

Village ^{at the} Park

Specific Plan



City of Camarillo

**VILLAGE AT THE PARK
SPECIFIC PLAN**

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**Approved by City Council
Resolution No. 2001-15
Adopted on October 10, 2001**

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1.0 INTRODUCTION

1.1 PURPOSE OF THE SPECIFIC PLAN

The Village at the Park Specific Plan (*Specific Plan*) provides the City of Camarillo with a comprehensive planning program to direct the orderly development of the Village at the Park site. The *Specific Plan* provides a conceptual land use plan, regulations, guidelines and programs to ensure that this area of the City is developed in a manner consistent with the goals, objectives, principles and policies of the *City of Camarillo General Plan* (referred to in this document as the *General Plan*).

The *Specific Plan* allows development of a wide variety of residential, commercial, recreational, and institutional uses within the 329.51-acre *Specific Plan Area*. The regulations and guidelines contained in this *Specific Plan* will ensure that these uses, and the associated infrastructure elements and public spaces, are planned and designed in an integrated manner.

This *Specific Plan* has been prepared in accordance with the requirements of the California Government Code (Sections 65450 through 65457) and addresses all issues and topics specified in the code. A key function of the *Specific Plan* is to reduce the need for subsequent master planning and environmental review procedures as the project area is developed. The *Specific Plan* fixes the general layout and configuration of streets, and defines the land uses allowed in the *Specific Plan Area*. At the time of subdivision of land, subdivision maps will precisely fix the boundary of the land uses, the location of streets, and the configuration of residential lots.

1.2 COMMUNITY SETTING

1.2.1. Location and Physical Setting

As illustrated in **Figure 1-1**, the proposed project site is located in the southeastern portion of the City of Camarillo, in the County of Ventura. U.S. Highway 101 divides the city along an east-west alignment. The City is surrounded by pockets of unincorporated County land, beyond which lay the City of Thousand Oaks further to the east, the City of Ventura further to the west and the City of Oxnard further to the southwest.

A variety of land uses, such as agricultural, commercial, office, industrial and residential, occur in the City of Camarillo. Agricultural uses are typically found in the southern portion of the City and are comprised primarily of row crops including a variety of vegetables and fruits. Commercial and office

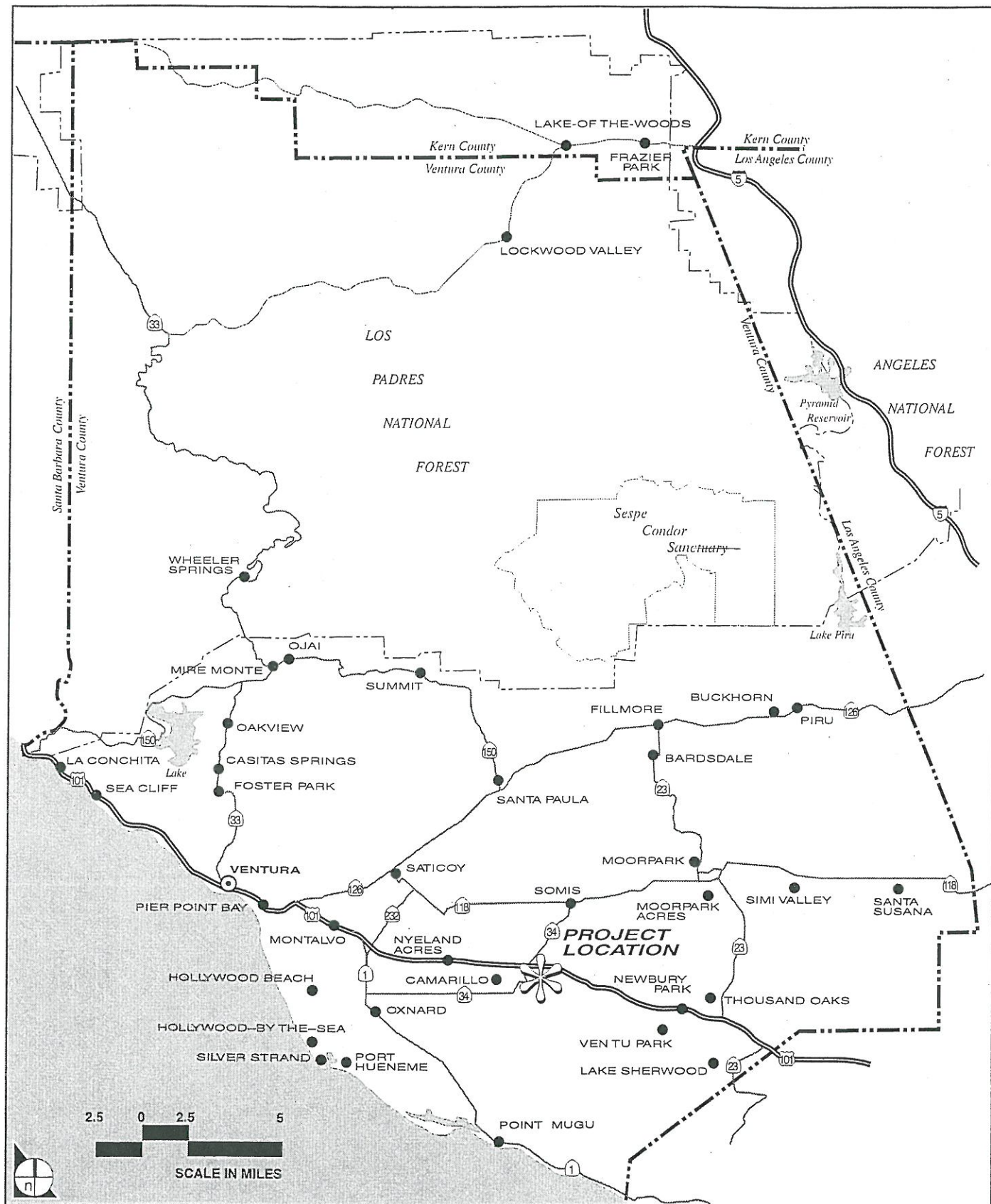


FIGURE 1-1

Regional Location

uses generally occur along major arterials, such as Ventura Boulevard, Carmen Drive, and Arneill Road. Industrial uses are generally located along the railroad right-of-way in the central and eastern portions of the City and consist of manufacturing, research and development, and agricultural industry. Residential uses are located throughout the city, but most units by percentage occur north of the Ventura Freeway.

Vehicular access to the City of Camarillo is obtained primarily from the Ventura Freeway (U.S. Highway 101 - located directly north of the project site), State Highway 118 (located approximately 2.5 miles north of the site), and State Highway 34 (located approximately 0.5 miles west of the site). Local vehicular, pedestrian, and bicycle access to the project vicinity is provided by Petit Street which is a two-lane local street, and Pleasant Valley Road which is currently a two-lane primary arterial along the southern project boundary. West of the site, Pleasant Valley Road widens to provide four lanes.

The proposed project site is located south of U.S. Highway 101 between Pleasant Valley Road and Lewis Road as illustrated in **Figure 1-2**. Land uses in the immediate vicinity of the proposed project site are identified in **Figure 1-3**. As shown, the proposed project site is bordered on the north by U.S. Highway 101/Ventura Freeway, on the south by Pleasant Valley Road, on the east by the Lamplighter Mobile Home Park (zoning designation MHP: Mobile Home Park), and on the west by light industrial uses (zoning designation M1: Light Manufacturing) that includes the Imation manufacturing facility and a business park. The site includes a segment of Petit Street. Also shown in **Figure 1-3** are single family homes located further to the east of the site, and single family homes and agricultural uses (zoned M1) located further to the west and south. All land south of Pleasant Valley Road is located within unincorporated portions of Ventura County and is in agricultural production.

The project site is within the boundaries of the City of Camarillo and not within an area subject to CURB/SOAR voter approval.

1.2.2. Existing Land Uses and On-site Characteristics

The proposed project site encompasses the four contiguous properties totaling 329.51 acres of land illustrated in **Figure 1-4**. It's topography is relatively flat with the total relief on the site ranging from about 15 to 18 feet above mean sea level. The highest point is located within the right-of-way of Petit Street and the lowest point is located within the drainage culvert in the southern part of the site. The site is highly visible from U.S. Highway 101, Pleasant Valley Road, and the adjacent Lamplighter Community.

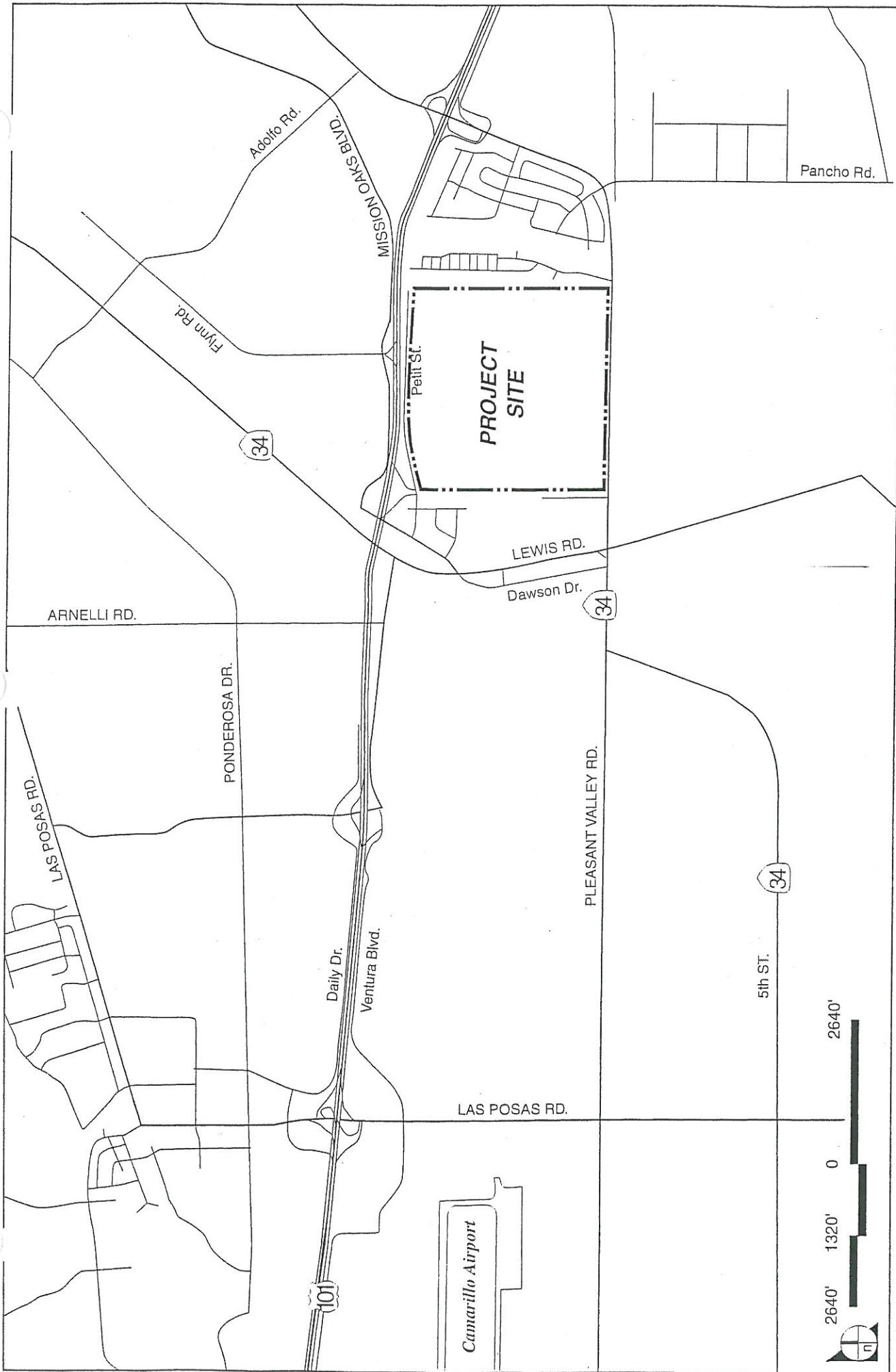


FIGURE 1-2

Project Site Location

VILLAGE AT THE PARK • Specific Plan

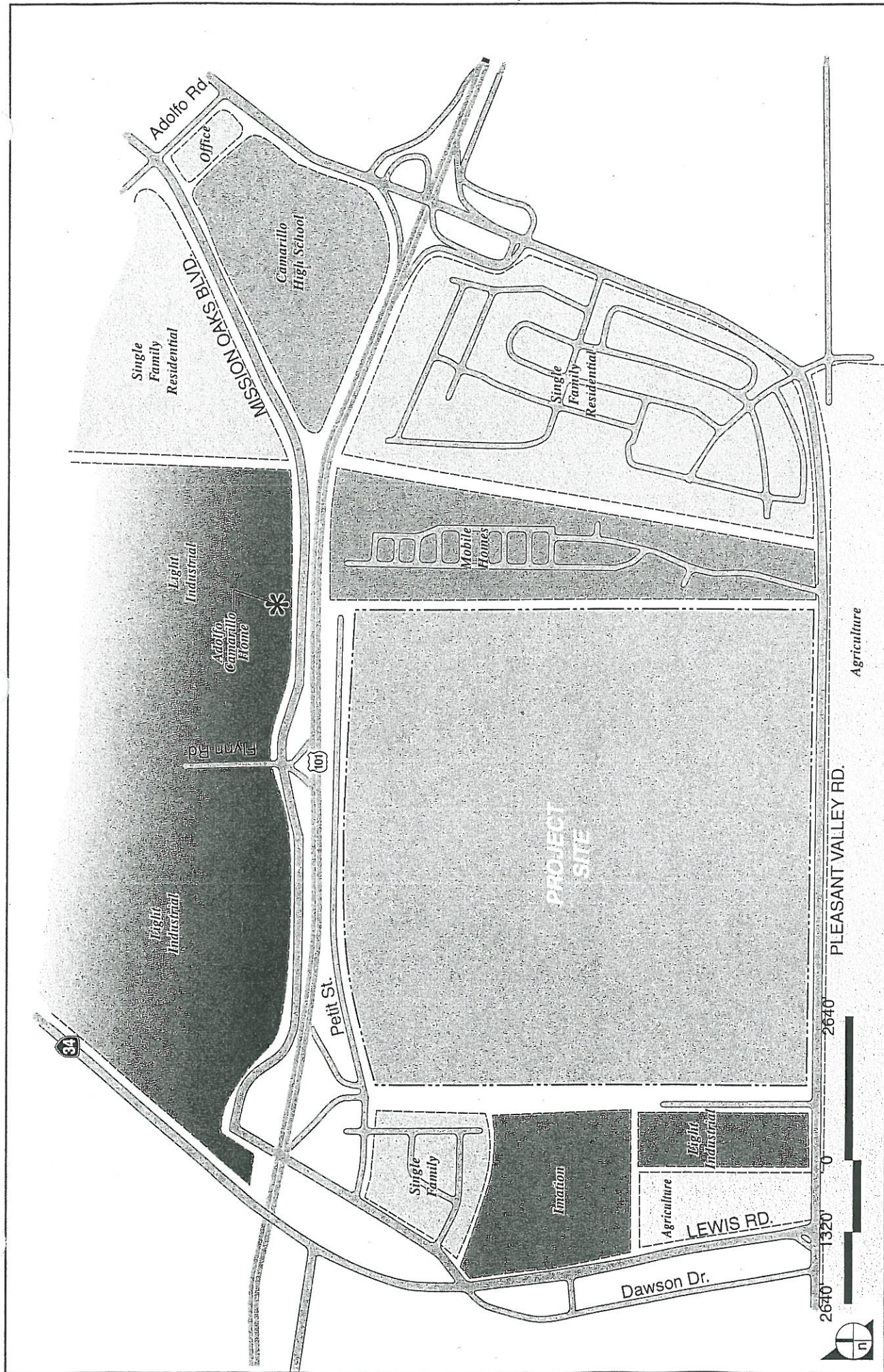


FIGURE 1-3

Surrounding Land Uses

VILLAGE AT THE PARK • Specific Plan

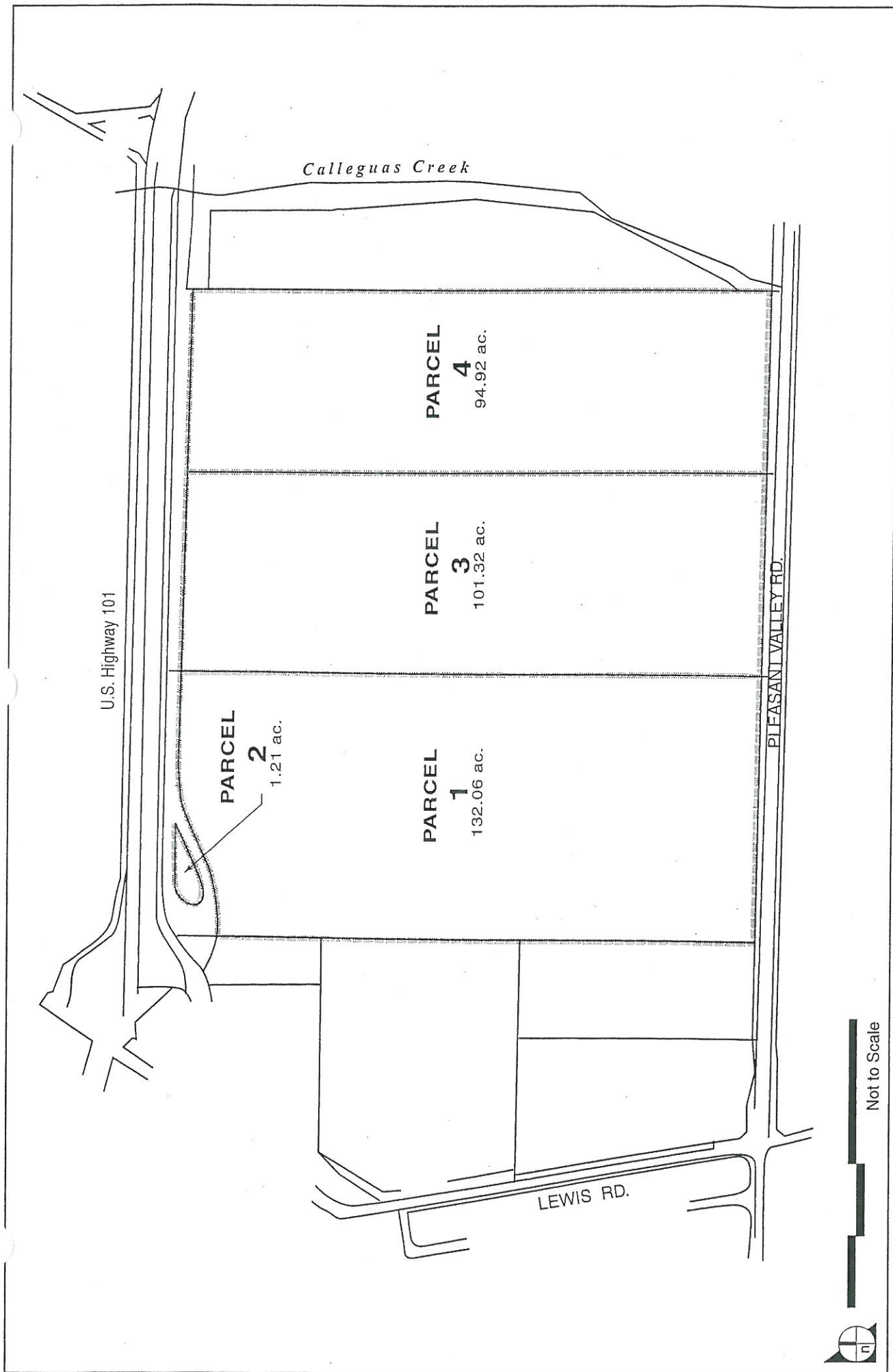


FIGURE 1-4

Existing Project Site Parcels

VILLAGE AT THE PARK • Specific Plan

The project site has historically been cultivated with spinach, lettuce, strawberries, and broccoli by various tenants. Over the years there have been fluctuations in the types, amounts, and net revenue of the crops cultivated at the site; although the primary crop cultivated in recent years has been strawberries.

The majority of the project site is designated as Prime Farmland. Smaller areas located in the north-central and southeastern portions of the site are designated as Farmland of Statewide Importance. Development on the site is limited two farmhouses, a farm equipment storage area, and landscape trees located in the north-central portion of the site along Petit Street. The *City of Camarillo General Plan* Land Use designation for the site is Agriculture. The City's *Zoning Code* designation for the site is AE - Agriculture Exclusive.

1.3 OBJECTIVES OF THE SPECIFIC PLAN

The project applicant and City of Camarillo have established objectives for the project and *Specific Plan*. These objectives respond to the existing physical setting of the *Specific Plan* area and surrounding areas as well as the *City of Camarillo General Plan*. The City's objectives for the *Specific Plan* are as follows:

- To create a pedestrian-oriented residential and commercial community incorporating traditional neighborhood planning principles.
- To establish a collection of linked neighborhoods featuring high architectural design character and quality of construction, extensive landscape/tree planting and a strong sense of place.
- To provide a location for a 55-acre youth sports park benefiting the entire City of Camarillo.
- To meet a variety of the future housing needs of the City of Camarillo in a location that is an infill property within the existing City limits and within the City CURB limits.
- To develop at densities that provides for an appropriate housing and land use mix but does not adversely impact surrounding infrastructure or existing neighborhoods.
- To provide a location and substantial funding for an elementary school to serve the southeast portion of the City of Camarillo.
- To provide a location for a family YMCA from which it can serve physical and social needs of a diverse cross-section of Camarillo residents.
- To create an acceptable separation between agricultural land uses south of the site and existing plus proposed residential land uses by means of an open space buffer along Pleasant Valley Road.
- To complete build-out of Pleasant Valley Road along the project frontage, providing additional roadway capacity to serve the California State University, Channel Islands (CSUCI) campus and regional needs.

- To provide improved vehicle access for the Lamplighter Mobile Home Community by means of a traffic signal-controlled intersection at Pleasant Valley Road.
- To provide neighborhood retail services to serve the local residents as well as a Highway Commercial/Hotel site to serve regional tourist needs and provide local jobs and sales tax/fee revenue.

1.4 AUTHORITY

California Government Code Section 65450 gives a legislative body the authority to prepare a Specific Plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. As outlined in the Government Code Sections 65451-65452, specific plans are to contain a text and diagram or diagrams specifying:

- The distribution, location, and extent of land uses;
- the distribution, location, and extent of major infrastructure improvements needed to support the land uses described in the plan (for this project, a detailed infrastructure plan will be prepared subsequent to the Planning Commission's selection of a land plan);
- development standards and criteria;
- a phasing plan (also to be prepared following selection of a land plan);
- a program of implementation measures;
- a statement of the relationship of the Specific Plan to the General Plan; and
- any other subjects which are necessary or desirable for the implementation of the General Plan.

After it is adopted (either by ordinance or resolution), a Specific Plan supplements existing zoning regulations and has an effect similar to the local General Plan. For example, the State Subdivision Map Act requires the legislative body to deny approval of a tentative or final subdivision map if it is not in substantial conformance with the applicable Specific Plan. In addition, a development agreement between a municipal body and a developer/applicant cannot be approved unless the legislative body finds the agreement is consistent with the General Plan and any applicable Specific Plan.

1.5 RELATIONSHIP TO THE CITY OF CAMARILLO GENERAL PLAN

The *City of Camarillo General Plan* guides development of the City. The *General Plan* includes the following elements: Land Use, Circulation, Scenic Highways, Housing, Recreation, Open Space and Conservation, Community Design, Safety, and Noise. A primary component of the Land Use Element is the Land Use Map, which designates the land use classifications and land use patterns intended to achieve the City's overall land use objectives.

The current *General Plan* Land Use Map designation for the *Specific Plan* area (i.e., Agriculture) would be amended at the time the *Specific Plan* is adopted. Land use designations proposed for the site include: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, and High Density Residential, Highway and Village Commercial, Open Space, Recreational and Institutional uses. Proposed zoning designations for the site would be consistent with these General Plan land use designations.

A map illustrating proposed General Plan and Zoning designations for the site is provided in **Section 2.0** of this *Specific Plan*.

1.5.1. Jurisdictional Boundaries and Policies

The entire *Specific Plan Area* is located within the corporate boundary of the City of Camarillo. In 1998, the City of Camarillo adopted a SOAR Ordinance which created a City Urban Restriction Boundary and placed it on the ballot in November 1998 for voter approval. This City Urban Restriction Boundary (CURB) was approved. The purpose of the CURB is to create a boundary defining the area in which urban development will be allowed through the year 2020, the horizon year for the City's *General Plan*. Through the year 2020, the City of Camarillo will restrict urban services and land uses to land located within the CURB. The *Specific Plan* area is located within the City's CURB, and development of the area is consistent with this ordinance.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

The organization of the *Specific Plan* and the directions for its use are defined below.

- Chapter 1: Introduction. The introduction provides background information and outlines the intent and structure of the Village at the Park Community and this *Specific Plan*, and establishes the regulatory authority of the Plan and its relation to other regulatory documents.

- Chapter 2: Development Plan. This chapter defines the pattern and intensity of land uses allowed in the *Specific Plan* area, the planned open space network, and the utility networks planned to serve the allowed land uses.
- Chapter 3: Development Standards and Design Guidelines. This chapter includes site *Development Standards*, *Design Guidelines*, and *Landscape Regulations*.
- Chapter 4: Implementation. This chapter defines the policies and programs to be used to implement the *Specific Plan*.

2.0 DEVELOPMENT PLAN

2.1 INTRODUCTION

As part of the planning process four land use concepts were considered. The Proposed Project was prepared and submitted by the project applicant while the three development alternatives were prepared by the City. The characteristics of the Proposed Project and each of the development alternatives that were considered are briefly described below.

Subsequent to Planning Commission review and City Council action, the final land plan was adopted. The "hybrid" plan represents the components of the applicant's plan while incorporating some of the design features of the alternate plans.

2.2 LAND USE PLAN

2.2.1 Approved Project

The Approved Project illustrated in **Figure 2-1** provides a variety of land uses on the site with a community sports park as a focus of the project. It was designed to allow phased development without affecting the three existing parcel boundaries (**Figure 1-4**) in **Section 1.0**, Introduction. A statistical summary of the Proposed Project land use mix is provided in **Table 2-1**.

Table 2-1
Statistical Land Use Summary - Approved Project

Land Use	Net Acres	Development Potential
Residential		
Low Density	150.10	685 units
Low-Medium Density	14.42	90 units
High Density	19.95	285 units
Subtotal:	184.47	1,060 units
Commercial		
Highway Commercial	11.48	150,000 sq. ft.
Village Commercial	15.50	200,000 sq. ft.
Subtotal:	26.98	350,000 sq. ft.
Public		
Community Sports Park Site	55.00	
Elementary School Site	10.00	33,000 sq. ft.
Perimeter Greenbelts/Detention Areas	15.33	
Subtotal:	80.33	33,000 sq. ft.
Quasi-Public		
Private Neighborhood Recreation Areas	6.00	
YMCA Site	5.00	54,450 sq. ft.
Institutional Use (church)	3.00	39,200 sq. ft.
Neighborhood RV Storage	3.50	
Subtotal:	17.50	93,650 sq. ft.
Streets/Rights-of-Way		
Arterial Boulevards	20.23	
Site Total:	329.51	

Source: Development Planning Services, correspondence to Impact Sciences, Inc., March 5, 2001.



VILLAGE AT THE PARK LAND USE PLAN

- Low and Low Medium Density
- Medium Density
- High Density
- Mixed Use
- Commercial

2.3 PROPOSED ZONE CLASSIFICATIONS

2.3.1 Zone Classifications

Figure 2-5 defines zoning classifications proposed within the Specific Plan area. The City of Camarillo would administer the plan as an amendment to the existing AE-Agricultural Exclusive Zoning Code designation. This plan defines development standards that shall be applied to future individual developments within the plan area. The standards set forth herein supercede the requirements found in the City of Camarillo Zoning Ordinance. In those categories where the plan does not establish or define standards, the standards of the underlying zone as set forth in the City of Camarillo Zoning Ordinance shall apply. However, this plan may further specify development regulations that are not addressed in the Zoning Ordinance.

2.4 UTILITY MASTER PLANS

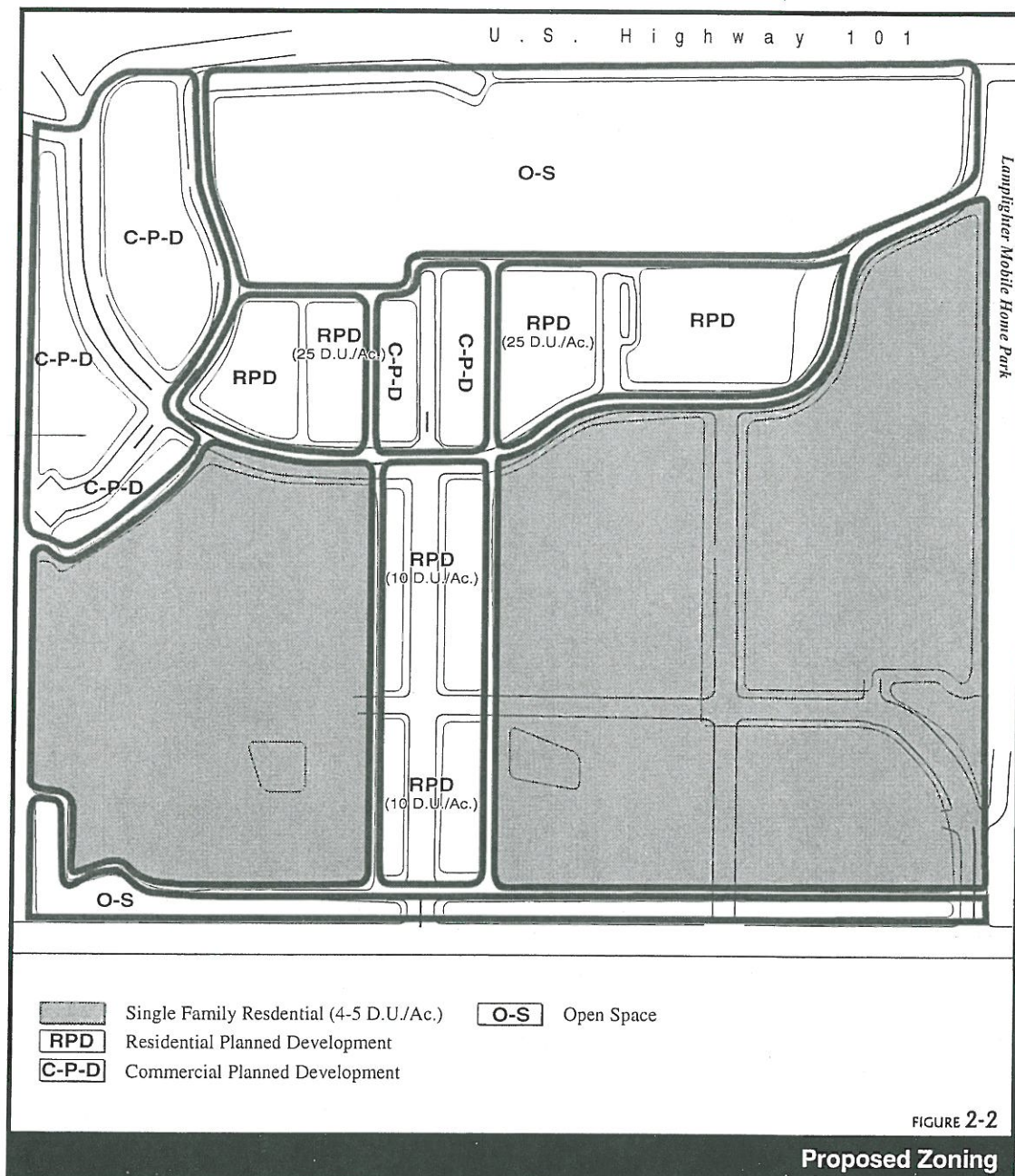
This section presents the master plans for utility improvements. The precise location and size of the water and sewer lines may be modified as part of the subdivision map process.

2.4.1 Potable Water System

Potable water is provided to the *Specific Plan* area by the Camarillo Municipal Water Department through 10- to 12-inch diameter water mains in Petit Street, Pleasant Valley Road, and Constitution Avenue. There is also a 12-inch waterline along the eastern boundary of the *Specific Plan* area. The approved uses would receive potable water through a looped distribution system that would connect with the 12-inch water mains in Petit Street, Pleasant Valley Road, and along the eastern boundary of the *Specific Plan* area. The existing 12-inch water main in Pleasant Valley Road would connect with the existing 12-inch water main along the eastern boundary *Specific Plan* area, while within the *Specific Plan* area, there would be 10- and 12-inch water mains to serve the approved uses.

2.4.2 Wastewater System

Wastewater generated within the City of Camarillo is treated by the Camarillo Sanitary District and the Camrosa Water District at the Camarillo Sanitary District Water Reclamation Plant. Within the *Specific Plan* vicinity, gravity-flow trunk sewers exist in Dawson Drive, Lewis Road, and along the eastern boundary of the *Specific Plan* area. There is also a 21-inch sewer trunk located south of the *Specific Plan* area in Pleasant Valley Road. Wastewater generated within the *Specific Plan* area would gravity-flow from the through 8- and 10-inch sewers to the existing 21-inch sewer trunk in Pleasant Valley Road where it would gravity flow to Pumping Station No. 2. From this point, sewage would be pumped through existing systems to the water reclamation plant.



2.4.3 Storm Water Drainage

Storm water occurring within the *Specific Plan* area would drain to detention basins in the central and or southern part of the site. Runoff from the detention basins would discharge into the existing storm drain system and/or Calleguas Creek. The storm water drainage plan shall be consistent with the provisions of the City of Camarillo Department of Engineering Services Master Plan of Drainage.

2.4.4 Natural Gas

Natural gas service is provided to the *Specific Plan* area by the Southern California Gas Company via 6-inch high pressure lines in Pleasant Valley Road and Petit Street. The approved land uses would connect to either or both of these existing lines via installation of a regulator station and local distribution lines.

2.4.5 Electricity

Electrical power is provided to the City of Camarillo by Southern California Edison. Above-ground transmission lines are presently located along the southern perimeter of the *Specific Plan* area along Pleasant Valley Road. The approved uses would connect to these existing lines.

2.4.6 Communication

Telephone Service is provided under contract to the City by Verizon. The existing lines are located both east and west of the *Specific Plan* area and would be extended to the area to serve the approved uses.

Cable TV service is provided to the City by Verizon and Adelphia. The existing cables are located east of the *Specific Plan* area and would be extended to the area to serve the approved uses.

3.0 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

This section of the Specific Plan contains the overall expectations, design guidelines and the development standards for each of the defined land use types. Guidelines provide the overall design intent and visual parameters for development and are interpretable. Standards provide additional clarity to the Guidelines by setting numerical and operational limits and are not interpretable.

The contents of this section do not intend to replicate the City's Zoning Code. This plan defines development standards that shall be applied to future individual developments within the plan area. The standards set forth herein supersede the requirements found in the City of Camarillo Municipal Code, Zoning Ordinance.

3.1 THE VISION: PRIMARY DESIGN OBJECTIVES FOR THE SPECIFIC PLAN AREA

In preparing the Design Guidelines and Development Standards for this *Specific Plan*, several examples of viable, beautiful, and lasting neighborhoods were reviewed and evaluated. These neighborhoods are in the communities of Monterey, Carmel, Santa Barbara, Pasadena, and San Marino. All of these examples provide effective and balanced pedestrian-oriented environments and integrated circulation networks and charming architecture which then sets the tone for their overall appeal and ambience.

Upon review, one of the most compelling results of the above examples is that due to their design and simplicity, these neighborhoods tend to come across as "small towns" or, parts of small towns. This is due in large part, to their inherent variety of land uses, the focus on the *Public Realm*, and the lack of perimeter walls, all interconnected by a hierarchy of circulation routes. As mentioned, these neighborhoods have a pedestrian-friendly environment which is the result of a highly coordinated set of components: architecturally interesting buildings, a variety of building types, orientation to the street, a beautiful *Public Realm* and, vehicular circulation in balance with pedestrian circulation. These fundamental principles serve as the foundation upon which the following Design Guidelines and Development Standards are based.

3.1.1 Promote the "Small Town" Image

The development scenarios envisioned for the *Specific Plan* area contain the various "pieces" that are often found in a small town: a village center, a school, YMCA, church, mixed use buildings and, different types of housing all woven sensitively into neighborhoods. The examples that were used in preparing the vision for this Specific Plan area all have that "small town" character, aesthetically and physically. In fact, the Specific Plan area is roughly 1/3 the size of pedestrian-oriented, "village" or small town type

communities in California. This character is often referred to as “village-character” but this is not always as easy to convey or implement as “small town-character.” Additionally, “village” is a term which can have a wide variety of scale associated with it and, as such, tends to not serve as well as a founding principle. For this reason, “small town” is used in this Plan as it is more easily achievable, clear and the fundamental objective to implementing the vision set forth in this Specific Plan.

3.1.2 Provide Pedestrian-Oriented Design

These Guidelines and Standards reinforce the “small town” image through the emphasis of architecture at the pedestrian level. The examples used to prepare this *Specific Plan* show that their strength comes from appealing to the pedestrian instead of trying to appeal to vehicular traffic that is moving at different rates of speed.

Exaggerated architectural gestures and trendy techniques are not present in the examples as pedestrian-oriented design is based on a direct relationship between the buildings in the neighborhood(s) and the *Public Realm*. Namely, the buildings orient directly to the adjacent sidewalk and do not turn away from the street and into parking lots. In the case of single-family houses, the buildings are not dominated by garages. For this *Specific Plan* area, to meet current demands, garages will probably be larger than in the example neighborhoods. However, alternate techniques are available to creatively recess the garages from the front of the house so as not to dominate visually and detract from the overall pedestrian-oriented design of the neighborhood.

In addition to architecture, the example neighborhoods balance the needs of pedestrians and vehicles. This is accomplished chiefly by an integral circulation network which is based on a hierarchy of routes for the motorist and pedestrian that actually disperse rather than concentrate traffic *Boulevards, Avenues and Streets*. Too often this hierarchy is realized in name only without utilizing the direct benefits of such a system.

3.1.3 Provide Pedestrian-Oriented Public Realm

The Public Realm is known as the area within the “right of way” for *Boulevards, Avenues and Streets*. When these areas balance the needs of vehicles with pedestrians, we tend to want to be in these areas and not simply “get through” these areas. In this *Specific Plan*, the Public Realm is not intended to be minimized to a specific area. Rather, it is a fundamental concept upon which the example neighborhoods are based.

These Guidelines and Standards would reinforce the “small town” character by designing pedestrian-scaled *Boulevard, Avenue or Streets* while providing for efficient vehicular circulation. However, efficiency shall not be at the expense of the pedestrian scale. In the example neighborhoods, the pedestrian environment was strong and vehicular circulation was efficient. This is particularly evident in such physical features ranging from the width of sidewalks in relation to the adjacent *Boulevard, Avenue or Street*, size and location and width of the adjacent tree lane based on the adjacent *Boulevard, Avenue or Street*, to the amount of house in relation to the amount of garage as seen from the adjacent *Boulevard, Avenue or Street*. As seen in the example neighborhoods, the *Public Realm* always comes first, it is prominent, it varies according to the type of adjacent *Boulevard, Avenue or Street*, and, it is scaled to the pedestrian by properly proportioning the vehicular area to the pedestrian area.

Due to the relatively flat topography of the *Specific Plan* area, the network of streets/*Public Realm*, has few physical constraints. However, in an effort to provide fundamental identity to the development through the *Public Realm*, the network of streets has purposely been designed to avoid a rectilinear arrangement. The resulting network of streets/*Public Realm*, meanders in a variety of manners creating inherent visual interest for the eventual development that will follow and form this community.

Summary

- A street (Boulevard, Avenue or Street) is a circulation mode for people driving, riding and walking that allows access to private uses along its edges. In good streets, the experience is comfortable, safe and aesthetically pleasing to the senses.
- The best streets encourage participation by all. Memorable streets invite us to spend time watching, playing, working and having the opportunity to be together. By using the Public Realm as an amenity, the neighborhoods are even stronger and more visually appealing.
- A variety of streets creates the hierarchy needed to properly and efficiently disperse traffic to be able to produce the pedestrian-oriented Public Realm.
- Trees planted at the curb line as well as on-street parking provide pedestrians with a feeling of safety, contributing to the overall ambience of the area.
- Orientation of buildings to the Public Realm makes for a pedestrian-friendly environment that is very appealing.

3.2 DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

For each of the land use types (as defined by zone) identified in this *Specific Plan* area (e.g., *Open Space, Commercial, Mixed Use, Residential*, etc.), this section first provides the overall design objectives and expectations for the particular land use type and, then identifies the numerical and operational limits for

development purposes. In presenting the information from general to specific, the reader will gain a more thorough understanding of the requirements and opportunities in this *Specific Plan*.

3.2.1 Consistency with the City's Heritage Zone

a. Non-Residential Development

Consistent with the Heritage Zone as defined in the City of Camarillo Municipal Code, all non-residential development inclusive of the Town Center shall be in the "Spanish" style of which there are several acceptable interpretations: "Spanish colonial revival, Santa Barbara, Andulasian, Mexican, mission, Monterey or early California."

b. Residential Development

Residential areas planned as part of the Village at the Park Specific Plan site are outside Heritage Zone boundaries (greater than 1,000 feet from the freeway). Therefore, residential areas may have more of a variety of architectural styles. However, the multi-family component of the Village and the Park Specific Plan should use these criteria as these residential areas are an extension of the "Town Center." Other residential planned as part of the Village and the Park Specific Plan should be encouraged to utilize a blend of heritage zone and other design themes as defined in this Specific Plan.

3.2.2 Institutional Uses

Institutional uses include the church and YMCA site(s) that are components of the Residential zone (R-P-D). These uses are permitted with a Conditional Use Permit in this zone and are subject to design review as part of the approval process. Development standards per the City of Camarillo Zoning Ordinance for the residential zone apply to institutional uses. To provide additional design direction within the Specific Plan area, design objectives, guidelines and development standards for institutional uses are provided below.

a. Institutional Design Objectives

Institutional properties and buildings often provide the visual emphasis or interest for a particular area. These are usually the buildings where a certain feeling of permanence or welcome is expressed through the architecture. Consistent with the architecture of these buildings is their physical location in the area. Usually, such buildings command an important setting such as at the terminus of an important street or prominently at a significant intersection. For example, a church with a prominent feature at the end of an avenue.

These buildings are expected to be of a higher level of design than multi-family buildings, houses or the commercial structures. By incorporating these types of buildings into the area in a simple but strong manner, the area will be provided with a visual "punctuation" or highlight that exists in the example neighborhoods used for this Specific Plan.

Summary

- Prominent Location of building on the site
- Non-commercial or residential architecture
- Gathering area to connect entry to Public Realm

b. Institutional Design Guidelines

As described above, *Institutional* properties and buildings are few (inclusive of the YMCA and church), but are important from a number of perspectives. In terms of design guidelines, the following guidelines shall be applied to institutional uses occurring within the Village at the Park Specific Plan area:

1. Buildings and site improvements designed in the authentic Spanish Colonial Revival Style are highly recommended.
2. Individual *Façades* should generally be limited to 60 feet in length along a *Frontage*. Building wings may exceed this dimension if designed with architecturally distinct *Façades* articulated in plan, elevation and massing, each approximately 60 feet or less in length.
3. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.
4. Open colonnades/arcades shall include stone or plaster columns trimmed in stone. Columns shall not be less than 18 inches in any dimension, shall have decorative capitals and bases and shall be spaced at no more than 20 feet on center.
5. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be "smooth," "steel trowel," "sand" or other approved finish, with accents of fine materials such as stone, cast stone and ceramic tile.
6. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
7. The primary buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 to 6:12 proportion.
8. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.

c. Institutional Development Standards

1. Development within *Institutional Areas* is subject to the development standards associated with the R-1 zone as defined by the City of Camarillo Zoning Ordinance. Additional design standards are recommended below to enhance the visual appeal within institutional areas and contribute to the enhancement of the public realm. 1. The primary pedestrian entry should be oriented to the adjacent *Boulevard, Avenue or Street*.
2. At the corners of a *Boulevard or Avenue*, the *Façades* should be set back 25 to 40 feet from the *Frontage Line* for a distance of 50 feet from the corner.
3. Lot sizes shall be per the adopted plan. Building setbacks would be subject to the review of the CUP.
4. Side yard building setbacks to residential lots shall be a minimum of 60 feet. Parking lots shall be setback at least 6 feet from any residential lot line. A six (6) foot high masonry separation wall shall be provided.
5. The main *Façades* should be no less than 20 feet in *height*.
6. *Façades* adjacent to, or visible from, any type of *Boulevard, Avenue or Street* should be fenestrated with windows and doors.
7. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street*. Where parking areas are located on the *Frontage*, they shall be screened from the *Frontage* by a low wall or by continuous maintained hedge of the specified *height*.
8. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
9. Land uses are subject to uses permitted in the *Zoning Code* but the anticipated uses within the Village at the Park Specific Plan are:
 - a. Church/Place of Worship
 - b. YMCA
10. Parking shall be provided for permitted uses in accordance with the provisions of the *Zoning Code*.

3.2.3 Commercial Uses

Commercial uses include those components of the specific plan area that occur within the Commercial Planned Development (CPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Commercial Planned Development zone apply to commercial uses. The intent of the CPD zone is to provide areas for the development of planned commercial areas. To provide additional design direction within the CPD zone in the Specific Plan area, design objectives, guidelines and development standards for commercial uses are provided below.

a. Commercial Design Objectives

Commercial properties and buildings provide the areas for commerce. These properties and buildings are usually expressive of the ownership and/or tenants. These properties and buildings often provide the visual interest and variety that exists in the example neighborhoods used as a basis to prepare this *Specific Plan*. This variety is provided in terms of the architecture as well as the visual appointments/details (e.g., signage, lighting, etc.). Commercial planning areas are intended to work with and complement the mixed use planning areas. Visually and physically, where the two planning areas abut, there should be a smooth transition so as not to detract from the *Public Realm*. Rather, the Public Realm becomes part of the ambience and appeal for the commercial businesses.

Typical of the City of Camarillo, commercial buildings are expected to be primarily in the Spanish Colonial Revival style of which there are several interpretations (i.e., Mediterranean, Andulasian, Mexican, Monterey, Santa Barbara, Mission, etc.). This type of architecture provides a sophisticated and warm backdrop for the various businesses that will occur within the buildings. As with the *Institutional* buildings, the pedestrian's needs are to be as important as the vehicular needs. This balance frequently occurs in the example neighborhoods used for this *Specific Plan*.

Summary

- Work with the Public Realm to enhance the individual businesses
- Variety of architecture and facades within the "Spanish" style
- Incorporate pedestrian-oriented details

b. Commercial Design Guidelines

As described above, *Commercial* properties and buildings serve as the backdrop or "setting" for the daily routines of all who operate and use the businesses in the area. Where appropriate, the orientation of the buildings to the adjacent sidewalk in the *Public Realm* should be emphasized. This planning feature can provide convenient parking for short-term use, decreases the size of the necessary parking lot and, tends to slow the traffic speeds on secondary streets due to ingress and egress needs. In short, this feature can add to the "small town" character upon which the architecture can then enhance. All of this contributes positively toward the pedestrian-oriented *Public Realm*.

1. Individual *Façades* should generally be limited to 75 feet in length along a *Frontage*. Additionally, facades should not be less than 25 feet in width along a *Frontage*.

2. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.
3. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be "smooth," "steel trowel," "sand" or other approved finish, with accents of fine materials such as stone, cast stone and ceramic tile.
4. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
5. Buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 or 6:12 proportion.
6. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.
7. Facades should have a height of at least 15 feet.
8. Shade devices such as awnings and canopies should not project more than 4 feet from the face of the façade and shall be at least 8 feet above the sidewalk.
9. Permanent shade devices such as metal canopies need to be considered with the design of the facade.

c. Commercial Development Standards

Development within the *Commercial Areas* is subject to development standards associated with the CPD zone as defined in the City of Camarillo Zoning Ordinance. Additional design standards are recommended below to enhance the visual appeal within commercial areas and contribute to the enhancement of the public realm.

1. The primary pedestrian entry should be oriented to the adjacent street and the entry *Façade* shall be built on the *Required Setback Lines*.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* should be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.
3. Side yard building setbacks to residential lots, when immediately adjacent, should be a minimum of 10 feet. Parking lots shall be setback at least 15 feet from any residential lot line.
4. The main *Façades* shall be no less than 15 feet in *height*. Buildings should be no more than 2 Stories or 35 feet in *height* unless a CUP is approved for a greater height. Building Height is exclusive of architectural features.
5. Facades should be designed to not be wider than 75 feet or narrower than 25 feet.
6. Lot sizes shall be in accordance with the adopted Specific Plan and Zoning Ordinance.
7. *Façades* adjacent to, or visible from, any type of *Boulevard, Avenue or Street* should be fenestrated with windows and doors.

8. Parking areas shall be screened from the *Frontage* by a low wall or by continuous maintained hedge of the specified *height*.
9. Trash receptacles, electrical transformers, and other service elements should be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
10. On-street parking should be provided in accordance with the Circulation and Landscape Standards of this Specific Plan. These areas are to be clear of the necessary lane(s) for the adjacent *Boulevard, Avenue or Street* and shall be counted toward satisfying no more than 25 percent of the required parking as set forth in the *Zoning Code*.
11. Parking should be provided for permitted uses in accordance with the provisions of the *Zoning Code*.
12. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.
13. Driveway entrances shall be detailed as street intersections (e.g., pedestrian crossings, curb returns, street furnishings, signage, etc.)
14. Land uses are subject to the *Zoning Code*, but anticipated include the following and require planned development permits

- Grocery Store
- Restaurants
- Hotel / Motel
- General Retail
- Garden / Nursery

Drive-thru uses are discouraged.

3.2.4 Mixed Use Planning Areas

a. Mixed Use Design Objectives

Mixed-Use properties and buildings provide the areas for people who want an apartment, condominium, office or other type of use immediately above limited commercial businesses or offices. This area also provides for those who want a combination of their house and work/commerce areas on the same lot. Both of these options are reemerging types across the country and allow for an additional type of housing unit in the area. These properties and buildings tend to reflect more of the commercial aesthetic, especially at street level, while providing access to the residential portion of the unit(s) from the street.

As with *Commercial* buildings, at the street level, these properties and buildings are usually expressive of the ownership and/or tenants. However, above the street level, these properties and buildings reflect the residential character of the upper floor(s).

These buildings are expected to be primarily in the Spanish Colonial Revival style of which there are several interpretations (i.e., Mediterranean, Andulasian, Mexican, Monterey, Santa Barbara, Mission, etc.). This type of architecture provides a sophisticated and warm backdrop for the various businesses that will occur within the buildings. As with the *Institutional* and *Commercial* buildings, the pedestrian's needs are to be as important as the vehicular needs for these properties. This was evident in the example neighborhoods used for this *Specific Plan*.

Summary

- Non-residential on ground floor, residential office or similar above or behind ground floor
- Express the ground floor as different but related to upper floor(s)
- Variety of architecture and facades within the "Spanish" style
- Work with the Public Realm to enhance the appeal of the business/housing

b. Mixed Use Design Guidelines

As described above, *Mixed Use* properties and buildings are a limited blending of residential and commercial uses and provide a sound opportunity for customers of adjacent or nearby commercial areas to come from directly above the ground floor activity.

The orientation of the buildings to the adjacent sidewalk in the *Public Realm* is a primary objective for various reasons (e.g., convenience, visibility, vitality of the streetscape, etc.). One of the prevalent features found in the example neighborhoods is the provision of on-street parking for businesses in addition to off-street parking behind buildings. This provides convenient parking for short-term use, decreases the size of the necessary parking lot and, tends to slow the traffic speeds of the *Boulevard, Avenue or Street* due to ingress and egress needs. All of this contributes positively toward the pedestrian-oriented *Public Realm*. In terms of design guidelines, the following shall be applied to these properties:

1. Individual *Façades* should generally be limited to 75 feet in length along a *Frontage*. Additionally, facades should not be less than 25 feet in width along a *Frontage*.
2. Projecting architectural elements such as colonnades, arcades and balconies are encouraged, and should include fine materials such as profiled heavy timber and wrought iron.

3. Building walls should be detailed as thick walls, with windows substantially recessed. If walls are finished in stucco, it should be "smooth," "steel trowel," or "sand" finish, with accents of fine materials such as stone, cast stone and ceramic tile.
4. Windows and doors should be of a high quality. Aluminum or wood frames with divided lights are highly recommended.
5. Buildings should have visible pitched roofs, with high quality roofing material such as clay barrel tile, or concrete tile faithfully simulating that material. The pitch of such roofs should be low and preferably in the 4:12 or 6:12 proportion.
6. Eaves should be detailed with overhangs with exposed rafter tails, or with a profiled cornice. Gutters should be half round or ogee, and downspouts should be round.
7. Facades should have a height of at least 15 feet.
8. Shade devices such as awnings and canopies should not project more than 4 feet from the face of the façade and shall be at least 8 feet above the sidewalk.
9. Permanent shade devices such as metal canopies are highly encouraged.
10. Entries to the residential portion of a building should be clearly identifiable but not dominant on the overall façade.
11. Forecourts or dooryards are highly encouraged as a transitional semi-private area between the Public Realm and the façade of the building. Variety among such features is highly encouraged. These spaces may be defined by a low wall consisting of materials matching those of the associated building and should not exceed 30 inches in height.

c. Mixed Use Development Standards

Development within the *Mixed Use Planning Areas* is subject to the following development standards:

1. The primary pedestrian entry shall be oriented to the adjacent street and the entry Façade shall be built on the Required Setback.
2. At the corners of a Boulevard or Avenue or Street, the Façades shall be set back 20 feet from the Frontage Line for a distance of 25 feet from the corner.
3. Parking lots shall be setback at least 6 feet from any mixed use lot line.
4. The main Façades shall be no less than 20 feet in height. Buildings shall be no more than 3 Stories or 45 feet in height.
5. Façades adjacent to, or visible from, any type of Boulevard, Avenue or Street shall be fenestrated with windows and doors.
6. Parking areas shall not be located between the building and the adjacent Boulevard, Avenue or Street. Where parking areas are located on the Frontage, they shall be screened from the Frontage by a low wall meeting the requirements of a Courtyard Wall (see Glossary) or by continuous maintained hedge of the specified height.

7. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
8. Provisions shall be made to ensure functional and efficient access by residents and/or tenants of common facilities such as trash, delivery access, etc.
9. On-street parking shall be provided in accordance with the Circulation and Landscape Standards of this Specific Plan. These areas are to be clear of the necessary lane(s) for the adjacent Boulevard, Avenue or Street and shall be counted toward satisfying no more than 25 percent of the required parking as set forth in the Zoning Code.
10. Parking shall be provided for permitted uses in accordance with the provisions of the Zoning Code.
11. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.
12. Land uses are subject to the Zoning Code but the anticipated uses are:

Ground Floor:	Retail (limited food establishments; offices, including medical offices)
Upper Floor(s):	Residential (2 max) Office or similar uses

Uses not allowed in this planning area:

Drive-up or -through businesses
Automotive Repair/Storage
Automotive Sales

3.2.5 Residential Areas

Residential uses include those components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Single-Family Residential and Residential Planned Development zones apply to residential uses as appropriate. The intent of the RPD-4U and RPD-5U zones are to provide single-family homes with not more than one dwelling unit and customary accessory buildings on one lot. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the Specific Plan area, design objectives, guidelines and development standards for residential uses are provided below.

a. General Residential Design Objectives

The purpose of the following *Design Guidelines* and *Development Standards* in residential areas is to capture a historic context or period of architecture found in established and viable neighborhoods. In preparing the Design Guidelines and Development Standards for this Specific Plan, several examples of

strong neighborhoods were reviewed and evaluated for application of the successful practices in this community. These neighborhoods are in the communities of Monterrey, Carmel, Santa Barbara, Pasadena, and San Marino. All of these examples provide effective and balanced pedestrian-oriented environments and contain a variety of architectural styles with the most prevalent being the Spanish Colonial Revival. These styles are generally consistent with the City of Camarillo's Heritage Zone requirements and are encouraged as part of this Specific Plan. As with the previous land use categories, the residential Guidelines and Standards are presented below, beginning from the general to the specific.

Residential uses provide the majority of the development in the Specific Plan area. Within the residential planning areas, a total of four (4) land use categories are allowed and include Low, Low-Medium, Medium and High. Within each of these land use categories, there are several types of development/buildings allowed as permitted by the City of Camarillo Zoning Ordinance. A primary purpose of the RPD zone is to allow flexibility that responds to changing market conditions as well as for achieving a variety of building types within each land use category. A variety of building types contributes significantly towards providing community character through a variety of building types and avoids the feel of a "mass produced" community.

Aesthetically, residential development should be more diverse in style than any of the other land use categories. This is due in large part to the fact that there is more of this development type and that there are opportunities to express certain styles on certain streets. As with the other development and buildings, a fundamental principle here is that the pedestrian's needs are to be as important as the vehicular needs for these properties. This was evident in the example neighborhoods used in preparing this Specific Plan.

Summary

- Four (4) land use categories
- Multiple building types within each of the 4 land use categories
- Orientation of the buildings to the street
- Work with the Public Realm to enhance the neighborhood's ambience and appeal

b. General Residential Design Guidelines

The following Guidelines apply to all residential development in the Village and the Park Specific Plan area. Also, refer, further to the particular land use category (e.g., High, Medium, Low-Medium or Low) for further guidelines.

Site Planning

1. The orientation of the buildings to the adjacent sidewalk in the *Public Realm* is a fundamental objective of this Specific Plan and, while it may be obvious for single-family development, it is often overlooked for non-single family development.

For example, in the non-single family development reviewed in the example neighborhoods, one of the prevalent features was a generous and attractive *Public Realm*.

2. The street configuration should be planned so that the resulting lots and buildings can readily incorporate the most recent solar energy techniques.
3. Lots should be planned and houses should be designed so that the *garages* of the houses do not dominate the *Façades*. The maximum proportion of garage to façade should be 1/2 garage to 1/2 façade. In the event that this proportion is not feasible, the garage shall be recessed from the façade by a minimum of 10 feet to make the house portion more visually prominent than the garage.
4. The primary pedestrian entry shall be oriented to the adjacent street and the entry *Façade* shall be built on the *Required Setback Lines*.
5. *Façades* adjacent to, or visible from, any type of Boulevard, Avenue or Street shall be fenestrated with windows and doors, including a principal entry to the building. The openings should be of vertical proportions, or square.
6. Parking shall be provided for permitted uses in accordance with the provisions of the *Zoning Code*.
7. The number and size of parking spaces shall be as required by the *Zoning Code*. Required parking for residences shall be located and designed in conformance with the Development Standards and the *Design Guidelines*.
8. Corner lots should make use of the side street for garage access wherever possible.

Architectural Details

These Guidelines generally define a range of materials, elements and details that are required for houses, *outbuildings*, and site improvements on all residential lots within the community and generally apply to all architectural styles defined below.

Not all of the materials, elements and details listed in this General Guidelines sections are consistent with the described Architectural Styles. Upon selection of a style, the available range of such choices is narrowed to ensure the proper execution of the essential qualities of the selected style. In a few cases, the specific requirements for a style may contradict a General Guideline. In case of such a conflict, the requirement for the specific Style shall govern.

Roofs and Massing

- Two-story masses to be accompanied by lower roof elements, unless specifically stated to the contrary for a particular style.
- The main *Façades* shall be no less than 15 feet in *height*.
- Building roofs shall be gabled or hipped and sloped between 3:12 and 12:12, not to exceed a *height* of 35 feet.
- Porch roofs shall have a minimum pitch of 3:12, unless specifically stated to the contrary for a particular style.
- Overhanging eaves shall be finished with exposed rafter tails or a cornice, in accordance with the requirements for the selected architectural style. The minimum nominal dimension of exposed rafter tails and outlookers shall be 3".
- Skylights shall be flat (non-bubble) only.
- Rakes at gable ends shall be terminated with 2x fascia or tile wrapped over such a fascia.
- Gutters shall be painted galvanized steel, copper, or painted aluminum. Allowed gutter shapes are half round and ogee.
- Roofing materials shall be clay barrel tile, wood shakes, wood shingles, slate, or concrete or approved, high-quality composite materials faithfully simulating these natural materials. The roofing material for each house or building shall be consistent with the selected architectural style, as specified in the following style sections of these Guidelines.

Doors and Windows

- Doors and windows shall be made of wood, vinyl-clad wood, vinyl or metal.
- Window openings shall be vertical in proportion or may be square.
- Window glass shall be clear glass with not more than 10 percent daylight reduction (tinting), and shall not be reflective (mirrored).
- Windows may have the following accessories: shutters sized to match the openings, opaque canvas awnings (Spanish Colonial Revival style only), and planter boxes supported by visible and decorative brackets.
- Windows and doors may be trimmed in painted wood, brick, stone, or cast stone.
- Feature windows (arch, segment, circular, oval) may be provided - no more than one per *Façade* is recommended.
- Windows should be single-hung, double-hung, or hinged casement.
- Windows on *Façades* shall have divided lites that are consistent with the selected Architectural Style

Walls and Fences

- Building walls shall be made of or finished in stucco, painted wood siding, brick, stone, or approved composite materials faithfully simulating these natural materials.
- Garden walls shall be made of or clad with stucco, brick, stone, or block materials faithfully simulating these natural materials. Garden wall materials and colors shall be consistent with the selected architectural style and with the buildings on the lot.
- Walls may be trimmed with painted wood, brick, stone or approved cast stone.
- *Frontage* fences may be made of painted or stained wood. *Frontage* fences should be a maximum of 36 inches in height.
- Painted wood picket fences, and stained or painted rail fences, are allowed at the *Frontages* of lots in the Low and Low-Medium Residential Areas.
- *Frontage* fencing at the side yards of corner lots should match the fence design of the front yard frontage and be located within two (2) feet of the property line.
- Rear yard walls and interior sideyard walls shall be made of sacked slump block masonry, plastered concrete block masonry, or fine masonry of any type. Such walls shall be no more than 6 feet in *height*.

On the ends of blocks, where sideyards front the street, the corresponding façade shall respond to the side or rear yard in an inviting, pedestrian-scaled manner (e.g., secondary entry to house, windows taking advantage of streetscape view, etc.) and no more than 50% of the side yard shall be enclosed by walls.

- Gates in wood fences shall be made of wood matching the fence. Gates in masonry walls may be made of wood, wrought iron, or tubular steel faithfully simulating wrought iron.

Mechanical and Electrical Equipment

- All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.

Colors

- Roof and Materials
 - Natural materials or composite materials faithfully replicating the color and texture of the natural material.
- Walls
 - Deep value "earth" and natural toned colors.
- Accents
 - Traditional and historically correct colors to complement the selected architectural style.

Architectural Style

Five (5) historical Architectural Styles form the basis for these *Design Guidelines* for the *Residential Planning Areas*. It is intended that houses within the *Residential Community* adhere to a coherent set of design features of one of these Styles. The five Styles have been selected to allow a wide range of variation in materials and a great deal of invention in architectural design. Through the use of these styles, and careful attention to authentic detailing, the high quality residential character of the community will be achieved. It is not intended, however, that these styles be merged with one another or "reinterpreted" in "innovative" or "flashy" ways.

For each neighborhood, at least 80 percent of the single-family lots shall incorporate a minimum of four (4) building plans with three (3) distinct architectural styles and elevations with no footprint and elevation located adjacent to or directly across the street from the same plan or style to ensure a unique design character for this neighborhood.

Allowed Architectural Styles for Residential Planning Areas

- Traditional
- Spanish Colonial Revival
- Monterey
- Craftsman
- French Country

Traditional - Identifying Characteristics

Simple, two-story massing of distinct single or multiple box elements with gable roofs. One-story wings and porches may have shed roofs attached to the primary building.

- Roofs
 - Gabled roofs with pitches between 5:12 to 10:12.
 - Simple front to back or side-to-side forms.
 - Concrete flat tile materials simulating those natural materials.
 - Substantial profiled wood cornices at eaves, and profiled trim at gable ends (no stucco soffits).
- Windows
 - Rectangular (vertical), single- or double-hung.
 - Divided lites.
 - Trimmed in painted wood.
 - Shutters sized to match openings (operable or at least look like they operate).
- Wall Materials
 - Wood drop-siding or clapboard, trimmed with painted wood at all edges and corners.
 - Brick.
- Architectural Elements
 - Front porches or stoops.
 - Pedimented wood surrounds at front entries.
 - Brick chimneys.
 - Wood fences if attached to house, picket fence at *Frontage*.
- Colors
 - Walls of dark or medium earth hues, or white.
 - Trim and shutters of dark earth hues or white.

Spanish Colonial Revival - Identifying Characteristics

Low-pitched, red-tiled roofs, usually with little or no eave overhang. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

- Roofs
 - Gabled and hipped roofs, from 4:12 to 6:12 in pitch.
 - Simple hip, gable and shed forms.
 - Exposed rafter tails or profiled cornice at eaves.
 - No overhang at gables, with tile wrapped over face of wall, with or without profiled plaster cornice (no stucco soffits).
 - Clay tile or clay or concrete barrel S-tile.
 - Half round or ogee gutters and round downspouts
- Windows
 - Recessed windows.
 - Flat, arched, segmental or half round window heads.
 - No trim typically at heads or jambs of typical openings.
 - Stone or cast stone trim at accent openings, or at sills of typical openings.
- Wall Materials
 - Smooth finish stucco (no rougher than sand finish).
 - Cut or cast stone accents.
 - Clay pipe scuppers and vents.
 - Shutters at windows accent windows.
- Architectural Elements
 - Heavy exposed beams.
 - Iron or wood balconies and rails.
 - Masonry or wood column and balustrades.
 - Arcades and trellises.
 - Decorative tile insets.
 - Low stucco wall at *Frontage*, enclosing forecourt.
- Colors
 - White and off-white walls.
 - Dark brown wood.
 - Vibrant paint and tile accents.

Monterey - Identifying Characteristics

Low-pitched, red-tiled roofs, usually with little or no eave overhang. Typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

- Roofs
 - Gabled and hipped roofs, from 2:12 to 5:12 in pitch.
 - Simple hip, gable and shed forms.
 - Exposed rafter tails or profiled cornice at eaves (no stucco soffits).
 - Little or no overhang at gables, with narrow cornice or tile wrapped over face of wall.
 - Clay tile or clay or concrete barrel S-tile.
- Windows
 - Recessed windows.
 - Flat, arched, segmental or half round window heads.
 - No trim typically at heads or jambs or typical openings.
 - Stone or cast stone trim at accent openings, or at sills of typical openings.
- Wall Materials
 - Smooth finish stucco (no rougher than sand finish).
 - Cut or cast stone accents.
 - Clay pipe scuppers and vents.
 - Shutters at windows accent windows.
- Architectural Elements
 - Heavy exposed beams.
 - Wood balconies supported by heavy wood posts and roofed with low-pitched shed roofs.
 - Masonry or wood column and balustrades.
 - Arcades and trellises.
 - Decorative tile insets.
 - Low stucco wall at *Frontage*, enclosing forecourt.
- Colors
 - White and off-white walls.
 - Dark brown wood.
 - Vibrant paint and tile accents, especially Monterey Blue.

Craftsman - Identifying Characteristics

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs. Roof rafters are usually exposed and decorative (false) beams or braces commonly added under gables porches (either full- or partial-width) with roof supported by tapered square columns or pedestals frequently extending to ground level (without a break at level of porch floor).

- Roofs
 - Low pitched (2:12 to 4:12) gable roofs, with extensive (30" to 42") overhangs.
 - Exposed, profiled rafter tails eaves, and simple wide gable boards with trim (no stucco soffits).
 - Flat shake tile roofs.
- Windows
 - Vertical and square windows combined into horizontal groupings.
 - Divided lites in upper sashes of single- or double-hung windows.
 - Surrounded by wide and carefully detailed wood trim.
- Wall Materials
 - Wide, horizontal wood siding or smooth stucco.
 - Frequent use of cobblestone and river rock.
 - Occasional use of brick at base of wall or porch.
- Architectural Elements
 - Tapered wood posts set on rectangular or tapered masonry piers.
 - Exposed wood beams and brackets, profiled at the ends.
 - Extensive use of gabled porches.
 - Bandsawed and pierced ornamentation in the wood railings.
- Colors
 - Mostly brown in wood treatment.
 - Rich earth-toned accents.
 - Occasionally lighter whites, grays, flat blues and yellows.

French Country - Identifying Characteristics

The use of natural materials and local stone. Use of stucco and high-pitched roofs with flat tiles, tall and narrow window openings with extensive use of shutters. The windows are occasionally rounded at the top, and shutters echo the shape of the windows. Colors are normally light with vibrant accents.

- Roofs
 - Steep pitched roofs (7:12 to 12:12).
 - More shallow slopes on main house.
 - Gable forms, often linking one-and two-story masses with a single roof plane.
 - Simple cornices (concave outward often) at eaves (no stucco soffits).
 - Small wood trim with no overhang at gables.
 - "Slate" or "shake" character.
- Windows
 - Deep set (4" minimum) windows on front elevation.
 - Wood plank shutters (2x material).
 - Trim detailed to simulate heavy timber post and lintel construction.
 - Single round, oval, hexagonal shaped windows accenting some *Façades*.
- Wall Materials
 - Smooth or sand finish stucco.
 - Smooth cut or cast stone and wood trim.
- Architectural Elements
 - Circular and segmental arches at main entries.
 - Wrought iron or wood balconies.
- Color
 - Light earth tones on walls
 - Soft natural colors on trim accents.

c. High Density Residential

High Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to high density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for residential uses are provided.

Design Objectives and Guidelines

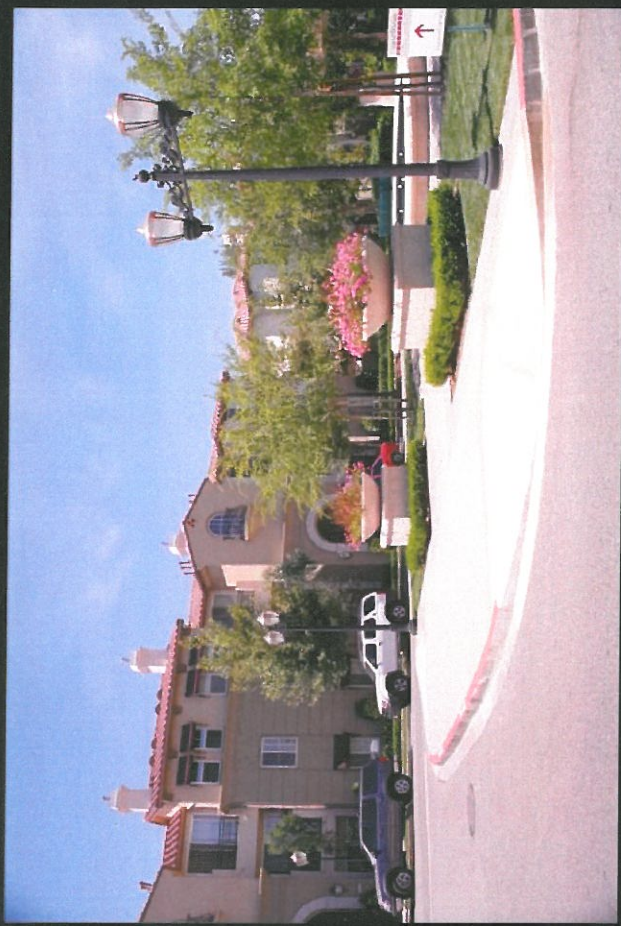
This residential category provides for residential development types up to 25 units per acre in the form of apartment and/or condominium buildings. These buildings are to be designed in a manner that orients the main facades to the adjacent *Boulevard, Avenue or Street* to take advantage of the associated *Public Realm*.

These buildings shall have street-oriented entries that are prominent and help reduce the physical scale of the buildings. The number of people living in these buildings will contribute positively to the nearby or adjacent commercial areas. Accordingly, the adjacent *Public Realm* can be used as a secondary “recreation” area as it relates to providing residents with an enjoyable route to walk, jog, bike, etc.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected. Parking and access drives are to be located behind buildings and configured into “parking courts.”

Summary

- Typically three story buildings
- Buildings orient to the street
- Parking behind buildings in “parking courts” off of private drives
- Work with Public Realm and on-street parking as an amenity
- Architecture to vary at least 75 feet
- Rental or Ownership units



High Density Character

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood. The following standards are recommended as guidelines.

1. Lot size shall be per the approved specific plan.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* shall be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner. A forecourt shall be constructed in this area, paved or landscaped in accordance with the *Landscape Standards*.
3. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as "parking courts." Where parking areas are located on the *Frontage*, they shall be screened from the *Frontage* by a low wall meeting the requirements of a *Courtyard Wall* or by continuous maintained hedge of the specified *height*.
4. The following minimum parking requirements apply for rental units:

Type of Unit	Required Parking Spaces
Studio	1.5
1 Bedroom	1.5
2 Bedroom	2.0
3 Bedroom	2.5
Other	1.0 RV parking space per 5 units minimum
Guest	1.0 parking space per 2 units minimum

Of the above spaces required, only guest and handicap parking spaces are allowed as "on-street" parking.

5. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
6. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.

d. Medium Density Residential

Medium Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to medium density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for residential uses are provided.

Design Objectives and Guidelines

This residential category provides for residential development up to 10 units per acre in the form of two story apartment and/or condominium buildings, 2-story courtyard housing or 2-story townhouses. These buildings are to be designed in a manner that orients the main facades to the adjacent *Boulevard, Avenue or Street* to take advantage of the associated *Public Realm*. These buildings shall have street-oriented entries that are prominent and help reduce the physical scale of the buildings.

This building type will contribute positively to the nearby or adjacent commercial areas. Accordingly, the adjacent *Public Realm* shall be used as a secondary “recreation” area as it relates to providing residents with an enjoyable route to walk, jog, bike, etc.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected.

Summary

- Typically two story buildings
- Buildings orient to the street
- Parking behind buildings in “parking courts” off of private drives
- Work with Public Realm and on-street parking as an amenity
- Architecture to vary at least 75 feet
- Apartment or condo ownership

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood. The following standards are recommended as guidelines.

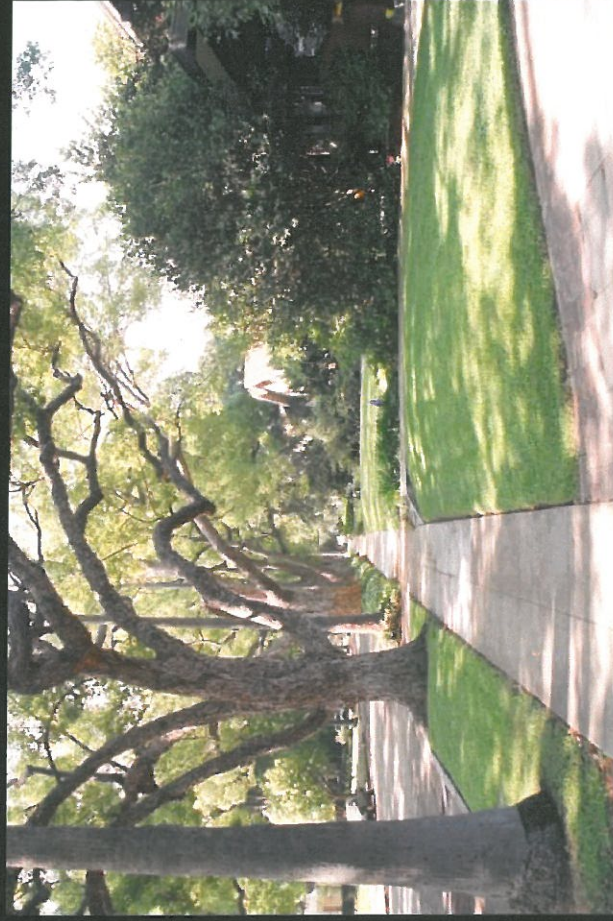
1. Lot sizes shall be per the approved specific plan.
2. At the corners of a *Boulevard, Avenue or Street*, the *Façades* should be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.

3. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as "parking courts."
4. The following minimum parking requirements apply:

Type of Unit	Required Parking Spaces
Condo/Townhome	2.0 car garage per unit
Other	1.0 RV parking space per 5 units
Guest	1.0 parking space per 2 units

Of the above spaces required, only guest and handicap parking spaces are allowed as "on-street" parking.

5. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
6. All mechanical and electrical equipment - including but not limited to air-conditioning units, solar panels and antennas - whether roof-mounted, ground-mounted or otherwise, shall be completely screened from view.



Traditional Neighborhood Character



Medium Density Character

e. *Low-Medium Density Residential*

Low-Medium Density residential uses include components of the specific plan area that occur within the Residential Planned Development (RPD) zone. Development standards per the City of Camarillo Zoning Ordinance for the Residential Planned Development zone apply to low-medium density residential uses as appropriate. The intent of the RPD zone is intended to provide residential uses that take advantage of modern site planning techniques. To provide additional design direction within the RPD zone in the Specific Plan area, additional design objectives, guidelines and development standards for low-medium density residential uses are provided.

Design Objectives and Guidelines

This residential category provides for residential development up to 8 units per acre in the form of 1 and 2-story courtyard housing (apartments or condominiums), townhouses or detached, 2-story single-family houses. This category provides a variety of housing types that can serve as a transitional type between—low-density and higher density land use types. As stated above, there are several types of residential units that may occur in this land use category which lend themselves to this transitional function within the Specific Plan area.

These residential land use types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site. Private outdoor space in the form of balconies, patios and porches is expected.

Summary

- 1 to 2 story courtyards
- Detached or Attached housing
- Buildings orient to the street
- Work with Public Realm and on-street parking as an amenity
- Individual lots or common/condo ownership

Development Standards

Property development and performance standards in the RPD Zone are determined by the Planning Commission under the planned development permit. The intent is to take advantage of modern site

planning techniques and to produce a stable desirable character that is in harmony with the surrounding site and neighborhood.

1. At the corners of a *Boulevard, Avenue or Street*, the *Façades* shall be set back 20 feet from the *Frontage Line* for a distance of 25 feet from the corner.
2. Parking areas shall not be located between the building and the adjacent *Boulevard, Avenue or Street* and shall be configured as "parking courts."
3. The following minimum parking requirements apply:

Type of Unit	Required Parking Spaces
Townhome/Condo	2.0 car garage per unit
Guest	1.0 parking space per 2 units
Other	1.0 RV parking space per 5 units

Of the above spaces required, only guest and handicap parking spaces are allowed as "on-street" parking.

4. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
5. A minimum of two (2) fully enclosed garage spaces is required for each unit
6. For detached units only, a third garage space may be provided if it is in tandem with one of the two required spaces, or if it is accessed by a one-car garage door placed perpendicular to the *Frontage*, or if all garage doors are at least 40 feet from the *Frontage Line*, or if facing a *Private Drive*.

f. Low Density Residential

Low-Density Residential uses include those components of the specific plan area that occur within the RPD-4U and RPD-5U zones. The intent of the Low-Density Residential zone is to provide single-family homes with not more than one dwelling unit and customary accessory buildings on one lot. To provide additional design direction within the RPD-4U and RPD-5U zones in the Specific Plan area, design objectives, guidelines and development standards for residential uses are provided below.

Design Objectives

This residential category provides for residential development up to 5 units per acre in the form of detached, single-family houses. Within this type of housing, there are several configurations that can be used to promote the visual appeal of the neighborhoods.

These types are also expected to complement and take advantage of the adjacent *Public Realm* to provide residents with additional amenities beyond what might be provided on their particular site.

Summary

- Single Family Detached Houses
- Buildings orient to the street
- Garages allowed on front but shall not dominate the façade horizontally
- Largest types of ownership lots in the neighborhoods

Development Standards

Development in the RPD Zone is subject to review and approval by the Planning Commission and City Council under their review authority. The intent of this review is to review the development for concurrence with zone requirements and to provide for orderly development within the city.

1. Trash receptacles, electrical transformers, and other service elements shall be located in areas where parking is permitted and shall be screened from public view by walls matching those of the buildings.
2. A minimum of two (2) fully enclosed garage spaces are required. A third garage space may be provided if it is in tandem with one of the two required spaces, or if it is accessed by a one-car garage door placed perpendicular to the *Frontage*, or if all garage doors are at least 40 feet from the *Frontage Line*, or if facing a *Private Drive*. An RV space is also required. The RV space shall be located behind the front setback.



Architectural Styles



Architectural Styles



Architectural Styles

3.2.6 Sports Park Planning Area

This planning area consists of 55 acres adjacent to the Ventura Freeway in an east-west fashion and is expected to contain a variety of organized recreation fields (e.g., soccer, softball, basketball, tennis, etc.). This planning area will be addressed by the Pleasant Valley Park and Recreation District and as such, is subject to detailed design requirements not known at this time. The final design of the park area is subject to review by the city for a determination of consistency with the General Plan. The final plan shall include parking to meet the city's Parking Ordinance.

In order to be consistent with the Specific Plan area, the edges of this planning area need to incorporate the Streetscape/Public Realm guidelines and standards.

3.2.7 Open Space/Water Detention Areas

a. Design Objectives and Guidelines

These areas are divided into two groups: a) formal spaces and, b) informal spaces and are the highlights of the Public Realm.

Formal Spaces

These are the spaces such as the "green," "square" or "plaza" which may be surrounded by mixed use, commercial or multi-family development. These spaces do not have to be large (1/4 acre to 2 acres) to be effective. Generally, the primary function of these formal spaces is to provide outdoor gathering areas that are along your path on the Public Realm. For example, one could walk down the street from their house or apartment to the "green" where basic businesses up to a supermarket might be located. One could easily go back home with the purchases or, stay in the "green" to enjoy the setting for a while.

The "linear park" is also in this category of formal spaces. In the Specific Plan area, a very good use of the linear park would be to use it as a transition/buffer between any housing that is adjacent to the Sports Park. In this way, an east-west link can be provided from one edge of the community to the other. Additionally, this feature can minimize the activity from the adjacent Sports Park while enabling the adjacent housing to take advantage of the views to the north and to make the linear park another highlight of the Public Realm. This is in contrast to the typical approach of using walls to separate uses which really only separates the use at the ground level but does not necessarily provide distance or substantive

buffer area. It is recommended that the linear park be at least 50 feet wide and not wider than 75 feet to serve the above functions.

The provision of roadways along this and the other open spaces is important so that these areas are not “visually forgotten” and become attractive nuisances.

Informal Spaces

These areas are in two categories: 1-buffers at the edges of the community and, 2-water-detention areas. Each of these types of space is also a highlight of the Public Realm.

Buffers at the Community Edges

These areas provide visual separation for the adjacent land uses while providing visual termination of the community. This should be done in a very informal fashion, signaling the edge of the community. Additionally, the roadways in these areas have a more rural appearance as compared to the rest of the community, contributing to the overall variety and interest of the community. These areas could have paths for residents to enjoy walking, jogging, biking, etc., and can link all areas of the community with each other. The provision of roadways along this and the other open spaces is important so that these areas are not “visually forgotten” and become attractive nuisances.

Water-Detention Areas

These areas are intended to function as areas in which to temporarily collect and detain drainage for the neighborhoods as well as open space and recreation areas for residents. This is possible due to the low amount of time that the areas are needed to function as drainage-detention areas. Because of the limited time that these areas are needed as drainage detention areas, the opportunity to make good use of these areas is high.

Summary

- Use “greens, square, or plazas” to highlight a particular neighborhood
- Use “linear parks” to provide visual relief and buffering between housing and Sports Park type uses
- Use informal/natural buffers to define the community edge
- Make dual use of the Water Detention areas as open recreation areas and/or widened medians

- Visually connect to the Public Realm to emphasize these areas as highlights of the overall Public Realm system.

b. Development Standards

1. If there are any buildings in these areas, they are to be passive type structures such as picnic shelters, gazebos, entry archways, etc., and are to be of high quality architectural design and materials. The authentic Spanish Colonial Revival Style is highly recommended. Specific design characteristics recommended for these areas are defined by the following development standards:
2. The landscape and hardscape should be of a uniformly high quality, since these areas will provide visual character and identity for the entire community.
3. These areas are not to contain parking lots. If parking is desired, it shall be as part of the adjacent street section (e.g., parallel on-street parking).
4. For "greens, squares or plazas," the above requirements apply except that these areas shall not be classified also as "drainage-detention" areas and, therefore, not subject to those particular requirements.

3.2.8 Signage

The following requirements are in addition to the requirements of the *Zoning Code*.

a. Non-Residential Signage

1. *Courtyard Wall Signs*: Lettering applied to *Courtyard Walls* (walls parallel to the *Frontage Line* and matching the building walls (see definition of *Courtyard Wall*) to identify facilities, *institutions*, and addresses. Lettering shall be individually mounted metal letters, not to exceed 16 inches in *height*, either front lit or halo lit. *Courtyard Walls* intended to receive signage may encroach to within five (5) feet of the *Frontage* line.
2. *Freestanding Monument Signs*: Lettering applied to freestanding walls that are not *Courtyard Walls* (i.e., not parallel to the *Frontage Line* or not matching the building walls) to identify facilities, businesses, tenants, and addresses. Lettering shall be individually mounted metal letters, not to exceed 16 inches in *height* either front lit or halo lit except with Community Development Department approval. Monument signs shall meet the same setback requirements as required for *Courtyard Walls* and shall have distinct base and cap elements. Monuments shall be set back at least five (5) feet from the *Frontage* line and shall not exceed 5 feet in height except with Community Development Department approval. Materials for monument signs may include but are not limited to:
 - Slump block with painted sack finish;
 - Plaster & stucco;
 - Brick;
 - Stone;
 - Concrete.
3. *Building Wall Signs*: Lettering applied to a *Façade* to identify the building or an institution within the building.

4. Projecting Signs: Sign panels perpendicular to and projecting from a Façade to identify a tenant or use. Such signs shall be made of metal or wood, with lettering raised or incised, and painted.

Sign Area

- *Courtyard Wall* or Building Wall Sign: the area enclosed by the shortest line drawn to include all letters and logos, including all intervening space.
- Freestanding Monument Sign: the area of the monument wall, excluding any base element designed to be obscured by plantings.
- Projecting Sign: the area of the sign panel, excluding architectural supporting brackets or hangers.

Lighting, Materials, etc.

- Halo Lit Lettering: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off face of building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.
- Front Lit Lettering: Fabricated letter form lighted by decorative light fixtures mounted on the *Façade*.
- Signage Band: Constant horizontal band or fascia area of a *Façade*, within which lettering must be placed.
- All signs, if lit, shall be front lit or halo lit, not internally illuminated except with Community Development Department approval. No canister type signs are permitted.
- All signs shall be made of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.
- No signs will be permitted which do not directly relate to the name or primary service or function of the building user or *institution*.
- Signs are to be free of all labels and fabricator's advertising, except for those required by code.
- All electrical service to sign lights shall be fully concealed. No sign shall have exposed wiring, raceways, ballasts, conduit, or transformers.
- No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.
- No sign shall have flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device that has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.
- Freestanding Monument Signs shall be integrated with landscaping and *Courtyard Walls* to minimize visual mass.
- Metal signs may be made of aluminum, brass, bronze, copper or stainless steel.
- The scale and proportion of graphics shall be in consonance with the architecture.

b. Residential Signage

1. The only signs permitted at residential uses are street address numerals up to 8 inches in height, made of ceramic tile or metal, attached to a wall.

3.2.9 Landscape Regulations

a. Intent

Landscaping shall preserve and promote the aesthetic character and spatial character of the Community in the following ways:

- Landscape shall define, unify and enhance the public realm.
- Landscape shall embellish and enhance private yards
- Landscape shall screen and/or buffer views of parking, loading and service yards.

b. General

This section will describe the minimum landscape requirements that shall be met in the design of all improvements on public and private land within the Plan area.

c. Roads, Boulevards, Avenues and Neighborhood Streets

The principal plantings on all streets are tree rows that define the public realm. All streetscapes shall be planted with a mix of 15-gallon and 24-inch box sized trees minimum. Consistency in tree species, and spacing shall be used to establish a strong street identity. Street planting diagrams are provided after descriptions of the following categories.

Edge Roads

Roads connect the Community to the edges of the adjacent land uses. These roads also define the boundary of the Community, and offer the motorist or pedestrian alternative choices for circulation. Although these traveled ways are linked under the heading of edge Roads, they have distinctive configurations and contextual differences. Trees on these roads clarify and reinforce these distinctions while also establishing unity of design.

Petit Road at North Side of the Sports Park

Park Edge Trees: shall define the edge of both the roadway and the interior of the park space. These trees shall allow for easy visual access into the park beneath the foliage canopy. All trees shall be subject to final review by staff, the Planning Commission and/or the City Council.

Boulevards

Boulevards function mainly as collector streets, providing both local and through circulation. Boulevards serve as statements as to the character of the entire community and should be a source of civic pride. Boulevards are wide and civic in character and serve as the main connectors throughout the community. There are two types of boulevards, but in both cases the public realm produces a strong amenity for the respective land uses that front on to the boulevards.

Boulevard Type A

This Boulevard passes through and connects civic, commercial, mixed-use frontages, and residential neighborhoods in the immediate vicinity of the Community Core. Trees may be planted in sidewalk wells at commercial, mixed use and institutional districts, but as the boulevard moves through residential neighborhoods, trees will be planted in parkways. Trees are generally spaced equally at approximately 35 feet on center. Tree sizes shall be 24" box specimens.

Boulevard Type B

Wide parkways and a wide grassy median strip identify this Boulevard as urban yet more park-like than the Type A Boulevard. The space in both parkways and medians allows for monumental plantings of upper story trees. The "median" doubles as a water detention area and therefore will have tree species that will tolerate short-term periods of saturated soil. Mainly residential frontages have trees planted in parkways with lawn as groundcover. Trees are generally spaced equally at approximately 35 foot on center. Tree sizes shall be a minimum 24" box specimens.

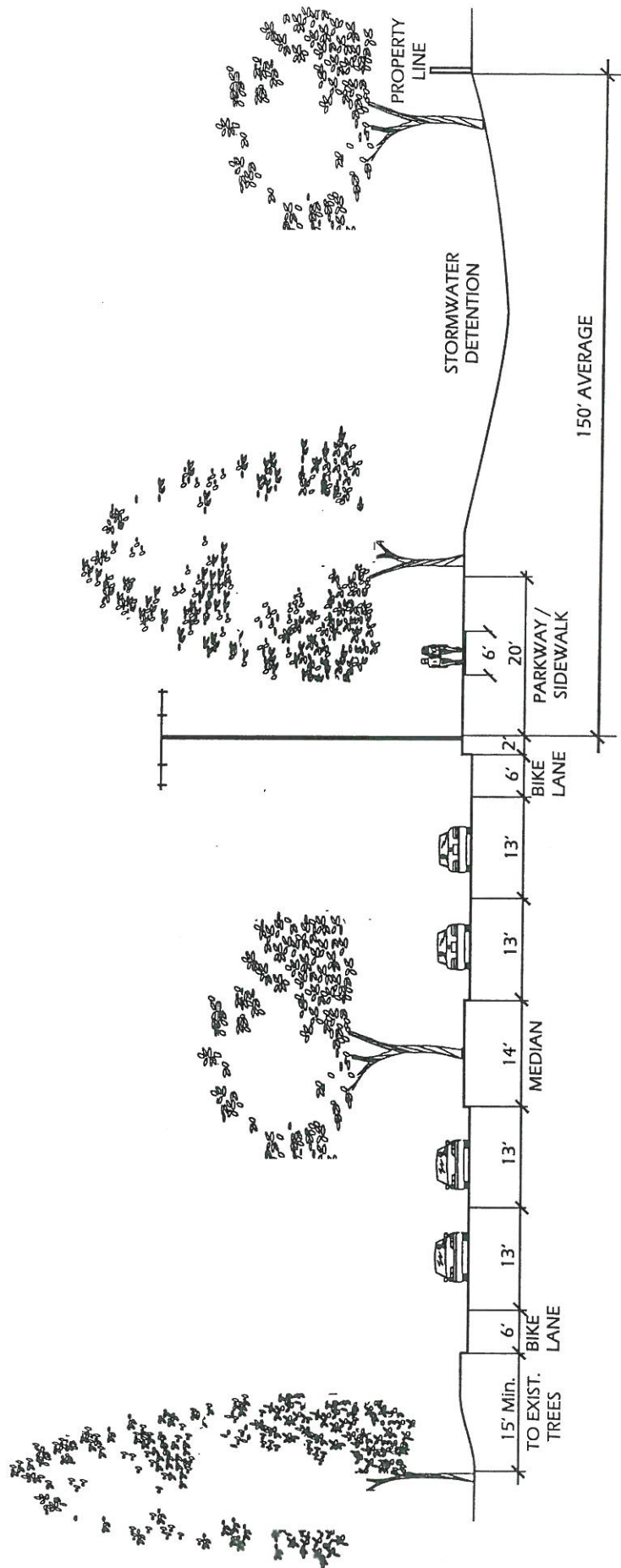
Avenues

Avenues are smaller versions of boulevards with strong uniformity in their planting schemes. Avenues function mainly as collector streets, providing both local and through circulation and connecting various neighborhoods to one another.

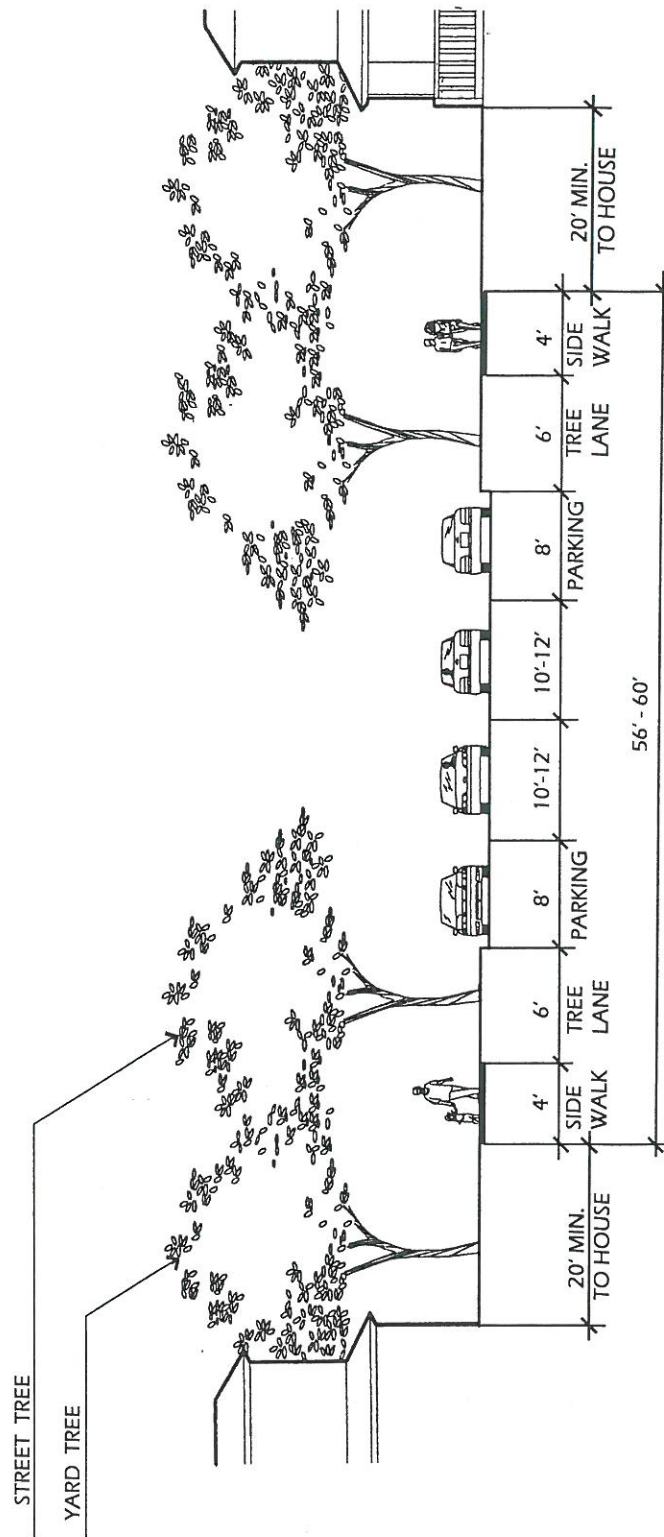
As Avenues pass through civic, commercial and institutional frontages, street trees shall be planted in sidewalk wells directly behind the curb. As Avenues move through residential neighborhoods, street trees will be planted in 8 foot planted parkways. Trees are generally spaced equally at approximately 35 feet on center. Tree shall be a minimum of 24" box.

Neighborhood Streets

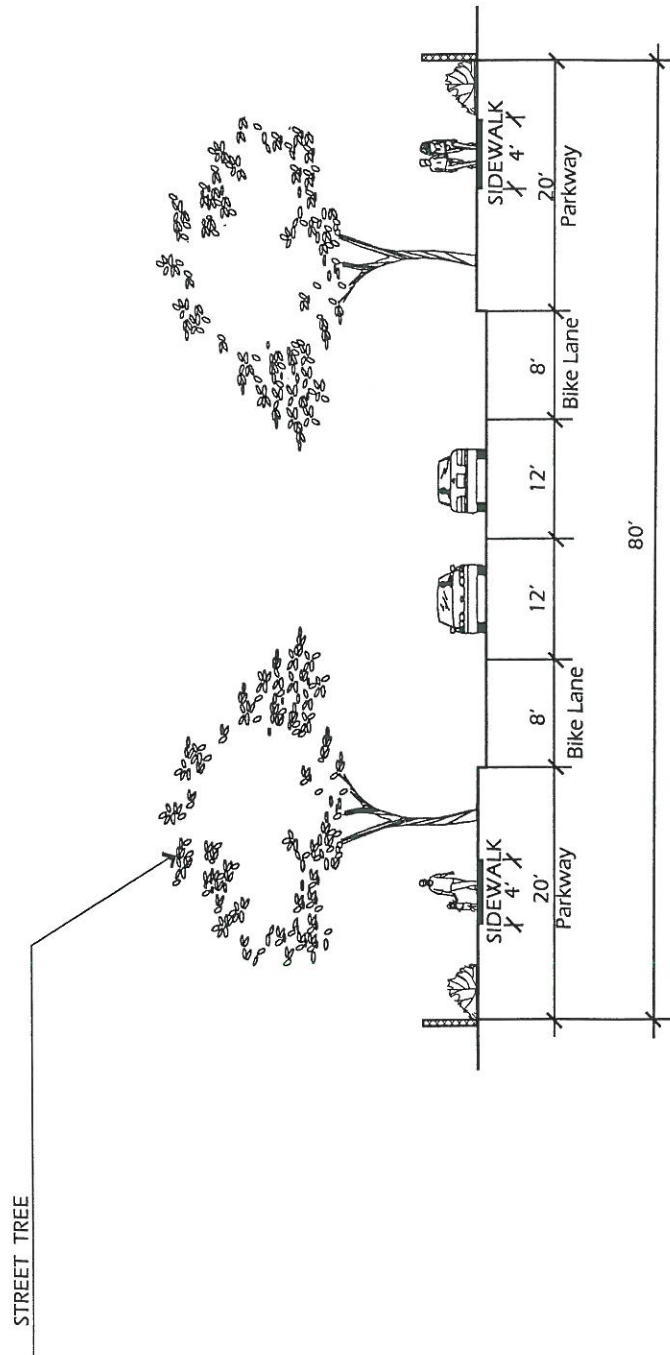
Residential frontages have trees planted in parkways with lawn as groundcover. Trees are generally spaced equally at approximately 35 foot on center. Each street possesses its own identifying street tree. Accordingly, in order to provide maximum identity, the width of the parkways and sidewalks should correspond to the size of the street (wider streets equal wider parkways, etc). Tree sizes shall be 24" box minimum.



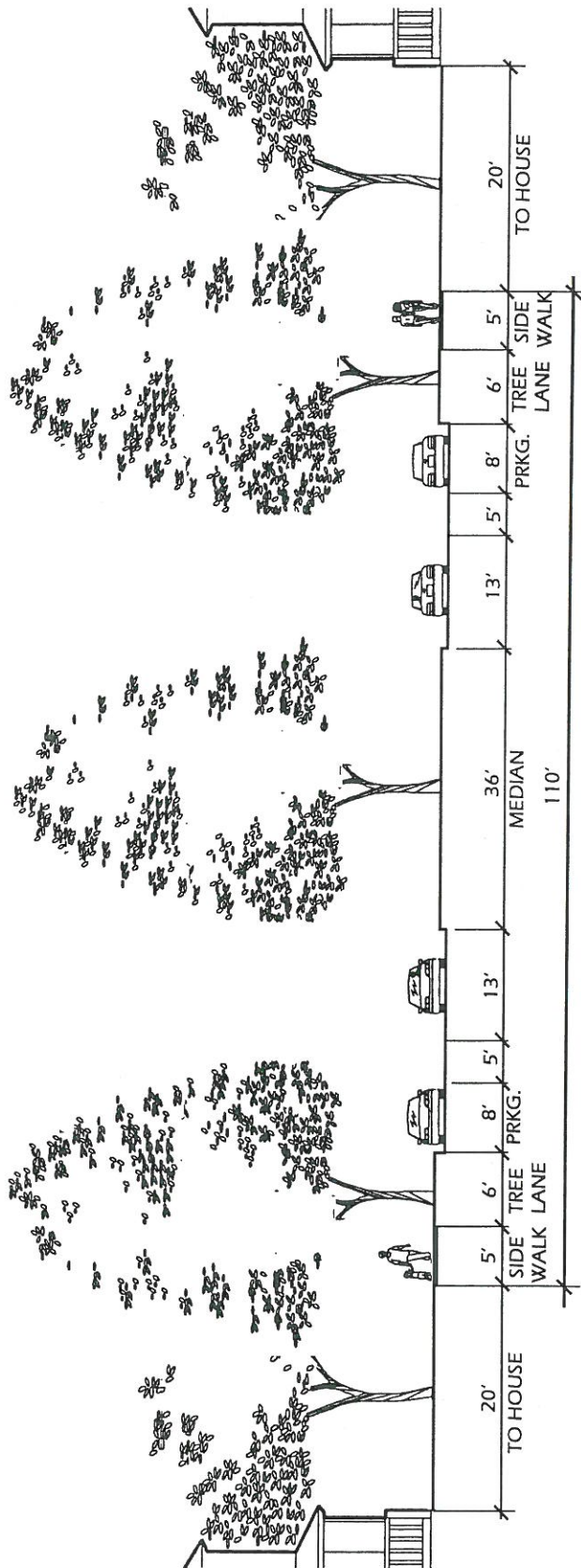
PLEASANT VALLEY ROAD



LOCAL STREET

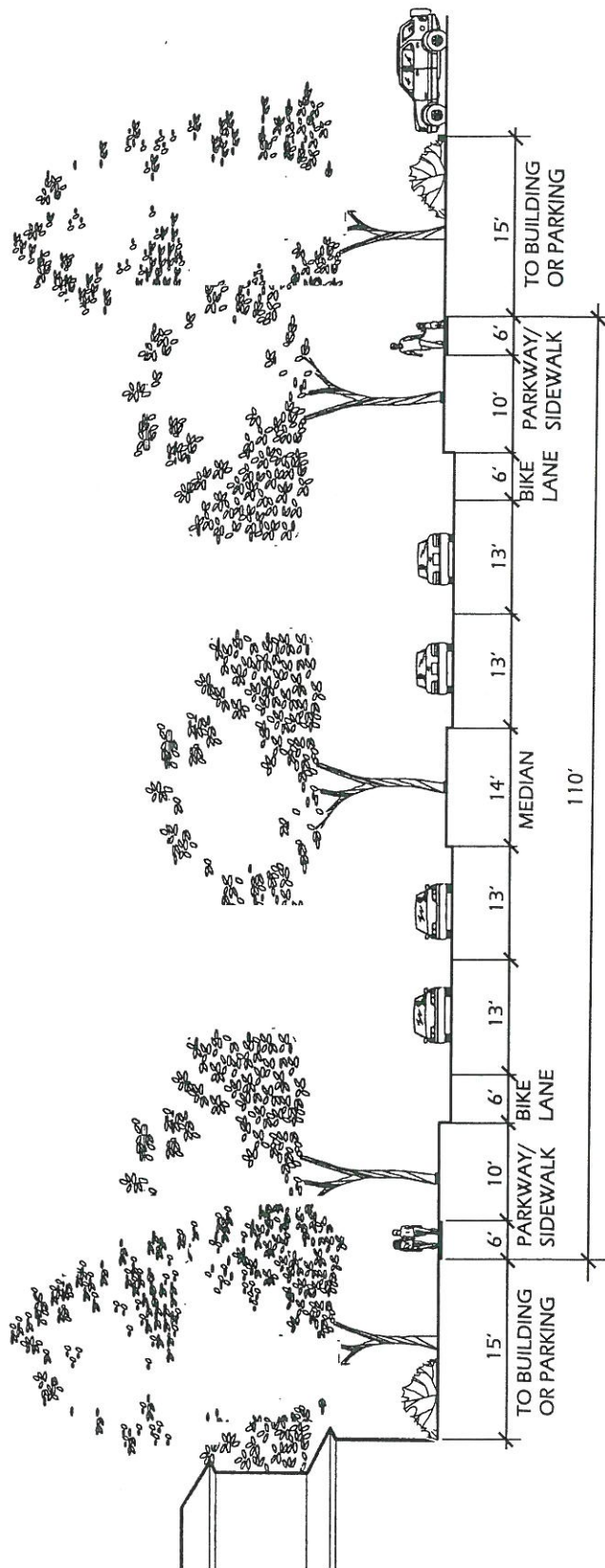


LOCAL COLLECTOR



"B" STREET





"A" STREET

d. Common Greens and Parks

Parks and Greens shall be planted simply with lawns and tree plantings located chiefly at the perimeter allowing visibility into the green from the adjacent streets. Occasionally parks will have small central groves or specimens.

Common Green Trees shall allow easy visibility under their canopies. Parks and Greens with abundant space shall have large, vertical trees at the perimeter, which define the space, but allow maximum space for both active and passive recreational activities. Smaller greens may be completely open or shall have accent trees which display seasonal changes or unusual habit.

Space Defining Trees

Araucaria species/Araucarias
Brachychiton populneus/Bottle Tree
Liquidambar styraciflua/American
Palm species/Palms
Populus candicans/Balm of Gilead
Platanus acerifolia/Plane Tree
Sequoia sempervirens/Coast Redwood

Accent Trees

Albizia julibrissin/Mimosa Tree
Bauhinia blakeana/Kong Orchid Tree
Erythrina caffra/Coral Tree
Ginkgo biloba/Maidenhair Tree
Jacaranda mimosifolia/Jacaranda
Liquidambar styraciflua/Sweetgum
Koelreuteria paniculata/Raintree
Pistacia chinensis/Pistache
Prunus cerasifera/Purple Plum
Tipuana tipu/Tipu Tree
Pyrus calleryana/Aristocrat Pear

e. Landscaping on Private Lots

Front yard plantings shall be organized by building type and shall contribute to distinctive streetscapes throughout the residential neighborhoods. The types of landscaping, hardscape and low yard walls or fences that are built adjacent to the streets will define the character of the neighborhood. The Specific Plan allows for front yard landscape treatments that emphasize the front lawn.

f. Residential Building Yards

Front Yard Landscapes

Plantings in yard areas fronting on streets shall be appropriate to the scale, orientation, and purpose of the yard. Front yards shall contribute to distinctive streetscapes throughout the residential portions of the community. Landscaping, hardscape, and low walls or fences that are built adjacent to the streets will define the character of the various neighborhoods within the community. Appropriate materials and designs for specific frontage yard types are listed below.

- Lawn/Turf shall be the primary ground cover
- Shrubs and ground cover shall be planted at the foundation of the building facade.
- 50 percent of the yard may be hardscape that may be designed access to the garage and for guest parking, front walks and courtyards. Hardscape may include brick, stone, interlocking concrete pavers, textured concrete and/or impressed patterned concrete. The balance of the yard shall be landscaped. Hardscape may be used for driving and parking of automobiles.
- Landscaping may include turf, low shrubs, or groundcover and yard trees listed below.

Single Family Front Yards shall be minimum of twenty feet in width, from the back of sidewalk to a facade or garden wall. A minimum of ten feet of turf shall be planted behind the sidewalk. At Facades, low shrubs and/or ground cover shall be planted against the Facade. At garden walls, low shrubs and wall vines, or tall shrubs alone, shall be planted against the wall.

Apartment Front Yards Turf, ground cover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs shall be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types shall be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

Courtyard Apartment Front Yards. Turf, ground cover, and low shrubs may be planted in the area between the buildings and the sidewalk, but should not exceed fifteen feet in width. Shrubs shall be massed or configured as maintained hedges. Tree shapes, sizes and types shall be planted as buffers and as definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

g. Other Yards

Side and Rear Yard Plantings

Side yards shall be planted to insure privacy and create buffers as identified above. Rear yards and property lines need not be landscaped, except as required to the extent that they affect the quality of the public realm.

Yard Trees: recommended for residential neighborhoods shall be planted as buffers and definers of the edge of the private space, but at all times should be in proportion to the height and mass of the building Façade. Trees may include the following species:

- Araucaria species/Araucarias*
- Brachychiton populneus/Bottle Tree*
- Pine species/Pines*
- Platanus acerifolia/Plane Tree*
- Albizia julibrissin/Mimosa Tree*
- Bauhinia blakeana/Kong Orchid Tree*
- Erythrina caffra/Coral Tree*
- Ginkgo biloba/Maidenhair Tree*
- Jacaranda mimosifolia/Jacaranda*
- Liquidambar styraciflua/Sweetgum*
- Koelreuteria paniculata/Raintree*
- Pistacia chinensis/Pistache*
- Prunus cerasifera/Purple Plum*
- Tipuana tipu/Tipu Tree*
- Pyrus calleryana/Aristocrat Pear*

h. Commercial/Retail and Mixed Use Buildings

Parking Lots

Landscaping of parking lots shall consist of 15 gallon and 24-inch box sized trees, which shall be provided at the rate of one tree per five parking spaces. Acceptable plant materials are:

Parking lot trees

- Cupaniopsis anacardiodes/Carrotwood*
- Bauhinia blakeana/Hong Kong Orchid Tree*
- Jacaranda mimosifolia/Jacaranda*
- Liquidambar styraciflua/Sweetgum*
- Koelreuteria Paniculata/Raintree*
- Magnolia grandiflora/Southern Magnolia*
- Platanus acerifolia/London Plane Tree*
- Pittosporum undulatum/Victorian Box*
- Tipuana tipu/Tipu Tree*

Tall Shrubs: These shall reach 4 to 10 feet in height at maturity and shall not be frequently sheared or pruned. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Abelia grandiflora/Glossy Abelia
Escallonia fradesii/Escallonia
Elaeagnus pungens/Silverberry
Nerium oleander/Oleander
Photinia fraseri/Photinia
Plumbago auriculata/Cape Plumbago
Pittosporum tobira "Variegata"/Variegated Tobira
Xylosma congestum/Shiny Xylosma

Low shrubs and ground covers: These shall reach no more than 3 feet in height at maturity, without requiring frequent shearing and pruning. The shrubs shall display flower and/or foliage color, and be resistant to prolonged periods of drought. Acceptable species are:

Bougainvillea/Bougainvillea
Carissa macrocarpa/Natal Plum
Cistus salvifolius/Rockrose
Cotoneaster "Lowfast"/Cotoneaster
Euonymus f. "Colorata"/Euonymous
Lantana montevidensis/Trailing Lantana
Pittosporum t. "Wheeler's"/Prostrate Tobira
Trachelospermum jasminoides/Star Jasmine

Hedge plantings, when used in lieu of a Street wall: These hedges shall be pruned and sheared into a solid hedgerow of the specified height, without breaks or openings between individual shrubs. Acceptable species are:

Escallonia fradesii/Pink Escallonia
Ligustrum texanum/Wax Leaf Privet
Raphiolepis "Springtime"/India Hawthorn
Buxus japonica/Japanese Boxwood
Photinia fraseri/Red Photinia
Pittosporum undulatum/Victorian Box

Trash Enclosures and Street walls at Loading Areas: These walls shall be planted with self-adhering vines no less than 10 feet on center and a minimum of 5 gallons in size. Acceptable species are:

Ficus pumila repens "Minima"/Creeping Fig
Parthenocissus tricuspidata/Boston Ivy

3.2.10 Walls and Fences

The community theme is one of inclusiveness and integration rather than exclusivity and segregation. Accordingly the public realm of the community should be viewed as open, connective and inviting. Therefore the edge of the public realm should not be seen as a "sea of six foot high walls." No thematic walls may occur along a public Right-of-Way. Walls, when they are used, should be used as adjuncts and fenestration to the public landscape.

- All fencing and wall heights will be measured vertically from the average finished grade at the base of the fence or wall. Side and rear yard walls will have a maximum height of 6'-0" except along Pleasant Valley Road.
- Side yards requiring a retaining wall will provide a minimum horizontal separation of 3'-0" between the side yard wall and the retaining wall to allow for planting.
- Fencing and walls must be of plaster, stucco, concrete, earth-tone slump stone, masonry finish or tubular steel. Finish colors must be approved by the City and be consistent with the architectural palette.
- Fencing and walls must meet pool safety code requirements for height and picket spacing and access.
- All retaining walls must be properly waterproofed and drained.
- Walls may not occur directly adjacent to a walkway. A minimum 2'-0" landscape area is required.
- Side yard gates may be wood or tubular steel.

3.2.11 Mailboxes

Mailboxes in the residential neighborhoods will be ganged in groups of two to four per kiosk. The mailbox kiosk will be designed to match the architectural character of the surrounding neighborhood. Materials may include wood, wrought iron, masonry, stone or brick. The kiosk may include a decorative light fixture. Mailbox kiosks should be located at the entries to streets.

3.2.12 Lighting

a. Street Lights

Street Lights will be decorative pole lights with a traditional globe or pendant fixture to match the architectural character of the overall the community theme. "Cobra" lights will not be permitted at the entries or within the neighborhoods. Poles may be concrete or aluminum. Color and finish are to be reviewed by the Community Development Director.

b. Decorative Lighting

Decorative up-lights, bollards and landscape accent fixtures are allowed in the community at entries to the residential neighborhoods, recreation areas, and mixed-use districts. These lights will be high quality 120-volt fixtures and will match the architectural character of the community theme.

3.2.13 Curbs and Sidewalks

Curbs will be a vertical concrete curb. The curb will be natural gray concrete.

Sidewalks will be natural gray medium acid wash finish concrete with a tooled grid to reflect the character of older early California neighborhoods (2 ft. x 2 ft. grid for 4 ft. walks), (2.5 ft. x 2.5 ft. grid for 5 ft walks) and (3 ft. x 3 ft. grid for 6 ft. walks). Other walkways in the community may include but are not limited to:

- Natural Gray acid wash concrete
- Integral color concrete with acid wash finish
- Seeded / Exposed Aggregate concrete
- Flagstone
- Brick
- Pre-cast, interlocking concrete pavers

3.2.14 Enhanced Paving

Enhanced paving may occur in the community at neighborhood entries, streets, intersections, driveways and walkways. Materials may include but are not limited to:

- Integral color concrete with acid wash finish and a pattern of frequent deep score joints
- Seeded exposed aggregate concrete
- Flagstone
- Impressed (Stamped) concrete with modular tile or cobblestone pattern
- Pre-cast Interlocking concrete pavers

3.2.15 Standards

In addition to City of Camarillo Landscape Standards and guidelines, and the landscape provisions of this document, the following shall apply:

- All areas not devoted to paving or building shall be landscaped and permanently maintained.
- To complement building elevations, a landscape area shall be provided adjacent to facades and side elevations as designated herein. Planting area dimensions shall be consistent with plant material requirements and the purpose of the planting, such as aesthetics, screening, environmental mitigations, air quality, wind, etc.
- Permanent automatic irrigation facilities shall be provided in all landscaped areas.

- Prior to the issuance of building permits, a landscape and irrigation plan in conformance with these Regulations shall be submitted to the City of Camarillo.
- To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible: Use of drought tolerant plants, extensive use of mulch in landscaped areas, installation of low precipitation rate irrigation systems where appropriate.
- Impervious paving and other areas which limit the percolation of rainwater and irrigation water into the ground water table shall be minimized wherever possible.
- All street trees shall be planted and staked per City of Camarillo Landscape Standards and Details. All trees planted in turf areas shall receive turf boots to prevent damage from mowers and edgers, etc. Root barriers shall be required where trees are planted within five (5) feet of any walls, curbs, walks, buildings or other hardscape.
- All plant materials shall be planted in the following sizes and shall be in accordance with all City standards and minimum requirements.

a. Trees

Planted trees shall be a combination of 36", 24" and 15 gallon sizes.

b. Shrubs

Shrubs located at entries and major intersections shall have a minimum size of five (5) gallons with minor exceptions as approved by the City of Camarillo Community Development Director.

c. Drought Tolerant Plant Materials

Shall be defined as plants listed as Moderate, Low, and Very Low in the WUCOLS PROJECT listing of Water Use Classification of Landscape Species as published by the University of California Cooperative Extension. University of California Publications can be obtained from:

ANR Publications
University of California
6701 San Pablo Ave., Oakland, CA 94608-1239
Telephone 415-642-2431

d. Master Plant Palette

The following are types of trees and shrubs that may be selected from the following master plant palette; however, others may also be considered.

**Table 3-1
Master Plant Palette**

Botanical Name	Common Name	Spacing	Size- box/gallon
Trees			
Bauhinia blakeana	Orchid Tree	20 feet	24" & 36" box
Calodendrum capense	Cape Chestnut		24" & 36" box
Cedrus deodara	Deodar Cedar	30 feet	36"
Cinnamomum camphora	Camphor	30'	36"
Cupaniopsis anacardioides	Carrotwood	20'-30'	24" & 36"
Cupressus sempervirens	Italian Cypress	10'	24"
Eucalyptus Nicholii	Willow-leaved Peppermint	15'-30'	15 gallon
Fraxinus uhdei	Evergreen Ash	30'-40'	36"
* Koelreuteria bipinnata	Chinese Flame Tree		
* Jacaranda mimosifolia	Jacaranda	30'	36"
Liquidambar styraciflua	Sweetgum	15'-30'	24" & 36"
Magnolia grandiflora	Southern Magnolia	30'	36"
Pinus canariensis	Canary Island Pine	30'	24" & 36"
Pittosporum undulatum	Victorian box	25'	24" & 36"
Podocarpus gracilior	Fern Pine	20'-30'	24" & 36"
Prunus spp.	Ornamental Plum	25'	24"
Prunus caroliniana	Carolina cherry	20'	24"
Pyrus spp.	Ornamental Pear	25'	24"
Schinus molle	California Pepper	30'	36"
Tipuana tipu	Tipu Tree	30'	24" & 36"
Tristania conferta	Brisbane Box	30'	36"
Ulmus parvifolia	Evergreen Elm	30' & 40'	36"
Abelia grandiflora	Glossy Abelia	4-6'	1 or 5 gal.
Acacia redolens	N.C.N.	8'	1 gal.
Arbutus unedo	Dwarf Strawberry Tree	8-10'	5 gal.
Baccharis pilularis	Coyote Bush	4-6'	1 gal.
Bougainvillea sp.	Bougainvillea	4-6'	1 & 5 gal.
Buxus m. japonica	Japanese Boxwood	3-4'	1 or 5 gal.
Carissa macrocarpa	Prost. Natal Plum	3'	5 gal.
Cercis occidentalis	Western Redbud	6-8'	1 or 5 gal.
Ceanothus spp.	Varies	varies	1 or 5 gal.
Cistus sp.	Rockrose	4'	1 or 5 gal.
Coleonema pulchrum	Pink Breath of Heaven	5'	1 or 5 gal.
Cotoneaster sp.	Cotoneaster	varies	1 or 5 gal.

* Note: these trees are wind sensitive and should be planted in protected locations

Botanical Name	Common Name	Spacing	Size- box/gallon
Shrubs			
<i>Dietes bicolor</i>	Fortnight Lily	5'	1 or 5 gal.
<i>Elaeagnus pungens</i>	Silverberry	6'	5 gal.
<i>Escallonia fradesii</i>	Escallonia	4'	5 gal.
<i>Euonymus</i> sp.	Euonymus	4-6'	1 or 5 gal.
<i>Grevillea Noelli</i>	Noel's Grevillea	4'	1 or 5 gal.
<i>Hemerocallis</i> sp.	Daylily	2'	1 or 5 gal.
<i>Heteromeles arbutifolia</i>	Toyon	8'	1 or 5 gal.
<i>Limonium perezii</i>	Sea Lavender	2'	1 or 5 gal.
<i>Lantana montevidensis</i>	Trailing Lantana	5'	1 or 5 gal.
<i>Lavandula</i> sp.	Lavender	2'	1 or 5 gal.
<i>Leptospermum scoparium</i>	New Zealand Tea Tree	6-8'	1 or 5 gal.
<i>Ligustrum</i> j. 'Texanum'	Japanese Privet	3-5'	1 or 5 gal.
<i>Nerium oleander</i>	Oleander	6-8'	1 or 5 gal.
<i>Pennisetum setaceum</i>	Fountain Grass	varies	1 or 5 gal.
<i>Photinia fraseri</i>	Photinia	8'	1 or 5 gal.
<i>Phormium tenax</i>	New Zealand Flax	6'	1 or 5 gal.
<i>Plumbago auriculata</i>	Cape Plumbago	6'	1 or 5 gal.
<i>Pittosporum</i> sp.	Mock Orange	varies	1 or 5 gal.
<i>Prunus caroliniana</i>	California Laurel Cherry	6'	1 or 5 gal.
<i>Raphiolepis</i> sp. (small varieties)	India Hawthorn	2-0"	1 or 5 gal.
<i>Raphiolepis</i> sp. (large varieties)	India Hawthorn	4-0"	5 gal.
<i>Rosa</i> sp.	Rose	4'0"	5 gal.
<i>Rosmarinus officinalis</i> "Prostratus"	Rosemary	3-5'	1 gal.
<i>Salvia</i> sp.	Sage	3'-4'	5 gal.
<i>Sollya heterophylla</i>	Australian Bluebell Creeper	3-4'	1 or 5 gal.
<i>Tecomaria capensis</i>	Cape honeysuckle	6-8'	1 or 5 gal.
<i>Trachelospermum jasminoides</i>	Star Jasmine	3'	1 gal.
<i>Xylosma congestum</i>	Shiny Xylosma	8'	1 or 5 gal.
<i>Arctostaphylos</i> spp.	Manzanita	varies	Flats/Containers
<i>Carissa grandiflora</i>	Natal Plum	18-24'	1 gal.
<i>Hedera helix</i> "Hanhii"	Hahn's Ivy	8-12"	Flats
<i>Hypericum calycinum</i>	Aaron's Beard	8-12"	Flats
<i>Lippia canescens</i>	Lippia	8-12"	Flats
<i>Lonicera japonica</i>	Japanese Honeysuckle	12-18"	Flats
<i>Rosmarinus officinalis</i> "Prostratus"	Periwinkle	3-4'	1 gal.
<i>Vinca major</i>		12-18"	Flats
Vines			
<i>Antigonon leptopus</i>	Rosa de Montana	varies	1 or 5 gal.
<i>Distictus buccinatoria</i>	Blood Red Trumpet Vine	varies	1 or 5 gal.
<i>Ficus pumila</i>	Creeping Fig	varies	1 gal.
<i>Gelsemium sempervirens</i>	Carolina Jessamine	varies	1 or 5 gal.
<i>Hardenbergia violacea</i>	N.C.N.	varies	1 or 5 gal.
<i>Parthenocissus tricuspidata</i>	Boston Ivy	varies	1 gal.
<i>Rosa banksiae</i>	Lady Banks Rose	varies	1 or 5 gal.

4.0 IMPLEMENTATION

4.1 REQUIRED APPROVALS AND ACTIONS

In addition to adoption of this *Specific Plan* by the City of Camarillo, the City will enter into a Development Agreement authorized pursuant to Section 65865 et seq. of the California Government Code.

This *Specific Plan* shall not become operative until a Development Agreement is signed by the City of Camarillo and all owners of private property in the *Specific Plan* area.

4.2 PHASING

Development of the *Specific Plan* area is anticipated to occur in several phases. Development of the major land use components (the residential areas, community sports park, elementary school, and commercial areas) may occur independently of one another or in parts. However, the community parkland will be made available for sport activities prior to development of the balance of the *Specific Plan* area. The elementary school will be available as required by the Pleasant Valley School District, but no sooner than 2004. The sequence of development of the other major project elements cannot be predicted, and would depend on market conditions.

The extent and sequence of phases of development would be approved through the City's development review process and subdivision map approval process with implementation of the utility master plans, as contained in this *Specific Plan* as required to provide necessary utility services. In no case would the number of residential units built exceed the City's annual development allocation program.

Phase I improvements shall include, but not be limited to:

- *Widening and improvements of Pleasant Valley Road along the length of the project,*
- *Major infrastructure improvements including water, sewer, drainage, and utility trunk lines,*
- *Dedication of park site with roads, berm and utilities to allow commencement of improvements,*
- *Improvement of major north-south street from Dawson Drive offramp to Pleasant Valley Road,*
- *Widening of Petit Street,*
- *Mass grading of site, and*
- *Dedication of YMCA site.*

Phase II and later improvements shall provide the necessary improvements to accommodate the build out of the site. Each phase will be reviewed at the time of the request for permits including a review of traffic conditions.

4.3 DEVELOPMENT REVIEW PROCESS

All proposed development within the Village at the Park Community is subject to the standards and guidelines in this *Specific Plan*. As part of the application review process (i.e., Staff Review, Development Design Review Permit, Special Use Permit, Subdivision Map Approval, etc.) the City of Camarillo shall review project submittals for consistency with these standards and guidelines. Subdivision maps, Planned Development Permits, Conditional Use Permits and Building permits shall be processed in accordance with the procedures established by the City of Camarillo and the Village at the Park Development Agreement.

4.4 SPECIFIC PLAN ADMINISTRATION

4.4.1 Administration

The *Specific Plan* includes development and design standards and guidelines but cannot foresee every potential condition requiring decisions within the *Development Review Process*. Any subsequent discretionary approval or amendment to the *Specific Plan* must be consistent with the General Plan as amended and/or updated, except where the Developer/Applicant possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

Future development applications will be processed that are in substantial conformance with the *Specific Plan* or that may require an amendment to the *Specific Plan*. This section shall govern these applications and classifies them into four categories: Minor Modifications, Major Modifications, Specific Plan Amendments and Special Use Permits.

a. Minor Modifications

The following items may deviate, within specified limitations, from the adopted *Specific Plan* but shall be considered to be in Substantial Conformance with the *Specific Plan*. This review shall occur at staff level, through the *Development Review Process* if so determined by the Director of Community Development (Director). The Director, however, shall have the discretion to refer any such request for modification to the Planning Commission as a Major Modification. Conversely, the applicant shall have the right to appeal decisions of the Director to the Planning Commission and/or City Council.

- Final facility sizing and alignment of water, sewer, and storm drain improvements (as directed by the City Engineer).
- Change in utility and/or infrastructure servicing agency.

- Alignment of local streets within neighborhoods so long as the number and approximate spacing of connections is in general conformance with the *Land Use Concept Plan*.
- *Local Street*, road and bicycle/jogging trail alignments provided that connecting of destination points is maintained.
- Minor landscape and streetscape design modifications consistent with the *Design Guidelines* contained in this document and approved through the *Development Review Process*.
- Deletion of utility infrastructure deemed unnecessary by the City Engineer.

b. Major Modifications

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. Proposed amendments deemed to be Major Modifications by the Director of Community Development as defined herein will be processed by the Planning and Environmental Services Division through the *Development Review Process* and approved by the Planning Commission. If the Director so determines, the changes identified below may be processed as a *Specific Plan Amendment* as described below.

- Location or reconfiguration of major streets.
- Specific modifications of a similar nature to those listed above, which are deemed by the Director to be in keeping with the spirit and intent of the *Specific Plan*, and are in conformance with the *2020 General Plan*.

c. Specific Plan Amendments

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If any proposed modification to the *Specific Plan* is deemed major by the Director, it will be processed as an amendment to the *Specific Plan*. Depending upon the nature of the proposed amendment to the *Specific Plan*, additional environmental analysis may be required, pursuant to Section 15162 of CEQA.

d. Special Use Permits

Institutional Uses shall require *Special Use Permits*. Projects requiring *Special Use Permits* shall be processed in accordance with the Camarillo City Code. *Special Use Permit* requests shall be approved by the decision-making authority if the following findings are made. These findings are in addition to any findings by California State Law and Camarillo City Code:

- The proposed special use is consistent with the *Specific Plan*;
- The nature, condition and development of adjacent uses, buildings and structures shall be considered

and no proposed special use shall be permitted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings or structures;

- The site for a proposed special use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the *Specific Plan*, or as required by the Planning Commission as a condition in order to integrate said use with the uses in the neighborhood; and
- The site for a proposed special use is served by streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.

4.5 DEVELOPMENT AGREEMENTS

It is contemplated that Development Agreements may be used to implement the Goals and Policies of the *Specific Plan*.

A Development Agreement is a contract between the City of Camarillo and the property owners/applicants, which delineates the terms and conditions of the Developer's proposed project. By enacting the Development Agreement Legislation of 1979, the California Legislature provides for the following measures:

- Certainty: The lack of certainty in the approval of development projects can result in a waste of resources, escalate the cost of housing and other development to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.
- Assurance: Assurance is necessary to the applicant for a development project that upon approval of the project the applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to the conditions of approval. Such assurance will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development (Government Code Section 65864).
- Intent of Legislation: This legislation was intended both to preserve local government control over development projects and to give developers the opportunity to specify the parameters of a project in one undertaking. The Development Agreement Legislation fulfills the public needs to alleviate haphazard land regulation schemes that burden smaller, less integrated development projects, and to provide for comprehensive long-term planning and land use regulation for major developments.

- Government Code Section 65864: Pursuant to California Government Code Section 65864, et seq., and city-wide procedures for Development Agreements, adopted by the City of Camarillo City Council pursuant to California Government Code Section 65865, an applicant in any zone, for any proposed development, may apply for a Development Agreement.

4.6 MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program is included in **Appendix A** of this *Specific Plan*. All mitigation measures contained in this program shall be implemented as specified by this program.

RESOLUTION NO. 2001- 151

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CAMARILLO APPROVING GENERAL PLAN AMENDMENT
99-2, VILLAGE AT THE PARK (GENERAL PLAN
AMENDMENT/SPECIFIC PLAN)

WHEREAS, the City Council has previously referred a request for processing of an amendment to the City of Camarillo General Plan Land Use Element, Recreation Element and Circulation Element involving approximately 330 acres located south of U.S. 101/Ventura Freeway, north of Pleasant Valley Road, easterly of Lewis Road and westerly of Calleguas Creek; and,

WHEREAS, a duly-noticed hearing was held by the City of Camarillo Planning Commission on August 21, 2001, and adopted a resolution on September 18, 2001, recommending approval of the amendment to the General Plan and Village at the Park Specific Plan; and,

WHEREAS, the City Council has reviewed the General Plan amendment request and Village at the Park Specific Plan and received testimony at a duly-noticed public hearing on October 10, 2001 and finds that the amendment be approved based on the following findings:

1. That the amendment is consistent with the goals of the General Plan including its various elements and would be consistent with the community goals.
2. The conversion of the area south of the Ventura Freeway would provide needed public facilities in the form of a 55-acre citywide park, YMCA site, elementary school site and other uses to merit consideration as a public benefit to outweigh the conversion of the agricultural land.
3. That the size of the property is adequate to accommodate the types of development under the designated land uses being proposed including the open space use, residential areas, public uses, commercial areas and buffer areas. In addition, the plan provides for roadways to accommodate the proposed uses and improve the roadways in the area to benefit the community as a whole.
4. That the project has been reviewed under an environmental impact report which will provide various mitigation measures under a mitigation monitoring program to ensure that levels of impact will be within acceptable thresholds.
5. That the specific plan contains specific design guidelines for development to the area to ensure the proper development of the site in accordance with the vision for a neighborhood-oriented village with a variety of residential, commercial and public uses.

6. The proposed change in land use was considered in regard to the impacts on housing within the region. It was determined that the conversion of land use will provide additional opportunities for residential units in a variety of classifications and prices to assist in meeting the objectives of the Housing Element of the General Plan of the City of Camarillo.
7. The development of a specific plan provides a greater opportunity for guiding development in a manner that would be far more compatible with the existing land uses within the area. In addition it provides appropriate mitigation measures to create a community that would be considered compatible with the various constraints facing the study area.

WHEREAS, prior to certifying the Environmental Impact Report, the City Council of the City of Camarillo considered the Initial Study of Environmental Impact and the Environmental Impact Report together with any comments received during the public review process; and,

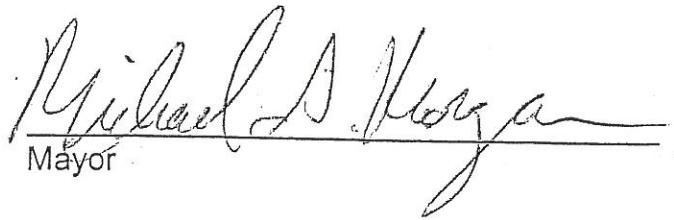
WHEREAS, the development of the proposed project will result in significant unavoidable adverse environmental, including the conversion of agricultural land, and changing the visual character from open agricultural field to an urban setting. The Findings of Facts attached hereto as Exhibit "B" describe the unavoidable adverse effects and, as provided by CEQA and State CEQA Guidelines and sets forth a Statement of Overriding Considerations which are being adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Camarillo that General Plan Amendment 99-2 and Village at the Park Specific Plan is hereby approved as depicted on the attached Exhibit "A" and determined that this General Plan amendment shall be filed with the County Clerk of the County of Ventura. The record of proceedings upon which this decision is based is located in the office of the City Clerk, who is the custodian of records for the same.

IT IS FURTHER RESOLVED AND DETERMINED that all proposed mitigation measures identified in the Environmental Impact Report were previously adopted as the Mitigation Monitoring Plan included in the Final EIR in accordance with Public Resources Code Section 21081.6; and,

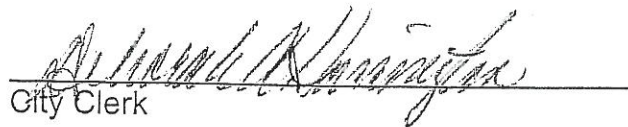
BE IT FURTHER RESOLVED, that the City of Camarillo City Council approves of the Findings of Facts including the Statement of Overriding considerations (Exhibit "B") for the significant unavoidable adverse environmental effects.

PASSED, APPROVED AND ADOPTED this 10th day of October, 2001.



Mayor

ATTEST:



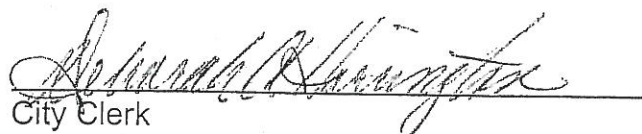
City Clerk

I, Deborah A. Harrington, do hereby certify that the foregoing Resolution 2001-151 was duly adopted by the City of Camarillo at a regular meeting thereof held on the 10th day of October, 2001, by the following vote of the Council:

AYES: COUNCILMEMBERS: Craven, Kildee, McDonald, Waunch, Mayor Morgan

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



City Clerk

sc/jw/sc (f:\CC Agenda Rpts\ GPA 99-2 creso oct10 01-R)

Copy: Department of Community Development
Dennis Hardgrave, Development Planning Services
Hiji Bros/EJM Development Company, c/o DPS
Lynch Levy Levitt, c/o DPS
Ronald Faught

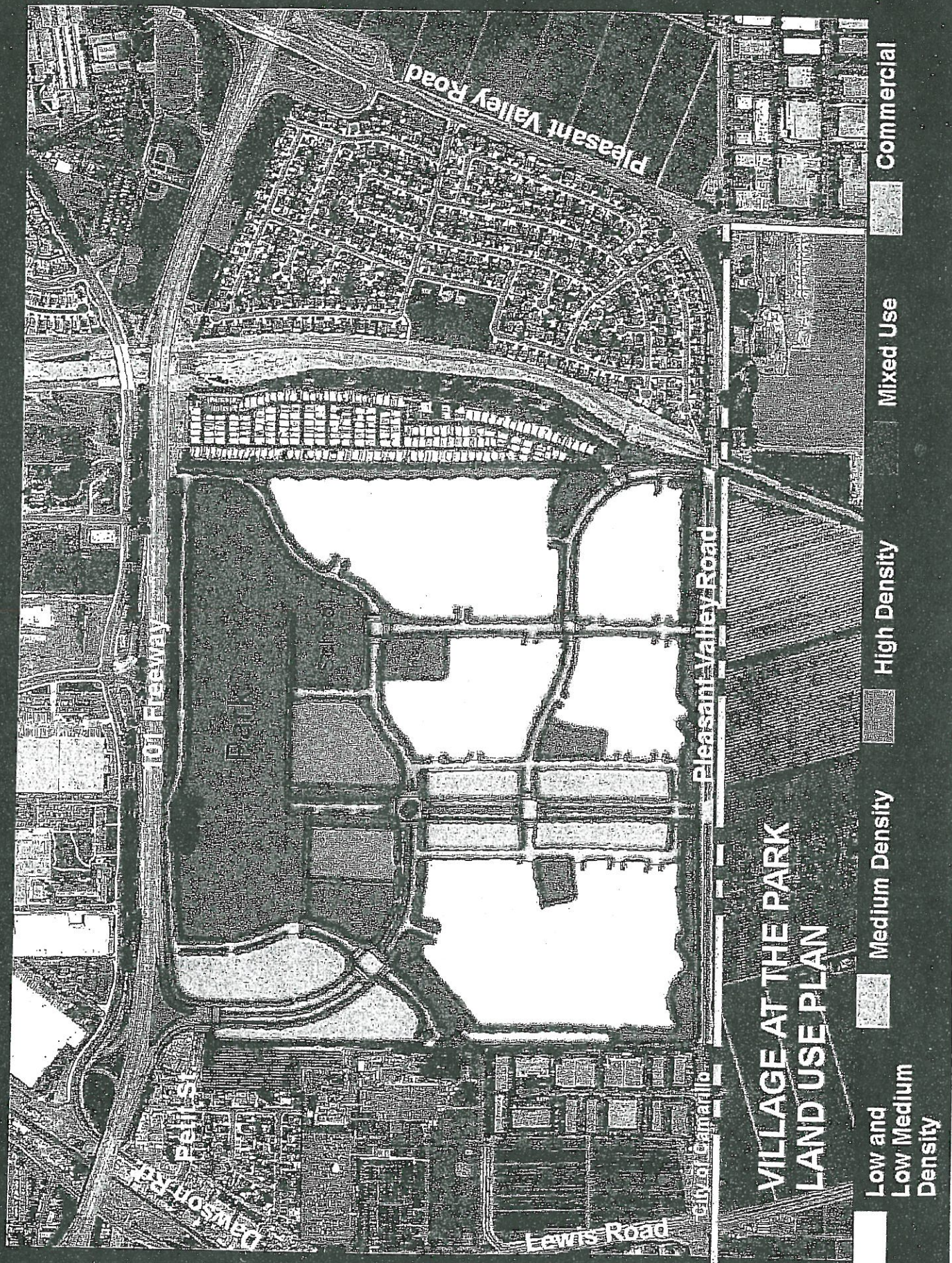


EXHIBIT B

FINDINGS OF FACTS

I. INTRODUCTION

CEQA and the CEQA Guidelines provide in part that:

"No public agency shall approve or carry out a project for which an Environmental Impact Report has been completed and that identified one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding." (CEQA Guidelines Section 15091)

The Final EIR for **GPA 99-2 Village at the Park** (State Clearinghouse No. 2000011063) identifies significant or potentially significant environmental impacts, prior to mitigation, that may occur as a result of the project. Thus, in accordance with the provisions of the CEQA Guidelines, the City Council hereby adopts these findings in considering the proposed project.

II. DESCRIPTION OF PROJECT PROPOSED FOR APPROVAL

The Project applicant is requesting approval of a mixed-use development based on a land use plan consisting of a range of residential, commercial, public, and quasi-public uses. A primary planning element is a 55-acre community sports park. A range of residential uses is proposed and would cover approximately 184 acres of the 330-acre site. As planned, 1,060 residential units are proposed at a variety of densities and product types. Approximately 97.83 acres (including the 55-acre sports park) would be dedicated for public or quasi-public uses. The remaining 47 acres would accommodate commercial uses and arterial boulevards. Development of the Proposed Project is anticipated to occur in several phases.

Five alternatives were evaluated in the EIR: the No Project Alternative, development at alternative sites and three City-prepared development alternatives. The City-prepared alternatives were selected based upon their potential to reduce significant environmental impacts associated with the Proposed Project. The differences between the Proposed Project and the

Development Alternatives are based on three issues. First, the land use plans provide similar mixes of residential and non-residential land uses, but locate them in different areas of the site. Second, the development intensities are slightly different, with two development alternatives planning less intensity than the Proposed Project and one planning greater intensity. Last, alternative means of reducing potential impacts are evaluated such as berms, landscaping, or increased setbacks to reduce noise levels at the site.

A more detailed project description is provided in Section 4.0, *Project Description* of the Draft EIR.

III. FINDINGS FOR SIGNIFICANT IMPACTS

A. Transportation and Circulation

Potential Impacts

Proposed project at buildout would result in significant level of service impacts at the following intersections:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps, and
- Santa Rosa Road/Adolfo Road.

At project buildout, a significant impact would occur along the road segment of Pleasant Valley Road between Lewis Road and the Santa Rosa interchange.

Future (2015) plus Project buildout would result in a significant impact at the following intersections unless mitigated:

- Petit Street/U.S. Highway 101 SB ramps,
- Dawson Drive/Petit Street,
- Lewis Road/Pleasant Valley Road,
- Pancho Road/Pleasant Valley Road,
- Ridge View Street/Pleasant Valley Road,
- Pleasant Valley Road/U.S. Highway 101 SB ramps,
- Santa Rosa Road/U.S. Highway 101 NB ramps, and
- Santa Rosa Road/Adolfo Road.

All of the roads and highways analyzed in this study will operate at acceptable levels after the identified mitigation measures are completed. Therefore, the LOS will not be exceeded individually or cumulatively and the project will comply with the CMP.

Findings

The proposed project has been reviewed and mitigation measures have been identified. With the implementation of the recommended mitigation, no unavoidable significant transportation and circulation impacts would occur as a result of the Project or cumulative projects. Further, each phase of development will be addressed to consider the timing and phasing of the mitigation measures.

Facts in Support of Findings

The potential impacts from these circulation conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project. Improvements including the widening of Pleasant Valley Road and off-site improvements will not only address the impacts of the proposed project, it will aid in improving current impacts and impacts associated with the California State University at Channel Islands.

B. Air Quality

Potential Impacts

Short-term air quality impacts would result primarily from vehicle emissions, equipment emissions, and fugitive dust generation during normal site preparation and construction phases of the proposed development. Due to the short-term, temporary nature of construction activities, the APCD does not consider normal construction related air quality impacts to be significant. The APCD does require that mitigation measures be implemented during Project construction in order to minimize air quality impacts.

Daily emissions of the Proposed Project would exceed the APCD recommended significant threshold for ROC or NO_x emissions. These are thresholds that the APCD has determined will individually and cumulatively jeopardize attainment of State and Federal ozone standards. As such, the

Proposed Project would contribute to the violation of State and Federal ozone standards.

Findings

While the Proposed Project would increase the city population numbers, it would not cause the projections contained within the General Plan of 72,093 person, which was used in the preparation of the AQMP, to be exceeded. As such, Project-generated emissions have been accommodated in the AQMP emissions forecasts, and the Proposed Project would not jeopardize attainment of air quality standards in Ventura County. Given the above, the Proposed Project is considered to be consistent with the AQMP.

Facts in Support of Findings

Implementation of the mitigation measures identified in this section would reduce project emissions of ROC and NO_x. Contribution to the City's TDM Program would reduce the residual long-term Project emissions to less than significant levels. There would be no unavoidable significant air quality impacts associated with the Proposed Project.

C. Noise

Potential Impacts

Noise would be generated by medium and heavy trucks making deliveries to the commercial uses on-site. Instantaneous noise levels from delivery trucks traveling 10 to 20 miles per hour have been found to average 80 dB(A) at distances of 30 feet. In the event that Village Commercial uses along and south of "B" Street back onto the proposed single family residential area, truck delivery would have a significant noise impact on these uses unless mitigated.

Recreational activities at the proposed sports park would point source noises as well as noise associated with sound systems, people cheering, etc. Since the proposed sports park would be adjacent to residential uses, late evening and nighttime use of the park could generate noise in excess of 45 dB(A), which the Municipal Code identifies as the maximum permitted evening/nighttime noise level for this land use. As persons would be exposed to noise levels in excess of those identified in the Municipal Code, this would result in a significant impact unless mitigated.

Land uses along Pleasant Valley Road and the primary roadways within the site would experience a range of noise levels depending upon their setbacks from the roads; use and placement of typical noise attenuation measures, such as walls and berms; use of double-glazed windows; building orientations, etc. If individuals at these land uses would experience noise levels in excess of standards established in the local general plan or Municipal Code, the project would result in a significant noise impact.

Slow-moving cultivation and harvesting equipment will be sporadically operating south of the Project site across Pleasant Valley Road during the growing season. Equipment operations could occur as close as 200 feet from any of the proposed on-site residential building envelopes north of Pleasant Valley Road. Assuming, as a worst case scenario, the equipment would generate noise at 80 dB(A) at 50 feet and there would be no sound wall, noise levels within the development envelope would be a maximum 68 dB(A), which is in excess of the maximum permitted daytime intermittent exterior noise level for residential uses as specified for Standard No.'s 1 and 2 in Section 10.34.040 of the Municipal Code (no nighttime agricultural operations are expected to occur). This would be considered a significant noise impact unless mitigated.

The Project may experience noise levels in excess of 60 dB(A) from overhead flights from the Point Mugu Naval Air Weapons Station, which could violate Standard No. 3 of Section 10.34.040, Exterior Noise Standards for residential uses, of the City's Municipal Code (see Table 5.7-2, Exterior Noise Standards for Intermittent Noises). Unless mitigated, interior noise levels within on-site residential areas may slightly exceed 45 dB(A) during these intermittent and temporary fly-overs, which would be a significant impact.

Findings

Project site development noise impacts would be reduced to less than significant with conformance with Section 10.34.120 of the City's Municipal Code, and there would be no unavoidable significant site development noise impacts. With implementation of mitigation measures recommended in this section, there would be no on-site operational noise impacts. The Project would generate no off-site impacts as a result of Project-generated traffic noise. As a result, the Project would create no unavoidable significant noise impacts.

Facts in Support of Findings

With or without the Proposed Project in place, there would be a potentially significant cumulative noise increase along Petit Street east of Dawson Drive. Acoustical analysis of this noise increase and its impact on residential uses along the roadway would be required to determine specific cumulative impacts on the residences and to specify measures that would reduce any significant noise impacts to less than significant. Because measures do exist to mitigate the noise impacts on these uses, there would be no unavoidable significant cumulative noise impacts.

D. Geotechnical Conditions

Potential Impacts

The extension of the Camarillo fault that traverses the site is considered active. Geolabs – Westlake Village has assigned a Structural Setback Zone that extends 50 feet south of the active fault area. No structures for human habitation should be constructed within this zone. This Setback Zone would affect the northern part of the community sports park and the northern part of the highway commercial area. Although no structures are proposed for the sports park, the Setback Zone means that the existing Petit residence could not be used as an office for the park if it would undergo more than 50 percent reconstruction.

Findings

The Specific Plan has been designed to accommodate the fault zone.

Facts in Support of Findings

Because the development of each site would have to be consistent with jurisdictional requirements and the Uniform Building Code as they pertain to protection against known geologic hazards, impacts of cumulative development would be less than significant given known geologic considerations.

E. Hydrology and Water Quality

Potential Impacts

Excessive erosion and sedimentation and other pollutants of concern including metals, nutrients, soil additives, pesticides, construction

chemicals, and miscellaneous wastes from construction sites could impact water quality during construction. In addition, demolition of existing structures on the Project site could also indirectly introduce existing pollutants into the ground or surface waters.

Water quality concerns associated with the community sports park, neighborhood parks, and landscaped buffer areas relate to the use of fertilizers, pesticides, and herbicides in these areas, and to the potential for them to enter protected bodies of water (i.e., Calleguas Creek). Given that these green areas would be dominant features on the Project site, the chemical-laden runoff from these areas would have the potential to significantly impact the water quality of Calleguas Creek.

Findings

Development within the City of Camarillo would result in hydrology and water quality impacts similar to those of the Proposed Project, and would be subject to the same types of water quality requirements and mitigation measures (discussed previously) as the Proposed Project to avoid potential for creating downstream and subsurface water quality impacts. Therefore, no cumulative water quality impacts from cumulative development are anticipated.

Facts in Support of Findings

With the implementation of the mitigation measures recommended in this section, no unavoidable Project specific or cumulative significant impacts related to hydrology or water quality are anticipated.

F. Public Services and Utilities

Potential Impacts

The Proposed Project would have a significant impact on Pleasant Valley School District and Oxnard Union High School District.

The Proposed Project includes a 55.0-acre community sports park, at three locations a total of 6.0 acres of private neighborhood recreation areas, and a 5.0-acre YMCA site. The Project applicant is not proposing to construct or fund the construction of the park. The City of Camarillo and the Recreation and Park District presently lack adequate funds to construct the park. A significant impact would occur if the park facilities would not be constructed and useable at the time that the first residents live at the Project site.

Findings

The specific plan provides for a site for an elementary school and the has indicated on the record that they are working on an agreement that will result in a fully improved school at a specific benchmark. In addition, school fees will be required to mitigate school impacts at the high school level.

The 55 acre park site will be provided and will assist in improving the ratio of park land for the community. In addition a YMCA site and private recreation areas and buffer areas will afford other open space and recreational opportunities for the community.

Facts in Support of Findings

The potential impacts from these land use and relevant planning conditions have been eliminated or substantially lessened to a level of less than significant by virtue of project design considerations and the mitigation measures identified in the Draft EIR, and incorporated into the project.

STATEMENT OF OVERRIDING CONSIDERATIONS

I. INTRODUCTION

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines provide in part the following:

- a) CEQA requires that the decision maker balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- b) Where the decision of the public agency allows the occurrence of significant effects that are identified in the Final EIR but are not mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3).
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the Notice of Determination (Section 15093 of the Guidelines).

The City Council, having reviewed and considered the information contained in the Route 101/ Airport North Area Interchange and Annexation No. 83 Draft EIR and the public record, adopts the following Statement of Overriding Considerations that have been balanced against the unavoidable adverse impacts in reaching a decision on this project.

II. SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

Although all potential project impacts have been substantially avoided or mitigated as described in the preceding findings, there is no complete mitigation for certain project impacts. These would include the impact to agricultural resources resulting from conversion of agricultural land for urban uses and the resulting conversion of the visual character of the site from an open field to an urban setting. Details of these significant unavoidable adverse impacts were discussed in the Draft.

III. OVERRIDING CONSIDERATIONS

A. Enhanced Traffic Flow

The project's proposed improvements to Pleasant Valley Road and off-site traffic improvements will help to complete the city's roadway system. This will address the current traffic levels and those from future approved projects including the development of the university. The proposed project will allow for greater traffic circulation and enhance traffic flow through the widening of Pleasant Valley Road and improvements to Lewis Road and the freeway offramps as detailed in the traffic mitigation measures.

The enhanced traffic flow provided by the project will also allow for more safe and efficient circulation in this portion of the City, as well as improved emergency access.

B. Park Land and Open Space Buffers

While the development plan proposes the conversion of the property from agricultural open space to an urban development, the specific plan provides for a variety of open space areas. These include 55 acres of active and passive recreational areas along the freeway corridor, buffer areas along the easterly property line and buffer areas along the southerly property line. In addition, areas of open space for the school, private recreation areas, YMCA site and landscaped areas will be provided. As a result, the proposed project will be a change from the current usage of the property, but the resulting development will be consistent with the city standards for developed areas by maintaining buffers and visually attractive corridor along major streets.

D. Additional Housing Units

The proposed Village at the Park Specific Plan will provide approximately 1060 dwelling units in the low density, medium density and high density residential categories consistent with the land use element of the General Plan. As a result, this will provide additional housing opportunities to help meet current and projected housing needs for the city and the region.

E. Community Benefits

The City of Camarillo's community goals state that the conversion of

agricultural land may only be considered where there is a public need or benefit. The proposed project will provide a number of public benefits including the 55 acre sports park, the school site, the YMCA site, the roadway improvements, and the additional housing opportunities. Each of these components of the plan will offer further benefits such as the park site helping to increase the amount of park land in the community as the amount of park land does not currently meet the standards of the Recreation Element.

F. *Consistency with SOAR/CURB*

The proposed project involves the conversion of the site from agricultural lands to a variety of urban and open space uses. While this results in a loss of agricultural lands, the conversion is not inconsistent with the adopted SOAR and CURB ordinances. By filling in a portion of the land within the city limits, it will have the benefit of relieving pressure on lands that are designated to remain under agricultural and open space uses while allowing for economic development which will benefit the community.

G. *Economic Development*

The proposed development under the Village at the Park Specific plan provides a variety of land uses that provide a number of economic improvements to the community as described in the economic impact analysis. In addition to the direct benefits of the commercial uses proposed within the project, the development will provide a number of jobs during its construction and a number of jobs associated with some of the land uses including the school, commercial areas and the park. The residential units will also serve to support new job growth from future research and development, office, retail, and manufacturing uses as designated under the city's General Plan.

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