



City of Camarillo

Department of Community Development

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NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, June 6, 2023**, at 6:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda item:

CUP-400, Arneill Road Mixed-Use Project

The City of Camarillo has initiated proceedings to consider a Conditional Use Permit (CUP-400) for the construction of a nine unit mixed-use development with 500 square feet of commercial space on 0.36-acre (15,681.6-square-foot) site addressed 248, 262, 268, and 276 Arneill Road, located on the east side of Arneill Road between the Brake Masters at 238 Arneill Road and Jiffy Lube at 274 Arneill Road in the Village Commercial Mixed-Use (CMU) Zone.

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines. An initial evaluation was prepared and determined with regard to environmental factors that the project would either have a less than significant impact, or no impact at all on the environment, and no mitigation measures were determined to be required. The evaluation concluded that the proposed project could not have a significant effect on the environment, and a Negative Declaration was prepared. Negative Declaration 2023-1 was prepared by Cadence Environmental consultants under contract with the City of Camarillo and was approved by the City Council at the April 12, 2023 City Council meeting.

The Planning Commission may make recommendations or other adjustments deemed to be appropriate or propose conditions to the application. Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with Senior Planner, James Fowler, at 805.388.5363 or via email at jfowler@cityofcamarillo.org. You may also review copies of the application materials on the City's website at www.cityofcamarillo.org/planningcommission or at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California prior to the Planning Commission meeting.

You may observe the Planning Commission meeting via live broadcast on the Local Government Channels – Spectrum Channel 10 and Frontier Channel 29, or via the City's YouTube channel www.youtube.com/user/thecityofcamarillo/live.

You may submit written comments on a specific agenda item via email to the Department of Community Development at www.cityofcamarillo.org/publiccomment. Please send your email no later than **4:00 p.m. on June 6, 2023**. The Department of Community Development will distribute copies to all Planning Commissioners, prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Joseph R. Vacca,
Planning Commission Secretary