



November 13, 2024

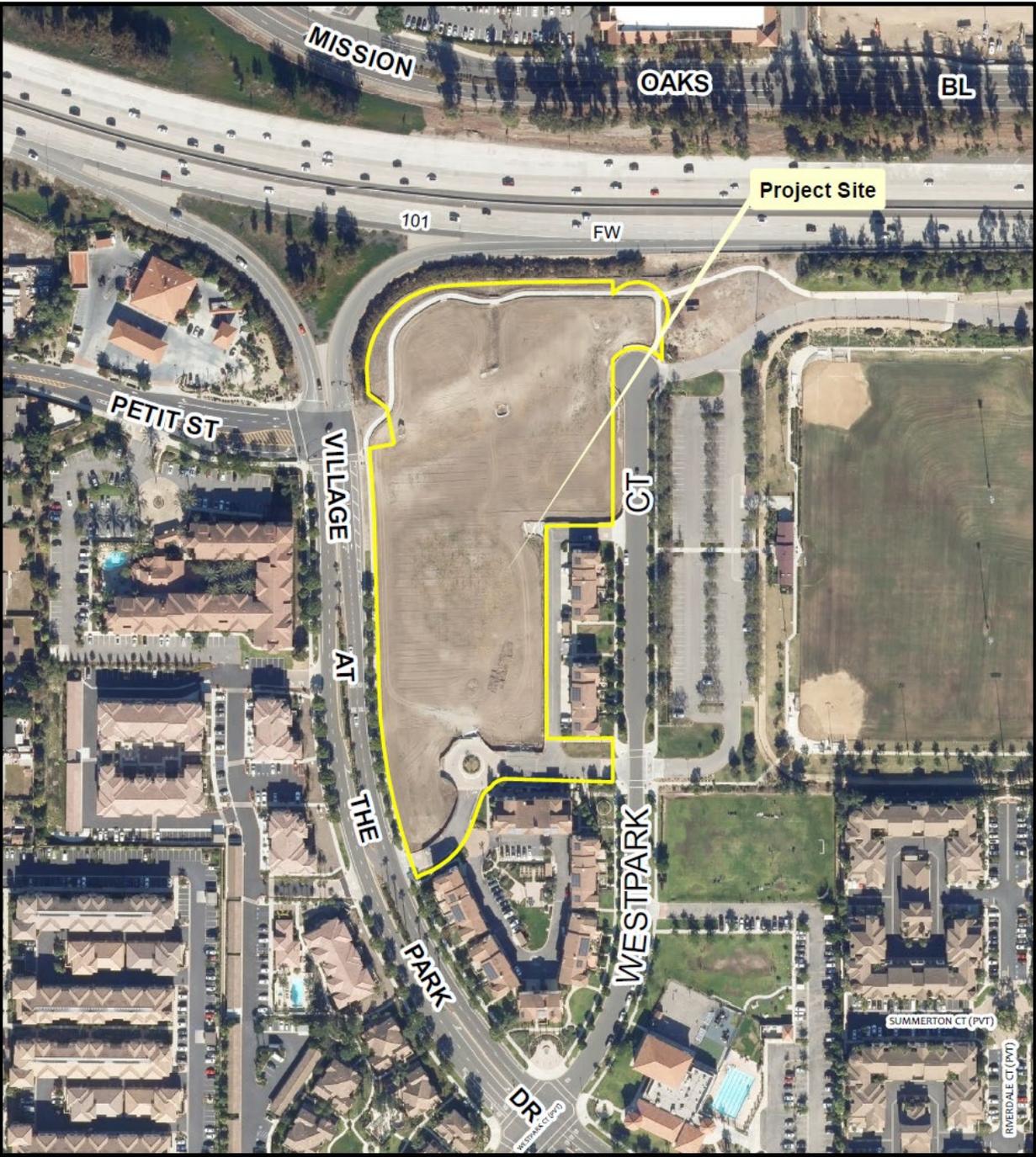
**Addendum to Final Mitigated Negative Declaration 2009-6, Village at the Park Specific Plan Amendment, Change of Zone No. 336, and Commercial Planned Development Permit No. 255, Hiji Investment & TFR Investment Companies**

# Request

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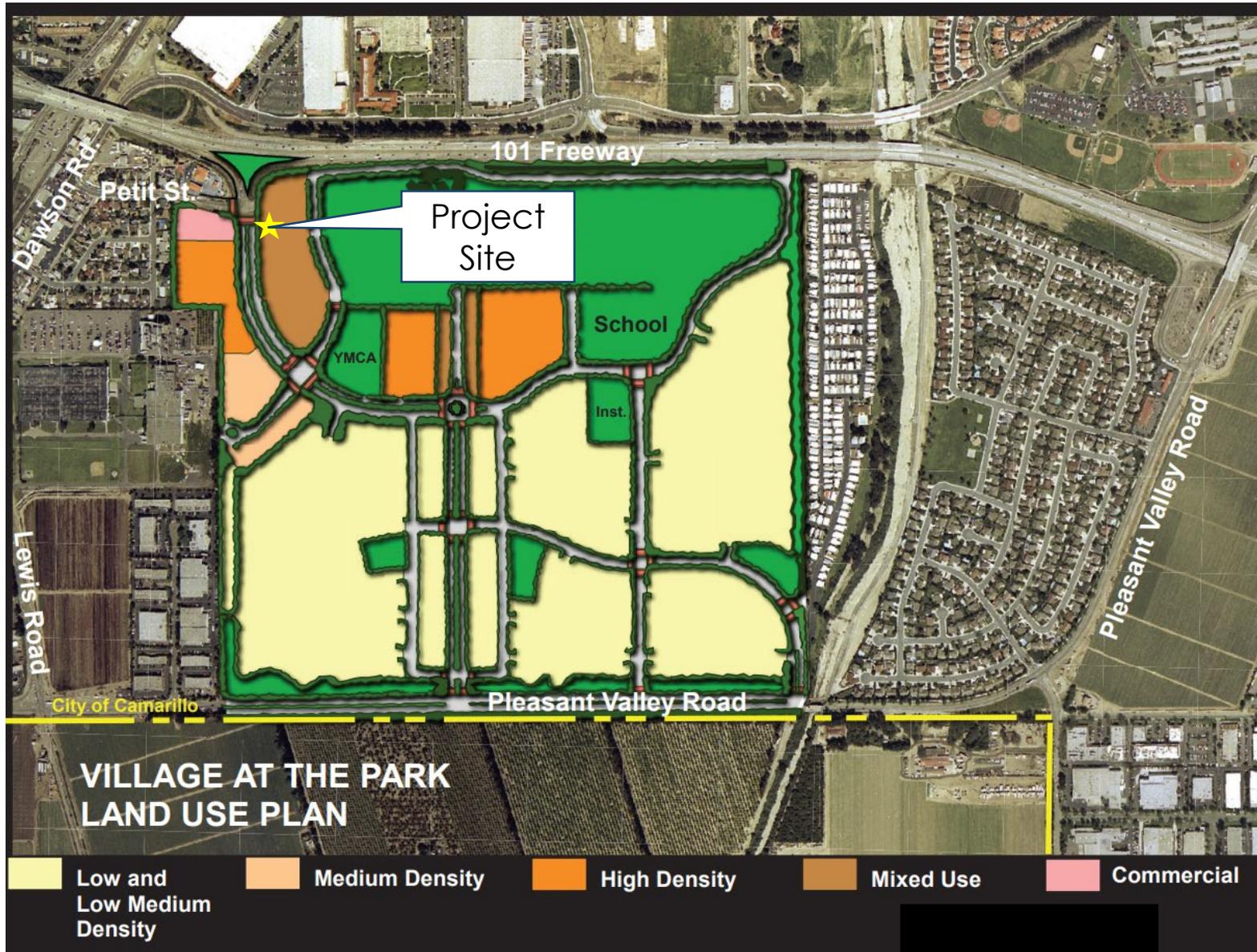
- Amendment to the Village at the Park Specific Plan
- Change of Zone (CZ-336)
- Commercial Planned Development Permit (CPD-255)

# Location

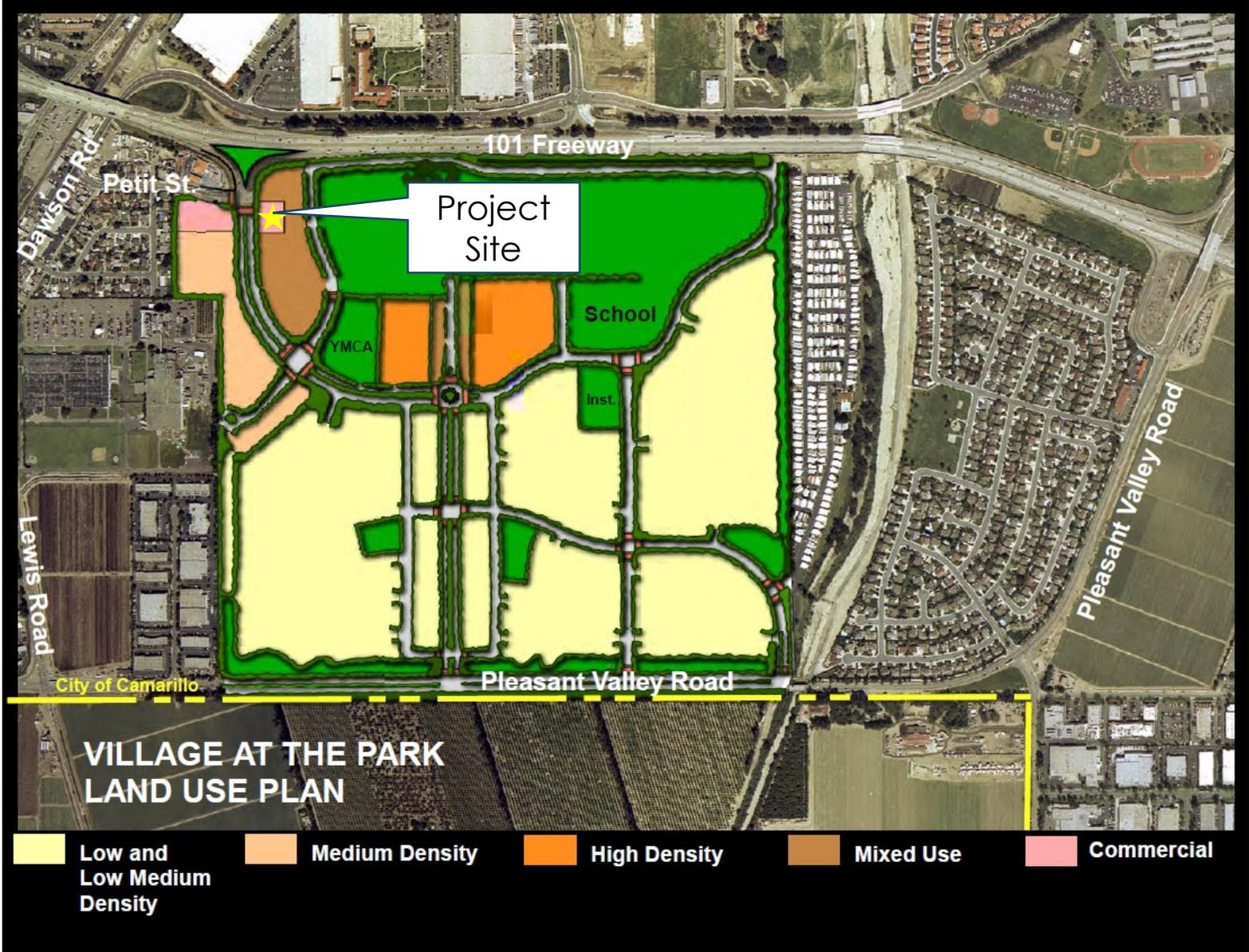




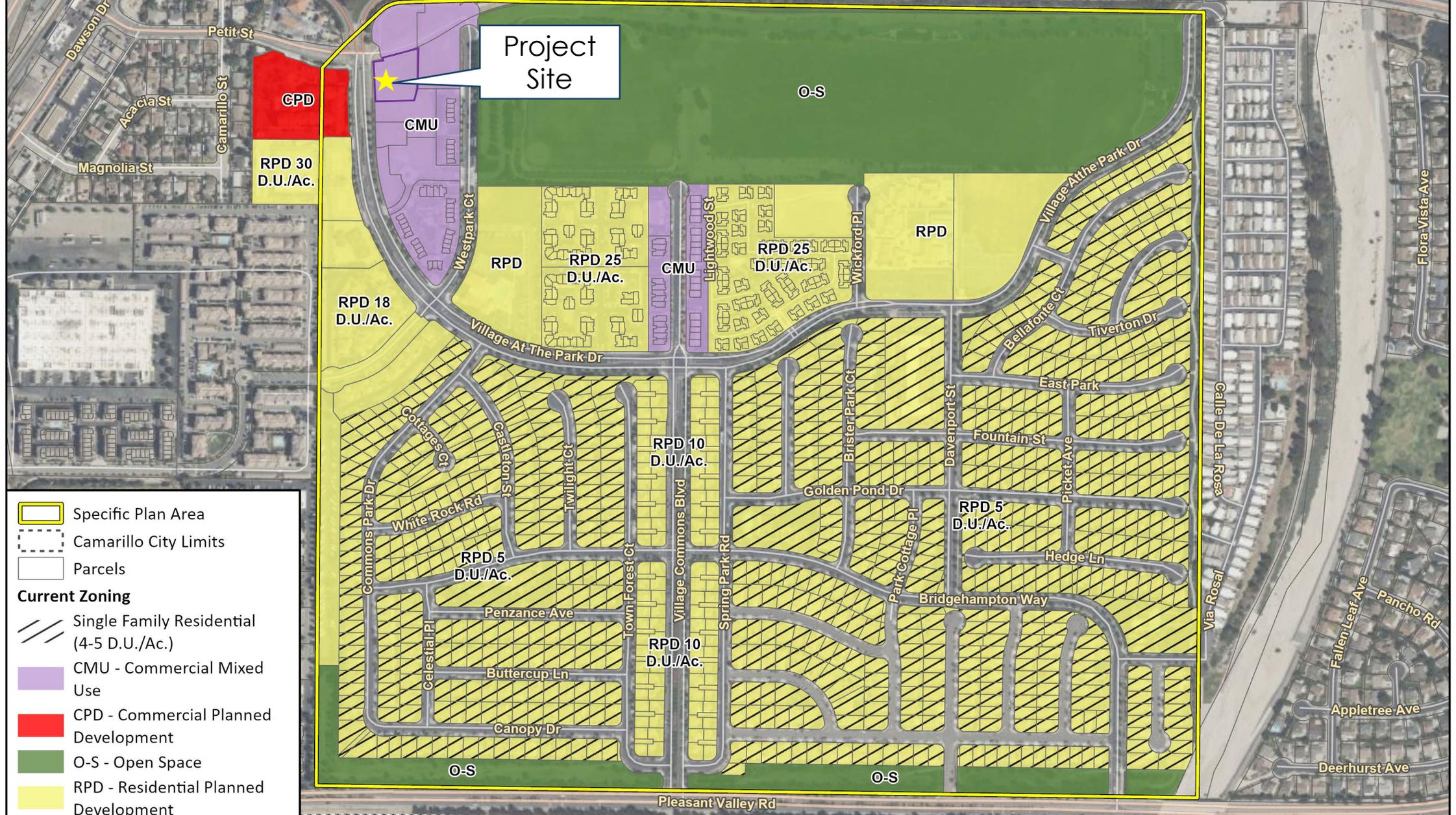
# Current Village at the Park Specific Plan



# Proposed Village at the Park Specific Plan



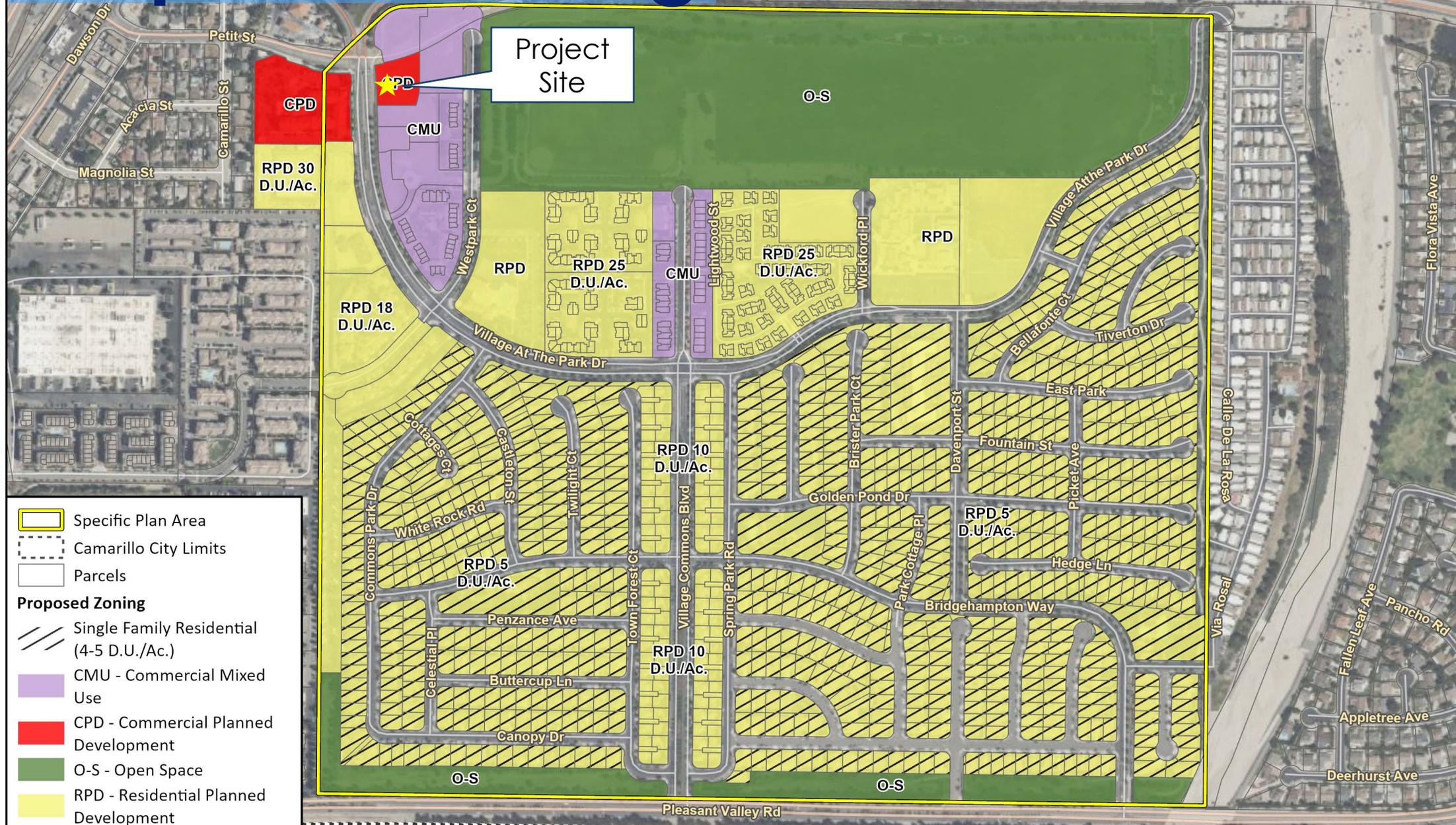
# 34 Current Zoning



Project Site

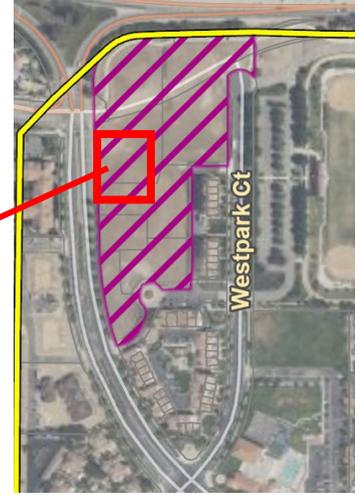
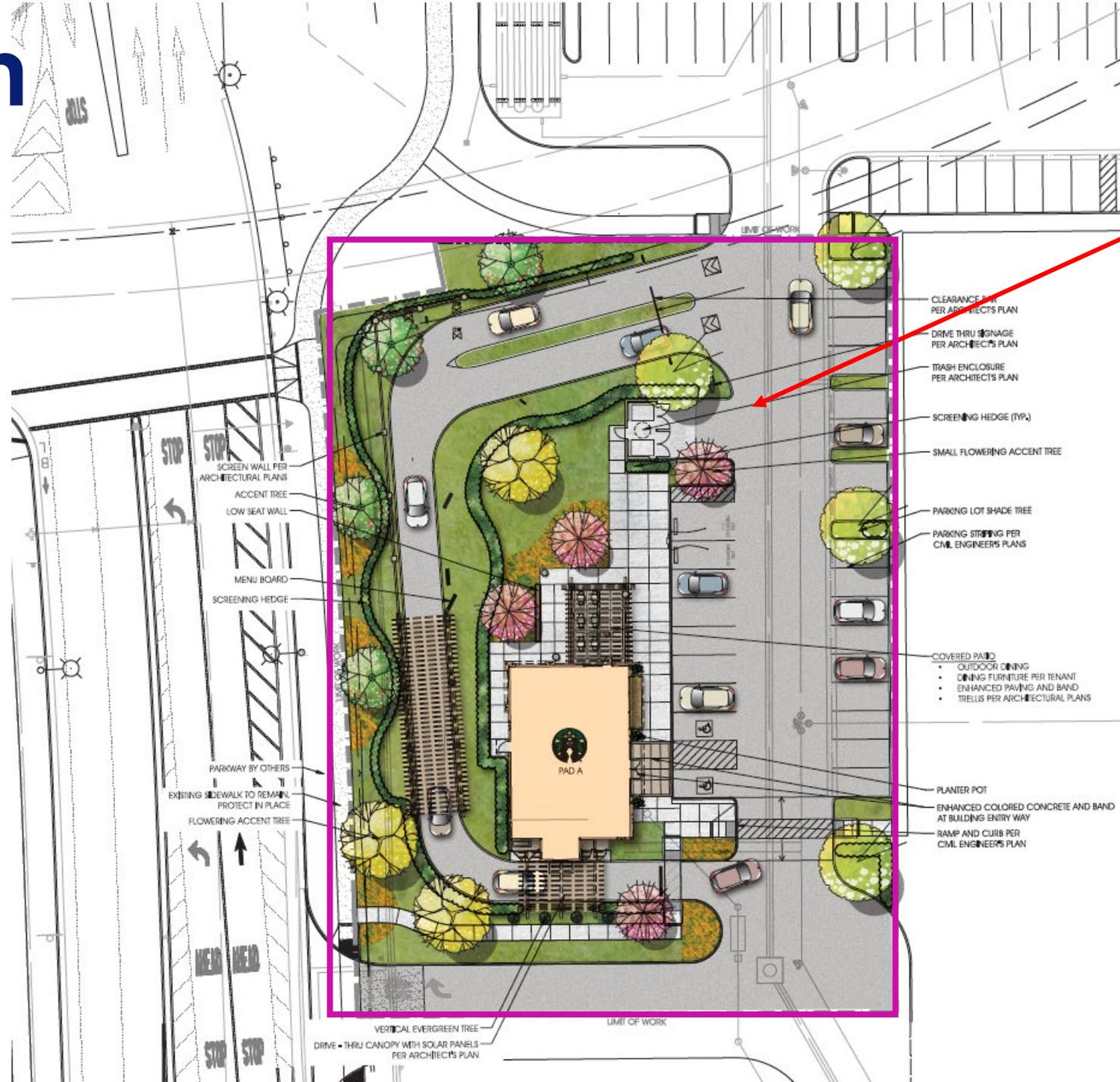
- Specific Plan Area
- Camarillo City Limits
- Parcels
- Current Zoning**
- Single Family Residential (4-5 D.U./Ac.)
- CMU - Commercial Mixed Use
- CPD - Commercial Planned Development
- O-S - Open Space
- RPD - Residential Planned Development

# Proposed Zoning



- Specific Plan Area
- Camarillo City Limits
- Parcels
- Proposed Zoning**
- Single Family Residential (4-5 D.U./Ac.)
- CMU - Commercial Mixed Use
- CPD - Commercial Planned Development
- O-S - Open Space
- RPD - Residential Planned Development

# Site Plan



- CLEARANCE PER ARCHITECT'S PLAN
- DRIVE THRU SIGNAGE PER ARCHITECT'S PLAN
- TRASH ENCLOSURE PER ARCHITECT'S PLAN
- SCREENING HEDGE (TYP.)
- SMALL FLOWERING ACCENT TREE
- PARKING LOT SHADE TREE
- PARKING STOPPING PER CIVIL ENGINEER'S PLANS
- COVERED PAD
  - OUTDOOR DINING
  - DINING FURNITURE PER TENANT
  - ENHANCED PAVING AND BAND
  - TRELLIS PER ARCHITECTURAL PLANS
- PLANTER POT
- ENHANCED COLORED CONCRETE AND BAND AT BUILDING ENTRY WAY
- RAMP AND CURB PER CIVIL ENGINEER'S PLAN

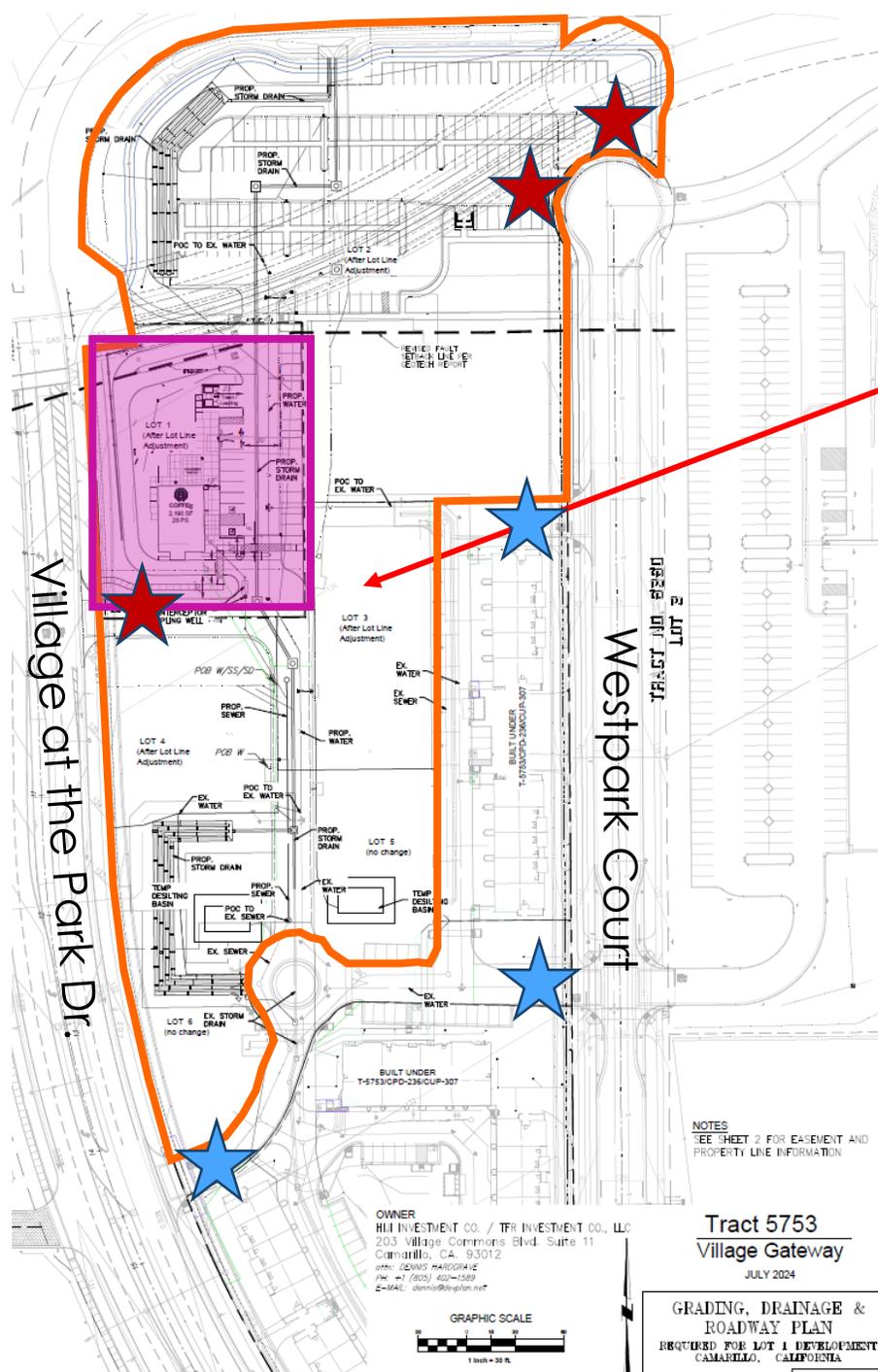
- STOP
- STOP
- SCREEN WALL PER ARCHITECTURAL PLANS
- ACCENT TREE
- LOW SEAT WALL
- MENU BOARD
- SCREENING HEDGE

- PARKWAY BY OTHERS
- EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE
- FLOWERING ACCENT TREE

- VERTICAL EVERGREEN TREE
- DRIVE THRU CANOPY WITH SOLAR PANELS PER ARCHITECT'S PLAN

LIMIT OF WORK

# Site Plan



-  Proposed new driveway
-  Existing driveway

NOTES  
SEE SHEET 2 FOR EASEMENT AND  
PROPERTY LINE INFORMATION

OWNER  
H/I INVESTMENT CO. / TFR INVESTMENT CO., LLC  
203 Village Commons Blvd, Suite 11  
Camarillo, CA, 93012  
ATTN: DENNIS MARCORIAE  
TEL: (805) 402-1559  
E-MAIL: dennis@tfrplan.net

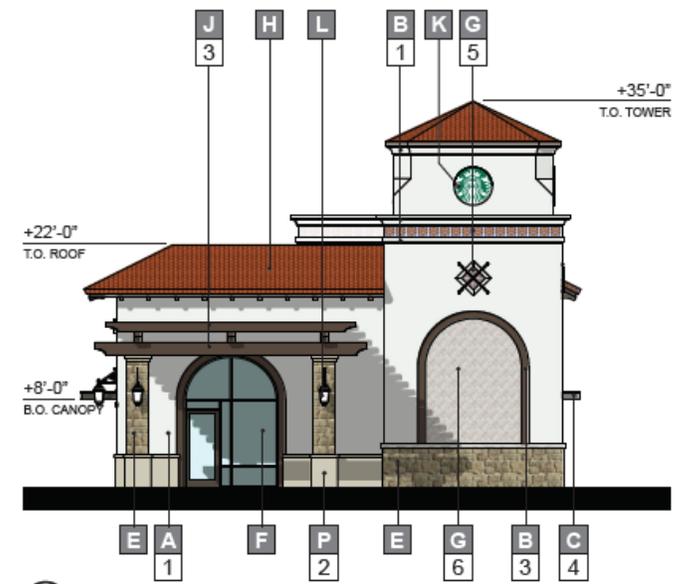
Tract 5753  
Village Gateway  
JULY 2024



GRADING, DRAINAGE &  
ROADWAY PLAN  
REQUIRED FOR LOT 1 DEVELOPMENT  
CAMARILLO, CALIFORNIA



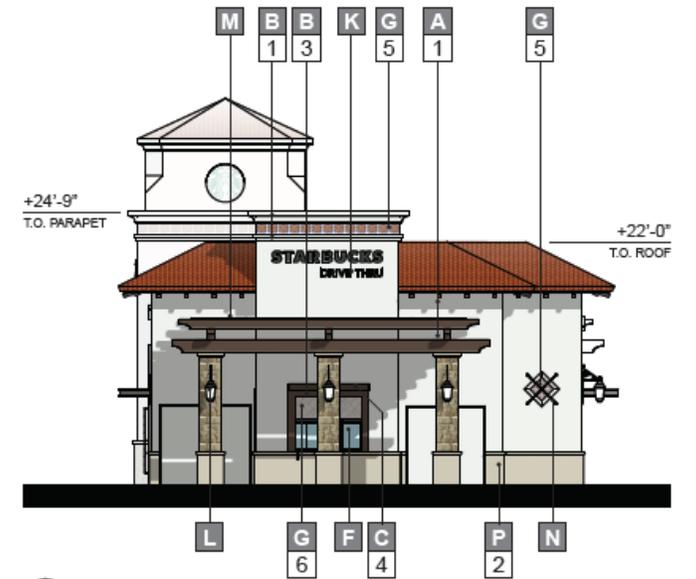
① EAST ELEVATION (FRONT)



② NORTH ELEVATION (RIGHT)



③ WEST ELEVATION (BACK)



④ SOUTH ELEVATION (LEFT)

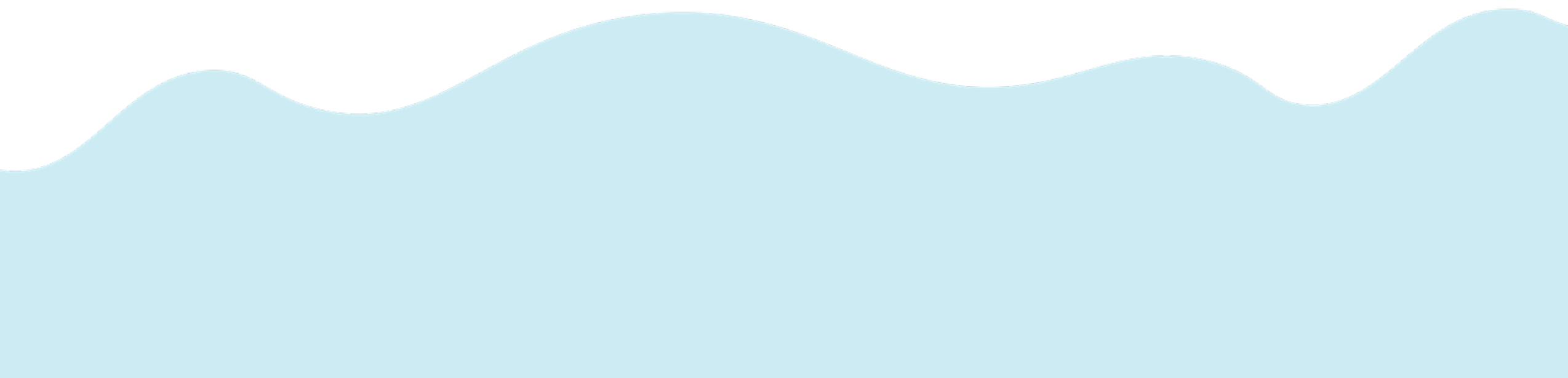
# Perspective (Northeast corner)



# Perspective (Southwest corner)



# Environmental Review

- **2009** Mitigated Negative Declaration (MND) 2009-6
  - **2024** Addendum to MND 2009-6
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# Recommended Actions

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1. Adopt a Resolution Approving and Addendum to MND 2009-6;
2. Adopt a Resolution Approving an Amendment to the Village at the Park Specific Plan;
3. Introduce an Ordinance Approving CZ-336 from Commercial Mixed Use to Commercial Planned Development; and
4. Adopt a Resolution Approving CPD-255, subject to the Conditions of Approval.