

City of Camarillo

Planning Commission

AGENDA REPORT

DATE: May 4, 2021

TO: Planning Commission

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

SUBMITTED BY: Paul McClaren, Associate Planner

SUBJECT: LD-552, Kinderland, LLC, DBA Steve Thomas BMW

PROJECT INFORMATION SUMMARY

Request: The applicant requests approval of a Land Division (LD-552) to subdivide an existing 6.85-acre parcel, into two parcels of approximately 4.55-acres for Parcel A and 2.30-acres for Parcel B.

Applicant: Kinderland, LLC, 311 & 411 East Daily Drive, Camarillo, CA 93010

Property Owner: Kinderland, LLC, 311 & 411 East Daily Drive, Camarillo, CA 93010

Project Site Size, Location, and Parcel Number: The 6.85-acre project site is located at 311 and 411 East Daily Drive, approximately 580 feet west of the intersection of East Daily Drive and Rosewood Avenue. The property has approximately 770 feet of frontage on East Daily Drive. The Assessor's Parcel Number for the project site is 164-0-172-115

Location Map



Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 18.20.085, the Planning Commission is the decision-maker for the requested LD-552.

General Plan Land Use Designation: General Commercial

Zoning Designation: Commercial Planned Development (CPD)

PUBLIC NOTICE

A Notice of Public Hearing for LD-552 has been advertised for the Planning Commission meeting of May 4, 2021, with notices mailed to all property owners within a 600-foot radius of the subject site, posted at Camarillo City Hall, as well as on the City's website (www.cityofcamarillo.org), and published in a newspaper of general circulation within the area (Camarillo Acorn). Additionally, an on-site sign advertising the meeting has been placed on the project site.

DISCUSSION

Environmental Review

The proposed land division was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines, and was determined to be categorically exempt from the provisions of CEQA under Class 15, Minor Land Division (CEQA Guidelines section 15315), because the proposed project would result in the division of one parcel into two parcels in an urbanized area zoned for commercial uses, is in conformance with the General Plan and zoning, no variances are required, the property is adequately serviced by existing utilities and public streets, the site was not subject to a larger land division in the last two years, and does not have a slope greater than 20 percent. Therefore, no additional review is necessary.

Parcel and Area Characteristics

The project site is located on East Daily Drive and was approved and developed under CPD-21 for the BMW location (Parcel A) and CPD-240 for the Mini-Cooper dealership (Parcel B). The site is surrounded by the following land uses:

	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	CURRENT LAND USE
PROJECT SITE	General Commercial	Commercial Planned Development (CPD)	BMW automobile dealership and vacant MINI dealership building
NORTH	High Density Residential (18.1-30 dwelling units per acre)	Residential Planned Development, 30 units per acre maximum (RPD-30U)	Allure at Camarillo apartments
SOUTH	Linkage / Commercial across U.S. 101	n/a / Commercial Planned Development across U.S. 101	U.S. 101 / Camarillo Premium Outlets across U.S. 101
EAST	General Commercial/Historic	CPD / Professional Office	Boy Scouts of America / Smoke Tree Plaza Office Park
WEST	General Commercial	CPD	Waterdrops Car Wash / Best Western Hotel



Google Earth aerial image of site from above U.S. 101 looking northeast.

General Plan

The Camarillo General Plan Land Use Map designates the project site for commercial uses. The proposed Land Division would create a new commercial parcel to be leased to a new automobile dealership tenant that will reuse the existing MINI building. The General Plan Circulation Element identifies East Daily Drive as a major collector street. The subject property is within the Heritage Zone under the Camarillo General Plan Community Design Element.

Zoning

The property is zoned Commercial Planned Development (CPD) and the proposed Land Division and continued use as an automobile dealership are permitted in the CPD Zone. The Land Division would create two parcels and both new parcels are consistent with the minimum lot size and dimensions of the CPD Zone.

Project Description

The proposed land division is a request to subdivide an existing 6.85-acre parcel, into two parcels of approximately 4.55 acres for Parcel A and 2.30-acres for Parcel B. The proposed Parcel A is a roughly rectangular parcel on the east side of the existing parcel. Parcel B is a roughly square shaped parcel on the east side of the existing parcel.

According to the applicant, the vacant building formerly occupied by MINI is anticipated to be leased and occupied by another auto dealership and vehicle service center. The applicant is requesting to create a separate parcel to be able to lease proposed Parcel B.

The proposal to subdivide a 6.85-acre parcel into two parcels require that each parcel meet the minimum lot size requirement of 10,000 square feet, have a minimum lot width of 100 feet and a minimum depth of 100 feet. The land division would result in two parcels that comply with the minimum lot size, lot depth, and lot width requirements of the CPD Zone, as shown in the table below.

Compliance with Minimum Lot Size, Width and Depth Requirements

		Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
CMC Section 19.26.070		10,000 Square Feet	100 feet	100 feet
Parcel	Address	Proposed Lot Area	Proposed Lot Width	Proposed Lot Depth
A	411 E. Daily Drive	4.55 acres	Varies from 474 Feet to 651 Feet	Varies from 175 Feet to 370 Feet
B	311 E. Daily Drive	2.30 acres	Varies from 299 Feet to 341 Feet	Varies from 291 Feet to 370 Feet

Upon approval and recordation of LD-552, the existing buildings on Parcel A and Parcel B would continue to meet the required setbacks in accordance with the CPD zone as shown in the table below.

	Parcel A		Parcel B	
	Required	Provided	Required	Provided
Front Setback	10 feet	102 feet	10 feet	102 feet
Side Setback	Zero feet	142 feet west 96 feet east	Zero feet	46 feet west 106 feet east
Rear Setback	10 feet	30 feet	40 feet	77 feet

Parking and Loading

The proposed Land Division will not impact parking or loading for either parcel. Each parcel will continue to have adequate space to exceed the parking and loading requirements of CMC Chapter 19.44. Additionally, future proposed uses will be evaluated to determine that the proposed use provides adequate parking and loading.

STAFF REVIEW AND RECOMMENDATION

A tentative parcel map and a final parcel map are required for all subdivisions creating four or less parcels, as defined in CMC Section 18.08.030. LD-552 complies with the requirements of CMC Chapter 18.20, because the proposed tentative parcel map was prepared by a registered civil engineer and the parcel map complies with the form and content requirements of CMC section 18.20.040.

The proposed Land Division is consistent with the existing General Plan Land Use designation as the proposed parcels will continue to be utilized for commercial land uses. The proposed Land Division will result in two lots that will exceed the minimum lot size, depth, and width as required in the lot standards of the CPD Zone. The proposed parcels would provide

proper access for existing and future uses because both proposed lots provide access from East Daily Drive.

Evaluated below is the consistency of the proposed project with the applicable policies of the City of Camarillo's General Plan.

Land Use Element, Commercial Uses, Principles: *Provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area.*

- The proposed Land Division will allow the property owner to lease Parcel B to another automobile dealership tenant without significant changes to the site and continue to provide two dealerships in the existing locations to provide optimum service to the community and service area.

SUGGESTED ACTION

Adopt a resolution approving LD-552 subject to the recommended conditions of approval. The action of the Planning Commission is final unless an appeal is filed within ten (10) days of the date of their action.

ATTACHMENTS

Resolution
Location Map
Public Hearing Notice

F:\Departments\Community Development\LAND DIVISIONS and LOT LINE ADJ\LAND DIVISIONS (LDs)\550 America's Tire - Ventura blvd\Agenda Report LD and CPD.docx

RESOLUTION NO. PC 2021-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO, APPROVING A REQUEST FROM KINDERLAND, LLC, DBA STEVE THOMAS BMW, FOR A LAND DIVISION APPLICATION TO SUBDIVIDE AN APPROXIMATELY 6.85-ACRE LOT INTO TWO PARCELS OF APPROXIMATELY 4.55-ACRES (PARCEL A) AND 2.30-ACRES (PARCEL B) LOCATED AT 311 AND 411 EAST DAILY DRIVE, IN THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONE, FURTHER DESCRIBED AS LD-552

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

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

A. A Land Division application (LD-552) has been received from Kinderland, LLC, DBA Steve Thomas BMW, to subdivide an existing 6.85-acre parcel, (APN: 164-0-172-115), into two parcels of approximately 4.55-acres for Parcel A and 2.30-acres for Parcel B. The property is developed with two existing buildings that serve as car sales show rooms and offices, surface parking, and landscaping, within the Commercial Planned Development (CPD) Zone. The application has been submitted to the City in accordance with the applicable procedures of the Camarillo Municipal Code (CMC).

B. CMC Chapter 18.20 specifies the procedure for processing this application and assigns certain authority to the Planning Commission to review the application.

SECTION 2. Environmental Review. The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines, and was determined to be categorically exempt from the provisions of CEQA under Class 15, Minor Land Division (CEQA Guidelines Section 15315), because the proposed project would result in the division of one parcel into two parcels in an urbanized area zoned for commercial uses, is in conformance with the General Plan and zoning, no variances are required, the property is adequately serviced by existing utilities and public streets, the site was not subject to a larger land division in the last two years, and does not have a slope greater than 20 percent. Therefore, no additional review is necessary.

SECTION 3. Project Findings. The Planning Commission, after reviewing the proposed application and receiving evidence and testimony at the public hearing, finds that the application may be recommended for approval, based on the following findings:

A. That the proposed map meets the requirements and conditions imposed by the Subdivision Map Act and CMC Chapter 18, because the map has been prepared by a registered civil engineer and complies with the form and content requirements of CMC Section 18.20.040.

B. That the proposed map is consistent with applicable general and specific plans because the project would subdivide an existing 6.85-acre property into two commercial parcels consisting of approximately 4.55-acres and 2.30-acres. The proposed Land Division is consistent with the existing General Plan Land Use designation as the proposed parcels will continue to be utilized for commercial land uses.

C. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans because the proposed lots comply with the goals and policies of the Land Use Element of the General Plan. Specifically, the project is consistent with the General Plan Land Use Element Principal to provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area because the proposed Land Division allows the property owner to lease Parcel B to another automobile dealership tenant without significant changes to the site and continue to provide two automobile dealerships in the existing locations.

D. That the site is physically suitable for the type of development because the existing commercial buildings were approved under Commercial Planned Development permits, CPD-240 and CPD-21, which comply with the CPD Zone, and are served by adequate streets and utilities for the existing buildings and parking lots. The existing development will continue to comply with all the development standards of the CPD Zone including lot coverage, landscaping, setback requirements, and parking. No additional development is proposed. Additionally, the subdivision complies with the lot width, lot depth, and setback requirements in the CPD Zone.

E. That the site is physically suitable for the proposed density of the development because the project proposes a land division of one parcel into two lots and the existing commercial developments comply with the CPD Zone requirements. Additionally, the subject site and proposed new parcel are serviced by existing utilities and public streets capable of accommodating current and proposed future uses.

F. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is a minor land division of an existing developed property in an urbanized area zoned for commercial use.

G. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems because LD-552 includes conditions of approval to ensure that the project complies with Municipal Code requirements to protect public health and safety. Conditions are set forth to ensure compliance with the City's development standards.

H. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision because the project has been designed to accommodate all applicable easements.

I. The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.).

SECTION 4. Approval of LD-552. The Planning Commission approves Land Division, LD-552, based on the above findings, in accordance with the plans labeled Exhibit A, and subject to the conditions labeled Exhibit B, which are attached to this resolution, as well as all applicable general Municipal Code requirements and development standards.

SECTION 5. Office of Record. The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the same.

APPROVED AND ADOPTED on May 4, 2021, by members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

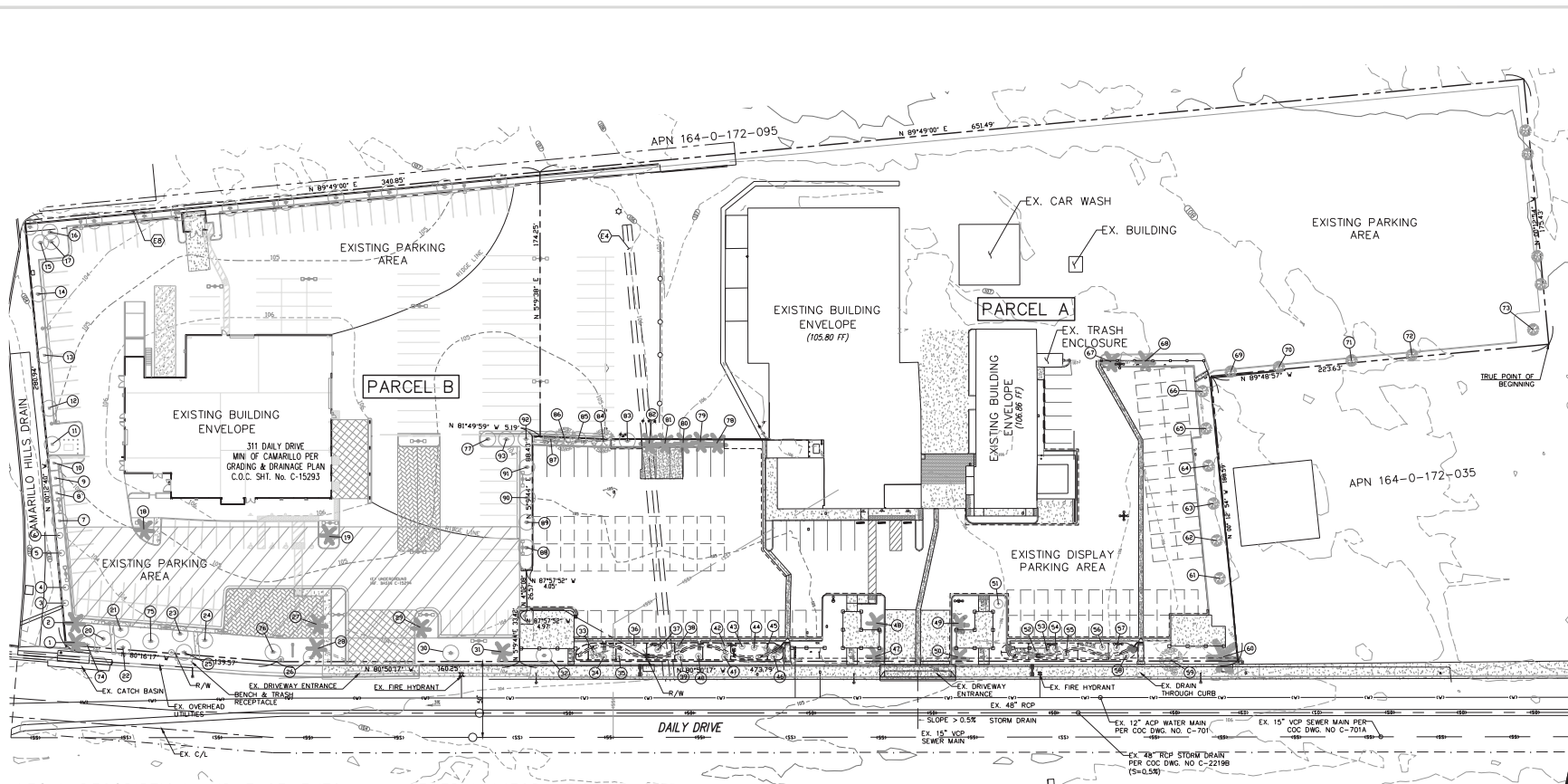
ABSTAIN:

Chairman

ATTEST:

Secretary

Copy: Community Development Department
Public Works (Land Division)
Administrative Services Department (Information Systems Division)
Steve Thomas, Applicant



UTILITIES:

ELECTRICAL
SOUTHERN CALIF. EDISON CO.
10060 TELEGRAPH RD.
VENTURA, CA 93004
(805) 654-7476

GAS
SOUTHERN CALIF. GAS CO.
9400 OKDALE AVE.
CHATSORTH, CA 91313-2300
(805) 486-6575

TELEPHONE
FRONTIER
201 FLYNN RD.
CAMARILLO, CA 93012
(805) 388-7325

CABLE TV
SPECTRUM
751 E DAILY DR.
CAMARILLO, CA 93012
(805) 389-1650

WATER
CITY OF CAMARILLO
WATER DIVISION
(805) 388-5307

SEWER
CAMARILLO
SANITARY DISTRICT
(805) 388-5307

INDEX OF PARCELS	
PARCEL NO.	ACREAGE
PARCEL A	4.42 ac
PARCEL B	2.25 ac
TOTAL	6.67 ac

PLAN LEGEND:

— (60) —	STORM DRAIN
— (4) —	SURFACE DRAIN
— (4) —	EX. 12" WATER MAIN
— (4) —	SEWER
— (4) —	MAIN SEWER
— (4) —	FLOWLINE
— (4) —	CONTOUR LINE
— (4) —	CONTOUR LINE
— (4) —	BLOCK WALL
— (4) —	FIRE HYDRANT
— (4) —	STREET LIGHT
— (4) —	POWER POLE

ABBREVIATIONS

FS	FINISH SURFACE
FG	FINISH GRADE
INV	INVERT
TC	TOP OF GRADE
SW	SIDEWALK
EX	EXISTING
FL	FLOW LINE
PVT	PRIVATE
RW	RIGHT OF WAY

LEGAL DESCRIPTION AND EASEMENTS:

ITEM NUMBERS PER A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY ORDER NO. 00144078-997-855-MM7, DATED JANUARY 13, 2021.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN CAMARILLO, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 'B' AS SHOWN ON THAT CERTAIN NOTICE OF APPROVAL OF LOT LINE ADJUSTMENT AND CERTIFICATE OF COMPLIANCE, BEING LOT LINE ADJUSTMENT NO. LD-599A, RECORDED APRIL 6, 1998 AS INSTRUMENT NO. 98-050819 OF OFFICIAL RECORDS, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERN CORNER OF PARCEL 2 AS SHOWN ON PARCEL MAP LD-147 FILED IN BOOK 33 PAGES 18 AND 19 OF PARCEL MAPS, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2,

1ST: SOUTH 89° 48' 57" WEST 223.63 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP LD-147; THENCE ALONG SAID EASTERLY LINE

2ND: SOUTH 00° 12' 54" EAST 198.63 FEET, TO A POINT DISTANT NORTH 00° 12' 54" WEST 10.04 FEET FROM THE SOUTHEASTERN CORNER OF SAID PARCEL 1;

THENCE PARALLEL WITH AND DISTANT 10.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL 1 AND THE SOUTHERLY LINE OF PARCEL A AS SHOWN ON THE PARCEL MAP FILED IN BOOK 20, PAGE 53 OF PARCEL MAPS;

3RD: NORTH 84° 50' 17" WEST 634.04 FEET TO AN ANGLE POINT IN SAID LINE; THENCE,

4TH: NORTH 80° 16' 17" WEST 139.57 FEET TO THE WESTERLY LINE OF SAID PARCEL A; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL A;

5TH: NORTH 00° 12' 40' WEST 280.94 FEET TO A POINT IN SAID LINE; THENCE ALONG A LINE,

6TH: NORTH 89° 49' 00" EAST 992.34 FEET TO A POINT IN THE EASTERLY LINE OF SAID PARCEL 2; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2;

7TH: SOUTH 00° 12' 54" EAST 175.43 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 2, THIS BEING THE POINT OF BEGINNING.

EXCEPT FROM A PORTION OF SAID LAND 5/8THS INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AND ALL OTHER MINERALS AND FISSONABLE MATERIALS LOCATED ON, IN AND UNDER SAID REAL PROPERTY, AS RESERVED BY THOMAS C. DAILY, ET AL., IN DEED RECORDED DECEMBER 21, 1955 IN BOOK 1363 PAGE 296 OF OFFICIAL RECORDS.

ALSO EXCEPT WATER RIGHTS OR WATER PUMPING RIGHTS ADHERING TO OR APPURTENANT TO SAID REAL PROPERTY, CONVEYED TO THE CITY OF CAMARILLO BY DEED RECORDED JULY 15, 1998 AS INSTRUMENT NO. 98-117884 OF OFFICIAL RECORDS.

SAID LAND IS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE 2017-01, RECORDED JUNE 29, 2017 AS INSTRUMENT NO. 20170629-00084616 OF OFFICIAL RECORDS.

EASEMENT KEY:

(1) AN EASEMENT FOR THE RIGHT TO CONSTRUCT, MAINTAIN, USE AND REPLACE AND/OR REMOVE GUY WIRES AND ANCHORS WITH NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF FREE ACCESS TO SAID GUY WIRES AND ANCHORS AT ALL TIMES FOR THE PURPOSE OF EXERCISING SAID RIGHTS, AND THE RIGHT TO TRIM OR TOP SUCH TREES AS MAY OBSTRUCT OR INTERFERE WITH SAID GUY WIRES AS PER DOCUMENT RECORDED MARCH 9, 1943 IN BOOK 668, PAGE 142 OF OFFICIAL RECORDS. SAID EASEMENT NOT DISCLOSED OF RECORD AND IS NOT PLOTTABLE.

(2) AN EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AS PER DOCUMENT RECORDED NOVEMBER 16, 1973 IN BOOK 419, PAGE 398 OF OFFICIAL RECORDS.

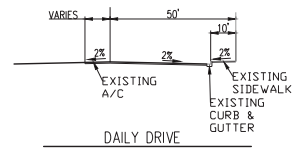
(3) AN EASEMENT FOR STORM WATER AS PER DOCUMENT RECORDED IN BOOK 4621, PAGE 868 OF OFFICIAL RECORDS. EASEMENTS NOT DISCLOSED OF RECORD AND ARE NOT PLOTTABLE.

(4) AN EASEMENT FOR PROPOSED PRIVATE STORM DRAINAGE AS PER PARCEL MAP FILED IN BOOK 33, PAGES 18 AND 19 OF PARCEL MAPS.

(5) DECLARATION OF NEIGHBORHOOD ACCESS EASEMENTS AS PER DOCUMENT RECORDED FEBRUARY 26, 1986 AS INSTRUMENT NO. 86-022860 OF OFFICIAL RECORDS. EASEMENTS NOT DISCLOSED OF RECORD AND ARE NOT PLOTTABLE.

GENERAL INFORMATION:

- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: COMMERCIAL
- ADJACENT LAND USE: COMMERCIAL, MULTI-FAMILY RESIDENTIAL, CAMARILLO HILLS DRAIN UTILITY
- FIRE PROTECTION SERVICE PROVIDED BY: VENTURA COUNTY FIRE PROTECTION DISTRICT
- SANITARY SEWER SERVICE PROVIDED BY: CAMARILLO SANITARY DISTRICT
- DOMESTIC WATER SERVICE PROVIDED BY: CAMARILLO WATER DIVISION
- RECLAIMED WATER SERVICE PROVIDED BY: CAMARILLO WATER DIVISION
- NATURAL GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON
- TELEPHONE SERVICE PROVIDED: FRONTIER
- CABLE TELEVISION SERVICE PROVIDED BY: SPECTRUM AND FRONTIER
- ALL DIMENSIONS SHOWN ARE APPROXIMATE ONLY



TREE #	TREE TYPE	TREE DIA.	TREE DIA.	TREE #	TREE TYPE	TREE DIA.	TREE DIA.	TREE #	TREE TYPE	TREE DIA.	TREE DIA.	TREE #	TREE TYPE	TREE DIA.	TREE DIA.
(1)	CANARY ISLAND DATE PALM	20"	20"	(25)	CANARY ISLAND DATE PALM	20"	20"	(43)	MEXICAN FAN PALM	13"	12"	(79)	MEXICAN FAN PALM	12"	12"
(2)	MEXICAN FAN PALM	14"	12"	(26)	CANARY ISLAND DATE PALM	20"	20"	(44)	MEXICAN FAN PALM	13"	12"	(80)	MEXICAN FAN PALM	13"	12"
(3)	PALM	12"	15"	(27)	CANARY ISLAND DATE PALM	20"	20"	(45)	MEXICAN FAN PALM	14"	13"	(81)	MEXICAN FAN PALM	12"	12"
(4)	CANARY ISLAND DATE PALM	18"	12"	(28)	CANARY ISLAND DATE PALM	20"	20"	(46)	MEXICAN FAN PALM	13"	14"	(82)	MEXICAN FAN PALM	12"	12"
(5)	PALM	12"	15"	(29)	SYCAMORE	8"	12"	(47)	MEXICAN FAN PALM	13"	13"	(83)	SYCAMORE	8"	14"
(6)	PALM	12"	15"	(30)	CANARY ISLAND DATE PALM	18"	16"	(48)	MEXICAN FAN PALM	13"	13"	(84)	SYCAMORE	7"	12"
(7)	PALM	12"	15"	(31)	CANARY ISLAND DATE PALM	12"	13"	(49)	SYCAMORE	6"	8"	(85)	SYCAMORE	6"	14"
(8)	PALM	12"	15"	(32)	MEXICAN FAN PALM	12"	12"	(50)	CANARY ISLAND DATE PALM	30"	24"	(86)	SYCAMORE	6"	12"
(9)	PALM	12"	15"	(33)	MEXICAN FAN PALM	13"	13"	(51)	SYCAMORE	6"	10"	(87)	SYCAMORE	6"	13"
(10)	PALM	12"	15"	(34)	MEXICAN FAN PALM	12"	12"	(52)	SYCAMORE	6"	10"	(88)	SYCAMORE	5"	10"
(11)	PALM	12"	15"	(35)	MEXICAN FAN PALM	13"	13"	(53)	SYCAMORE	7"	12"	(89)	SYCAMORE	6"	11"
(12)	MEXICAN FAN PALM	14"	10"	(36)	MEXICAN FAN PALM	14"	14"	(54)	SYCAMORE	6"	11"	(90)	SYCAMORE	6"	10"
(13)	PALM	12"	15"	(37)	MEXICAN FAN PALM	12"	12"	(55)	SYCAMORE	6"	11"	(91)	SYCAMORE	7"	12"
(14)	PALM	12"	15"	(38)	MEXICAN FAN PALM	12"	12"	(56)	PALM	10"	10"	(92)	SYCAMORE	6"	11"
(15)	MEXICAN FAN PALM	14"	13"	(39)	MEXICAN FAN PALM	14"	13"	(57)	PALM	10"	10"	(93)	SYCAMORE	6"	10"
(16)	MEXICAN FAN PALM	13"	12"	(40)	MEXICAN FAN PALM	12"	12"	(58)	SYCAMORE	8"	10"				
(17)	MEXICAN FAN PALM	14"	12"	(41)	MEXICAN FAN PALM	13"	13"	(59)	SYCAMORE	8"	10"				
(18)	CANARY ISLAND DATE PALM	30"	20"	(42)	MEXICAN FAN PALM	13"	13"	(60)	SYCAMORE	8"	13"				
(19)	CANARY ISLAND DATE PALM	30"	21"	(43)	MEXICAN FAN PALM	13"	12"	(61)	MEXICAN FAN PALM	12"	12"				
(20)	MEXICAN FAN PALM	14"	13"	(44)	MEXICAN FAN PALM	13"	13"	(62)	MEXICAN FAN PALM	12"	13"				
(21)	MEXICAN FAN PALM	14"	14"	(45)	MEXICAN FAN PALM	18"	20"	(63)	SYCAMORE	6"	10"				
(22)	MEXICAN FAN PALM	14"	12"	(46)	CANARY ISLAND DATE PALM	20"	20"	(64)	SYCAMORE	6"	10"				
(23)	PALM	15"	14"	(47)	CANARY ISLAND DATE PALM	20"	20"	(65)	SYCAMORE	7"	12"				
(24)	PALM	13"	13"	(48)	CANARY ISLAND DATE PALM	18"	20"	(66)	SYCAMORE	7"	11"				
(25)	PALM	14"	14"	(49)	CANARY ISLAND DATE PALM	14"	13"	(67)	SYCAMORE	6"	10"				
(26)	SYCAMORE	8"	15"	(50)	MEXICAN FAN PALM	13"	12"	(68)	MEXICAN FAN PALM	12"	12"				

KINDERLAND, LLC 461 SERANO PL.
CAMARILLO CA, 93010

SUBDIVIDER / OWNERS

STEVE THOMAS - KINDERLAND, LLC
461 SERANO PL. CAMARILLO CA, 93010

APPLICANT

TOPOGRAPHY PER AERIAL SURVEY PERFORMED IN 2014 BY M. M. SURVEYS, INC.



PREPARED BY:

R.W. TODTER, LLC
CIVIL ENGINEERING
SURVEYING / LAND & URBAN PLANNING & DEVELOPMENT/SUSTAINABLE DESIGN
404 MARKET ST., SUITE C VENTURA, CA 93003
P. (805) 486-1101 E. TODTER@RTODTER.COM

RANDY TODTER RCE 37396

DATE

TENTATIVE PARCEL MAP NO. LD-552

KINDERLAND, LLC

ATTN: STEVE THOMAS
411 E DAILY DRIVE
CAMARILLO, CALIFORNIA

CITY OF CAMARILLO

APN 164-0-172-115

SHEET 1

OF 1

REFERENCE NUMBER

**LD-552
PROJECT CONDITIONS**

The developer must comply with the following conditions before the city approves the parcel map unless otherwise specified.

LAND DEVELOPMENT

1. ** The proposed project is for a land division only and does not include grading or the construction of any improvements. Any subsequent development of the created lot must be submitted for conditions of development for the construction of required improvements.
2. The developer must submit evidence to the city of existing corner lot monumentation before project approval and at the completion of the project to ensure that existing corner monumentation and witness markings are not disturbed by construction activities or were reset.
3. The development is subject to the subdivision requirements of CMC Title 18.
4. All persons doing business in the city in connection with the project must have a current Business License Tax Certificate before commencing construction, if any.
5. The conditions of approval of this project supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on tentative project plans.
6. All ordinances, policy resolutions and standards of the city in effect at the time of approval of this project must be complied with as a condition of this approval. This condition will not apply to the amount of fees to be paid.
7. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. All fees must be paid before the city approves parcel map, unless otherwise required by law. Administrative Policy and Procedure No. 8.02 will apply to capital facility fees.
8. Any deposit or security required by any ordinance, resolution, policy or condition shall be delivered to the city in a form acceptable to the city.
9. The developer must make an appointment with the Management Assistant to review agreements, securities, and documents of the project to determine eligibility to be placed on the City Council agenda. This meeting must take place a minimum of ten (10) working days before the City Council meeting.
10. There will be no ingresses or egresses to the property except for those shown on the tentative parcel map, LD-552.

- * - **Project Condition Modified**
- ** - **New Condition**

11. The developer must send notice to each and every public entity and/or public utility for which a determination has been made that the division and development of the property in the manner set forth in the (conditionally) approved tentative parcel map will not unreasonably interfere with the free and complete exercise of the public entity's or public utility's right-of-way or easement, that such determination has been made. Additionally, the developer must send a sketch of the proposed final map, with a copy of Government Code § 66436 to the public entity or public utility. The notice, sketch and copy of Government Code § 66436 must be sent by certified mail.
12. The developer must comply with Ventura County Public Works Agency, Computer Aided Mapping, Ordinance No. 3982.

STORMWATER QUALITY

13. Any future development must be undertaken in accordance with conditions and requirements of the Ventura County Municipal Stormwater National Pollutant Discharge Elimination System (NPDES) Permit No. CAS004002; Order No. 2010-0108, or current Permit in effect.
14. All existing onsite storm drain inlets must be labeled "Don't Dump - Drains to Creek" in accordance with City requirements. The labels are to be provided by the City to the developer at cost; this does not include installation of the labels. There will be additional labor charges for installation by the City.
15. Trash enclosures must be dry swept/cleaned at least on a monthly basis, with a minimum of two (2) sweepings occurring during the month of October, prior to the beginning of the rainy season. Said sweepings shall be a minimum two (2) weeks apart. When swept, debris must be trapped and collected to prevent entry to the storm drain system. The facility must have a spill cleanup plan.
16. All property areas must be maintained free of litter/debris.
17. If applicable, all onsite storm drains must be cleaned at least twice a year; once immediately before October 1 (the beginning of the rainy season), and once in January. Additional cleaning may be required by the City Engineer.
18. There may be no pressure washing of parking or loading areas, material and waste storage areas, or building site, unless the city approves a collection system to keep water from entering the storm drain.
19. Landscaping must be properly maintained with efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that can contribute to urban runoff pollution.
20. ** The property owner will be required to perform necessary maintenance of post construction stormwater treatment devices and provide proof of maintenance to the City as required per Maintenance Agreement Numbers 20170301-00030179-0 and 20110720-00105442-0.

- * - **Project Condition Modified**
- ** - **New Condition**

DEPARTMENT OF COMMUNITY DEVELOPMENT

CONDITIONS OF APPROVAL

LD-552, KINDERLAND, LLC DBA STEVE THOMAS BMW

21. All Conditions of Approval of CPD-240 and CPD-21, to include subsequent modifications, remain applicable to this subdivision.

POLICE

22. Maintain a lighting, security, and landscape plan for both parcels.

LANDSCAPING

23. The landscaping of the property must be maintained in accordance with the landscape plans submitted and approved by the City Landscape Architect consultant and the Director of Community Development for CPD 240.
24. That where a parking space's vehicle overhang extends a maximum of two feet (2') into an adjacent planter area, the planter area must remain level within that area.
25. Any proposed modifications to the landscaping must be approved by the Director of Community Development.

PARKING/ACCESS

26. All required parking spaces must meet City ordinance requirements with handicapped and compact car spaces being signed.

GENERAL

27. That the applicant must obtain appropriate permits and a zone clearance must be obtained from the City Departments of Community Development, Public Works/Land Development Division, and Building and Safety. Additional information and fees may be required from these departments, including such fees as: school, traffic, police, soils reports, geologic studies, grading plans, utilities, encroachment permit, and building code requirements. The building plans will also be coordinated with other governmental agencies (i.e., fire, water, environmental health, etc.). It is the applicant's responsibility to ensure that all City of Camarillo and interested parties' requirements have been met.
28. That the tentative parcel map is granted for the land, as described in the application, and any attachment thereto, and shown as Exhibit "A".
29. That the final map must be in conformance with the tentative map labeled, Exhibit "A," and with the conditions labeled, Exhibit "B".
30. The applicant must sign a statement that he is aware and understands and agrees to abide and adhere to all conditions attached to the land division prior to approval of the final map.
31. The tentative map expires twenty-four (24) months after approval. Upon application, *prior* to expiration, the Planning Commission may extend the time at which the map expires for a period or periods not exceeding a total of three (3) years. The total time period for the tentative map must not exceed five (5) years.
32. Applicant agrees, as a condition of issuing this permit, to pay all legal and expert fees and expenses of the City in defending any legal action brought against the City, other than one

by the applicant, challenging the issuance of the permit, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, City must estimate its expenses for the litigation, and applicant must deposit said amount with the City, or enter into an agreement with the City, to pay such expenses, as they become due.

33. Applicant must reimburse the City for all attorneys' fees expended by the City, which are directly related to the processing of this development/project. No Certificate of Occupancy or other final occupancy approval must be given until the attorneys' fees billed to date have been paid.
34. The project must comply with the requirements of the CPD Zone.
35. The subdivision must meet all requirements of the CPD Zone, including lot area, width, and frontage.
36. Additions, changes, exterior modifications, rooftop equipment, storage, equipment enclosures, fences or property walls may be built only after receiving Department of Community Development approval and appropriate permits.

SECURITY REQUIREMENTS

37. All persons doing business in the City of Camarillo in connection with the project must have a current Business Tax Certificate prior to commencing construction.
38. Any deposit or security required by any ordinance, resolution, policy, or condition must be delivered to the City of Camarillo in a form acceptable to the City.

SPECIAL

39. The owners must sign all necessary documents for conditions that are required to be recorded and run with the land.
40. Prior to occupancy, all uses must be submitted for review with approval by the Director of Community Development to ensure conformance with the provisions of the CPD Zone and the performance standards contained within the Zoning Ordinance, as per Chapter 19.54.
41. Applicant, by acceptance of the approval of this land division LD-552, agrees to indemnify, defend, and hold the City harmless from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney fees and disbursements (collectively, "Claims"), which the City may suffer or incur, or to which the City may become subject by reason of, or arising out of, the City's approval of this project, or the activities undertaken by the applicant under this permit and any related project approvals. If any Claim is brought against the City by legal action or otherwise, applicant agrees to defend the City at the City's request and with counsel satisfactory to the City. For the purposes of this section, "City" includes the City of Camarillo's officials, officers, employees, and agents.

The developer must comply with the following conditions before the city approves the parcel map unless otherwise specified.

LAND DEVELOPMENT

42. ** The proposed project is for a land division only and does not include grading or the construction of any improvements. Any subsequent development of the created lot must be submitted for conditions of development for the construction of required improvements.

43. The developer must submit evidence to the city of existing corner lot monumentation before project approval and at the completion of the project to ensure that existing corner monumentation and witness markings are not disturbed by construction activities or were reset.
44. The development is subject to the subdivision requirements of CMC Title 18.
45. All persons doing business in the city in connection with the project must have a current Business License Tax Certificate before commencing construction, if any.
46. The conditions of approval of this project supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on tentative project plans.
47. All ordinances, policy resolutions and standards of the city in effect at the time of approval of this project must be complied with as a condition of this approval. This condition will not apply to the amount of fees to be paid.
48. The amount of fees to be paid will be those in effect at the actual time of payment of such fees. All fees must be paid before the city approves parcel map, unless otherwise required by law. Administrative Policy and Procedure No. 8.02 will apply to capital facility fees.
49. Any deposit or security required by any ordinance, resolution, policy or condition shall be delivered to the city in a form acceptable to the city.
50. The developer must make an appointment with the Management Assistant to review agreements, securities, and documents of the project to determine eligibility to be placed on the City Council agenda. This meeting must take place a minimum of ten (10) working days before the City Council meeting.
51. There will be no ingresses or egresses to the property except for those shown on the tentative parcel map, LD-552.
52. The developer must send notice to each and every public entity and/or public utility for which a determination has been made that the division and development of the property in the manner set forth in the (conditionally) approved tentative parcel map will not unreasonably interfere with the free and complete exercise of the public entity's or public utility's right-of-way or easement, that such determination has been made. Additionally, the developer must send a sketch of the proposed final map, with a copy of Government Code § 66436 to the public entity or public utility. The notice, sketch and copy of Government Code § 66436 must be sent by certified mail.
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55. All existing onsite storm drain inlets must be labeled "Don't Dump - Drains to Creek" in accordance with City requirements. The labels are to be provided by the City to the developer at cost; this does not include installation of the labels. There will be additional labor charges for installation by the City.
56. Trash enclosures must be dry swept/cleaned at least on a monthly basis, with a minimum of two (2) sweepings occurring during the month of October, prior to the beginning of the

rainy season. Said sweepings shall be a minimum two (2) weeks apart. When swept, debris must be trapped and collected to prevent entry to the storm drain system. The facility must have a spill cleanup plan.

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**LD-552, Steve Thomas, BMW
311 & 411 E. Daily Dr**



City of Camarillo
Department of Community Development
5/4/2021

0 100 200 400 600 800 Feet
PC Item 6 | Page 16 of 17





City of Camarillo

Department of Community Development

805.388.5360 | | 805.388.5388 fax

NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, May 4, 2021** at 6:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda item:

LD-552, Kinderland, LLC, DBA Steve Thomas BMW

An application has been received from Kinderland, LLC, DBA Steve Thomas BMW seeking approval of a tentative parcel map to subdivide the existing 6.85-acre parcel located at 311 and 411 East Daily Drive into two parcels of 4.55-acres and 2.30-acre. The project is in the City's Commercial Planned Development (CPD) Zone. The Assessor Parcel Number for the property is 164-0-172-115.

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines, and was determined to be categorically exempt from the provisions of CEQA under Class 15 (CEQA Guidelines Section 15315): Minor Land Divisions because the proposed land division is in an urbanized areas zoned for commercial use, the division is fewer than four parcels and is in conformance with the General Plan and zoning, all services and access to the proposed parcels are available and meet local standards and the property has not been involved in a division within the previous 2 years, and does not have a slope greater than 20 percent. Therefore, no additional review is necessary.

The Planning Commission may make recommendations or other adjustments deemed to be appropriate or propose conditions to the application. Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with the Associate Planner, Paul McClaren at 805.388.5365 or via email at pmcclaren@cityofcamarillo.org. You may also review copies of the application materials on the City's website at www.cityofcamarillo.org/planningcommission or at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California, prior to the Planning Commission meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.

Joseph R. Vacca,
Planning Commission Secretary