



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

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

Absent: Commissioner Boyce

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

The Pledge of Allegiance was led by Commissioner Davis.

MINUTES – Meeting of November 5, 2013

There was a MOTION by Commissioner Davis, a SECOND by Commissioner Lusk to approve the minutes as submitted. The Motion carried with a vote of 4 – 0 – 1, with Commissioner Boyce absent.

PUBLIC COMMENT

There was no public comment.

Vice-Chairman Hemmens disclosed that he met with the applicant approximately three weeks prior for RPD-186 and RPD-187 and reviewed some of the architectural renderings.

PUBLIC HEARING

RPD-186, FF Realty

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 368 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 that covered both RPD-186 and RPD-187. Mr. Mitchell explained that the Commissioners received a packet containing modified conditions of approval and reviewed the changes. He also noted that condition No. 223 will be changed from 20 percent to 5 percent affordability and on condition Number 223 C, the final sentence will be removed.

PUBLIC HEARING OPENED

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

Ed McCoy, Fairfield Development: Mr. McCoy thanked staff for their efforts. Mr. McCoy gave a brief PowerPoint presentation outlining the changes that have been made.

Vice-Chairman Hemmens asked if the two recreational facilities will be able to be used by residents in each of the projects.

Mr. McCoy answered that the project is designed right now as one unified project. He further explained that there is an ability in the future that if the smaller, 82-unit facility wanted to be separate, it is on its own parcel and has the same type of recreational amenities as the larger piece does.

Vice-Chairman Edsall asked if there was any difference in the interior finishes of the affordable units when compared to the market rate units.

Mr. McCoy answered that there is nothing discernable. He explained that it is difficult to do that. He said that as leases come and go, sometimes the location of the affordable units needs to adjust.

Mr. Lusk asked what the walking distance was from the project to the nearest grocery store.

Mr. McCoy replied that there is a small market in Village at the Park and is probably a 10-minute walk. He said that he does not know where the nearest full-service grocery store is from the site.

Sean Paroski, Camarillo Chamber of Commerce: Mr. Paroski said that the Chamber submitted a letter in support of the project. He said that it will succeed with the vision of the City to connect the Dawson Drive area with Old Town. Mr. Paroski said it is going to be good for Camarillo and good for businesses.

Jon Alford, Resident of Camarillo: Mr. Alford said about the access routes for this project, if any, will be going down Camarillo Street. Mr. Alford asked where the access roads were going to be because of the concern about traffic in the neighborhood.

Chairman Edsall invited Mr. Mitchell to respond to the question.

Mr. Mitchell replied that when the Dawson Drive Specific Plan was prepared, staff met with the residents in the community who stated very strongly that they did not want the road punched through or even any pedestrian access. Mr. Mitchell said that the City has honored that and there is dense landscaping along the northerly property line and no punch through to allow pedestrian or vehicular circulation. He continued that all the circulation will either be going to the east through Village at the Park or through the West to Lewis Road.

Bin Li, Resident of Village at the Park, Camarillo: Mr. Li asked how the affordable units are located with the market rate units. He also had concerns about the high density units and the traffic at the park located in Village at the Park. He also stated his concerns about the swimming pools at Village at the Park and non-residents using them.

Michael Nunez, resident of Camarillo: Mr. Nunez said that staff has already addressed one of his concerns regarding the access to Camarillo Street. Mr. Nunez said that in conversation with his neighbors, one of the concerns is height and setbacks from the buildings. Mr. Nunez asked if there was a possibility of putting up a skeleton frame to show what the actual setback is and how high it is so people can sit in their backyards and take a visual look. He thanked staff for addressing Camarillo Street and said they are a small community with no crime, and they would like to keep it that way.

Steve Carrigan, businessman and resident of Camarillo: Mr. Carrigan said he has been involved in housing development for over 30 years. He said that first coming here in 1996, he identified that affordability was going to be an issue in Camarillo. Mr. Carrigan said that he feels the project will provide additional housing for young families to be able to stay in Camarillo and

will also provide business opportunities for the Old Town with hopefully the people shopping in Old Town. He said that hopefully the City would see the project as a positive and move forward and allow for additional housing in Camarillo.

Chairman Esdall disclosed that he received an email from Mr. Carrigan echoing the comments.

Samson Ghaffari, businessman and resident of Camarillo: Mr. Ghaffari said he echoes a lot of the sentiments of Mr. Carrigan and Mr. Paroski. Mr. Ghaffari said that he is the owner of Samson Financial, the Chairman Elect of the Chamber of Commerce, and the Chairman of the Camarillo Old Town Association. He said he is speaking as the Old Town Association Chairman and that the proposed project would be a great boon for the Old Town merchants and would also serve as a connection to the Village at the Park community, which is somewhat disconnected visually and literally to the Old Town section of Camarillo. Mr. Ghaffari said that on a personal note, he thinks there is a real misconception regarding whom it is that is being referred to when discussing affordable housing. He said when he first moved to Camarillo, his family would have been considered low income and had it not been for his mother and father-in-law, his family would not have gotten a foot hold in Camarillo. He said that he and his wife are both college graduates, but it would have been next to impossible to live here, which then the City would have been short an nurse and a future small business owner and employer. Mr. Ghaffari said that when affordable housing is provided, it allows for families like his to partake in the City.

George Hooser, resident of Camarillo: Mr. Hooser asked if there will be a wall built for Camarillo Street that is similar to the one that was built for the hotel.

Chairman Esdall invited Mr. Mitchell to respond.

Mr. Mitchell replied that there are conditions that indicate that walls will be built around the perimeter of the project. He said that as far as what happens at the end of Camarillo Street has not been addressed yet but will be.

Mr. Hooser clarified that he was asking that the dead end would not be opened up as a thoroughfare.

Mr. Mitchell replied that there is not going to be a street access through there. He said that as far as if there will be a locked pedestrian gate or if the Fire Department will want some type of a bump gate or a Knox box access, he cannot say for certain. He said that there will be some type of security fencing there or a wall.

Darylene Williams, resident of Camarillo: Ms. Williams said that she has a daughter with disabilities and has lived in Camarillo for the last 30 years. Ms. Williams said that she would like to speak about the affordable housing that is missing in Camarillo for the disabled. Ms. Williams said that they have spent a month looking for a place for her daughter, who has a Section 8 voucher, to move out. She said they found a lot of places that were affordable if you were 55. She said her daughter has 20 more years before she is 55. She said they did find one studio apartment that would accept the Section 8. She also said that even though it says affordable housing, it is not for the extremely-low income. Ms. Williams said that stairs is an issue and wondered if the affordable units in the proposed project would be on the bottom floor and accessible for someone with disabilities. Ms. Williams said that people who are low income are not necessarily negative people to live in the community, that it is just what has been dealt to them. Ms. Williams said she was unsure of the number of affordable housing units as she heard it went from 100 to 19 or 100 to 24. She said the \$750 for the one-bedroom unit is reasonable and would fit the extremely-low income. She said that if there are stairs to climb, it does not work for the disabled population in a lot of cases.

Edward Tsai, resident of Camarillo: Mr. Tsai said the project is better than the last time he saw it. Mr. Tsai said it sounds like there is still a reduction in standards. He said that the development is welcomed, but he is concerned about the reduction of standards. Mr. Tsai remembers hearing

from the previous meeting that the City has met its low income and that if there is more low-income housing, it is because we want to build it. He said the standards at Village at the Park should be met, the low income percentage should be lowered and the standards should not be lowered.

Leona Liu submitted a non-verbal card opposing the project.

Edward Cho submitted a non-verbal card opposing the project.

Helen Yang submitted a non-verbal card opposing the project.

Edward Tsai submitted a non-verbal card opposing the project.

There was no further public comment.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Edsall invited staff to respond to the comments.

Mr. Mitchell said that in response to the last speaker, there are no reductions in development standards as far as building separations or street widths, or setbacks from the property line. He said the only concession being asked for is the elimination of RV parking. Mr. Mitchell added that the applicant is required to have the affordable housing because of the request for the elimination of RV spaces.

PUBLIC HEARING REOPENED

Chairman Edsall REOPENED the public hearing and invited the applicant to respond to questions.

Mr. McCoy said he would respond briefly to the question. He said that the Camarillo Street access is something they heard loud and clear from the neighborhood and they did honor that. He said that they are looking to replace the old wall with a new masonry wall, undergrounding the overhead utilities, and doing lush landscaping between the wall and the building so that it will block the buildings. In response to Mr. Nunez, he said that one thing they have done is once the building is framed, they go out with each individual owner in their backyard and they look at the view corridors with the balconies and the windows, and they plant the 24-inch box trees where it best blocks their views. He said they would certainly agree to that if the neighborhood would be okay with that. He said that it is 50 percent of the median income that they are proposing, and they do comply with all the other standards other than the RV parking.

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 felt there was a significant improvement over what they had seen in October in terms of the architecture. He said that materials, the pop outs, and the entrances of the buildings all had a lot of interest and that the project met the design requirements for Camarillo and the Dawson Drive Concept area and thought it fit well with the architecture at Village at the Park. He said that the only issue they had was with one of the colors of the stucco and asked that the Planning Director approve all the final colors. He said that the Architectural Committee recommends it to the Planning Commission.

Chairman Edsall called for discussion from the Commission.

Mr. Lusk said that he was pleased that it has come so far that they can go ahead with it, perhaps.

Chairman Edsall said that he was pleased as well with the applicant's response to the comments and really making an effort to comply with what they were looking for and thinks they did a good job and support the project.

Mr. Hemmens said that he would like to thank Mr. McCoy for working with the planning staff and coming up with a project we can all be proud of and can support the new concept.

Mr. Davis said that he was not present at the earlier meeting but did review the DVD and was aware of the discussion and is pleased with the changes presented. He said that he considers apartments as entry housing for many people as it is less costly than buying a house. He said he feels there is a need for more apartments and this will help meet that need. He said that he is pleased to see that the setbacks between buildings were not reduced, as it is an important issue in maintaining privacy, landscaping, and pleasant appearance of the buildings.

There was no further Commission comments.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-31, approving a request by FF Realty, LLC, for approval of a residential planned development permit to construct 368 apartment units, further described and set forth as RPD-186. It was MOVED by Vice-Chairman Hemmens subject to the revised conditions, SECONDED by Commissioner Davis, to waive further reading and adopt. With a unanimous vote of 4 – 0 – 1 (Commissioner Boyce absent), the MOTION CARRIED.

PUBLIC HEARING

RPD-187, FF Realty

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 82 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 stated that the presentation had previously been given with the other project and OPENED the public hearing.

PUBLIC HEARING OPENED

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.

Mr. Davis said that previously there were 100 affordable units in one project and realizes that we are losing 76 units through this process but thinks the way the development has evolved has presented a much more compatible development to the community and in keeping with the practices we have had before as far as dispersing affordable housing within a project. He said that he is sad to be losing 76 units but thinks this fit the community more and is in favor of the change.

Mr. Lusk said that this is not the venue to fix this particular problem but said that it was brought to the Commission's attention just how serious this is and should be addressed at future meetings or find the right agencies so the people in need of this kind of housing, can find it.

There were no further Commission comments.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-32, approving a request by FF Realty, LLC, for approval of a residential planned development permit to construct 82 apartment units, further described and set forth as RPD-187. It was MOVED by Commissioner Lusk subject to the revised conditions, SECONDED by Commissioner Davis, to waive further reading and adopt. With a unanimous vote of 4 – 0 – 1 (Commissioner Boyce absent), the MOTION CARRIED.

2013-2021 Housing Element

State law requires that each jurisdiction adopt a comprehensive General Plan to guide long-term city planning, including physical development and allocation of resources, to establish community priorities and guide decision-making. The General Plan must consist of at least seven elements or topic areas, including the Housing Element. As required by State law, the Housing Element of the General Plan contains policies and programs to provide housing opportunities for all income levels in the City. The State requires periodic City review and update with State Housing and Community Development Department (HCD) certification of the Housing Element update to demonstrate continued development capacity within the City to attain affordable housing goals, as defined by HCD.

Associate Planner Smith gave a PowerPoint presentation for the public hearing on the 2013-2021 Housing Element update. Director Norman presented information on a proposed new program to encourage the design and dispersal of inclusionary and/or density bonus units.

Chairman Edsall invited questions from the Commission.

Chairman Edsall asked for clarification on the highlighted portion of inserted sheets in the packet and whether that was new information being inserted or information being taken out.

Director Norman replied that it was language that has been inserted.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

There was no public comment.

Chairman Edsall then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Edsall called for discussion from the Commission.

Commissioner Davis said that he finds the document is very comprehensive and shows a lot of work went into it, the public outreach was extensive, the identification of available sites was very detailed, and the SRO (Single Room Occupancy) provides a new opportunity for housing for singles, military personnel, and students. He said that the Commission has been through several reviews of the element and finds that his questions have been addressed and he appreciates the efforts of the staff.

Vice-Chairman Hemmens said that he thinks the staff should be proud that the element will be completed ahead of time and will be done for the next eight years. He said he recalls hearing that somebody in Sacramento had made the comment that when they received the Housing Element, there were very few comments or corrections and fewer than they have seen from other cities, and he said staff should be congratulated.

Mr. Smith replied that it was a collaborative effort between the consultant and staff and he feels this is a very good document.

Commissioner Lusk agreed and said he had heard that we are one of the few cities that are at this stage at this time.

Mr. Smith replied that that was correct.

There was no further Commission comment.

In response to a call for a resolution by Chairman Edsall, Director Norman introduced Resolution No. PC 2013-33, recommending approval of the 2013-2021 Housing Element of the General Plan to the City Council. 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 Boyce absent), the **MOTION CARRIED**.

DIRECTOR'S REPORT

- a. **General Plan Amendment Referrals:** Director Norman reported that there will be at least two General Plan Amendment Referrals coming to City Council next year including the EJM property and McGrath property. If the City Council approves them, then the Planning Commission will be seeing them sometime in 2014.
- b. The Crestview Ranch annexation will be coming before the Planning Commission in 2014 for their consideration, then to City Council, and then LAFCo.
- c. **2014 Planning Commission Calendar:** Director Norman noted that Commissioner Davis noticed that the November 4, 2014 Planning Commission meeting is on Election Day. He said that as we get closer to that time, adjustments can be made.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

There was no Commission comment.

ADJOURNMENT

Chairman Edsall adjourned the meeting at 8:39 p.m.

Respectfully submitted,



Secretary of the Commission