

SUMMARY OF KEY POINTS AND RECOMMENDATIONS

Spotlight on the Approval Process

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Project: The Greens at Camarillo Springs, New Urban West Inc.



KEY POINTS

- The project: proposes 248 single-family homes with floorplans between 1,150-2,100 square feet, for 55+ seniors - the fastest growing segment.
- The approval process is now in its 7th year.
 - Under Camarillo guidelines, the project is considered discretionary because of zoning and needed “authorization to submit” (unusual requirement for most cities). Approval (General Plan Amendment Referral) granted September 2017.
 - First year was spent talking with residents and forming an advisory committee with over a dozen workshops and community meetings. Main areas of concern were:
 - Preserve views: design leaves a large buffer space between existing and new homes
 - Retain golf: develop only 17% of the existing golf area and redesign and upgrade from an 18 to 12-hole course. This innovative shorter layout is less expensive to maintain and play, would take less time to play, and attract more people to the sport. Jack Nicklaus is a strong proponent of a 12-hole course.
 - Address flooding: 156 existing homes are currently in a FEMA flood zone and could not be built today. The project removes all existing and new homes from the flood zone.
 - All improvements to the neighborhood are funded by private money, not HOA, existing homeowners, or municipal tax dollars.
 - Project plans were submitted in June 2018 after 2,500+ hours to prepare required plans and 5,000+ hours of computer modeling and analysis for flood safety.
 - City publishes a draft Environmental Impact Report in September 2020
 - City then requires a 3rd party review of the EIR, publishing a revised report 2½ years later (June 2023). This second EIR cost the project over half-million dollars.

OBSERVATIONS AND RECOMMENDATIONS

- An increase in any or all of the Risk Factors (time, costs, uncertainty) means more expensive housing!
 - Time is money in real estate.
 - Need to minimize the length of time for plan check, EIR preparation, and internal review
 - Staff turnover increases a project risk
- Is the planning process a “Culture of No” where the focus is on process, indifferent to the outcome or a “Culture of Yes” where the focus is on outcome
- Plans are reviewed by different departments who provide often conflicting requirements and recommendations.
 - There is often a lack of internal coordination amongst departments
 - Need interdepartmental coordination with multi-disciplinary review.
- When a project goes to council it inherently becomes politicized.
 - CEQA and NIBMY are often used to affect fear of a project from laymen who doesn’t understand the development process. We need to address feelings and convey facts.
 - Standards become subjective and often result in unreasonable or unevenly applied requests for costly modifications to the plans
- Housing projects should not all be discretionary.
 - Discretionary means city council can deny for no reason.
 - Project approval should be based on “Does the project plan meet the criteria and desired outcome that is already setup and agreed upon?”

- (from keynote speaker Randall Lewis) We need to improve the project approval process which is typically around 20% of cost. The process should be a two-way conversation. *Everyone* needs to ask “how can we do things better?”
- (from Cost To Build panel) Changing fees and requirements after a project has already been submitted for approval significantly impacts the project. Uncertainty = higher Risk = higher Financing Costs = higher Home prices





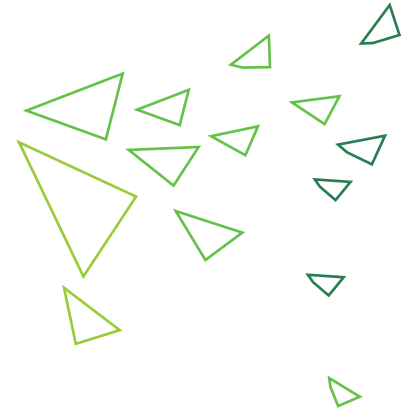
The Greens at Camarillo Springs

Senior Lifestyle Community



About Us

We are a group of passionate people working to build original, inspiring places of enduring value. We create places where people choose to live, work and have fun.



Our Mission

We are neighbors too. We understand and value the opinions, desires, and concerns that come along with development projects. We strive to work with everyone to find what type of neighborhood fits best within the community.



Site Location



Project Overview



Golf Course

A fully redesigned golf course with an enhanced driving range and putting green



Clubhouse, Restaurant & Bar

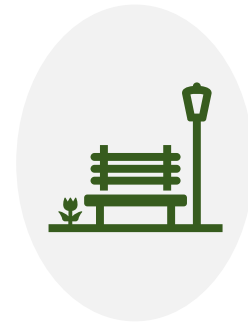
Open to the public as a place to gather, eat, drink and have events

As well as a community clubhouse



Walking Trails

Beautifully landscaped trails overlooking the Conejo mountain



Parks

Dog park, passive park areas for things like yoga or tai chi



Homes

248 single-family homes for ages 55+

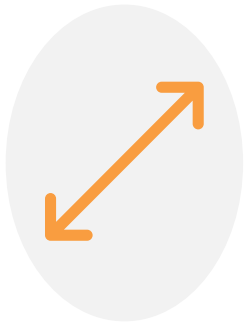
Community Input

Ongoing outreach results in better design and in line with the values of the existing neighborhood



**Numbers as of Fall 2023*

Addressing Surrounding Neighbors' Feedback



Large Privacy Buffers

Minimum 250' buffer between an existing home and a new home



Preserve & Enhance Golf

Continued golf operation through planning process
Deed restriction to ensure no future development on new golf course



Minimize Flooding Risk

A focus on making those investments necessary to protect property and make the community safer



Concept Site Plan



New Urban West

Overall Plan

Concept Site Plan



UNIT MIX

	42'-6" x 66' 8FD : 51 (20.5%)
	44' x 68' 8FD : 140 (56.5%)
	45' x 93' 8FD : 51 (23.0%)

CLUBHOUSE, DRIVING RANGE & PARK KEY

- | | |
|--|--|
| <ul style="list-style-type: none"> 1 NEW CLUBHOUSE <ul style="list-style-type: none"> □ GOLF SHOP □ RESTAURANT & BAR □ OUTDOOR LOUNGE □ PRACTICE GREENS □ EVENT AREA 2 IMPROVED DRIVING RANGE 3 EXISTING POND 4 DOG PARK | <ul style="list-style-type: none"> 5 NEW PARK <ul style="list-style-type: none"> □ SHADED SEATING □ OPEN TURF □ PATHWAYS 6 EXISTING PARKING LOT 7 CART PATH 8 REDESIGNED GOLF COURSE |
|--|--|

PROPOSED COMMUNITY

- | | |
|---|--|
| <ul style="list-style-type: none"> 9 GATED COMMUNITY ENTRY 10 NEW 55+ CLUBHOUSE <ul style="list-style-type: none"> □ POOL & SPA □ PICKLEBALL COURTS □ RAISED GARDENS □ OUTDOOR COOKING/DINING 11 POCKET PARK 12 DOG PARK | <ul style="list-style-type: none"> 12 EXPANDED LAKE 13 LAKE TRAIL 14 ENHANCED PAVING 15 EMERGENCY VEHICLE ACCESS |
|---|--|

Unprecedented Investment in Flood Safety

156

Currently 156 existing homes are in a FEMA-mapped floodplain!

The Redevelopment Plan is designed to fix this:

30

Pacific Advanced Civil Engineering (PACE) was hired to design a plan. They have over 30 years of experience working in VC and serve as the technical expert for Ventura County Watershed Protection District (VCWPD).

5000

After over 5000 hours of computer modeling and analysis, **PACE developed a solution that permanently removes all existing and new residents from the floodplain.** This solves a 40+ year old problem at no cost to residents or taxpayers.

2

Flood protection for all residents is achieved using two features:
1. A flood protection barrier to keep overflow from Conejo Creek
2. An underground pipe system to bypass water from the wilderness park

FEMA Maps will be changed once the project is approved



Approval Process

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Prepare Application and Plans

- Assemble team of technical experts
- Gather background data
- Over 2,500 hours to prepare all required plans
- Community engagement

Staff Review and Comment

- Plan check for consistency with city code
- Preparation of CEQA Document – EIR

City Council Review and Approval

- Public hearings
- Inherently political process

Project Timeline

- General Plan Amendment Referral – September 2017
- First Plans Submitted – June 2018
- City Publishes Draft Environmental Impact Report – September 2020
- City Publishes Revised Draft Environmental Impact Report – June 2023
- Total Time: 6 years and counting

Risk Factors – Time, Costs, Uncertainty = Expensive Housing!

Staff Process

- Length of time for plan check
- Multi-disciplinary reviews with differing requirements
- Lack of internal coordination amongst departments
- EIR preparation time
- Staff turnover
- Culture of “NO”

Political Process

- Discretionary reviews are inherently political
- Subjective standards
- Requests for costly modifications to the plans

www.preservecamarillospriingsgolf.org

Join us!

