



CITY OF CAMARILLO  
**PLANNING COMMISSION MINUTES**

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**Regular Meeting**  
**Tuesday, October 15, 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, Lusk, Vice-Chairman Hemmens, and  
Chairman Edsall

**Absent:** Commissioner Davis

**Staff Present:** Dave Norman, Director  
Don Davis, Assistant City Attorney  
Tali Tucker, City Engineer  
Steve Mitchell, Senior Planner  
Bill Golubics, City Traffic Engineer  
Jackie Lee, Assistant Planner  
Bob Burrow, Consultant  
Laura Fox, Recording Secretary

**The Pledge of Allegiance was led by Commissioner Hemmens.**

**MINUTES – Meeting of October 1, 2013**

The minutes were not available, and the item was rescheduled to the next meeting.

**PUBLIC COMMENT**

There was no public comment.

**PUBLIC HEARING**

**RPD-186, FF Realty - Village Gateway Apartments**

An application has been received from FF Realty, LLC, of San Diego, California, requesting approval of a Residential Planned Development, RPD-186. The application proposes the construction of 378 for-lease apartment residences on 15.9 gross acres within the former Imation site located at 350 South Lewis Road in the RPD-30U (Residential Planned Development, 30 units per acre) Zone.

Senior Planner Steve Mitchell gave a PowerPoint presentation on the public hearing and an overview of the project.

Chairman Edsall invited questions from the Commission.

Commissioner Boyce asked for clarification on how the previously-approved land division played into the RPD parcels, as the maps in the packet are not congruent and not the same shape with the map in the presentation. Mr. Mitchell answered that the land division that was approved is consistent with the map in the presentation, and the map in the packet was prepared by staff to give the general locations of the parcels.

Commissioner Lusk asked how the bonus was calculated for the additional units. Mr. Mitchell replied that the density bonus provision of the Municipal Code allows for certain development standards to be removed or changed in exchange for the provision of affordable units, based on the number of concessions asked for, a certain number of affordable units need to be provided. Mr. Mitchell explained that the applicant is asking for two density concessions and those equate to 20 percent of units being affordable.

Commissioner Lusk asked if there were no bonus, how many units would there be. Mr. Mitchell explained that they did not ask for a density bonus and that they asked for concessions which is the recreational vehicle (RV) parking, building separations and width of the drive aisles.

Vice-Chairman Hemmens asked if the reduction in the drive aisles was for all or just certain ones. Mr. Mitchell answered that it was just certain drive aisles to allow for setbacks between buildings which is acceptable to fire department standards.

Vice-Chairman Hemmens asked what were the modifications to the setback requirements for the separation between the buildings in terms of feet.

Mr. Mitchell responded that it is an increase in building height from 25 feet to a maximum of 42.6 feet and building separation from a minimum of 40 feet to a minimum of 23 feet.

Commissioner Hemmens commented that it seems like a rather large reduction, and that the site looks tight to begin with, and by reducing the drive aisles and the separation between the buildings, it will get even tighter. He then asked why concessions are being given for this project, when the affordable units are in the other project.

Director Norman answered that the City's policies allow for affordable units to be built offsite from where the concessions are being made.

Vice-Chairman Hemmens asked if there are other examples of that in the City. Director Norman gave the example of the Laro project in the Springville development.

Vice-Chairman Hemmens said that he understands that of all the affordable units are on one parcel; the developer has advantages, including access to lower financing rates and to tax credits, which he does not think they would do if the affordable units were mixed in with the others. Vice-Chairman Hemmens asked if there has ever been an analysis done as to the increase in value to the builder, due to the lower financing rates and availability of tax credits, which they can then sell. Director Norman answered that there has not been.

Vice-Chairman Hemmens asked for clarification on what the rents for the market-rate apartments would be and what the rents would have to be for the affordable units. Assistant City Attorney Davis responded that he did not know the specific number, but what the affordable component is for low and very low, based on median income, and that certain percentages and then the amount that they pay cannot exceed a certain percentage. He said it is a fairly significant difference, but did not have the numbers.

Vice-Chairman Hemmens asked that if there was a higher-median income, wouldn't the amount the resident would be able to pay, under the affordable qualifications, be closer to the market-rate rent, in general.

Assistant City Attorney Davis responded that it is set on a county-wide basis and there is a fixed number as to what the median number is, and then it is based off of that with percentage.

Commissioner Boyce asked about the impact on schools, as there are a lot of units, and did not see the availability of an additional school. Commissioner Boyce also asked about the "walled off" feeling of this former industrial site, as opposed to incorporating it into part of the existing neighborhood, and allowing sidewalks or bike paths to go north on Camarillo Street for quick access to the train station.

Mr. Mitchell answered that impacts on public services such as schools were addressed in the Mitigated Negative Declaration (MND), and it was determined there were no significant impacts. He said as far as the residential neighborhood to the north, there were some public meetings when the Dawson Drive study was developed, and the residents from that neighborhood absolutely did not want any intrusion on their neighborhood, and that they were very specific that they did not want Camarillo Street extended whether by a bike path or by a street.

Commissioner Boyce inquired if that included a pedestrian access. Mr. Mitchell replied that the residents were very protective of their neighborhood and did not want it opened up to any transient population coming through. Commissioner Boyce wondered whether the residents of one development would be able to use the recreational facilities of the other. Mr. Mitchell answered that the developer would be able to shed light on their policies, but most communities are rather protective of their recreational facilities. Director Norman added that the affordable units do have recreational amenities.

Commissioner Boyce recalled hearing a few years ago of encouraging the affordable units be mixed in with the other developments, so as to not have segregation.

Director Norman said that as stated previously, the City does not have a stated policy on that; however, in times past, there has been a practice to integrate those units, but that practice has not been consistent.

Chairman Edsall said he thought the whole concept of inclusionary housing was to scatter the affordable units within the others, so no one would know who was living in which unit so there would be no inferred discrimination. He thought that having them all lumped together is something that the City avoids.

Director Norman stated that one of the important aspects of the Council's inclusionary housing policy is that we not distinguish, in terms of design of the projects, and not to call attention to the clustered product, but that there is no policy on clustering or integrating those units.

Chairman Edsall asked how many on the companion site of 100 are going to be affordable. Director Norman replied 100 percent.

Chairman Edsall stated that it seems to be contrary to what has been done for other projects.

Vice-Chairman Hemmens said that he recalled the AMLI project in the Springville projects that the affordable units were 20 percent, but that they were mixed in with the entire development. Director Norman said they were dispersed, but that this was done at the developer's request.

Commissioner Boyce asked if the current trees on the site were going to be kept, or were they all coming down. Mr. Mitchell stated that Camarillo does not have a tree protection policy, so unless there is an advantage to keeping them, or the City does encourage the transplanting of specimen trees whenever possible, but it is not a requirement.

Commissioner Boyce stated that he would appreciate it if in the staff reports, it would address if any of the existing landscaping would be kept. He added that the staff report mention what is there, but that it would be nice to address what, if anything, has been committed to being preserved.

There were no further Commission comments.

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

#### **PUBLIC HEARING OPENED**

**Ed McCoy, Fairfield Realty:** Mr. McCoy gave a PowerPoint presentation covering both RPD-186 and RPD-187. Mr. McCoy then gave the numbers for the rents: For the affordable, the very-low income, or 50 percent of the median income, for a one-bedroom unit would be \$764; for the 60 percent rate, which is low, it would be \$928, and the market rate would be \$1,680. For the two-

bedroom unit, based on a three-person household, the 50 percent rate would be \$911; the 60 percent rate would be \$1,108; and the market rate would be \$2,025. The three-bedroom unit for a family of four, the 50 percent rate would be \$1,002; the 60 percent rate would be \$1,221; and the market rate would be \$2,495. He said there is a significant discount in rents. Mr. McCoy added that he knows there was a comment about a financial benefit of doing such on the developer's side, but he said the way money is made is by earning money for building and managing them, not by selling them. He said that they are the property managers and will be answering to the City if there are any issues. He also said that it is much easier to manage units when they are stand-alone. He said he would be happy to address any further questions.

Commissioner Hemmens asked what the main reason for separating the affordable units from the market units. Mr. McCoy answered that they have done this in other communities, and it is a way to manage the construction of the overall project. He also said one of the main reasons is it gives them a project to work on, while they compete for the allotments in the other community. He said the affordable community helps to finance all of the backbone infrastructure without having to wait for the allotments, because you cannot finance that infrastructure when you have to wait for two cycles of allotments.

Commissioner Boyce asked if granite was being used just in RPD-186. Mr. McCoy answered that the granite was in 186; but in 187, they still use high-quality materials.

Commissioner Boyce asked if Fairfield had any affiliation with the Fairfield Resorts. Mr. McCoy said that they did not; however, one the main designers does come from the resort industry.

Commissioner Boyce asked about the trees in the round-about. Mr. McCoy responded that he thinks it was the landscape architect taking some liberties with the plan, and he believes it will probably be a sight-distance issue. He stated that they will be working with the City to make sure the landscaping is appropriate.

**Larry Scott, Senior Vice President of Development, FF Realty:** Mr. Scott discussed the history of the segregation of the affordable units.

Commissioner Hemmens asked if there was a way to come up with the value of the concessions that are being asked for and compare that to the increase in value in having the affordable units in one parcel, as to the tax credits and the lower-rate financing. Mr. Scott replied that as it relates to the tax credit financing, that is just a method of financing the project. He said that they do not see that as a benefit to the developer, as there are deep subsidies.

Vice-Chairman Hemmens asked if the concessions the applicant is asking for apply not only on the 100 units, but also on the 386, are necessary to come up with a cost that is pretty much equal to the value of the 100 affordable units. Mr. Scott replied in the affirmative.

Vice-Chairman Hemmens asked for confirmation that there is no profit in the affordable units.

Mr. Scott replied in the negative. He said that they are not doing this because there is some hidden profit in segregating out the affordable units, but that it is a method to finance them, because they are so deeply discounted on the rent side.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

## **PUBLIC HEARING CLOSED**

### **Architectural Review Report**

Commissioner Hemmens said that Commissioner Edsall filled in for Commissioner Davis. He said that the Committee felt that the project needed more architectural enhancements and did not have the "Camarillo" look and felt that it should resemble more of the units that are in Village at the

Park. He said the Committee could not recommend the architecture and the design to the Planning Commission.

### **PUBLIC HEARING REOPENED**

**Jan McDonald, Resident of Camarillo:** Ms. McDonald clarified that she is speaking for herself and not for the full Council. Ms. McDonald gave a history of reviewing projects stating that the City Council began the practice of reviewing big projects in study sessions and giving input into the project. She said this project has never received input by the City Council. She asks that the project be brought before the City Council in a study session. She also requested that if the Commission did not like the project, to say no, and then send it back and see if there can be a better project; but if nothing else, to continue the public hearing, but not make a decision until the City Council has had a chance to look at the project. She stated that in the last housing cycle, 44 percent have been affordable units, and 20 percent have been moderate. She added that as the City does not have a policy to keeping trees, and that she is known for that policy, as she is usually the one asking to keep trees. She said it is not a policy to keep trees; it is a practice.

Chairman Edsall invited the applicant to return for any comments.

**Larry Scott, FF Realty:** Mr. Scott stated that they were requested to put 20 percent affordable in the project and was not something they did voluntarily, but thought it was the policy of the City. He said the reason why only affordable units that were tax credit financed were built in 2008 to 2013 was the recession. He added that if the City would like them to go back and look at the affordability levels on this project, they would be happy to do that. He added that if the City would like to eliminate it altogether, they would be happy to have that discussion. Mr. Scott stated that they were trying to follow policy and trying to be a good respondent developer to what the City was requesting.

Commissioner Boyce asked if Fairfield had any inventory in Irvine. Mr. Scott responded that they do not in Irvine, but have some in areas nearby. He added that Irvine has allowed for substantial affordable projects with 200 or 300 units to be built, and that they cannot be recognized as affordable units.

Chairman Edsall called for discussion from the Commission.

**Edward Tsai, Resident of Village at the Park:** Mr. Tsai asked for clarification on the reduction of the standards from 40 feet to 23 feet. Chairman Edsall said that staff will answer all the questions after the public hearing.

Mr. Tsai said that from what he has heard, the project should be a high-quality development, but with the reduction of standards, it does not sound like high quality to him. He said that if it is high quality, it should be above the standard, not under the standard. He said that 20 percent of 378 units in RPD-186 and RPD-187 would be 100 percent affordable units and that sounds scary to him. He said he is afraid it will affect the quality of live. He added that he is sure that most of his neighbors do not know of this project yet, but after he shares it with them, lots of his neighbors will be concerned about it.

**Zhenyn Cheng, Resident of Village at the Park:** Mr. Cheng said that he moved to Village at the Park last year, and that there is only one school in the neighborhood and that his son could not get into that school, as the school is full. He said with building 400 additional units and perhaps 100 persons would be going to that school, which is full, and that he is living there, but his son could not get into that school.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

Chairman Edsall invited staff to answer questions or make comments.

Mr. Mitchell replied that as stated earlier, impacts on public services, such as schools, were addressed in the environmental review, and it was determined that there were no significant impacts on local schools. He said as far as the reduction in standards, that is between buildings in the landscape areas, that they do provide other common areas where open space is available, as well as balconies and things like that, which count for their open space requirements, and that they do meet the minimum requirements for open space on the site, based on a per-person factor.

Chairman Edsall said that one of the things commented on was that there were a lot of the neighbors who had not heard about it, Mr. Mitchell said that public hearing notice was sent within a 300-foot radius of the subject sites, and that it was advertised in the newspaper.

Chairman Edsall invited questions from the Commission.

Vice-Chairman Hemmens said he was concerned with the dense nature of the site, which has a lot to do with the concessions. He said that the reduction of the setbacks and drive aisles seems a bit severe, especially with the amount of units on the site. He also said that he has an issue with the architecture and would have a hard time supporting it that evening.

Commissioner Boyce added that the architecture is not quite the standard that they are used to. He said that one of his concerns was the impact on the schools and would look up the MND to see how that was addressed. He said he feels that this should be continued and to come back with more information.

Chairman Edsall asked if there was a study session on October 23. Director Norman said that that decision would be made the next day.

Chairman Edsall asked staff if it was better to continue the item or to vote for rejection. Assistant City Attorney Davis replied that there were multiple options, but rather than rejecting the project, he suggested continuing it to allow for changes. He said there is no Council direction at this time, and that there is a range of things the Commission can do.

Director Norman said that the applicant may want to address that.

Mr. McCoy asked that the Commission not reject it, but to give them an opportunity to look at the elevations and come back to staff. He said that if the City Council decides to have a study session, they can present alternative ideas at that time.

Chairman Edsall said that one concern he had was with the architectural review, and another one was while growing up in the 1960s, in a different city, they had affordable housing all in one project that became blighted over time. He said that he is not sure if things have changed over time, but would like to be educated more on the aspects of it. He said that he would prefer to give the applicant an extension to address the concerns.

Vice-Chairman Hemmens said that he agrees with giving an extension and maybe having further discussions with staff as to whether or not the affordable component are worth the concessions.

Commissioner Boyce said that he sees the reasonableness in many of the concessions, such as going from 26 feet aisles to 25 feet aisles, which did not seem like a major issue, and the RV parking which has been waived recently, and that the similar heights that have been seen before. He added that the reduction from 40 feet to 23 feet needs to be written as policy.

Commissioner Lusk said that on the other side of this, with schools growing, there will need to be additional housing. He said that he has heard that community colleges will be going from two years to four years because there is such a need. He said the concept of adding affordable units is a good one and agrees that the affordable units should not be segregated out.

There was no further Commission comments.

Chairman Edsall asked if the public hearing should be continued to a date certain, or leave that to staff to set the date in the future. Assistant City Attorney Davis said that given the number of issues, it should be continued to a date uncertain, so that there can be time for consultation between staff and the developer and possible City Council discussion, and should be re-noticed.

In response to a call for a resolution by Chairman Edsall, it was MOVED by Vice-Chairman Hemmens, SECONDED by Commissioner Boyce, to continue the public hearing to a date uncertain. With a vote of 4 – 0 - 1, the MOTION CARRIED, with Commissioner Davis absent.

### **PUBLIC HEARING**

#### **RPD-187, FF Realty - Village Gateway Apartments**

An application has been received from FF Realty, LLC, of San Diego, California, requesting approval of a Residential Planned Development, RPD-187. The application proposes the construction of 100 residential apartments on 4.0 gross acres within the former Imation site located at 350 South Lewis Road in the RPD-30U (Residential Planned Development, 30 units per acre) Zone.

Director Norman said that he would recommend opening the public hearing, seeing if anyone would like to speak, and then closing the public hearing and then taking action to probably continuing this public hearing.

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

### **PUBLIC HEARING OPENED**

Mr. McCoy said he is available to answer any questions.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

#### **Architectural Review Committee**

Vice-Chairman Hemmens reported that the Committee had the same comments from the previous application, in terms of the architecture.

In response to a call for a resolution by Chairman Edsall, it was MOVED by Commissioner Lusk, SECONDED by Commissioner Boyce to continue the public hearing to a date uncertain. With a vote of 4 – 0 - 1, the MOTION CARRIED, with Commissioner Davis absent.

### **PUBLIC HEARING**

#### **RPD-189, Hiji Investment Company, LLC - Village at the Park Apartments**

An application has been received from Development Planning Services (DPS) representing Hiji Investment Company, LLC, requesting approval of a Residential Planned Development, RPD-189. The application proposes the construction of 83 market-rate, for-lease apartment residences on 4.63 gross acres at the northeast corner of the former Imation industrial site. The site is located east of the Calleguas Gardens neighborhood, south of the Residence Inn hotel, west of Village at the Park Drive, and north of Westpark Court in the RPD-30U (Residential Planned Development, 30 units per acre) Zone.

Senior Planner Steve Mitchell gave a PowerPoint presentation on the public hearing and an overview of the project.

Chairman Edsall invited questions from the Commission.

There were no Commission comments.

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

## **PUBLIC HEARING OPENED**

**Dennis Hardgrave, Representative, Hiji Investment:** Mr. Hardgrave gave an overview and history of the project and how it relates to the Village at the Park neighborhood. Mr. Hardgrave said he was available for any questions.

Vice-Chairman Hemmens asked if there was a physical separation between this project and the 57 units to the south. Mr. Hardgrave answered that there is no separation. He said that the sidewalks interconnect and that walking can be done from one location to the next. He added that the carports have already been built, as it was cheaper and smarter to build them all at once several years ago, when the first apartment project was built.

Vice-Chairman Hemmens asked if those are the carports that can currently be seen on the site. Mr. Hardgrave answered affirmatively, and said that they can be seen particularly at night, as they have lights on to discourage tagging. He said that all of the utilities are in, so there will be no interruption to the hotel.

Vice-Chairman Hemmens asked if there is one lot for RV parking for the Village at the Park residents. Mr. Hardgrave said there was one lot and pointed it out on the presentation. He said that the lot has never been more than half full. Mr. Hardgrave addressed the issue of school capacities and said that the Rancho Rosal School draws not just from the neighborhood, but it is also a magnet, or a school of choice, that people drive in, as well. He said he does not know the prioritization is to neighbors, but at one point, they dug their heels in to keep that, as it was part of the "drive less" philosophy. He said a lot of kids walk or bike to school with parents.

Commissioner Boyce asked what Mr. Hardgrave's experience or advice to clients has been with interconnectedness between RPDs, or convincing the residents of Camarillo Street that it would not be such a bad idea to allow some pedestrian connectivity to other neighborhoods. He asked what is seen at Village at the Park. Mr. Hardgrave answered that he does not think there are any cul-de-sacs that are completely closed off without pedestrian access. He said on the east side, you can now continue down the greenbelt to the creek and go to Camarillo Ranch or Camarillo High School without getting on a public road. He said that they did not make it easy to drive your car out of every street, but that was the idea. He said it takes about the same amount of time to walk to the market as driving. He said in his experience, it takes about the same amount of time to get to the post office on a bike as it does to drive from Village at the Park. He said that as far as advice for Camarillo Street, he does understand the concerns the neighbors had, and does not know if opening that street improves anything for them. He said that a condition in their project and the Fairfield project is pedestrian linkage, which was intended to go across the Rexford property and go through RPD-189 to Village at the Park Drive, allowing for a better east/west connection towards Old Town. He added that the Westpark Court connection will be great to get to Old Town.

Chairman Edsall asked if this project is dependent on the two Fairfield projects as far as connecting to offsites. Mr. Hardgrave answered that they are completely independent.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

## **PUBLIC HEARING CLOSED**

### **Architectural Review Report**

Vice-Chairman Hemmens reported that the Committee found that the design meets the design requirements of the Specific Plan of Village at the Park, that the architecture is very attractive, and that they would recommend approval.

Chairman Edsall called for discussion from the Commission.

Commissioner Boyce said that it looks like a nice development and that the applicant outlined the connectivity to the existing RPD.

There was no further Commission comment.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-29, approving a request by Development Planning Services, representing Hiji Investment Company, LLC, for approval of a residential planned development permit to construct 83 apartment units, further described and set forth as RPD-189. It was MOVED by Commissioner Lusk, SECONDED by Vice-Chairman Hemmens, to waive further reading and adopt. With a unanimous vote of 4 – 0 – 1 (Commissioner Davis absent), the MOTION CARRIED.

#### **DIRECTOR'S REPORT**

- a. **Circulation Element** – Director Norman said that he will contact the Commissioners in the morning regarding the schedule for the Circulation Element.
- b. **Burger King** – Director Norman reported that Burger King is in a good position to turn in their major modification application next week.
- c. **Draft Housing Element** – Director Norman reported that the Element is currently being reviewed by HCD and that staff is responding to their questions. He related that it should be returned in the next 30 to 45 days and that there would be more hearings.

#### **PUBLIC COMMENT**

There was no public comment.

#### **COMMISSION COMMENT**

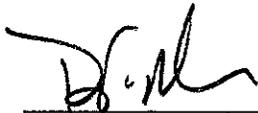
Commission Lusk asked what the standard is for guest parking in rentals and if it was one for every three units. Staff answered affirmatively.

#### **ADJOURNMENT**

Chairman Edsall adjourned the meeting at 9:09 p.m.

- The Residential Development Evaluation Board meeting commenced immediately upon adjournment of this Planning Commission meeting.

Respectfully submitted,



Secretary of the Commission