

APPENDIX D - JULY 2017 MONTHLY REPORT

MONTHLY REPORT

**JULY
2017**

The City of Camarillo Monthly Report is a publication of the Department of Community Development. The report describes development activity relating to residential, commercial, industrial and institutional land uses. The Monthly Report is available at the City website—www.cityofcamarillo.org.

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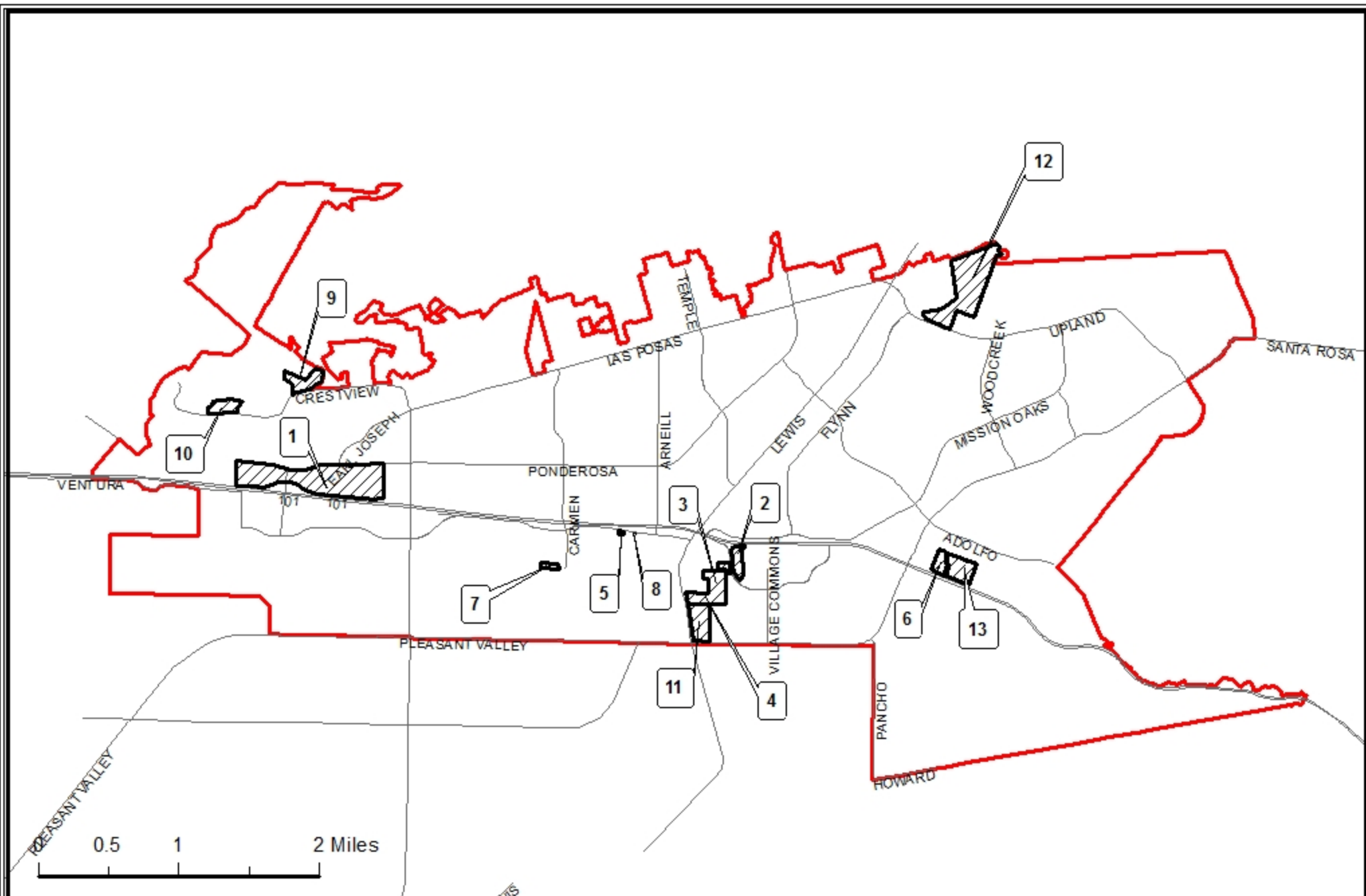
City of Camarillo

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Updated on 6-9-17
 Department of
 Community Development
 City of Camarillo

City of Camarillo Residential Projects



RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
				ACREAGE							
1	TT-5561 RPD-172M(1)	elacora Springville, LLC Viva Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	South side of Ponderosa Dr between Earl Joseph Dr and Spring Oak Rd (Springville)	157-0-030-180/250	Courtyard single family	24	84	Under Construction	J. Lee	1/20/2015	n/a
			12								
1	TT-5561 RPD-183M(2)	elacora Springville, LLC Sol Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	South side of Ponderosa Dr between Earl Joseph Dr and Spring Oak Rd (Springville)	157-0-030-180/250	Alley single family	42	75	Under Construction	J. Lee	7/14/2015	n/a
			12.59								
1	TT-5561 RPD-184	elacora Springville, LLC Brisa Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	South side of Ponderosa Dr between Earl Joseph Dr and Calistoga Rd (Springville)	157-0-030-180/250	Single family	35	57	Under Construction	J. Lee	1/11/2012	n/a
			9.26								
1	RPD-193 T-5955	elacora Springville, LLC Aire Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546.5781	Southwest corner of Ponderosa Dr and Spring Oak Rd (Springville)	157-0-030-180/250	Condominium (includes 1 low and 2 very-low income units)	0	99	Under Construction	J.Lee	6/10/2015	n/a
			5.76								
1	CUP-350	Fore Property Jonathan Cornelius 1004 Santa Barbara Street Santa Barbara, CA 93101 (805) 456-8344	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	157-0-020-195	Mixed use rental	0	50	Grading	J. Lee	10/4/2014	10/4/2017
			3.94								
1	RPD-195 / TT-5671M(3)	Ran Rancho Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Northwest corner of US 101 and Springville Dr (Springville)	157-0-020-210 / 185	Single family	0	178	Pending	J. Lee	n/a	n/a
			22.87								

RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
				ACREAGE							
1	CUP-357	Fore Property Jonathan Cornelius 1004 Santa Barbara Street Santa Barbara, CA 93101 (805) 456-8344	Southwest corner of Townsite Promenade and Camino Tierra Santa (Springville)	157-0-020-200	Senior affordable apartments (52 low and 51 very-low income units)	0	104	Grading	J. Lee	5/20/2014	5/20/2018
				4							
1	TT-5903 RPD-177	KB Home Mariposa Seth Boots 25152 Springfield Ct, Ste 180 Valencia, CA 91355 (661) 219-6910	South side of Ponderosa Dr between Camino Tierra Santa and Earl Joseph Dr (Springville)	Lot 1 of TT-5671	Condominiums	0	130	Under Construction	J. Lee	7/10/2013	n/a
				10.71							
1	TT-5671 RPD-178	Fore Property Jonathan Cornelius 1004 Santa Barbara Street Santa Barbara, CA 93101 (805) 456-8344	Townsite Promenade between Camino Tierra Santa and Earl Joseph Dr (Springville)	157-0-020-195	Apartments	0	163	Grading	J. Lee	10/16/2012	10/16/2017
				11.21							
2	CUP-307M(2)	Hiji Investment Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	157-0-020-195	Mixed use rental	0	10	Pending	J. Lee	n/a	n/a
				3.21							
3	RPD-186	FF Realty Ed McCoy 5510 Morehouse Dr, Ste 200 San Diego, CA 92121 (805) 626-8341	350 South Lewis Road (Village Gateway)	229-0-070-210	Rental units (includes 19 very-low income units)	0	368	Under Construction	M. D'Anna	12/3/2013	n/a
				15.9							
3	RPD-187	FF Realty Ed McCoy 5510 Morehouse Dr, Ste 200 San Diego, CA 92121 (805) 626-8341	350 South Lewis Road (Village Gateway)	229-0-070-210	Rental units (includes 5 low income units)	0	82	Under Construction	M. D'Anna	12/3/2013	n/a
				4							

RESIDENTIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
				ACREAGE							
4	RPD-188	Aldersgate Inv, LLC Matt Mansi 300 E. Esplanade Dr. Ste 1550 Oxnard, CA 93036 (805) 988-4114	350 Lewis Road, northeast of Lewis Road and Mike Loza Dr (Village Gateway Townhomes)	229-0-070-210	Condominiums (includes 9 moderate income units)	0	87	Grading	M. D'Anna	11/7/2014	10/7/2017
				7.8							
5	CUP-330	Aldersgate Inv, LLC Jordan Marshall 300 E. Esplanade Dr, Suite 1550 Oxnard, CA 93036 (805) 988-4114	2024 Ventura Blvd between Cedar Dr and Oak St	162-0-104-010, 162-0-135-050 & -060	Mixed-Use rentals (1 low and 22 moderate income units)	0	23	Grading	D. Moe	11/5/2013	9/8/2017
				0.59							
6	TT-5956 RPD-194	Comstock Homes Teso Robles Townhomes Harriet Rapista 2301 Rosecrans Avenue #1150 El Segundo, CA 90245 (310) 546-5781	North side of Hwy 101 between Camino Ruiz and Verdugo Way	160-0-091-055 / 065 / 105 / 125	Townhomes (includes 13 moderate income units)	0	129	Under Construction	O. Buck	04/7/2015 - RPD & 8/26/2015 - Tract	n/a
				8.66							
7	LD-537 RPD-199	Jim Sandefer 5450 Ralston St Ventura, CA 93003 (805) 207-4894	Southerly terminus of Barcelona St	162-0-200-015	4 single family lots	0	4	Pending	C. Torres	n/a	n/a
				3							
8	RPD-189	Hiji Investment Co. Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	West of Village at the Park Dr between Petit Street and Westpark Court (Village at the Park)	229-0-320-085, 095, 105	Rental units	0	83	Approved	M. D'Anna	10/15/2013	10/15/2017
				4.63							
9	T-5920 M(1)	Crestview Ranch David Hasson 20272 Via San Sovino Porter Ranch, CA 91326 (818) 831-6009	North of Crestview Ave at Dominica Corte	152-0-190-275	12 - 1-acre lots	0	12	Approved	B. Cereceres	7/8/2015	7/8/2017 (Time Ext under review)
				19.15							

RESIDENTIAL PROJECTS

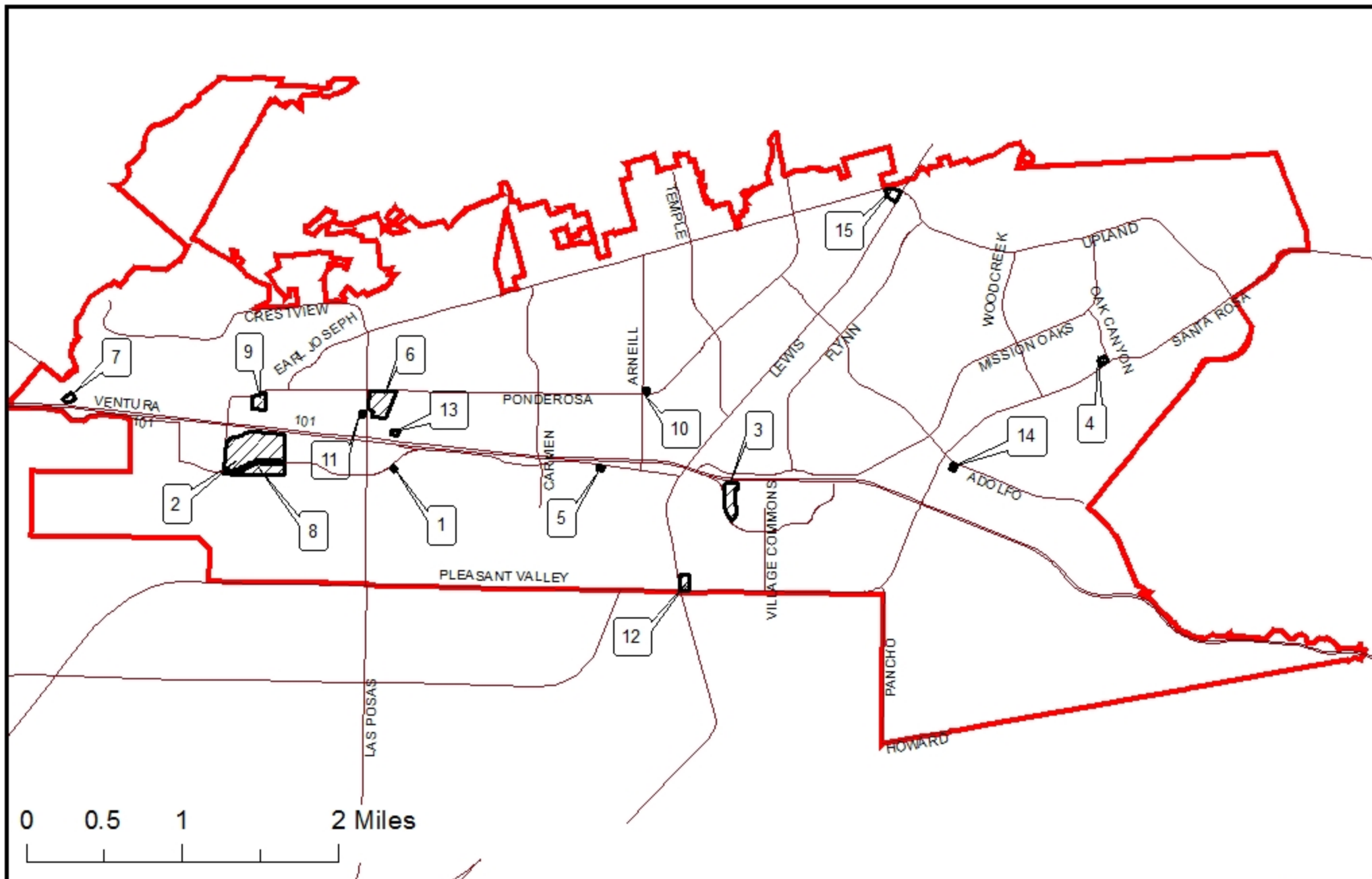
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	UNITS BUILT	TOTAL UNITS	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
				ACREAGE							
10	CUP-79M(4)	Spanish Hills Country Club Steve Abraham One Upper Newport Plaza Newport Beach, CA 92660	Northeast corner of Calle Tierra Vista and Crestview Ave (Spanish Hills)	152-0-261-09	Golf bungalows	0	3	Approved	C. Torres	3/20/2007	3/20/2018
				1							
11	TT-5969 RPD-196	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Rd	229-0-070-240	Townhomes (includes 29 moderate income units)	0	285	Approved	M. D'Anna	9/20/2016	RPD-196 - 9/20/2018 TT-5969 - 8/24/2018
				19.88							
11	CUP-369	Camarillo Village Homes, LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Rd	229-0-070-240	Mixed Use Commerical and rental units (3 low income)	0	24	Approved	M. D'Anna	9/20/2016	9/20/2018
				2.82							

RESIDENTIAL PROJECTS

PENDING GENERAL PLAN AMENDMENTS (GPAS)					
MAP ID	GPA	DEVELOPER	UNITS	LOCATION	DESCRIPTION
1	2014-1	Rancho Associates	TBD	Springville Specific Plan	Public to Medium Density Residential
12	2016-4	Shea / Hawkeye	320	NEC of Lewis Rd and Upland	Rural Exclusive to Low-Medium Residential
13	2017-1	Camino Ruiz LLC & ZDI Inc	TBD	5153 Camino Ruiz	Industrial to High Density Residential

RESIDENTIAL ACTIVITY SUMMARY			
DWELLING UNIT PERMITS ISSUED IN JULY	45	DWELLING UNIT PERMITS ISSUED IN 2017	268
DWELLING UNITS DEMOLISHED IN JULY	0	DWELLING UNITS DEMOLISHED IN 2017	0
DWELLING UNITS FINALED IN JULY	4	DWELLING UNITS FINALED IN 2017	145
TOTAL ESTIMATED DWELLING UNITS (JULY 31, 2017)			25,812

PROJECT STATUS	UNITS	PROJECTS
PENDING (Excludes GPAs)	192	3
APPROVED/NOT BUILT	407	5
GRADING	427	5
UNDER CONSTRUCTION	1,024	8
TOTAL	2,050	21



Updated on 8/7/17
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Community Development
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City of Camarillo Commercial Projects



COMMERCIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CPD-197M(13)	Red Rock Restaurant Constantino Papanicolaou 3301 Sturgis Rd Oxnard, CA 93030 (805) 604-0909	Southside of Ventura Blvd at the Promenade Outlets	Parcel B of LD-519A	Restaurant and brewery	10,990	0.46	Approved	C. Torres	11/16/2010	11/16/2017
2	TT-5880 CPD-226M(3)	Amara Shopping Center Springville Camarillo Owner Jessica Ramirez 201 S. Figueroa St, Suite 300 Los Angeles, CA 90012 (310) 652-1177	Northeast corner of W. Ventura Bl. and Springville Dr.	230-0-020- 230/240, 230-0-010- 470/480	Commercial center	491,776	44.84	Approved	J. Vacca / J.Lee	4/19/2016	4/19/2018
3	CPD-236	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805)484-9303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	219-0-150- 125/315	Commercial mixed-use center	42,630	10.02	Approved	J. Lee	9/15/2009	9/15/2017
3	CPD-236M(1)	Hiji Inv Co/TFR Inv Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805)484-9303	Between Village at the Park Dr and Westpark Ct (Village at the Park)	219-0-150-125 / 315	2 Commerical Pads	8,000	1.54	Pending	J. Lee	n/a	n/a
4	CPD-232M(2)	Carol D'Egido 17401 Gresham St Northridge, CA 91325 (310) 821-2725	Northwest corner of Santa Rosa Rd and Oak Canyon Road	171-0-250-325	2 office/retail buildings	8,828	1.26	Approved	B. Cereceres	6/14/2016	6/14/2018
5	CUP-330	Aldersgate Inv. LLC Jordan Marshall 300 E. Esplanade Dr, Suite 1550 Oxnard, CA 93036 805.988.4114	2024 Ventura Blvd between Cedar and Oak Streets (Old Town)	162-0-104-010, 162-0-135- 050/060	Mixed use	6,100	0.58	Under Construction	D. Moe	11/5/2013	9/8/2017

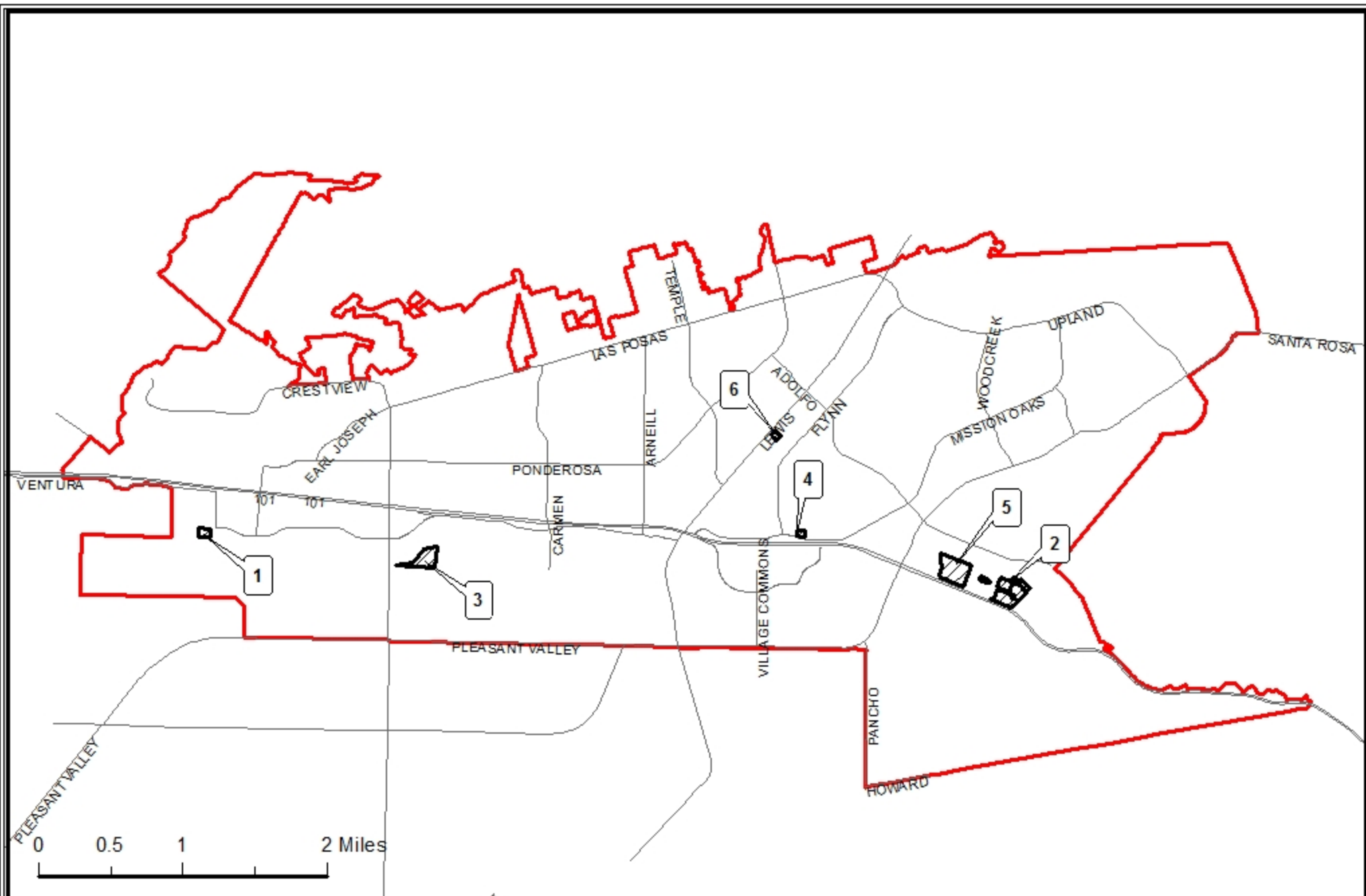
COMMERCIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
6	CPD-4M(29)	Las Posas Plaza, LP Tim Wolfe PO Box 151 Camarillo, CA 93011 805.482.2761	676 Ponderosa 602 Las Posas 506 Las Posas 62 Daily Dr 61 Daily Dr	164-0-121-105 164-0-121-105 164-0-121-135 164-0-121-125 164-0-131-115	New roof and signage	n/a	11.62	Approved	M. D'Anna	7/18/2017	7/18/2018
7	CPD-77M(5)	Fairfield Inn and Suites Jennifer Schamberger Plantation Bay Hotels, LLC 9271 Research Drive Irvine, CA 92618	4444 Central Avenue	148-0-012-085	Hotel conversion / renovation / minor addition	1,175	1.9	Under Construction	J. Vacca	1/20/2016	n/a
8	CUP-334	City of Camarillo 601 Carmen Dr Camarillo, CA 93010 (805) 388-5360	South of W. Ventura Bl. East of Springville Dr.	230-0-020-220, 230-0-010-460	Bowling alley and 2-sheet ice rink	108,481	11.68	Pending	D. Moe	n/a	n/a
9	CUP-350	Fore Property Company Jonathan Cornelius 1004 Santa Barbara St Santa Barbara, CA 93101 (805) 456-8344	Southwest corner of Ponderosa Dr and Camino Tierra Santa (Springville)	157-0-020-195	Mixed Use	6,000	3.94	Grading	J. Lee	10/7/2014	10/7/2017
10	CPD-6M(19)	Sphear Investments LLC C/O Investec, Dave Pintard 200 E. Carrillo St, Ste 200 Santa Barbara, CA 93101 (805) 962-8989	Northeast corner of Ponderosa Dr. and Arneill Rd.	166-0-210-065	Commerical Bank Office	5,500	0.51	Approved	C. Torres	9/1/2015	9/1/2017
11	CPD-29M(15)	Carl's Jr - Greenberg Farrow Kim Caldwell 19000 MacArthur Bl, Ste 250 Irvine, CA 92612	401 Las Posas Rd	157-0-050-145	Restaurant façade renovation / minor addition	188	2	Approved	C. Torres	10/4/2016	10/4/2017
12	CUP-369	Camarillo Village Homes LLC Gerald J. Marcil 43D Malaga Cove Plaza Palos Verdes Estates, CA 90274 (310) 791-2000	Northeast corner of Pleasant Valley and Lewis Rd	229-0-070-240	Mixed Use Commercial	12,000	2.82	Approved	M. D'Anna	9/20/2016	9/20/2018

COMMERCIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
13	CPD-245	Alism Camarillo, LLC Sam Siam 21241 Ventura Blvd Ste 181 Woodland Hills, CA 91364 (805) 807-6611	301 E. Daily Drive	164-0-132-095	Automated Carwash	5,000	0.88	Pending	O. Buck	n/a	n/a
14	CPD-99M(4)/ CUP-381	Valero/Michael Pauls 6475 E Pacific Coast Hwy #135 Long Beach, CA 90803 (562) 434-2835	4676 Adolfo Rd	160-0-201-075	Convert auto repair facility to convenience store	3,000	0.83	Approved	O. Buck	7/18/2017	7/18/2018
15	CPD-131M(4)	Starbucks Coffee Keith Glassman 1111 Sartori Ave Torrance, CA 90501 (310) 781-8250	4511 Las Posas Rd	167-0-250-345	New Drive-Thru Starbucks Coffee Store	2,080	3.12	Under Construction	O. Buck	2/10/2017	n/a

COMMERCIAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	14.10	121,481	3
APPROVED/NOT BUILT	74.36	574,912	9
GRADING	3.94	6,000	1
UNDER CONSTRUCTION	5.60	9,355	3
TOTAL	98.00	711,748	16



Updated on 7-6-17

Department of
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City of Camarillo Industrial Projects



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INDUSTRIAL PROJECTS

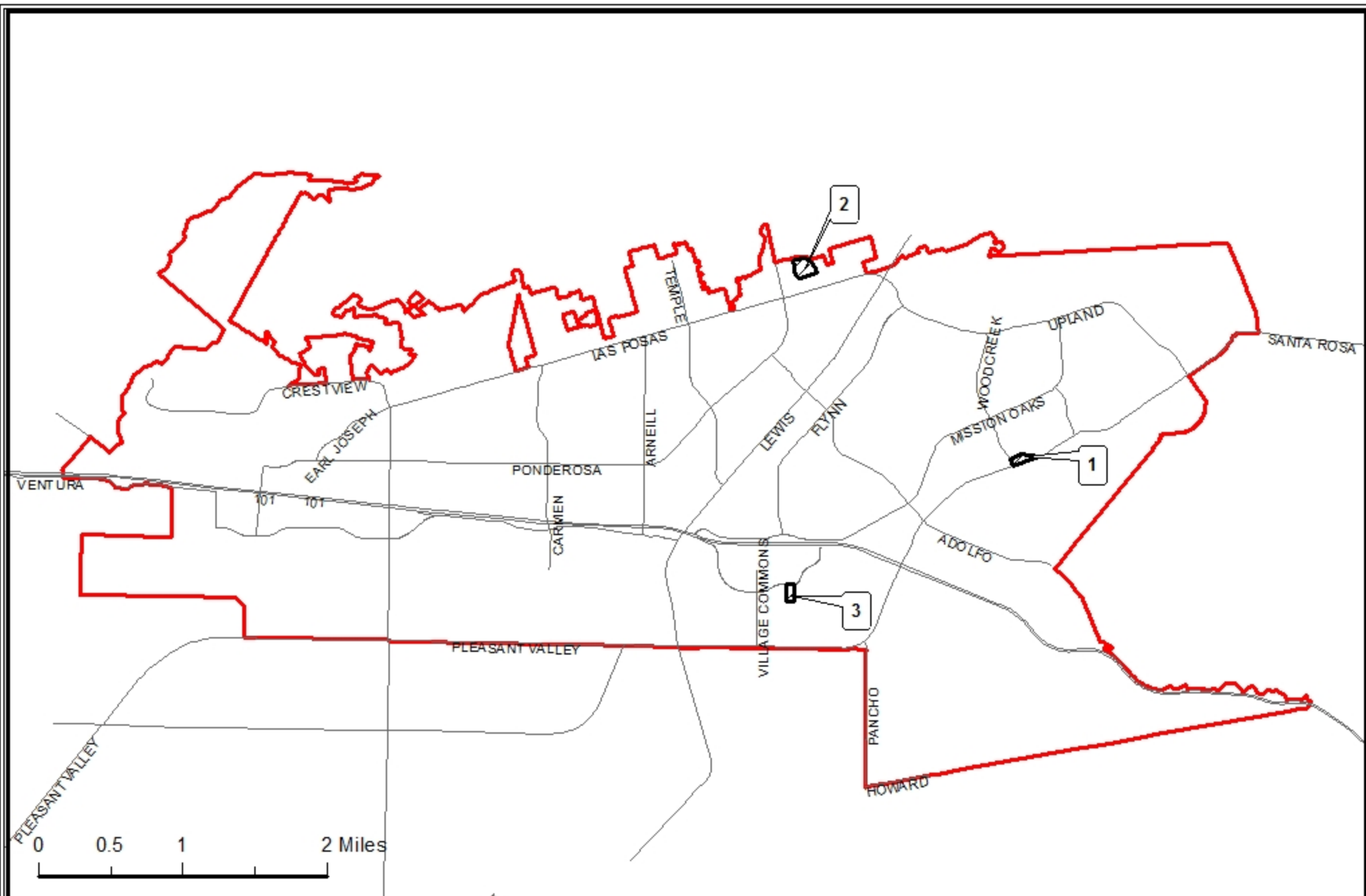
MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	IPD-385	Zephyr Dev Company Robert Goetsch 617 North Catalina St. Burbank, CA 91505 (818) 433-7907	South side of Verdulera St, 175' west of W. Ventura Bl	230-0-160-095	Multi-tenant	47,896	3.50	Approved	B. Cereceres	12/4/2007	12/4/2017
1	IPD-385M(1)	Zephyr Dev Company Robert Goetsch 617 North Catalina St. Burbank, CA 91505 (818) 433-7907	South side of Verdulera St, 175' west of W. Ventura Bl	130-0-160-095	Modify architecture and add 6,633 s.f.	54,559	3.50	Pending	B. Cereceres	n/a	n/a
2	IPD-390	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Northeast corner of Camino Carillo and Camino Ruiz	160-0-111-065/075/085	2 multi-tenant industrial	68,200	4.21	Approved	D. Moe	5/15/2012	5/15/2018
2	IPD-391	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southeast corner of Camino Carillo and Camino Ruiz	160-0-111-115/125/135	2 multi-tenant buildings	70,615	4.61	Approved	D. Moe	5/15/2012	5/15/2018
2	IPD-392	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southeasterly terminus of Camino Carillo west of Conejo Creek	160-0-111-105/115	2-unit building	56,450	3.93	Approved	D. Moe	5/15/2012	5/15/2018
2	IPD-393	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southerly terminus of Camino Carillo west of Conejo Creek	160-0-111-095/105	2-unit building	88,185	4.79	Approved	D. Moe	5/15/2012	5/15/2018
2	IPD-394	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	Southerly terminus of Balboa Cir, west of Conejo Creek	160-0-111-335	Single tenant industrial	20,832	1.86	Approved	D. Moe	9/6/2011	9/6/2017

INDUSTRIAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
2	IPD-395	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	West side of Balboa Cir at the end of the cul-de-sac	160-111- 310/320	Multi-tenant	23,602	1.29	Approved	D. Moe	9/6/2011	9/6/2017
2	IPD-396	PEGH Inv LLC, Trilliad Dev Inc Valerie Draeger 4812 Lakeview Canyon Rd Westlake Village, CA 91361 (818) 991-7033	West side of Camino Carillo, approximately 230' south of Verdugo Way	160-0-093-265	Single tenant industrial	14,430	1.12	Approved	D. Moe	9/6/2011	9/6/2017
3	IPD-398 T-5890	Hiji Investment Co Dennis Hardgrave 211 Village Commons Bl, Ste 15 Camarillo, CA 93012 (805) 484-8303	South side of Camarillo Ctr Dr, between Las Posas Rd and Factory Stores Dr	229-0-010- 660/400/430	4 Industrial condo buildings	129,016	10.78	Approved	C. Torres	9/14/2011 - TRACT & 8/2/2011 - IPD	9/14/2017 - TRACT & 8/2/2017 - IPD
4	IPD-400	Polar Industrial Inv, LLC Michael Chait 7306 Coldwater Cyn Av Unit 12 North Hollywood, CA 91605 (818) 764-2067	3823 Mission Oaks Blvd	160-0-340-230	Multi-tenant	31,386	1.89	Under Construction	C. Torres	1/20/2015	n/a
5	LD-539	Camino Ruiz, LLC Lark Christensen ZDI, Inc. 16509 Satcoy St Van Nuys, CA 91406 (310) 392-7899	5151, 5153, 5155 Camino Ruiz	160-0-093-195	Land Division	n/a	19.98	Pending	M. D'Anna	n/a	n/a
6	CUP-330	Santa Monica Mountains Farmstead 1706 Maria Ave Thousand Oaks, CA 91310 805.907.8898	853 Via Alondra	160-0-030-085	Microbrewery with tasting room	11,836	1.34	Approved	B. Cereceres	7/18/2017	7/18/2018

INDUSTRIAL PROJECTS

INDUSTRIAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING S.F	PROJECTS
PENDING (includes Modifications)	23.48	54,559	2
APPROVED/NOT BUILT	37.43	531,062	10
GRADING	0.00	0	0
UNDER CONSTRUCTION	1.89	31,386	1
TOTAL	62.80	617,007	13



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City of Camarillo Institutional Projects



INSTITUTIONAL PROJECTS

MAP ID	CASE	DEVELOPER	LOCATION	APN	DESCRIPTION	BLDG SF	ACRES	STATUS	PLANNER	APPROVAL DATE	EXPIRATION DATE
1	CUP-312	St. Demetrios Greek Church Keith Valle PO Box 1970 Camarillo, CA 93010 (805) 377-3919	5575 Santa Rosa Road	171-0-250-655	Church (total of 31,240 sf in 3 phases)	9,058	4.07	Under Construction	J. Lee	10/19/2010	n/a
2	SUP-14M(15)	Dignity Health 2309 Antonio Av Camarillo, CA 93010 (805) 389-5800	2309 Antonio Ave.	156-0-150-080	Actue Care and chapel addition	72,342	9.66	Under Construction	J. Lee	4/7/2015	n/a
3	RPD-200	Oakmont Senior Living EJM Development Co. Bill Mabry 9240 Old Redwood Hwy Ste 200 Windsor, CA 95492 (707) 535-3208	Southwest corner of Village at the Park Dr and Davenport St	229-0-203-105	93-bed senior assisted living facility	87,287	3.12	Approved	C.Torres	5/16/2017	5/16/2018

INSTITUTIONAL ACTIVITY SUMMARY			
PROJECT STATUS	ACRES	BUILDING S.F.	PROJECTS
PENDING	0.00	0	0
APPROVED/NOT BUILT	3.12	87,287	1
GRADING	0.00	0	0
UNDER CONSTRUCTION	13.73	81,400	2
TOTAL	16.85	168,687	3