



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, September 3, 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, Davis, Lusk, Vice-Chairman Hemmens, and Chairman Edsall

Absent: None

Staff Present: Dave Norman, Community Development Director
Don Davis, Assistant City Attorney
Tali Tucker, City Engineer
Bill Golubics, City Traffic Engineer
Steve Mitchell, Senior Planner
Jackie Lee, Associate Planner
Tim Moran, Student Assistant
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Davis.

MINUTES – Meeting of August 20, 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 Commissioner Davis and Chairman Edsall abstaining due to their absence at the meeting.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

CUP-352, Ventura County Volleyball Club

The City of Camarillo has received a conditional use permit request from Ventura County Volleyball Club requesting approval to allow for the operation of a private, indoor volleyball facility in a tenant space containing approximately 13,728 square feet in an existing multi-tenant building located at 161 Plaza La Vista, Suite 150. The subject site is located within the City's M-1 (Light Manufacturing) Zone. The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the City's environmental guidelines and is categorically exempt from the provisions of CEQA under Class 1(a), Existing Facilities, and Class 32, In-Fill Development projects; therefore, no additional review is necessary.

Associate Planner Jackie Lee gave a PowerPoint presentation for the public hearing addressing the proposed indoor volleyball space containing approximately 13,728 square feet in an existing multi-tenant building. Associate Planner Lee indicated that staff finds that the proposed volleyball training facility would be compatible with the site and its surroundings, in terms of the level of activity, hours of operation, noise, and that it will be adequately served by parking.

Chairman Edsall invited questions from the Commission.

Vice-Chairman Hemmens asked if there might be times of the year where the Crossroads Church, which shares the use, may want to have restrictions on the volleyball club parking, such as on Sundays.

Associate Planner Lee responded that the applicant has indicated that they would be willing to adjust their hours in accordance with the Church. She further explained that the subject parcel is a separate parcel from the Camarillo Outlet property and that the Outlet management has leased parking spaces from the subject parcel's landlord in the past during peak shopping seasons. Associate Planner Lee said that the applicant has indicated a willingness to adjust their hours during these times, as well.

Commissioner Boyce asked for clarification regarding the Outlet Mall's agreement with the landlord of the subject parcel.

Associate Planner Lee replied that on a couple of occasions the Outlet Mall had made an agreement to lease the parking lot on certain days. Associate Planner Lee said that she is unsure of whether that is on a yearly basis or just on certain dates.

Commissioner Boyce asked if there was a condition that addressed if the church were to move.

Associate Planner Lee replied that Condition No. 32 states: "During the time that the volleyball facility shares the building with the church use (CUP-295), the volleyball facility shall not conduct activities (exclusive of administrative functions) on Sundays until after 1 p.m." Associate Planner Lee stated that the restriction would only occur during the time the church is also occupying the building.

Chairman Edsall OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Steve Yoshimoto, Applicant, Ventura County Volleyball Club: Mr. Yoshimoto came forward to answer any questions of the Commissioners.

Commissioner Lusk asked how the cars would stack or if the applicant anticipates many athletes being dropped off at one time.

Mr. Yoshimoto answered that the facility at any one time has two teams practicing and each team has between 9 and 12 players. He further explained that the drop-off is usually over a half-hour period and very rarely is there an abundance of cars at the same time. He said that at the most there would be 20-24 girls being dropped off, and at other clubs he has visited, this is not an issue.

Commissioner Lusk asked if the cars would be coming through the parking lot rather than unloading on the streets.

Mr. Yoshimoto explained that there are different ways that cars can come in and out of the parking lot and that the girls can wait inside the front entrance and wait safely to be picked up. Mr. Yoshimoto said that while he has visited the site, it appeared to be very quiet and not a lot of traffic.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Edsall called for discussion from the Commission.

Vice-Chairman Hemmens said that he thinks it is an appropriate use for the building.

Commissioner Lusk indicated that he concurred with Vice-Chairman Hemmens.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-16, approving a request by Ventura County Volleyball Club for approval of a conditional use permit for the operation of private, indoor training facility, further described and set forth as CUP-352. It was **MOVED** by Commissioner Lusk, **SECONDED** by Commissioner Davis, to waive further reading and adopt. With a vote of 5 - 0, the **MOTION CARRIED**.

PUBLIC HEARING

CUP-236M(2), AT&T Mobility

The City of Camarillo has received a request for a modification to an existing conditional use permit from AT&T Mobility of Irvine, California, requesting a 48-square-foot addition to an existing equipment enclosure. The equipment enclosure is located in Mission Oaks Park at 5901 Mission Oaks Boulevard. The project was reviewed in accordance with CEQA and the City's environmental guidelines and has been determined to be categorically exempt under Class 1(a), Existing Facilities, and Classes 32(a) and (b), Infill Development.

Student Assistant Tim Moran gave a PowerPoint application on a modification to add an additional 48 square feet to an existing equipment enclosure.

Chairman Edsall invited questions from the Commission.

Commissioner Boyce asked for clarification as to why the applicant is making this addition.

Mr. Moran answered that they had three pieces of equipment that would not fit in the existing enclosure.

Chairman Edsall asked what was/is the definition of a major modification, as it appears, this application should be a minor application.

Director Norman replied that within our Code, there is a distinction made between administrative minor modifications, and anything that would not fall into that category is automatically a major modification. He explained that the expansion would not fall into the exception to become an administrative minor modification; therefore, it is a major modification.

Chairman Edsall **OPENED** the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Jessica Delora, AT&T Mobility Representative: Ms. Delora explained that the new cabinets will increase the capacity of the current antennas and support the increase in coverage.

There was no further public comment.

Chairman Edsall then **CLOSED** the public hearing.

PUBLIC HEARING CLOSED

Chairman Edsall called for a discussion from the Commission.

Chairman Edsall asked if there was an increase of capacity, would they still be subject to the federal guidelines.

Assistant City Attorney Davis answered that that is part of the existing conditions of approval.

Architectural Review Report

Commissioner Davis reported that the Committee went over plans and found that the project is compatible with the existing building, is well screened, is not obtrusive, and does not cause any problems for the park. He reported that the Committee recommends approval.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-17, approving a request by AT&T Mobility for approval of a modification to previously-approved conditional use permit for the placement of an unmanned telecommunications facility, further described and set forth as CUP-236M(2). It was **MOVED** by

Commissioner Boyce, SECONDED by Vice-Chairman Hemmens, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

PUBLIC HEARINGS

General Plan Amendment 2012-01, Components A and B

Applications have been received from FF Realty, LLC (Component A), Hiji Investment Company, LLC (Component B), and Rexford Industrial (Component C), requesting consideration of an amendment to the Land Use Element of the General Plan for the former Imation industrial site located at 350 South Lewis Road. The application for Rexford (Component C) was subsequently withdrawn and is no longer under consideration. The request involves the 27.56-acre vacant Imation site owned by FF Realty, LLC (from Industrial to High-Density residential), and the three contiguous parcels totaling 4.63 acres owned by Hiji Investment Company, LLC at the north-east corner of the Imation site (from Industrial and Commercial to High Density Residential). The subject site is located on the east side of Lewis Road, south of U.S. Highway 101, west of the Village at the Park neighborhood, and north of the Constitution Avenue industrial area.

Specific Plan Amendment: Dawson Drive Industrial Area Concepts and Design Guidelines

Originally adopted in May 2010, The Dawson Drive Industrial Area Concepts and Design Guidelines were developed to articulate a vision for the revitalization of this area and establish a set of design standards and improvements to guide its development into a vibrant district. As a companion item of GPA 2012-1 (Component A), and since the former Imation site lies within the Dawson Drive Area Concepts and Design Guidelines study area, the applicant is proposing an amendment to the Guidelines to accommodate High-Density, Multi-Family residential development on the 27.56-acre portion of the former Imation site owned by FF Realty. The remaining 15.87-acre portion owned by Rexford Industrial will remain Industrial. This will require a change in the maps and policies within the document. The subject site is located on the east side of Lewis Road, south of U.S. Highway 101, west of the Village at the Park neighborhood, and north of the Constitution Avenue industrial area.

Specific Plan Amendment: Village at the Park Specific Plan

The Village at the Park Specific Plan was originally adopted by the City Council on October 10, 2001. Since the adoption, several land use changes have been approved within the Specific Plan area and a 4.63-acre portion of the adjacent former Imation industrial site was added to the planning area. In 2004, the 4.86-acre parcel was added by a lot line adjustment to Lot 1 of Tract 5350, the Master Tract Map for the Village at the Park Development. As a companion item of GPA 2012-1, Component B, and since the subject 4.63-acre parcel was added to the planning area, the applicant is proposing to amend the Village at the Park Specific Plan to incorporate the northerly 4.63-acre portion of the former Imation site that is currently zoned M-1 (Light Industrial) and CPD (Commercial Planned Development) into the Specific Plan area with new land use and zoning designations. This will require a change in maps and policies within the document, as well as enhancing the range of uses for a quasi-public parcel in the planning area. The subject site is located on the east side of the former Imation site, south of U.S. Highway 101, and north of Pleasant Valley Road.

CZ-315, FF Realty, LLC

An application has been received from FF Realty, LLC, requesting a change in zone from M-1 (Light Manufacturing) to RPD-30U (Residential Planned Development, 30 units per acre maximum) for a 27.56-acre parcel at the former Imation industrial site located at 350 South Lewis Road. This is a companion item to GPA 2012-1. The subject site is located on the east side of Lewis Road, south of U.S. Highway 101, west of the Village at the Park neighborhood, and north of the Constitution Avenue industrial area.

CZ-317, Hiji Investment Company, LLC (Village Gateway)

An application has been received from Hiji Investment Company, LLC, requesting a change in zone from M-1 (Light Manufacturing) and CPD (Commercial Planned Development) to RPD-30U (Residential Planned Development, 30 units per acre maximum) for a 4.63-acre parcel at the northeast corner of the former Imation industrial site, adjacent to Village at the Park Drive and Westpark Court. This is a companion item to GPA 2012-1. The subject site is located on the east side of Lewis Road, south of U.S. Highway 101, west of the Village at the Park neighborhood, and north of the Constitution Avenue industrial area.

Chairman Edsall explained that Items 8, 9, 10, 11, and 12 are related and will be reviewed concurrently, so there will be one presentation including all of the projects, followed by a public

hearing to receive testimony on each item. He said that after the public hearing, the Commissioners will then vote on each of the cases, individually.

Senior Planner Mitchell gave a PowerPoint presentation that included General Plan Amendment 2012-01, Components A and B; Specific Plan Amendment: Dawson Drive Industrial Area Concepts and Design Guidelines Specific Plan Amendment; Village at the Park Specific Plan; CZ-315; FF Realty, LLC; and CZ-317, Hiji Investment Company, LLC for the public hearings.

Chairman Edsall invited questions from the Commission.

Commissioner Davis asked if there would be a problem with Westpark Court connecting to the project, since it is a private street.

Senior Planner Mitchell answered that the applicants have been in negotiations and have come to an agreement and they will be private streets on the Imation side.

Commissioner Davis said that at Lewis Road, there is a proposed access and asked if the design would be a right-turn in and a right-turn out, with the signal a short distance away.

City Engineer Tucker said that the design will come in with the land division and the residential planned development permits, when the applicant will do a site approval with the Commission.

Commissioner Davis stated that he was concerned that it is a limited access and might cause more problems than if it were a full access unless there was some way to connect it to the signal on Lewis Road.

Traffic Engineer Golubics replied that the only restriction in access at the southerly drive access is that there will not be any left turns as you are leaving the site. He further explained that there will be an on-site connection that will be parallel to Lewis Road which will take you up to the signal light on Dawson Drive. He said that staff and Caltrans do not expect a problem with congestion.

Vice-Chairman Hemmens asked that once the property is developed, where is it expected the ingress and egress to be for the most part - - west onto Lewis Road or east onto Westpark Court through Village at the Park. He also asked if Westpark Court is large enough to handle the flow into and out of the FF Realty property.

Mr. Golubics said that traffic projection with the sites being built out that Westpark Court would convey a level of service of A or B at all times. He further explained that there will be one lane each way and parking on one side of the street with bike lanes on each side of the street.

Vice-Chairman asked if there was still enough width in the street to allow for the additional traffic.

Mr. Golubics gave the example of Village at the Park Drive, where there is 90-degree parking for the apartments. He said that the travel way is in excess of 26 feet, which meets the City Code requirements, and staff does not see an issue there for capacity.

Vice-Chairman Hemmens asked if there will be another access point further south to the current signal.

Mr. Golubics replied there will be one further south along the property line.

Vice-Chairman Hemmens said that in a statement in one of the applications that if there was an issue with traffic, there would be changes to the Specific Plan for Village at the Park. He asked if this was referring to something other than punching through Westpark Court or would there be other modifications.

Senior Planner Mitchell answered that the City Council asked staff to review the Village at the Park Specific Plan when they were making the referral for FF Realty. He said that the intention was that since the Dawson Drive Study did show the possible extension of Westpark Court through the site, staff determined there would need to be a modification.

Commissioner Boyce asked what consideration was given to funding the acquisition of the right-of-way Westpark Court and creating a "through" artery to the Dawson / Lewis intersection.

Senior Planner Mitchell said that before the Rexford site withdrew their application, there was never a plan to make that street go directly through. He added that that is what the applicant is proposing and best meets the needs for the housing being developed on the site.

Commissioner Boyce clarified that he was speaking about a bike path.

Senior Planner Mitchell replied that the Dawson Drive Design Guidelines does show a Class A bike path extending all the way down Lewis Road.

Commissioner Davis commented that the residential is intruding and even surrounding existing industrial activities and wants to make sure there is compatibility and separation, as the project progresses.

Chairman Edsall said that he understands that the Rexford property wants to stay industrial.

Senior Planner Mitchell answered affirmatively and further explained that Rexford had concerns that their property would be non-conforming and would not be able to rebuild if there was damage above 50 percent.

Commissioner Boyce asked what the current plan is for the vacant property on Westpark Court.

Director Norman replied that at the southern apex of that site is condos, and further north, there will be commercial with some residential over commercial.

Chairman Edsall OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Ed McCoy, FF Realty: Mr. McCoy thanked staff for all of their hard work. Mr. McCoy explained that this is a needed land use from a recycled land use and thinks that it is an exceptional land use for this location. He added that they are taking into account the placement of the buildings in relation to the loading docks. Mr. McCoy further explained the traffic circulation of the site.

Dennis Hardgrave, Development Planning Services, Hiji Investment Company, LLC Representative: Mr. Hardgrave gave more information on the background of the different aspects of the project, including the Specific Plan updates, parcel information, and additional background of other aspects of the project.

Anna Shepherd, Naval Base Ventura County: Ms. Shepherd mentioned a few concerns with the project, as the project site is located within the military influence area and is defined in part by their flight operations. She stated that they would recommend that highly-reflective surfaces be prohibited within the project design guidelines. She also indicated that they would want the design guidelines also to consider noise from the aircraft as a factor.

Sean Paroski, Camarillo Chamber of Commerce: Mr. Paroski stated that the Chamber had submitted a letter of support for this project. He reiterated that the Chamber supports the project.

There was no further public comment.

Chairman Edsall entered the letter from the Chamber of Commerce and an email into the record.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Director Norman explained to the Commission that there was a correction to the language to the resolution for GPA 2012-1 in Section 2, Item 4 and in their motion, it should be read as amended.

Chairman Edsall called for a discussion from the Commission.

Commissioner Davis said that there seemed to be a change in direction in the land use in this area but stated that he sees this as supporting the needs of the community, the commercial area at Village at the Park Drive, and the University housing needs. He said that the additional access the project provides will be useful for emergency access and for the residents. He said that he feels the Mitigated Negative Declaration addresses the uses and provides measures that would control the impacts and is supportive in all of the changes proposed.

Commissioner Boyce said that having housing right along railroad tracks is not necessarily a good idea. He said that he knows of several residents who have moved from areas around the train due to the variety of impacts of the various types of trains. Commissioner Boyce stated he did have concerns and asked the other Commissioners if they felt this project was adequately vetted.

Vice-Chairman Hemmens said that his overall concern was the circulation and the traffic, but feels that his concerns have been reduced after hearing the presentations. Vice-Chairman Hemmens said he feels this is a logical extension of the existing residential, it will help the City meet the Housing Element needs and will help the existing commercial areas at Village at the Park.

Commissioner Lusk said the General Plan Amendment seems to be a little bit of a change in the philosophy or the approach but feels that this is a good project.

Chairman Edsall agrees that it does represent some change but feels it is well thought out and is satisfied how the project will work without the Rexford portion of the application.

In response to a call for a resolution, as amended, by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-18, recommending approval to the City Council to adopt the proposed land use designations further described as GPA 2012-1, Components A and B. It was MOVED by Commissioner Davis, SECONDED by Vice-Chairman Hemmens, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-19, recommending approval to the City Council to adopt the proposed amendment to the Dawson Drive Industrial Area Concepts and Design Guidelines. It was MOVED by Commissioner Lusk, SECONDED by Commissioner Davis, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-20, recommending approval to the City Council to adopt the proposed amendment to the Village at the Park Specific Plan. It was MOVED by Vice-Chairman Hemmens, SECONDED by Commissioner Boyce, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-21, recommending approval to the City Council of a request by FF Realty for Change of Zone 315. It was MOVED by Commissioner Boyce, SECONDED by Commissioner Davis, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-22, recommending approval to the City Council of a request by Development Planning Services representing Hiji Investment Company, LLC, for Change of Zone 317. It was MOVED by Commissioner Davis, SECONDED by Vice-Chairman Hemmens, to waive further reading and adopt. With a vote of 5 - 0, the MOTION CARRIED.

DIRECTOR'S REPORT

- a. **Oxnard Union High School District Annexation** – Director Norman reported that the City Council approved the General Plan Amendment, zone change, and annexation for the new high school. Director Norman said that the application for annexation will be submitted to the Local Agency Formation Commission within the

next week or two, and construction of the new high school is anticipated to start in early 2014.

- b. **Housing Element** – Director Norman said that at the City Council’s study session, they reviewed and approved the Draft Housing Element to be sent to HCD for their 60-day review. Director Norman explained that HCD may take less than 60 days to complete the review, which will put the City in a good position to get the Housing Element adopted this year and before the February 12, 2014, deadline.
- c. **Joint Study Session** – Director Norman alerted the Planning Commission to the September 25, 2013 joint study session with the City Council at 6 p.m., to review the Circulation Element.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Commissioner Davis stated that he has recently noticed food trucks within Camarillo and, in particular, the Camarillo Outlets and asked whether the trucks are regulated by the City, and are they paying for a business license. He voiced his concern about the trucks’ presence in an area where there are already restaurants. He said he understands the need for the trucks in industrial areas or construction areas, as they don’t have access to food.

Director Norman replied that the food trucks were invited by the Outlet Mall management as part of a program to attract additional people to the mall. He said that gourmet food trucks are regulated by the County Department of Environmental Health, and that the trucks have to be permitted as a mobile food facility. He said the trucks do need to have a City business license, or the sponsor of the food truck event can get a special business license for the day of the event. He said that if the food truck is based here in Camarillo, such as a home-based business, there needs to be a home occupation permit. Director Norman added that when there are food trucks at events, a special event permit will be issued. Director Norman explained that the management at the Outlet Mall did not get a permit, but have been notified of their need to do so.

Commissioner Lusk asked if the Outlets expressed why they felt the presence of the trucks would attract people to the Outlet Mall.

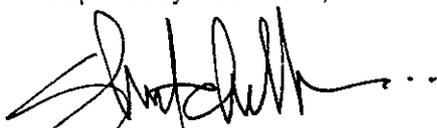
Director Norman said that gourmet food trucks are very popular, and that there is a whole social media following of the trucks. He said that people are attracted to the novelty and variety. He indicated that the management said that by-and-large, the tenants were supportive of the food trucks; however, some of the food court tenants were not as pleased. He added that none of the tenants has a lock on uses.

Commissioner Boyce said he understands the management wanting to have the food trucks as the food uses are clustered and not in all phases of the mall.

ADJOURNMENT

Chairman Edsall adjourned the meeting at 9:06 p.m.

Respectfully submitted,



Secretary of the Commission