

RESOLUTION NO. PC 2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A REQUEST BY DENNIS HARDGRAVE OF DEVELOPMENT PLANNING SERVICES, REPRESENTING RIC (SPRINGVILLE), LLC FOR AN AMENDMENT TO THE AIRPORT NORTH SPECIFIC PLAN

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 the request for an amendment to the General Plan Land Use Element, which requires conforming amendments to the Airport North Specific Plan. These amendments address land use designations within the Airport North Specific Plan consisting of 26.1 acres of property designated Commercial to be redesignated Research and Development.

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 (SCH #2010081043).

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

A. The proposed amendment to the Airport North Specific Plan is consistent with the General Plan land use designation of Industrial, as amended under General Plan Amendment 2019-1 (GPA).

B. The proposed amendment to the Airport North Specific Plan is consistent with the General Plan Land Use Element, which includes the 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 Specific Plan Amendment will allow for consideration of industrial business parks consisting of professional offices, research and development, and light industrial uses that are consistent with the amendments to the Airport North Specific Plan.

C. The proposed amendment to the Airport North Specific Plan 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.

D. The proposed amendment to the Airport North Specific Plan 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.

E. The proposed amendment to the Airport North Specific Plan 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 proposed revision to the Specific Plan 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.

F. The proposed amendment to the Airport North Specific Plan is consistent with the Community Design Element, which establishes a design framework for community development, which includes design guidelines for new projects, as well as guidelines for the maintenance of existing projects to protect the City's positive characteristics, and guides public and private improvements to create a functional and attractive community with a distinct sense of place because future development will be required to comply with the general placement of buildings, as set forth in the Airport North Specific Plan to provide for setbacks to allow for viewshed and view access. Future projects would also 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.

G. The proposed amendment to the Airport North Specific Plan 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 to industrial uses and conditionally suited for commercial and professional office uses.

SECTION 4. Recommendation of Approval of an Amendment to the Airport North Specific Plan. The Planning Commission recommends approval of an amendment to the Airport North 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 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:

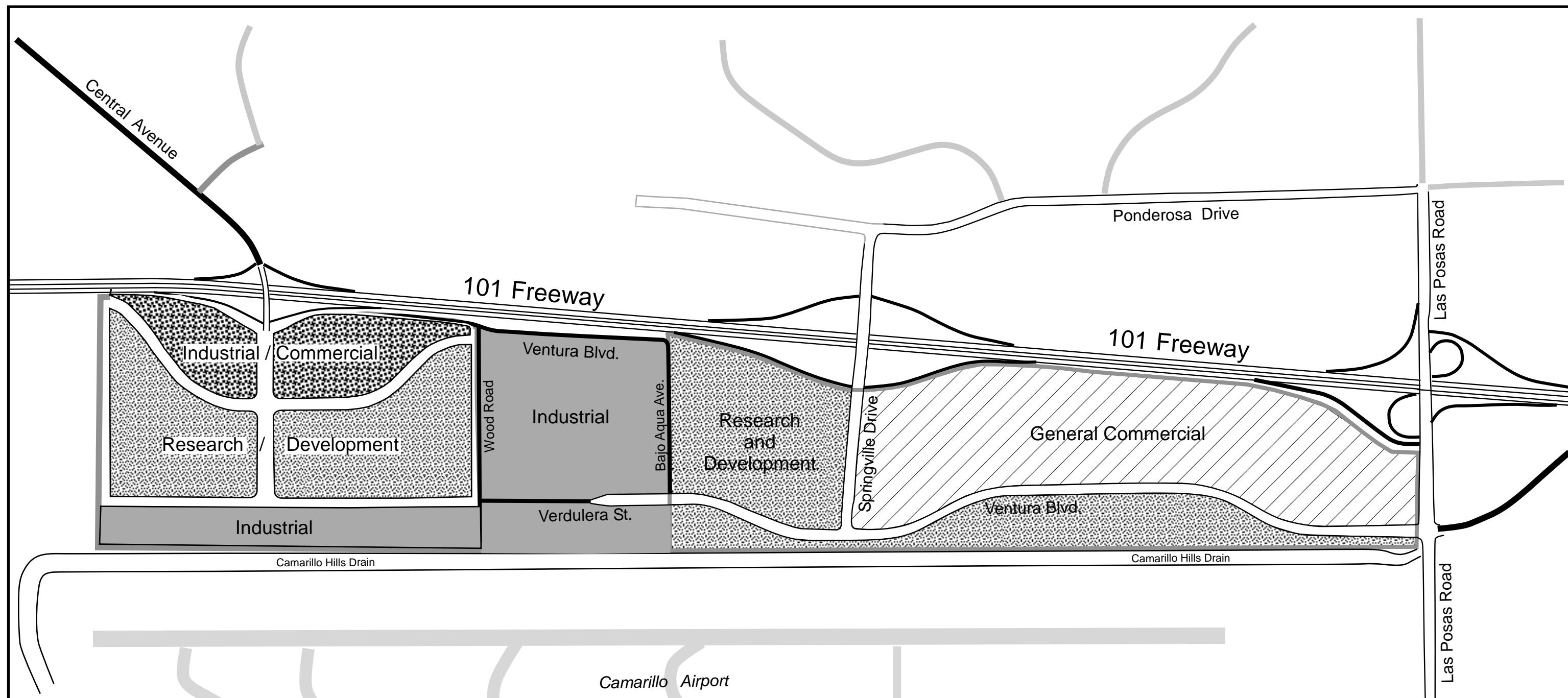
ABSENT:

ABSTAIN:

Chair

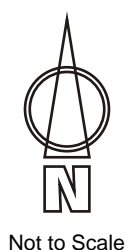
Secretary

Copy: Community Development Department
General Services Department (Information Systems Division)
Dennis Hardgrave, DPS



Airport North Specific Plan

Land Use (2023 proposed)



SP Exhibit A