

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO FOR A CHANGE OF ZONE FROM VILLAGE COMMERCIAL MIXED USE (CMU) TO COMMERCIAL PLANNED DEVELOPMENT (CPD), INVOLVING APPROXIMATELY 0.94 ACRES, FURTHER DESCRIBED AND SET FORTH AS CHANGE OF ZONE 336 (CZ-336)

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. Hiji Investment and TFR Investment Companies submitted an application for a Change of Zone for approximately 0.94 acres of real property located on Parcel A of Lot Line Adjustment 563A of Tract 5753, located on the south of the U.S. Highway 101, west of Westpark Court, and north and east of Village at the Park Drive (the "Subject Property") as depicted in the attached Exhibit A, which is incorporated by reference.

B. The Subject Property has a General Plan designation of General Commercial, is located within the Village at the Park Specific Plan and is zoned Village Commercial Mixed Use ("CMU").

C. This Ordinance will change the Subject Property's zoning designation to Commercial Planned Development ("CPD").

D. The Planning Commission conducted a duly noticed public hearing on October 15, 2024, on this matter and recommended approval to the City Council on the change of zone of the project site.

E. Notice of Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law.

F. Concurrent with the review of this Ordinance, the City Council considered: (1) an Addendum to Mitigated Negative Declaration 2009-6; (2) an amendment to the Village at the Park Specific Plan land use designation for the Subject Property; and (3) Commercial Planned Development Permit (CPD) No 255.

G. On November 13, 2024, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on October 15, 2024, and to the City Council at its November 13, 2024, public hearing, including, without limitation, the staff report submitted by the Director of Community Development.

SECTION 2. Environmental Review. The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines") and have been found that there are no environmental impacts that cannot be adequately mitigated, and that an

Addendum to Final Mitigated Negative Declaration 2009-6 has been prepared and approved for the project.

SECTION 3. Change of Zone Findings. Pursuant to Camarillo Municipal Code Section 19.70.020, the City Council finds as follows:

A. Rezoning the 0.94-acre property from CMU to CPD is consistent with the current General Commercial General Plan land use designation.

B. The size and shape of the property is adequate to accommodate commercial development as allowed under the proposed CPD Zone. The project site was previously subdivided under Tract 5753, which anticipated a mix of commercial and residential uses, including future food uses.

C. The site is adequately served by streets and utilities for the proposed CPD Zone, as Village at the Park Drive and Westpark Court are existing streets that provide access to the site. The project site is an infill site that has been previously graded as part of the 2004 certified grading plan as part of an overall approved Village at the Park Master Tract 5350.

SECTION 4. Approval of CZ-336. The City Council approves CZ-336 based on the above findings.

SECTION 5. Amendment of Zoning Map. The City Council directs the Director of Community Development, or designee, 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, as depicted in the attached Exhibit A which is incorporated by reference.

SECTION 6. Construction. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. The City Council intends that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 7. Office of Record. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the same.

SECTION 8. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations of the analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. Severability. If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 10. Recording. The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; and cause it to be published or posted in accordance with California law.

SECTION 11. Electronic Signatures. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 12. Execution. The Mayor, or presiding officer, is hereby authorized to affix their signature to this Ordinance signifying its adoption by the City Council of the City of Camarillo, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 13. Effective Date. This Ordinance becomes effective on the 30th day following its passage and adoption, provided that the Addendum to Mitigated Negative Declaration 2009-6 and the Airport North Specific Plan amendment are adopted on the same date as this Ordinance, or before the 30th day following this Ordinance's passage.

PASSED, APPROVED, AND ADOPTED on _____.

Mayor

Attest to on: _____

City Clerk

I, Kristy Buxkemper, City Clerk of the City of Camarillo, certify Ordinance No. __ was introduced by the City Council at a meeting held __, and subsequently passed and adopted by the City Council at a regular meeting held __, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:

City Clerk

Exhibit A

