



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, August 20, 2013 – 7:30 p.m.
City Hall Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Edsall at 7:30 p.m.

ROLL CALL

Present: Commissioners Boyce, Hemmens, and Lusk
Absent: Davis and Chairman Edsall
Staff Present: Dave Norman, Community Development Director
Don Davis, Assistant City Attorney
Michael Smith, Associate Planner
Bob Burrow, Planning Consultant
Laura Fox, Recording Secretary
Audience: There were approximately 3 people in attendance.

The Pledge of Allegiance was led by Commissioner Lusk.

MINUTES - Meeting of August 6, 2013

There was a MOTION by Commissioner Boyce, a SECOND by Commissioner Lusk, to approve the minutes as submitted. The Motion carried with a vote of 3-0-2, with Commissioners Davis and Chairman Edsall absent.

PUBLIC COMMENT

There was no comment from the public.

GPA 2012-1, Village Gateway

Vice-Chairman Hemmens OPENED the public hearing.

PUBLIC HEARING OPENED

The public hearing was continued to September 3, 2013.

Vice-Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Draft 2013-2021 Housing Element

State law requires that each jurisdiction adopt a Housing Element of its General Plan to ensure the availability of housing for all income and socio-economic groups, including those who are disabled, homeless, or of low-income status. The Draft 2013-2021 Housing Element has been developed to analyze the housing needs of the community and provide goals and policies to reduce and/or eliminate barriers to creating housing needed by the community.

Director Norman explained that the Draft Housing Element is ready to be sent to HCD for their 60-day review. He then introduced Planning Consultant Bob Burrow to give a presentation on the Housing Element.

Mr. Burrow gave a PowerPoint presentation. Mr. Burrow explained that the Housing Element is one of the seven mandated elements of the General Plan. He gave an overview of State law

with regard to requirements, compliance, goals, policies, and the timeline of the approval process of the element.

Vice-Chairman Hemmens invited questions from the Commission.

Commissioner Boyce inquired about the amount of the fees for development and how much have they gone up recently.

Mr. Burrow replied that many of the fees are from other agencies that the City does not have control over. Mr. Burrow said the building permits have been stable over the years. He then explained that the City had not done a fee review for a number of years, so the new fees are reflective of actual costs and time.

Commissioner Boyce asked if the State has any particular requirement for addressing homelessness.

Mr. Burrow replied the requirements were most recently looked at in terms of the Ordinance amendments that have been completed to date allowing for different types of housing within certain zones. He explained that our homeless population is still relatively small even though it has increased from the previous element.

Commissioner Boyce asked about Page 729 and farmworker numbers rising due to more intensive agriculture and it showed a number in 2005 and a projected figure in 2010 and asked if there was more up to date data available.

Mr. Burrow said he would have the consultant look into that issue, but that may be the latest information. Mr. Burrow explained that during the last cycle, the City did update the Farmworker Housing section of the Municipal Code and it is compliant with what the State requires.

Mr. Lusk asked for clarification on the summary in the packet with regard to the language that says the "General Plan to ensure the availability of housing for all" and how the "all" is defined in reference to providing housing to those in the City or jurisdiction or can others come in and bump Camarillo citizens.

Mr. Burrow explained that it is better described as providing opportunities for housing both existing and in the future to meet our regional share as defined by the Regional Housing Needs Assessment. Mr. Burrow said that within some of the programs in the past, we have given preference to those living and/or working within the community, and we do have a challenge with regard to State laws and court decisions as to how much we can actually enforce that going forward.

Commissioner Lusk asked which would prevail, housing or traffic, if traffic occurs to meet the housing mandates.

Mr. Burrow said that the state has identified that housing is a state-wide issue and requires this for local agencies, which does not necessarily balance with other State directives such as CEQA or providing water.

Vice-Chairman Hemmens asked about what kind of input the City had in coming up with the number of units and if it has to do with the amount of agricultural land.

Mr. Burrow said that we submitted our General Plan Map, Zoning Map, and GIS layers and other factors such as the Air Quality Maintenance Olan population numbers going forward and one of the premises was that SCAG did not really consider agricultural land as being a constraint or protective aspect. Mr. Burrow said that we did indicate what we thought our holding capacity was, and some of the factors they used to consider that number were determined. Mr. Burrow said the number does reflect what our holding capacity would be subject to a couple of the opportunity sites and it is fully consistent with Measure A.

Vice-Chairman Hemmens asked how often we have to prepare a whole new Housing Element as opposed to an update like the current one.

Mr. Burrow said this is the first opportunity to do an update, and that the others have been from scratch. He also said that we hopefully will not have to go through another new housing element until 2021, but that could change due to certain circumstances.

Vice-Chairman Hemmens asked for clarification on allowing farmworker housing as a conditionally permitted use in the OS Zones.

Mr. Burrow said that farmworker housing is allowed by right and is in compliance with the State law requirements.

Vice-Chairman Hemmens asked about the three options of preserving affordable housing units, one being the City would have the option of extending the affordable covenants and if the City would be allowed to unilaterally extend the affordable covenants, or would we need the approval or agreement of the property owner.

Mr. Burrow said we would need the approval of the property owner. He further explained that we have had a couple of projects which came to the termination of the affordability agreement such as Camino Ruiz. He said we were not able to extend that. He said that Mira Vista Village was acquired by the Area Housing Authority and is permanently affordable now.

Vice-Chairman Hemmens asked if there was a requirement for more on-site parking for second homes allowed in residential areas.

Mr. Burrow replied that there is a requirement for one additional open space parking spot.

Commissioner Lusk said that Camarillo is responsible for 539 units or 24% of the total of very-low income. Commissioner Lusk wondered where those individuals are now living.

Mr. Burrow said that the individuals may be sharing a house or perhaps working in the City and would like to relocate. He said the idea is to create additional units to be made available to the housing market.

Vice-Chairman Hemmens OPENED the public hearing.

PUBLIC HEARING OPENED

There was no public testimony.

Vice-Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Vice-Chairman Hemmens called for discussion from the Commission.

Commissioner Boyce said that it appears that there has been quite a bit of work that has been done and with the few items to be checked on, the document should be forwarded to the City Council.

Vice-Chairman Hemmens said it was an excellent report and was amazed at how thorough the element is.

Commissioner Lusk said that he is also impressed with the document and that he noticed that the percentages add up to 100%.

In response to a call for a vote to have the Secretary forward the document, with comments received, to the City Council for review by Vice-Chairman Hemmens, it was MOVED by Commissioner Lusk, SECONDED by Commissioner Boyce, to forward the document. With a vote of 3 – 0 - 2, the MOTION CARRIED.

DIRECTOR'S REPORT

- a. **September 3 Planning Commission Meeting** – Director Norman reported that the Planning Commission will be hearing the General Plan Amendment for the Village Gateway project for their consideration and recommendation to the City Council.
- b. **Conejo Creek EIR** – Director Norman told the Commissioners this is still in process as initial information regarding steelhead trout is being routed. He then gave a timeline of the current process.
- c. **Redevelopment Dissolution Process** – Director Norman reported that the City has received a finding of completion from the State which clears the way for the Property Management Plan to be approved.

Commissioner Lusk asked if there were genetic studies being done on the fish found in the creek.

Director Norman said that those tests are not being done by the City or the developer, but they may be done by Fish and Wildlife or other agencies, but that the fish is being preserved.

PUBLIC COMMENT

There was no comment from the public.

COMMISSION COMMENT

There were no comments from the Commission.

ADJOURNMENT

Vice-Chairman Hemmens adjourned the meeting at 8:22 p.m.

Respectfully submitted,



Secretary of the Commission

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