.642.1055 • fax 805.642.8648 • www.ivylawn.org

FD 2156

We will maintain the historic part of the property and invite the public to learn and appreciate the history associated with it. Ivy Lawn Memorial Park is Ventura County's only historic designated cemetery. We know and understand the importance of history.

We also have a strong bond and connection to Camarillo as we care for the burials originally buried in Springvale, now buried at Ivy Lawn. We also have the largest number of Camarillo State Hospital residents buried at Ivy Lawn. There is an assumption of knowledge and trust between us. Ivy Lawn is aware of the responsibility of history. We also we know what to do with a cemetery including care and development.

Points of Discussion:

1. Municipal Code does not list a cemetery of any kind as a permitted use.
2. No pet cemetery permitted with a Conditional Use Permit, in the Professional Office Zone.
3. Section 19.22.020, "the planning commission, and/or the city council, shall not grant a permit for any use when it finds the use will be injurious or detrimental to the public health, safety or welfare, or to the property in the vicinity or zone in which the use will be situated; and secondly, that the imposition of conditions upon the requested use will not prevent such effects. All uses herein authorized shall be conducted totally within a building.

The city is committed to prevent use will be injurious or detrimental to the public health, safety or welfare.... Or to the property in the vicinity or zone in which the use will be situated...

There is no injury or detriment to public health, safety or welfare by allowing a pet cemetery. The property is currently surrounded by large office developments and commercial uses, all of which block views from the streets so the public is not effected.

The neighbors will have little change as the layout and appearance will be lawn area, gardens which is currently what they see. But we will improve the neighbors circumstances with development of a pet cemetery. We will embrace the natural glory of the land and enhance the look of the property even when serving the purpose of pet burials. Frankly, the pet cemetery will be a huge improvement compared to what the neighbors have seen for many years. Pet burials are 3 feet under the earth. They are put in a "vault" which preserves the burial and maintains the land above. The top of the land will be landscaped and manicured wit beauty in mind.

That the imposition of conditions upon the requested use will not prevent such effects.

The pet cemetery will be a harmonious use of the flat ground area. Please consider the mortuary that has been on the same property adjacent since the 1950's. The two businesses have a natural relationship, and they complement each other.

A pet cemetery will not change the landscape, and instead creates beautiful memorial spaces a setting that attracts families to inter and remember their pets. We will make use of the space by including existing assets of the site such as large established trees, small garden areas, walkways, and existing roads. We will tend to the neglected landscape and may remove or replace some items for the property's sake.

In addition to the physical appearance, use as a pet cemetery will fill a need of the community. It will encourage visits to the area and create a destination thereby increasing benefits to the area businesses by increasing traffic and income.

PET CEMETERY:

Why a pet cemetery? Because pet cemeteries allow the public to honor their pets in a special way. By having a place to go to remember them, we will offer an opportunity to keep the memories of their pets alive. Pet cemeteries can also offer peace of mind knowing that a pet is buried in a safe and secure location.

The beauty we create on the land will invite customers and visitors. We plan for a single-phase development to build memorial options for pet lovers designed to enhance the look of the property, create the options of ground burial, urn burial, wall niches, memorials that are statuesque and secluded garden areas that provide privacy and separation. In addition, we will preserve the historic landscape and residence.

The historic touches will stay in place. We will provide community benefits for reverence to the past of Camarillo, but, at the same time there will be a new option for the community to use.

Did you know that in California it is illegal to bury a pet in a human cemetery? The options for pet lovers is extremely limited. We fill that void and also make Camarillo a destination because we can provide that security and safety not only by offering burial options but by showcasing the area and all of its beauty. Neighboring businesses will feel the impact positively because of the number of people we will bring to the community.

We also intend to offer community use of the space if the cemetery compliments an event or sponsors an event. We suggest offering space, at no charge, to animal services such as visiting veterinarians offering care at reduced prices, offer grief counseling, adoption events, classes, and tours.

HISTORIC W.P. DAILY Home:

The northern one-third of parcel is the location of the historic W.P. Daily Home, with historic address of 1077 E. Daily Drive. The five-bedroom, two-story home (5,000 +/- SF), of California Spanish Revival style, was constructed in 1930, of granite masonry, with Spanish tile roof, veranda, covered balcony and courtyard, and interior accents of wood paneling and floors of tile and wood plank. The second floor is accessed by interior stairway and electric-powered elevator. A detached garage is located in northwest corner of lot, accessed by drive that runs on the west

side of parcel. On the west side of garage is shed-roof storage structure. Steel storage containers are located on east side of garage, and along property's west wall near the shed-roofed storage structure. The remainder of historic residence lot is landscaped yard typified by heritage trees and lawn areas. In the yard area in northeast corner is a leach field, and a small toilet-house.

South of the historic residence lot is an open lot in the central portion of the parcel. This open lot is primarily dirt-surfaced yard, with northern area that merges with landscaping of the historic residence lot, and southern area that extends in a panhandle section beyond a dogleg in the hedge that delineates the southern edge of open lot. The open lot has been used in the past for storage and parking of construction equipment, including trucks, trailers, roll-off bins, and boats. At present, a small house trailer is parked on the northern margin of the lot, and around the periphery are parked hydroseeding trailers (east and south sides), water trailer tank, boat on trailer, and utility trailer.

SUMMARY:

HISTORIC HOME A historic structure, that comes with a set of its own unique challenges.

- Propose use for administrative space for pet cemetery (Use for cemetery functions).
- No changes in use. No changes to the property.
- Honors the property as is and introduces the home to the community.
- Offer space to visiting veterinarians, therapists, pet related causes and fund raising.
- Use of other buildings on the property for operational purposes such as garage, carport.
- Preserve landscape features such as 100-year-old redwood tree. Other attractive trees be retained.

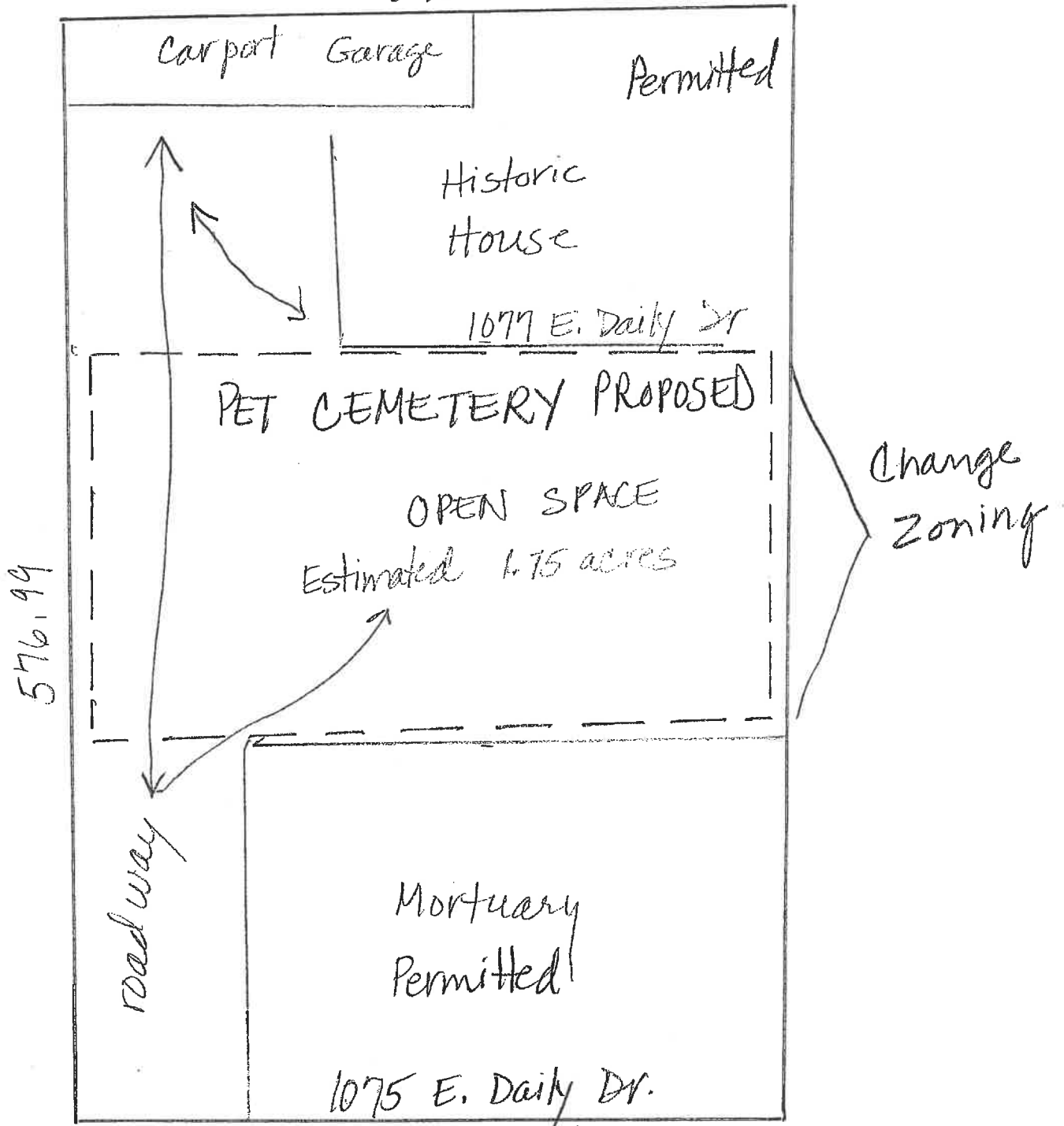
OPEN SPACE: Pet cemetery coincides with long term operation of mortuary at 1075 E Daily Dr.

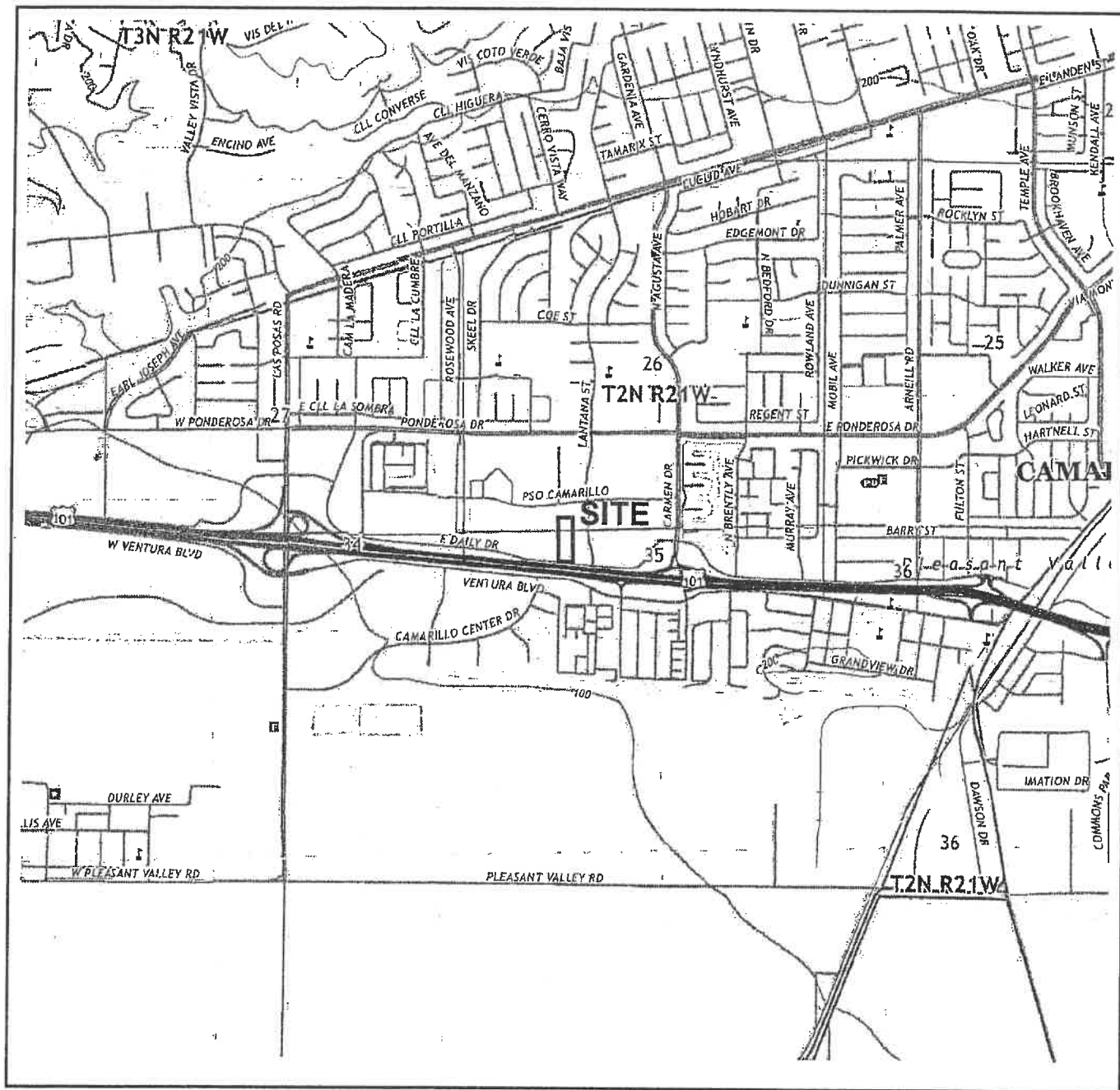
- We will have strict Rules & Regulations
- Open during normal business hours
- Ivy Lawn has 100+ years of experience in selling interment rights to families.
- We understand the spectrum of interment and memorialization offerings.
- Our development includes graves, burials, flat headstones, crypts, niches, and memorials.
- We will enhance the area with innovative concepts that combine burial and urn burials.

1075-1077 East Daily Drive

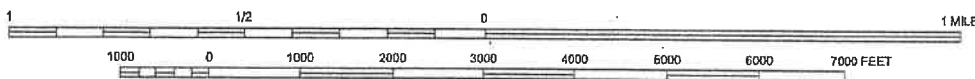
165-0-010-750

240





SCALE 1:24000



TRAK Environmental Group

3637 B Arundell Circle
Ventura, California 93003

FILE NAME: DATE:

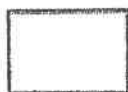
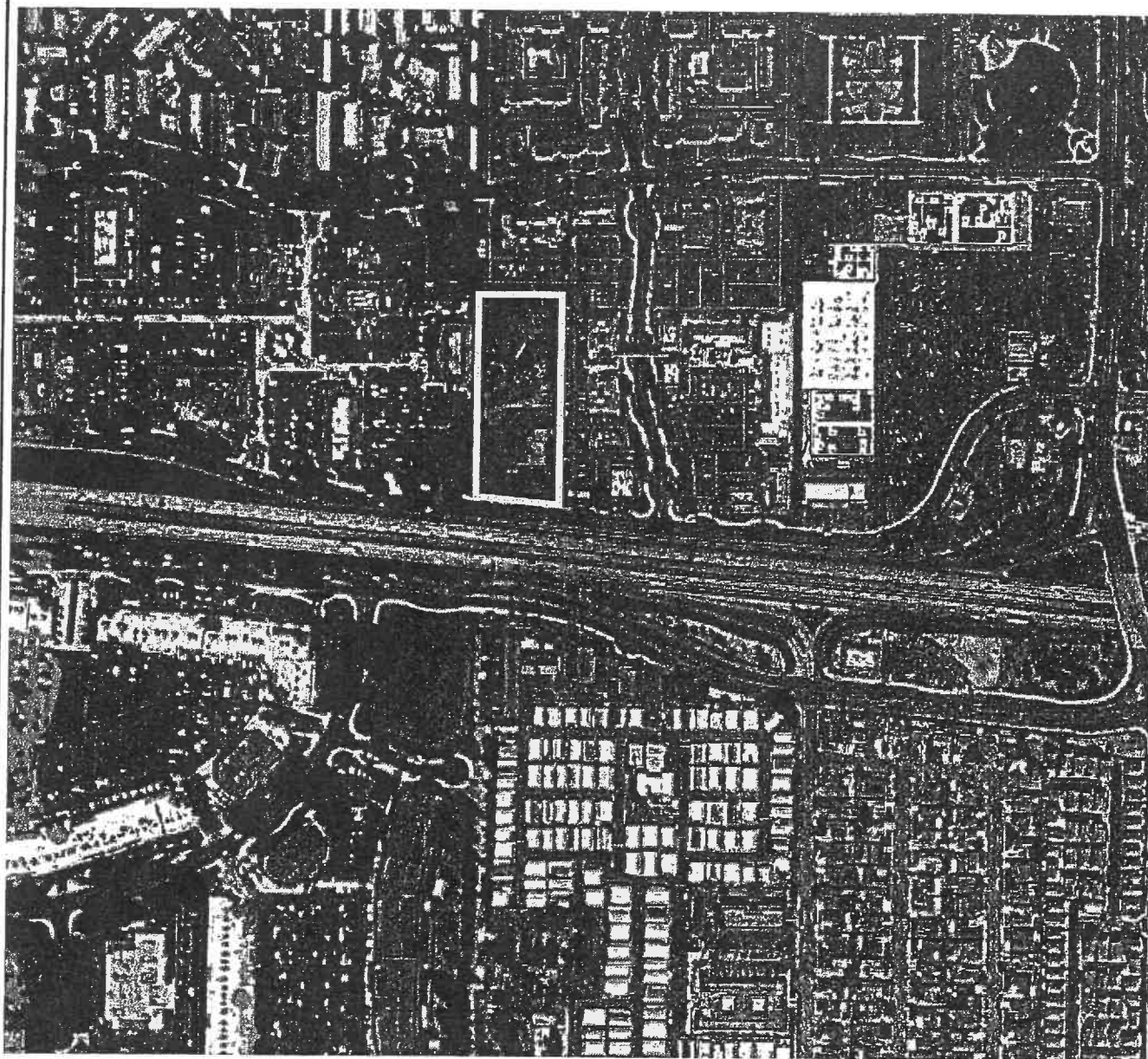
SOURCE:
U.S.G.S. 7.5 MINUTE
TOPOGRAPHIC QUADRANGLE MAP

SITE LOCATION MAP

1075 - 1077 E. DAILY DRIVE
CAMARILLO, CALIFORNIA

FIGURE

1



PARCEL OUTLINE



TRAK Environmental
Group

3637 B Arundell Circle
Ventura, California 93003

FILE NAME:

DATE:

SOURCE:

SITE MAP

1075 - 1077 E. DAILY DRIVE
CAMARILLO, CALIFORNIA

FIGURE

2

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMARILLO IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THOSE PORTIONS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND OF LOT 3, SECTION 35, ALL IN TOWNSHIP 2 NORTH, RANGE 21 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED JULY 10, 1873, IN THE DISTRICT LAND OFFICE, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND AS DESCRIBED IN THE DEED TO EMOGENE D. HOOKER, AS RECORDED IN BOOK 1609 PAGE 349 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE, ALONG THE WESTERLY LINE OF SAID LAND,

1ST: NORTH 0° 49' 15" WEST, 576.99 FEET; THENCE,

2ND: NORTH 89° 10' 45" EAST, 240 FEET; THENCE,

3RD: SOUTH 0° 49' 15" EAST, 601.34 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LAND; THENCE,

4TH: NORTH 85° 30' 00" WEST ALONG SAID SOUTHERLY LINE 241.04 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND AS DESCRIBED IN THE DEED TO EMOGENE D. HOOKER AS RECORDED IN BOOK 1609 PAGE 349 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND NORTH 0° 49' 15" WEST 550.99 FEET; THENCE NORTH 89° 10' 45" EAST 102 FEET TO THE POINT OF TRUE BEGINNING; THENCE FROM SAID POINT OF TRUE BEGINNING,

1ST: NORTH 89° 10' 45" EAST 103.54 FEET; THENCE,

2ND: SOUTH 0° 49' 15" EAST 103.54 FEET; THENCE,

3RD: SOUTH 89° 10' 45" WEST 103.54 FEET; THENCE,

4TH: NORTH 0° 49' 35" WEST, 103.54 FEET TO THE POINT OF TRUE BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED IN A DEED FOR ROAD PURPOSES GRANTED TO CITY OF CAMARILLO, RECORDED MAY 21, 1986 AS INSTRUMENT NO. 86-061461, OFFICIAL RECORDS.

PARCEL 2:

THOSE PORTIONS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, AND OF LOT 3, SECTION 35, ALL IN TOWNSHIP 2 NORTH, RANGE 21 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED JULY 10, 1873, IN THE DISTRICT LAND OFFICE, DESCRIBED AS A WHOLE AS FOLLOWS:

PRELIMINARY REPORT
YOUR REFERENCE:

Fidelity National Title Company
ORDER NO.: 00052517-017-LF-AL

EXHIBIT A
(Continued)

BEGINNING AT THE SOUTHWEST CORNER OF THE LAND AS DESCRIBED IN THE DEED TO EMOGENE D. HOOKER, AS RECORDED IN BOOK 1609 PAGE 349 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND NORTH 0° 49' 15" WEST 550.99 FEET; THENCE, NORTH 89° 10' 45" EAST 102 FEET TO THE POINT OF TRUE BEGINNING; THENCE FROM SAID POINT OF TRUE BEGINNING,

1ST: NORTH 89° 10' 45" EAST 103.54 FEET; THENCE,

2ND: SOUTH 0° 49' 15" EAST 103.54 FEET; THENCE,

3RD: SOUTH 89° 10' 45" WEST, 103.54 FEET; THENCE,

4TH: NORTH 0° 49' 15" WEST 103.54 FEET TO THE POINT OF TRUE BEGINNING.

APN: 165-0-010-750

August 24, 2023

City of Camarillo PET CEMETERY ZONE ORDINANCE

Precedence:

There is a history of significant development based on cultural features.

The love and connection of pets to our communities is apparent based on the importance pets are in the lives of people. Service animals serve a great need to the community and related pet services has increased based on the demand from the people, such as pet clinics, pet grooming, pet day care, pet care, etc.

Our attention to building a pet cemetery fills a real need for the population and locally fills a void.

Consistent re-development documented:

- 1967 partial redevelopment
- 1978 significant redevelopment
- 1989 additional redevelopment
- 1994 additional redevelopment
- 2002 additional redevelopment
- 2005 additional redevelopment
- 2009 additional redevelopment

Our request for zoning variance is consistent with the trend to redevelopment the area. It is easy to follow the documentation of the survey we paid for when we purchased the property but it is also obvious as you drive in the area and see the changes and the new developments such as a restaurant turned into a car wash, auto dealerships redeveloped, etc.

LAND USE:

The use of this open land is underused, ugly and neglected. It should be highlighted and compliment the historic residence and the mortuary to make the property a complete picture that is attractive to the area and best use of the land is by developing a pet cemetery. It works for the preservation of the historic era of the property and can become a destination for many in the community and many to come to the community.

Pet cemeteries are landscaped with design and attraction using natural plants and trees, and flowers. It is a place that people want to come to , want to visit, and get comfort and enjoyment from a desirable garden and escape from the Highrise and concrete jungle.

It is a nice thing to do for the people and the pets they love. It is fun and rewarding to create an environment that helps people heal and attracts them to come and sit a spell.

By developing the cemetery the area begins to create and preserve the historic residence. It will be incorporated into the cemetery by using the house as office space. We hope to create visiting vet services, shot clinics, grooming services, a dog park area, all on various schedules that will offer affordable pet services and attract many visitor.

1077 East Daily Drive

The land in question (1.75 acres) is described as “open lot”, “excess land”.

The property is generally divided into 3 separate areas of land use. It has primarily been a dirt surfaced yard and used for storage of construction equipment, trucks, trailers, boats and cars.

1927 land was agricultural use

1938 residence was built and land remained “open lot”

1967 Mortuary was built. Land remained open lot and still remains “open lot”

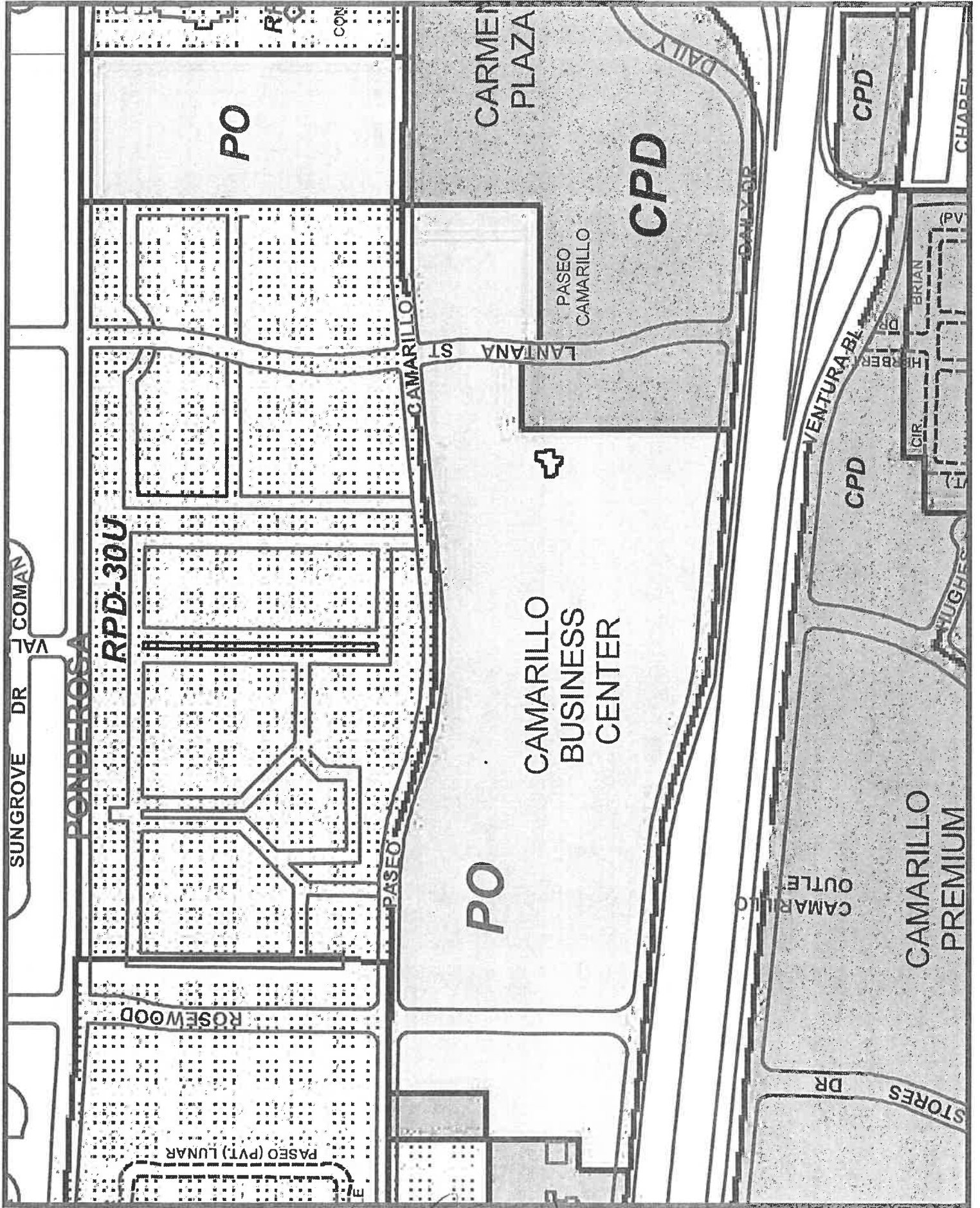
The variance we are asking for requires “the land is not injurious or detrimental to public health, safety or welfare r to the property in the vicinities.

Various reports show:

“only hazard overall in the area is seismic activity” “no recognizable environmental conditions”

The land itself is prime for use as a pet cemetery. We will use existing landscape features, trees, shrubs, roads, etc. Ivy Lawn has 115 years of experience operating and creating a historic cemetery in Ventura. We know what we are doing.

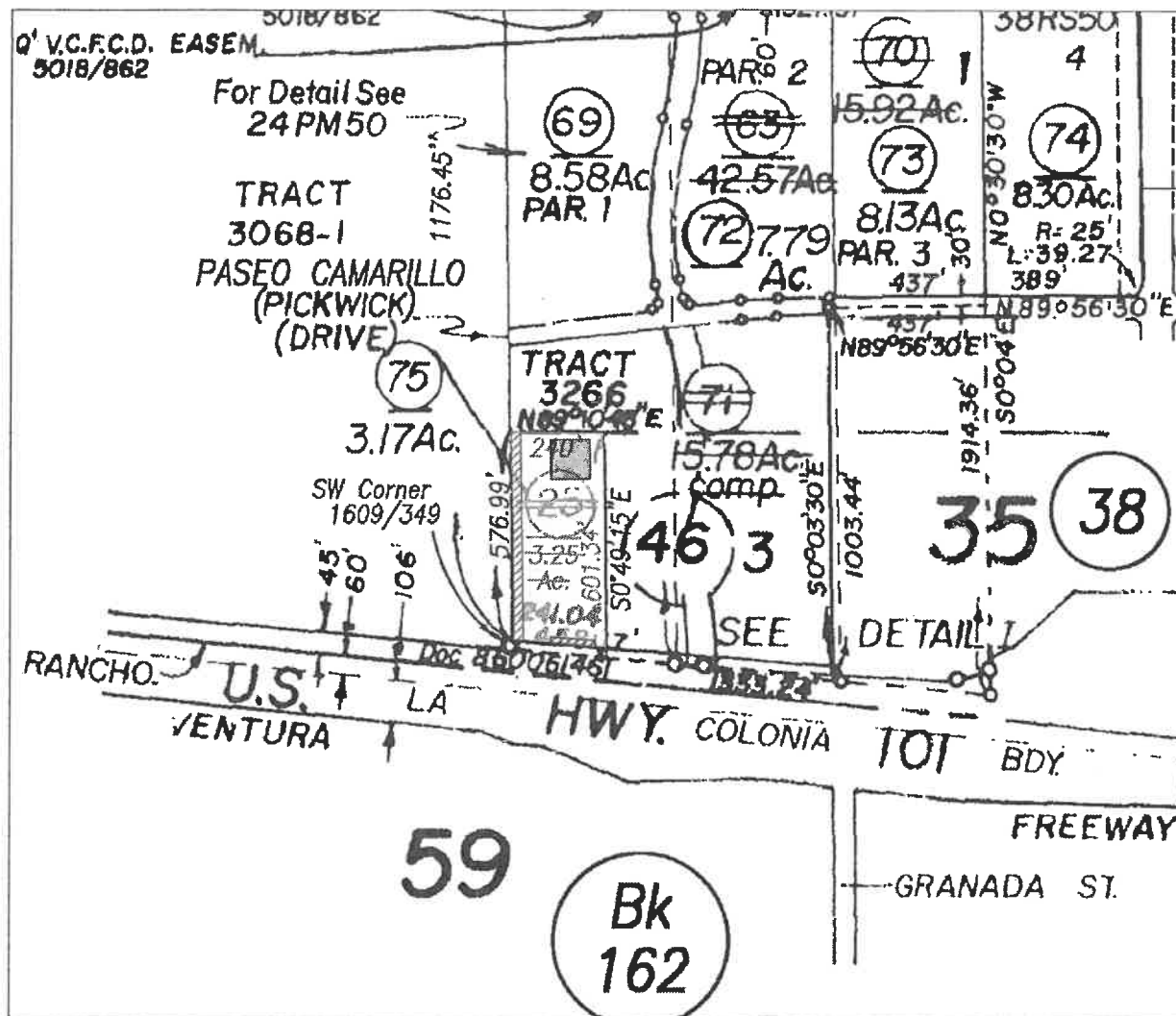
We have knowledge and experience. We are dedicated to preservation of history. We know the importance of a cemetery.



sewer cap (S&I)

0 1 2
Standard Scale 1 : 1

APN: 165-0-010-750



Legend



PARCEL 1 - Property In Question, Fee



PARCEL 2 - Property In Question, Fee



Item No. 2 - Easement for Water Ditch
In 05/10/1884 Bk14 Pg267 of Deeds
The exact location of the easement cannot be determined and is not plottable



Item No. 6 - Easement for Ingress and Egress
In 06/16/1964 Inst #40355 Bk2561 Pg510 of Official Records
Affects said portion as described in the document



Item No. 7 - Easement for Roadway and Utility
In 06/16/1964 Inst #40355 Bk2561 Pg510 of Official Records
Affects said portion as described in the document



Item No. 8 - Easement for Ingress and Egress
In 06/16/1964 Inst # 40357 Bk2581 Pg514 of Official Records
Affects said portion as described in the document



Item No. 9 - Easement for Roadway and Utility
In 06/16/1964 Inst # 40357 Bk2581 Pg514 of Official Records
Affects said portion as described in the document



Item No. 10 - Easement for Public Sidewalk
In 03/26/1987 Inst # 87-044640 of Official Records
Affects said portion as described in the document

© 2022

Fidelity National Title Company

1000 Town Center Drive, Suite 125

Oxnard, CA 93038

Phone: (805) 383-2353 Fax: (805) 445-7990

This map is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Title Order No.: 00051706, Preliminary Report dated August 19, 2022

Reference:

Property: 1075-1077 E. Daily Drive, Camarillo, CA

Drawing Date: 09/06/2022 - FNFI

Assessor's Parcel No.: 165-0-010-750

Data:

Plat Showing: A PORTION OF LAND IS SITUATED IN THE CITY OF CAMARILLO IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA

Sheet
1 of 1

Archive #



St. Mary Magdalen Church

10.2.7 Historical Buildings and Features

There are several buildings which reflect the early character of Camarillo and provide texture to the present image of the community. The following buildings provide an identifiable asset to the community design of Camarillo:

St. Mary Magdalen Church on Ventura Boulevard

The church reflects California's Mission heritage with a white stucco exterior, red tile roofing, outdoor patio surrounded by lush gardens and a series of arches, colorful stained glass windows

Evangelical Free Church on Ventura Boulevard

The church building was constructed in 1891. At that time, it was Pleasant Valley Baptist Church.

Adolfo Camarillo House on Mission Oaks Boulevard

The Camarillo House was built in 1892 by Adolfo Camarillo and others using the services of architects Franklin Ward and Herman Anlauf. This 3-story, 14-room home was built in the Victorian, Queen Anne style.



Adolfo Camarillo House

St. John's Seminary

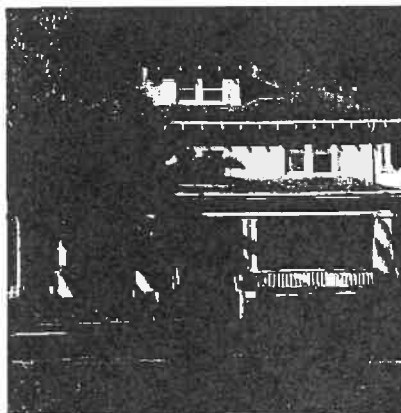
Juan Camarillo, Jr. donated 100 acres from his Rancho Calleguas on March 3, 1927 with the specific desire to have the land used for a seminary named for St. John the Evangelist. On January 14, 1938, John J. Cantwell announced the planned construction of the seminary.

Griffin residence on Daily Drive

The Griffin residence was built in 1931 by Wendell Phillips Daily. The property was sold to the Griffin Family in 1951 and is now operated as a mortuary.

Charles Daily House (Boy Scout Headquarters)

The Charles Daily House is a craftsman-style house built in 1911 and is accompanied by a barn. The structures are the former residence of county pioneer Charles J. Daily.



Charles Daily House (Boy Scout Headquarters)

Every attempt should be made to preserve the buildings mentioned above. Adjacent developments should complement these buildings through scale and massing. Additions to buildings having a historical benefit should reflect the architectural elements and materials of the main structure. Freestanding buildings on the same site may be simpler in detail so as not to compete with the main building.

These historic buildings are the architectural foundation for the Spanish style of the Heritage Zone. New projects looking to incorporate Spanish-style architecture should take visual queues from the historic buildings listed above.

Historic restoration and preservation shall be in conformance with Chapter 16.42 of the City's Municipal Code.