



# *City of Camarillo*

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## **Planning Commission AGENDA REPORT COVER**

**DATE:** June 6, 2023

**TO:** Planning Commission

**FROM:** Joseph R. Vacca, AICP, Director of Community Development

**SUBMITTED BY:** James Fowler, Senior Planner

**SUBJECT:** CUP-400, Arneill Road Mixed-Use Project

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### **PROJECT INFORMATION SUMMARY**

The City of Camarillo has initiated proceedings to consider a Conditional Use Permit (CUP-400) for the construction of a nine (9) 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.

### **PUBLIC HEARING**

A public hearing for this request has been advertised for the Planning Commission meeting of June 6, 2023, with notices mailed to all property owners within a 600-foot radius of the subject site and published in the Camarillo Acorn. Staff also sent notices to nearby HOAs and to interested parties. The notice was also posted at Camarillo City Hall, and on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)). Additionally, a sign advertising the public hearing was posted on the subject site.

### **DISCUSSION**

The Arneill Road Mixed-Use Project under CUP-400 is a proposed mixed-use development consisting of nine (9) multi-family residential units reserved for very-low income households and 500 square feet of commercial space in two buildings. City Council approval of Negative Declaration 2023-1, General Plan Amendment 2019-2, and Change of Zone 329 facilitated the present consideration of CUP-400.

The Arneill Road Mixed-Use Project site was acquired with Redevelopment Housing Bond Funds (Tax Exempt). These funds restrict the use of the site for low and very low income housing purposes.



### Negative Declaration

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.

An initial evaluation was prepared with regard to the following environmental factors:

- Aesthetics and Scenic Resources
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources

- Noise and Vibration
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

The evaluation determined with regard to each environmental factor that the project would either have a less than significant impact, or no impact at all, 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.

The Negative Declaration and the associated Initial Study were prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) of 1970 as amended (California Public Resources Code, § 21000 et seq.), the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (14 CCR 15000 et seq.), and the City of Camarillo CEQA Environmental Guidelines.

#### Economic Development Strategic Plan

The City's Economic Development Strategic Plan (EDSP) was adopted by the City Council on September 5, 2018 and identifies the City's economic development goals and strategy to achieve those goals. The EDSP's Strategy for Real Estate/Community Development, Housing Diversification (4f) calls for the City to "consider options (including locations, entitlements, etc.) for accommodating specialized urban housing types attractive to all generations, while protecting the quality of Camarillo's established lower density neighborhoods." The development of the site into nine (9) multi-family residential units reserved for very low-income households and 500 square feet of commercial space is consistent with that strategy in that very-low income housing provides additional housing attractive to younger generations while protecting the quality of Camarillo's existing lower density neighborhoods with its heritage-zone compliant style architecture.

#### Access and Circulation

The Circulation Element designates Arneill Road from Las Posas Road to Ventura Boulevard as a secondary arterial street. Access to the project site will be from Arneill Road on the west side of the site and from the alley to the east of the site. The proposed Conditions of Approval for CUP-400 require that before the city issues the grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the City Traffic Engineer. These include, without limitation, stop signs, speed signs, turn prohibition signs, one-way signs, parking signs, together with required pavement striping, raised pavement markers, and road symbols; traffic circulation and control onsite must meet the approval of the Director of Community Development and the City Traffic Engineer.

The proposed project complies with Circulation Element Policy 1.1.3, that “the City should explore opportunities for mixed land uses with increased density and intensity near the train station,” in that the project is mixed-use development within less than half a mile of the train station and Policy 1.1.2 “land use plans shall be designed to improve alternative modes of transportation, provide direct routes between uses, and strive to reduce the total vehicle miles traveled,” in that mixed-use residential development so close to the train station reduces the need to own a car.

#### Parcel and Area Characteristics

The project site is comprised of three lots and is approximately 0.36 acres in size. The site is generally rectangular in shape, the north and south property lines are approximately 133 feet long, and the west and east property lines are approximately 125 feet long. Historically there were four single family homes on the property. The site is vacant with one 30” pine, one 28” palm, and portions of the lot covered in concrete.

Land uses surrounding the subject site are:

	General Plan Land Use Designation	Zoning Designation	Current Land Use
Project Site	Commercial Mixed-Use	Village Commercial Mixed-Use	Vacant
North	General Commercial	Commercial Planned Development	Automotive Shop (Jiffy Lube)
South	General Commercial	Commercial Planned Development	Automotive Shop (Brake Masters) and Restaurant (Pizza Hut)
East	Medium Density Residential	Residential Planned Development	Single Family Dwellings
West	Commercial Mixed-Use	Camarillo Commons Mixed-Use	Gas Station (Chevron) and Restaurant (Hector’s Taqueria)

#### Background

Historically the site contained four homes, but between 2002 and 2005, the site was cleared entirely of buildings and has been left undeveloped until present day.

On June 20, 2017, the City acquired the property with the ultimate purpose of developing a mixed-use affordable housing project.

On January 24, 2018, the City Council approved a Professional Services Agreement with RRM Design Group for the conceptual design of the Arneill Road Mixed-Use Development project. The Parties entered into a written agreement effective March 7, 2018.

On October 2, 2019, the City received the first submittal from RRM for the proposed mixed-use project, CUP-400, which did not comply with the Camarillo Municipal Code (CMC).

On July 30, 2020, the City received the second submittal from RRM for CUP-400, however, further revisions were required.

Staff ultimately found the project submittal for CUP-400 to be complete February 2, 2023 after a final resubmittal.

On February 28, 2023, the Planning Commission approved Negative Declaration 2023-1, General Plan Amendment 2019-2, and CZ-329 to allow for the future consideration of CUP-400.

On April 12, 2023, the City Council approved Negative Declaration 2023-1, General Plan Amendment 2019-2 (City Council Resolution No. 2023-31), and CZ-329 (Ordinance No. 2010) to allow for the future consideration of CUP-400.

#### General Plan Consistency

The General Plan Land Use Element currently designates the subject site Commercial Mixed-Use. The proposed mixed-use development consisting of nine (9) multi-family residential units reserved for very low-income households and 500 square feet of commercial space in two buildings is consistent with the General Plan Land Use and Zoning Designations. Consistency with General Plan Goals will be further discussed below.

#### Community Goals

The project is consistent with the various aspects of the City of Camarillo Community Goals, including without limitation:

1. Community Character
  - a. The project design encourages the preservation of detail and architecture reflecting the Mission Style by adhering to the Heritage Zone standards adopted by the City of Camarillo
  - b. The project is consistent with the goal of directing development “inward” instead of sprawling into the farmland surrounding Camarillo, preserving the separation between cities. As a development of an infill site it has no negative impact on agriculture or open space.
  - c. The project design promotes Camarillo’s outdoor quality of life as it provides recreation space and adds usable pedestrian access in an under-served neighborhood.
2. Open Space/Greenbelts
  - a. The project provides appropriate landscaping onsite and does not encroach on farmland or adjacent community separations.

- b. The project does not negatively impact any viewshed.
  - c. The site does not negatively impact any watercourse or drainage channels.
- 3. Housing. This project provides for a housing opportunity for very-low income households much needed within the City. Additional apartments will help provide a better balance of housing to meet the needs of all residents within the City.
- 4. University. This site and the proposed apartment project could provide an affordable residential option for students, CSUCI staff and other campus employees willing to make a minor commute.
- 5. Library. Not applicable. The Camarillo Library has been built and meets the needs of the community.
- 6. Cultural. Not Applicable. The proposed future project is not large enough to contain a significant cultural event element, but potential tenants in the commercial space may offer cultural enrichment.
- 7. Safety/Emergency Services. Not applicable. The project will pay all applicable police and fire fees to mitigate impacts.
- 8. Walkable/Rideable Community
  - a. The proposed project provides an additional pedestrian path between streets and adequately provides pedestrian traffic systems on site.
  - b. On site landscaping provides tree cover to the proposed pedestrian paths.
  - c. On-site walkway systems provide connection between Arneill Road and the alleyway to the east of the site while also providing on-site access to both the commercial and residential uses. Proposed dedication of land will enable a widening of the existing sidewalk on Arneill Road increasing connectivity between different community areas.
  - d. The proposed widening of the sidewalk will further the development of a safe, well-designed, continuous, and well-identified walkway system within the community that connects to a variety of amenities.
- 9. Ventura Boulevard. Due to the proposed development's proximity to Ventura Boulevard, the proposed project would have the effect of increasing pedestrian traffic to the Boulevard and enhancing pedestrian access to the boulevard through the widening of the sidewalk.
- 10. Transit and Transportation. The site's immediacy to local public transit opportunities including a number of bus stops and the train station make this a desirable location for development that would benefit from the frequent service provided.
- 11. Commercial/Industrial
  - a. The city has an adequate supply of retail sites to adequately address future needs. However, the appropriate housing stock to address the chronic shortage of rental employee housing that employers require to locate or expand businesses within Camarillo is in short supply. This project would provide rental units in walking proximity to major employers and public transit at a practical location.

- b. The project is compatible with all surrounding uses and by virtue of the location has a high probability of resulting in local and regional trip reduction. This trip reduction could result in a decrease in employees driving to this area from out of town on the 101 Freeway.
- 12. Parks and Recreation.
  - a. Not applicable. The proposed project will pay all applicable park fees to mitigate impacts.
  - b. Not applicable. The proposed project does not address public golf course needs.
- 13. Airports. Not applicable.
- 14. Schools. The proposed project will pay all applicable school fees. Facilities are available within the local schools to accommodate any students generated by the project. The apartments proposed are also potential homes for school district staff.
- 15. Landscaping. The proposed project will provide landscaping. The proposed landscaping will maintain and enhance the visual character of the surrounding area and the proposed development.
- 16. Agricultural Land. Not applicable. The site is a re-use of an infill parcel.
- 17. Public Participation. The project is going through a thorough public review process. Consideration of the CUP will be discussed at a duly noticed public hearing by the Planning Commission for consideration and will accept public testimony.
- 18. Clean Air. The Initial Study/ND determined that the project would have a less than significant impact on air quality in compliance with state, county, and local environmental guidelines.
- 19. Citizen Committee Review. Not applicable.
- 20. Residential Growth. The City has retained the limits on residential growth. However, current state law related to the California Housing Supply Emergency has temporarily suspended the local growth control ordinance.

### General Plan Goals

#### CAMARILLO URBAN RESTRICTION BOUNDARY (CURB):

The defined intent of the CURB section of the General Plan is to prevent premature or unnecessary conversion of agricultural, watershed and open space land to other uses, such as residential or industrial development. The proposed CUP is a re-purposing of an existing vacant Commercial Mixed-Use property and does not propose conversion of any of the agricultural, watershed or open space lands within the City. In fact, the CUP would provide for a portion of Camarillo's housing needs at an infill site, thereby reducing the pressure to develop farmland, and is consistent with the intent of the CURB Ordinance.

#### LAND USE ELEMENT:

The CUP would be consistent with the Principles and Standards of the General Plan in that the project proposes to build the "highest quality of development..."; the design

adheres to the Heritage Zone design program; the plan establishes pathway linkages where none exist presently or upgrades existing pathways; and most significantly, this proposal specifically aligns with the language of the Land Use Element as it “considers residential opportunities for properties being studied for reuse potential.” The proposed project is a compact, infill mixed-use development in close proximity to existing residential use, retail services, within walking distance of the train station and bus services and major office and service employment centers. This land planning concept is consistent with the General Plan Land Use goals and principles.

#### CIRCULATION ELEMENT:

The proposed CUP is completely compatible with the Circulation Element and provides significant benefits to the surrounding area. The General Plan Circulation Element contains numerous goals and policies promoting adequate street widths, pedestrian access and good project design to promote traffic flow and pedestrian safety. The proposed project will meet these standards and provide onsite pedestrian paths.

Goals 2 and 3 of the Circulation Element promote a sustainable multimodal transportation system and strongly encourage development to be designed to provide easy access to public transportation. Goal 5 encourages safe pedestrian access to commuters, schools, and recreation uses. The project location enables easy and safe pedestrian access to the train station, bus stops, and a variety of recreation uses. Goal 6 is focused on the promotion of public transportation, and by virtue of its proximity to public transit, the proposed project promotes its use.

#### HOUSING ELEMENT:

The proposed mixed-use project was accounted for in the Housing Element as a site where units were planned to be developed, counting towards our Regional Housing Needs Allocation (RHNA) numbers. Program 18 of the adopted Housing Element specifically commits the City to the entitlement of the Arneill Road Mixed-Use project by June 2023. In totality the Housing Element identifies that Camarillo is in need of additional housing and the proposed project helps us to achieve that goal.

Specifically, Housing Element Goal 1 “Protect the qualities that have created a highly desirable living environment in the City,” is satisfied in the careful architectural design of the proposed project, which fits well within the Heritage Zone design requirements.

Housing Element Goal 2 “Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future City residents,” is met in that this project provides nine (9) very-low income units of which the City is in short supply. Housing Element Goal 3 “Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of all City residents, and promote housing opportunities for all households,” is satisfied in that the very-low income units promote housing opportunities for households that cannot afford market rate units.



## RECREATION ELEMENT:

The proposed project will provide a small recreation space for tenants proportional to the small nature of the proposed project in line with the Recreation Element's central objective of providing "areas and programs... to provide a wide range of recreation facilities and activities that will serve all the people of Camarillo and its environs with adequate year-round recreation."

## OPEN SPACE & CONSERVATION:

As an urban infill site the project has no negative impact on Camarillo's open space and agricultural lands. The site plan includes multiple landscape areas that will beautify the site and act as carbon sinks. As a result, the project is completely compliant and in conformance with the Open Space and Conservation Element.

## COMMUNITY DESIGN:

One of the unique characteristics of Camarillo is the consistently high level of community design and the creative application of the Heritage Zone Spanish architecture and agricultural themes throughout the City. The Community Design Element promotes this character with an extensive set of Goals, Objectives and Policies. The CUP upholds these Goals in the design and development of the project. Specific attention was given to several key components of the project: the architectural style of the buildings adheres to the Heritage Zone guidelines, the scale of the buildings is appropriate to the site, and the transition between the project, and adjoining uses creates a desirable environment for both residents and those viewing the project.

Specific goals of the Community Design Element related to infill sites and transit-oriented development have been fully met by the project, as outlined previously in this document. Most significantly, the project is a smart-growth reuse of this land as a transition between residential and commercial uses on a site in walking distance to jobs, services, and public transportation. The proposed CUP is consistent with the Community Design Element.

## SAFETY:

The Safety Element describes potential hazards that exist in Camarillo. This site is located outside of seismic, flood, and fire hazard zones. Hazardous materials are not identified in the nearby uses near the site, and the site or adjoining areas are not listed on active State or Federal hazard databases. Fire and police response times to the site are all within the accepted ranges for development within the City. Adequate access and escape routes are available. The proposed project is consistent with the Safety Element.

## NOISE:

The Noise section of the Initial Study/ND evaluated the impact of the proposed project on noise levels at nearby sensitive receptor locations and concludes that the increase in noise levels would not be significant. Noise levels affecting the proposed residential uses would be addressed through the building design review process after the project is

approved. The proposed CUP is consistent with the intent and policies of the Noise Element.

## CONCLUSION:

The Arneill Road Mixed-Use project is fully consistent with the General Plan and all Elements. The proposed project will implement and fulfill a number of the goals, policies and objectives of the individual elements of the General Plan and create a much-needed long-term asset within the community and become a source of very-low priced housing in a Smart Growth infill location with good access to services, jobs and public transportation while not creating a burden or negative impact on the community.

## Zoning

The proposed mixed-use project is permitted in the Village Commercial Mixed-Use (CMU) Zone, subject to the approval of a CUP (Camarillo Municipal Code section 19.23.040).

## Development Standards

The project will maintain the required Camarillo Municipal Code (CMC) setbacks of zero-lot line setbacks to the front and sides of the property as well as a minimum 10-foot rear yard setback for structures which do not exceed 25 feet in height. The proposed parking areas are set back a minimum of five feet from the front property line per the CMC. The proposed project meets the maximum building coverage requirement of 50% as the site is 15,681.6 square-feet and the total building square footage is 6,100 square feet.

## Parking and Loading

Pursuant to Government Code Section 65863.2 (Assembly Bill 2097 (2022)) automobile parking is not required because this project is located within one-half mile of the Metrolink Station, which constitutes public transit. However, the Applicant is voluntarily proposing 20 onsite parking spaces which is the number of spaces that would be required if the project were located more than ½ mile radius from public transit. Pursuant to (CMC) Section 19.46.030, the project was not required to provide any loading spaces.

## Building Height and Architecture

The proposed building fronting Arneill Road is a maximum of 25' 9" and the rear building has a maximum height of 22', both of which are under the maximum allowed height of 35' in the CMU Zone.

The proposed project is within the Camarillo Heritage Zone. Both proposed structures follow the Spanish Mission Style and both buildings were designed with the goal of achieving "four-sided architecture." All building elevations contain appropriate articulation. The building faces are designed with numerous decorative elements, colored

tiles, balconies, and windows. The proposed project is fully compliant with the Heritage Zone guidelines.

### Findings

Staff has reviewed the proposed project and found it to be consistent with the applicable goals and policies of the City's General Plan and the development standards set forth in the Zoning Ordinance.

Staff recommends approval of CUP-400 subject to the attached recommended conditions. If the Planning Commission concurs with staff's recommendation to approve CUP-400, a resolution containing findings for approval of the request is attached to this report.

### **SUGGESTED ACTION**

Adopt a resolution approving CUP-400 subject to the recommended conditions of approval. The action of the Planning Commission is final, unless an appeal is filed within ten (10) days of the date of their action.

### **ATTACHMENTS**

1. Resolution
2. Negative Declaration 2023-1
3. Location Map
4. Public Hearing Notice