



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, November 5, 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, Director
Don Davis, Assistant City Attorney
Tali Tucker, City Engineer
Steve Mitchell, Senior Planner
Bob Burrow, Consultant
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Lusk.

MINUTES – Meeting of October 1, 2013

There was a MOTION by Commissioner Davis, a SECOND by Vice-Chairman Hemmens, to approve the minutes as submitted. The Motion carried with a vote of 5 – 0.

MINUTES – Meeting of October 15, 2013

There was a MOTION by Commissioner Boyce, a SECOND by Vice-Chairman Hemmens to approve the minutes as submitted. The Motion carried with a vote of 4 – 0 – 1, with Commissioner Davis abstaining due to absence at October 15, 2013 meeting.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

A-111 / CZ-319, City-Initiated Annexation (LDS Church)

At the request of the Ventura County Local Agency Formation Commission (LAFCo), the City of Camarillo has initiated consideration of the reorganization and rezoning of a 3.09-acre parcel for the property located on the northeast corner of Las Posas Road and Camino Alvarez. The proposed annexation area consists of the Church of Jesus Christ of Latter Day Saints (LDS) and is uninhabited. The proposed rezoning of the area would be for the RE-3 Acre (Rural Exclusive, 3-acre minimum lot size) Zone.

The property is outside the City of Camarillo's sphere of influence, but within its area of interest. LAFCo's request involves an amendment to the sphere line. In addition, it is proposed that the City's CURB (Camarillo Urban Boundary Restriction) line be amended to include the property, in accordance with the CURB Element.

Director Norman presented a letter from The Church of Jesus Christ of Latter Day Saints asking the City to delay a decision on the annexation until January 2014, to allow for further time to consider it and any ramifications. Director Norman said that staff asks that the Commission defer to their request. Director Norman instructed the Commission to open the public hearing since it has been noticed; take testimony, if any; close the public hearing; and continue the public hearing to a date uncertain.

Chairman Edsall clarified that the item be re-noticed. Director Norman concurred.

Commissioner Boyce asked if he should recuse himself, since he would normally do so, as he attends church at the chapel, should he recuse himself. Assistant City Attorney Don Davis replied that there is not a clear conflict and that he understands Commissioner Boyce's connection to the church. He suggested that Commissioner Boyce abstain from any action, but it was not necessary for him to leave, as the item was short.

PUBLIC HEARING OPENED

There was no public comment.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

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.

Chairman Edsall called for a vote to continue the public hearing to a date uncertain. The ITEM CARRIED with a vote of 4 – 0 - 1, with Commissioner Boyce abstaining.

PUBLIC HEARING

CUP-330, Cedar-Oak Mixed-Use Development (City-Initiated)

The City of Camarillo has initiated an application for a conditional use permit, CUP-330, for the approval of a mixed-use development (Cedar-Oak) on a 0.59-acre site on the south side of Ventura Boulevard between Oak Street and Cedar Drive, in the COT (Commercial Old Town) Zone. The development proposes a two-and three-story building containing approximately 6,000 square feet of retail/office space and 22 residential units with a building height of up to 45 feet.

Consultant Bob Burrow gave a PowerPoint presentation for the public hearing on the conditional use permit and gave the history and an overview of the project.

Mr. Burrow invited the architect of the project, Mr. Dao Doan, to speak. Mr. Doan reviewed the architectural aspects of the project and presented a "fly-over" rendering overview of the project.

Chairman Edsall invited questions from the Commission.

Commissioner Lusk asked if any thought was given to abandoning the alley behind the project to use for parking. Mr. Doan answered that the challenge with parking along the alley is the existing residential units and making sure they would not be impacted by the project. Mr. Doan said that they are having to meet with strict parking sizes, which is something that can still be looked at. Mr. Doan suggested that as the activities in Old Town increase, the City might want to consider a parking management plan. He said that if parking is used too heavily by people that park and leave their cars there, that research has shown that metered parking can help solve that issue. Mr. Doan said that parking can be gauged to see how parking is impacting the area and how it is going to be handled.

Commissioner Davis asked how the freeway noise for the residential units will be addressed. Mr. Doan replied that the units will have double-pane or triple-pane windows, which provide a lot of sound quality for the living space. He said that at night, when the traffic noise decreases, the windows can be opened.

Commissioner Davis said that it appears that the elevator services the roof deck and it appears that the residential units are served by a stairwell. Commissioner Davis then asked for verification that there is no access from the elevators to the units. Mr. Doan answered that that was correct and that it was intentional.

Commissioner Davis asked if that was consistent with Americans with Disabilities Act (ADA). Mr. Doan replied that it was not a problem, as the elevator would go the courtyard level, where more than a majority of the units can be accessed. He continued that the units above those would be accessed by stairs, but that they are all the same units.

Vice-Chairman Hemmens asked if there were fire sprinklers in all the residential units. Mr. Doan answered that this type of building would need to have sprinklers, so the residential units would have sprinklers, as well.

Commissioner Boyce asked for clarification on Condition No. 36 and asked if you can have a copper roof element or just not at ground level.

Mr. Burrow responded that this project is operating under the MS4 permit, although this was grandfathered in, and certain guidelines must be followed. He said that the area cannot increase runoff and with copper, the rainwater will carry the copper oxides into gutters and into rivers. Mr. Burrow said that architectural metal that comes in different colors can be used as elements.

Commissioner Boyce asked about the development plans and if the City will be selling the land, leasing it, or becoming a landlord.

Mr. Burrow replied that the intention is, upon entitlement, to review proposals from interested parties to see what they will bring. Mr. Burrow said that it will then be a negotiation process to determine the reuse value. He added that there will be a number of conditions placed on the property, which will include the adjacent public improvements and the undergrounding of utilities. He continued that a proforma will be developed to determine that the value of the property is based upon all those things and the determined options. Mr. Burrow stated that the preferred option would be that the property be sold for the reuse value, rather than a lease, as any of those monies can then be used to pay off the housing bonds, which these properties were acquired with, or other similar purpose.

Vice-Chairman Hemmens asked for clarification on the development allotments that were granted to the prior owner of the property for ten units, and if they would be reinstated, even though the concept and design has changed completely, or would they have to go through a point review again.

Mr. Burrow said that the property would be subject to the development allotments for units that don't fall into an exemption. He said that allotments that were awarded, but have not been used, can be reinstated for a similar project, but would need to meet the minimum point assignments. He said that the Taft project is fairly similar, although it only encompassed two of the properties, but was also three stories with garage parking below. He said it met the same lot coverage, same setbacks, similar building heights, and similar building type.

Vice-Chairman Hemmens then asked if revised points would need to be given, and then would the project have to compete with the other projects trying to get those allotments.

Mr. Burrow replied that the allocations can be reinstated for a similar project after the project has expired.

Vice-Chairman Hemmens asked if there would be 64 parking spots that will result from this concept.

Mr. Burrow answered that that number includes the approximate 21 spaces that exist. Mr. Burrow said that they are meeting the parking requirement for the standards for the Old Town District. With regard to the question on some of the parking issues, Mr. Burrow said that when the parking update was done, the parking consultant talked about management techniques and other things besides metered parking that could be termed parking and parking permits for the residential area. Mr. Burrow also said that the City is also looking at other options to pick up parking that can serve the entire area within a couple blocks of walking area. He added that now that it is more pedestrian oriented, that it is more of an experience, rather than a chore.

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

PUBLIC HEARING OPENED

Bob Hernandez, resident of Camarillo and property owner of 1980 Ventura Boulevard:

Mr. Hernandez said that he is one of the few businesses on the street that has its own parking with about 14 parking spaces behind the restaurant. Mr. Hernandez said that he is opposed to what is proposed to the property adjacent to him. He said that he would like to see it scaled back a little bit and some public property made on that property. He said that when he was running the restaurant, there was a problem with people parking in his lot and going to the stores down the street. He said that people who live in the area say it is a problem for them, because it is forcing people to park on Cedar and Oak Streets and that their guests have to park all the way up on Grandview.

Chairman Edsall invited Mr. Burrow to respond.

Mr. Burrow said that the City did purchase the property, so that the issues of it being a dilapidated site can be looked at, to advance it for a project which would improve the character of the area consistent with the guidelines that were adopted. He said that while parking is always an issue, consideration of parking was talked about during the development of these plans, as with the two previously-approved conditional use permits. He said the aspect of having additional public parking on the site was not advanced, insofar as looking at the other options. He said the additional 21 spaces will not only service this project, but also be available for the area. He said that there are a number of uses that predate the modern codes for parking, but because the parking on the street does serve the entire area, when the parking codes were developed, Camarillo Old Town District did have a different ratio and was dealt with differently. He said it was understood that when the restaurant across the street is in its peak hours, it overflows its use, and similarly, when it does that, other businesses in the area call the City to complain, as well. He explained that there is parking in the area, although it is not right in front of the doors. He said that when this was all started, you could shoot a cannon off Ventura Boulevard. Mr. Burrow explained that the idea was to slow traffic down, going from four lanes to two lanes, and picking up all of the parking that the City could. He said that it is now a successful area, and this is another opportunity to build on that success and bring people into the area to further energize it.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee

Commissioner Davis reported that the Committee notes the variety of materials used that will create an appearance of separate buildings, rather than one big mass, and that the movement in and out of the façade adds to the impression. He said that the Committee felt the materials and

colors were good for the area and that the use of varying heights also enhanced the viability of the project. He said that the Committee recommends approval from an architectural standpoint.

Chairman Edsall called for discussion from the Commission.

Commissioner Boyce said that it looks like a vast improvement to the empty lot that is there now. He said that he understands the other successful businesses being concerned that there will be increased competition for the existing parking. He stated that he thinks there are still a number of steps that need to be taken to actually build something there, but he thinks that the CUP is a good, well-rounded product. Commissioner Boyce indicated that he would be interested to hear more about parking and parking structure plans in the Old Town area.

Chairman Edsall said that it was his understanding that when an individual developer comes in, they will come in with more detail on the project itself. He asked if this was just conceptual, and if the Commission would be voting on the CUP and not the specific project.

Mr. Burrow replied that the Commission would be voting on the CUP, which does include this project and does afford a potential developer - the successful proposer for the request for qualifications - basically, a fast pass. He explained that if this plan is used, they can immediately proceed into construction documents. He said that since it is unknown who the developer is going to be, the possibility that they may want to change it is some way cannot be ruled out. He added that any major change would have to be brought back to the Commission. He also said if they come back with something completely different, then they would have to start from square one.

There was no further Commission comment.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-30, approving a request for approval of a conditional use permit for a mixed-use development, further described and set forth as CUP-330. It was **MOVED** by Commissioner Lusk, **SECONDED** by Commissioner Boyce, to waive further reading and adopt. With a unanimous vote of 5 - 0, the **MOTION CARRIED**.

DIRECTOR'S REPORT

- a. **Housing Element** - Director Norman reported that the HCD will complete its review of the Draft Housing Element this week. Staff plans to review the changes with the Commission on November 19 and with the City Council on November 20. He said it will then be presented to the Planning Commission on December 3 to make a recommendation for approval to the City Council, who will consider approving it on December 11.
- b. **Burger King** - Director Norman reported that Burger King had submitted the major modification for the new design that day, and that it will be seen by the Commission in 45 to 60 days.
- c. **Village Gateway Project** - Director Norman reported that the modifications to the site plan and elevations are progressing well and that the project will return for Commission consideration on December 3.
- d. **RDEB Preliminary Point Assignment:** Director Norman reported that the RDEB preliminary point assignments meeting will be held on Dec 3, which will start the allocation calendar. He said the City Council will approve the allocation calendar at their meeting the next evening. He said that as proposed, the RDEB public hearing will be December 17, and the Council's public hearing to award the allotments will be January 8, 2014. He indicated that staff is proposing February 26, 2014, as the last day to make development allotment awards, so that developers can get their projects going.

Vice-Chairman Hemmens asked if the State asked for a lot of changes. Director Norman replied that there were not a lot of changes, but that they wanted more information on farmworker housing. Director Norman said that we did receive some comments from the naval base, and staff will be adding language for military housing needs.

Chairman Edsall asked if there was a status on the Conejo Creek Environmental Impact Report. Director Norman replied that staff is still working on the affected sections for eventual recirculation during the year-end holiday and then for hearing in early 2014.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Commission Boyce said that he would be interested in a bus trip in early 2014. Chairman Edsall recalled that the last time this was talked about, they were waiting until there was something to look at and was not sure what will be under construction soon. Director Norman said staff will look at the schedule and see what will be under construction and going then.

ADJOURNMENT

Chairman Edsall adjourned the meeting at 8:25 p.m.

Respectfully submitted,



Secretary of the Commission