

**RESOLUTION NO. CC 2024-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMARILLO APPROVING A REQUEST BY HIJI INVESTMENT & TFR INVESTMENT COMPANIES, FOR AN AMENDMENT TO THE VILLAGE AT THE PARK SPECIFIC PLAN**

**The City Council of the City of Camarillo resolves as follows:**

**SECTION 1. General Findings.** The City Council finds as follows:

A. The City Council has reviewed the request for an amendment to the Village at the Park Specific Plan to change the Specific Plan designation from Mixed Use to Commercial on Parcel A of Lot Line Adjustment 563A of Tract 5753, consisting of 0.94 acres, located south of U.S. 101, between Village at the Park Drive and Westpark Court and allow for drive-through uses within the Commercial Specific Plan designation;

B. The City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, et seq., the "CEQA Guidelines"), and the City's Environmental Guidelines ("Camarillo Guidelines"; CEQA, CEQA Guidelines and Camarillo Guidelines collectively referred to as "CEQA Regulations");

C. The Planning Commission considered the amendment to the Village at the Park Specific Plan at their special meeting of October 15, 2024, where the Planning Commission voted 5-0 to recommend approval to the City Council.

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

E. On November 13, 2024, the City Council opened the public hearing to receive public testimony and other evidence regarding the request, including without limitation, information provided to the City Council by the Applicant; and

F. The City Council considered the information provided by staff, public testimony, and the applicant. This Resolution, and its findings, are made based upon the evidence presented the City Council at its November 13, 2024, hearing including, without limitation, the staff report submitted by the Director of Community Development.

**SECTION 2. Environmental Review.** The amendment to the Village at the Park Specific Plan has been reviewed for compliance with the California Environmental Quality Act (CEQA) 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. Project Findings.** The City Council, after review of the project, finds:

A. The proposed amendment to the Village at the Park Specific Plan maintains internal consistency with the goals and policies of all elements of the General Plan. The

proposed amendment is consistent with the General Plan Land Use Element because the Specific Plan redesignation from Mixed Use to Commercial on 0.94 acres is consistent with the underlying General Plan land use designation of General Commercial.

B. The proposed amendment to the Village at Park Specific Plan is consistent with the Circulation Element, as the backbone infrastructure and streets in Village at the Park were completed in accordance with Tract 5350 and access is currently improved to the 0.94-acre site from Village at the Park Drive and Westpark Court.

C. The proposed amendment to the Village at Park Specific Plan is consistent with the certified 2021-2029 Housing Element, as the 0.94-acre site will be redesignated from Mixed Use to Commercial and is not identified for future housing development in the Housing Element.

D. The proposed amendment to the Village at the Park Specific Plan is consistent with the Community Design Element, which establishes a design framework for community development, because the proposed amendment includes adding a new Commercial Development Standard requiring the design of drive-through uses to be approved by the Planning Commission under the planned development permit process to ensure new drive-through uses continue to create a functional and attractive community with a distinct sense of place within the Village at the Park Specific Plan area.

E. The proposed amendment to the Village at the Park Specific Plan is consistent with the Recreation Element, as it will have no impact to existing or planned recreational land uses. The amendment to the Specific Plan to redesignate 0.94 acres from Mixed Use to Commercial will facilitate future development that will provide services to visitors of the Pleasant Valley Fields.

F. The proposed amendment to the Village at the Park Specific Plan is consistent with the Safety and Noise Elements, which ensure that the community is protected from natural and manmade hazards, because the proposed redesignation of 0.94 acres from Mixed Use to Commercial will occur within the same boundaries that is already designated for development and is located outside of the Camarillo fault setback area.

G. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as the 0.94 acre site proposed to be redesignated from Mixed Use to Commercial will continue to be developed consistent with the underlying General Commercial General Plan land use designation and;

H. The site is physically suitable for the requested land use development as 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.

I. The proposed project has been reviewed in compliance with CEQA.

**SECTION 4. Approval of an Amendment to the Village at the Park Specific Plan.**

The City Council approves amendment to the Village at the Park Specific Plan, based on the above findings, and as depicted in Exhibit A.

**SECTION 5. Construction.** This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the City Council's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

**SECTION 6. Reliance on Record.** Each and every one of the determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the matter. The determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 7. Limitations.** The City Council's analysis and evaluation of this matter is based on the best information currently available. It is inevitable that in evaluating the matter that absolute and perfect knowledge of all possible aspects of the matter will not exist. One of the major limitations on analysis of the matter 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 the 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 8. Preservation.** This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

**SECTION 9. Severability.** If any part of this Resolution 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 Resolution are severable.

**SECTION 10. Electronic Signatures.** This Resolution 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 11. 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 matter.

**SECTION 12. Effective Date.** This Resolution is effective upon adoption.

**SECTION 11. Execution.** The Mayor, or presiding officer, is hereby authorized to affix their signature to this Resolution 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.

APPROVED AND ADOPTED on November 13, 2024.

\_\_\_\_\_  
Mayor

Attested to on: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

I, Kristy Buxkemper, City Clerk of the City of Camarillo, certify Resolution No. \_\_\_\_\_ was adopted by the City Council of the City of Camarillo at a regular meeting held November 13, 2024, by the following vote:

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

\_\_\_\_\_  
City Clerk