

RESOLUTION NO. PC 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL OF A REQUEST BY DENNIS HARDGRAVE FOR RIC (SPRINGVILLE), LLC FOR APPROVAL OF AN AMENDMENT TO THE LAND USE ELEMENT OF THE GENERAL PLAN INVOLVING APPROXIMATELY 26 ACRES, FURTHER DESCRIBED AS GENERAL PLAN AMENDMENT 2019-01

The Planning Commission of the City of Camarillo resolves as follows:

SECTION 1. General Findings. The Planning Commission finds as follows:

A. The Planning Commission has reviewed a request for an amendment to the Land Use Element of the General Plan for a change in designation of approximately 26 acres from General Commercial to Industrial – Research and Development for property located south of the U.S. 101 Freeway, west of Springville Drive, north of the Camarillo Airport, just east of West Ventura Boulevard submitted by RIC (Springville) LLC; and

B. The Planning Commission conducted a duly-noticed public hearing on the application on October 3, 2023 and has considered all testimony and information presented at the hearing.

SECTION 2. Environmental Review. The Planning Commission has reviewed the project for compliance with the California Environmental Quality Act (CEQA) and has recommended for adoption by the City Council an Addendum to Final Subsequent Environmental Impact Report 2014-08.

SECTION 3. Project Findings. The Planning Commission, after review of the project, finds:

A. The proposed General Plan Amendment is consistent with the General Plan Land Use Element, in that it would meet the stated objective of promoting industrial parks concepts, visual improvement of industrial areas, and the use of the Heritage Zone policy in the Community Design Element because the General Plan Amendment will allow for consideration of industrial business parks consisting of professional offices, research and development, and light industrial uses.

B. The proposed General Plan Amendment is consistent with the Circulation Element, which discusses the various forms of circulation and transportation-related facilities that apply to the City of Camarillo with the purpose of developing and maintaining a total circulation and transportation system that will serve the City and its environs, as efficiently and attractively as possible because a change in land use patterns from Commercial to Industrial will not increase traffic levels, street design, and

layout, or emergency access identified and discussed in the SEIR and the original EIR for the Specific Plan and the Springville Interchange EIR.

C. The proposed General Plan Amendment is consistent with the Housing Element goals of protecting the qualities that have created a highly desirable living environment, encouraging the availability of a variety of housing designs, and ensuring that the quality of residential development is adequate to protect the health, safety, and general welfare of the City's residents because the proposed land use changes do not include any new residential development and the 2021-2029 Housing Element of the General Plan identifies sufficient areas throughout Camarillo that would allow for the development of housing units to meet the requirements of the Regional Housing Needs Assessment, 6th Cycle.

D. The proposed General Plan Amendment is consistent with the Recreation Element which proposes that land areas and programs be established 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 because the project will not increase the use of existing neighborhood and regional parks or other recreational facilities, nor does the proposal require the construction or expansion of any recreational facilities.

E. The proposed General Plan Amendment is consistent with the Community Design Element, which establishes a design framework for community development, which includes design guidelines for new projects. Future projects would have to comply with the City's requirement to incorporate appropriate architectural styles, on-site landscaping, and other features to provide a complement to the area. The project site is within the Heritage Zone, which requires architectural design through the design review process.

F. The proposed General Plan Amendment is consistent with the Safety and Noise Elements, which ensure that the community is protected from natural and manmade hazards and that it has planned for existing and potential geologic, seismic, and flooding hazards while endeavoring to protect existing regions within Camarillo, where noise environments are deemed acceptable while protecting existing and future areas throughout Camarillo that are considered to be noise sensitive, because the project site would continue to be subject to the development requirements of the Camarillo Airport, and future projects will be reviewed as required in relation to hazardous materials handling, flooding, fires, and geological/seismic concerns. Additionally, the properties are covered by existing emergency services. Regarding noise, the project location lies between the Airport and U.S. Highway 101 resulting in Contour Noise Equivalency Levels ranging from 60 dBA to 75 dBA. This level of noise is most suited for industrial uses and conditionally suited for commercial and professional office uses.

SECTION 4. Recommendation of Approval of GPA 2019-01. The Planning Commission recommends approval of GPA 2019-01 to the City Council, based on the above findings for the site as shown on Exhibit A.

SECTION 5. Construction. This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the Planning Commission'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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7. Limitations. The Planning Commission'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 Planning Commission'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. Severability. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the Planning Commission 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 9. 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 10. 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 11. Effective Date. This Resolution is effective upon adoption.

SECTION 12. The Planning Commission Chair, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the Planning Commission of the City of Camarillo, and the Planning Commission Secretary is directed to attest thereto.

APPROVED AND ADOPTED on October 3, 2023, by members of the Planning Commission voting as follows:

AYES:
NOES:
ABSENT:
ABSTAINED:

Chair

Secretary

Current General Plan Land Use Designation



Proposed General Plan Land Use Designation



GPA Exhibit A