



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, December 17, 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: Steve Mitchell, Senior Planner
Don Davis, Assistant City Attorney
Carlos Torres, Planning Technician
Bob Burrow, Consultant
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Hemmens.

MINUTES Special meeting of November 20, 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 5 – 0.

MINUTES Regular meeting of December 3, 2013

There was a MOTION by Vice-Chairman Hemmens, a SECOND by Commissioner Lusk, to approve the minutes with the following correction: Page 1, Roll Call - Absent – change Commissioners to Commissioner. The Motion carried with a vote of 4 – 0 – 1, with Commissioner Boyce abstaining.

PUBLIC COMMENT

There was no public comment.

CPD-108M(1), Burger King

ARCH REVIEW

An application has been received from California Food Management requesting approval of a modification to the existing Burger King drive-through restaurant located at 181 Arneill Road in the CCM (Camarillo Commons Mixed-Use) Zone. The application, initiated as the result of fire damage, proposes the addition of a tower element, modifications to the exterior building façade, and minor site improvements.

Planning Technician Carlos Torres gave an overview with a PowerPoint presentation of the project.

Chairman Edsall invited questions from the Commission.

Commissioner Lusk asked if there was any consideration to adding a menu board in front of the order station to expedite ordering.

Mr. Torres responded that there does not appear to be enough room for another menu board. He said that the sign company has requested changing the existing menu board, and he will check with them to see if there are any thoughts in adding another menu board.

Commissioner Boyce asked if the existing sign is staying as-is.

Mr. Torres replied that the architect would be better able to respond to that question.

At Commissioner Boyce's request, the south elevation was shown.

There were no further Commission comments.

Chairman Edsall invited the applicant to speak.

John Dodson, Architect for Burger King: Mr. Dodson stated that the applicant would like to keep the existing free-standing sign, as it gives a lot of visibility to the freeway. Mr. Dodson also commented that they are restricted on the site for a pre-reader. He said they are looking to upgrade the menu board to make it easier to see and intend to put stone on the base of the board.

There were no further questions for the representative.

There was no further comment from the public.

Architectural Review Committee

Commissioner Davis reported that the Committee reviewed the plans, as well as the colors and the details. He said that the Committee found that the updating of the building with more contemporary materials, freshening up the color of the building, and the modifications of the tower façade are improvements to the site and are appropriate at this time.

Chairman Edsall called for comments from the Commission.

Commissioner Boyce said that it looks like a major improvement and would like it back in business.

Vice-Chairman Hemmens stated that it was a very attractive upgrade.

There were no further Commission comments.

In response to a call for a resolution by Chairman Edsall, Senior Planner Mitchell introduced Resolution No. PC 2013-34, approving a request by California Food Management, for a commercial planned development permit to modify a 2,435-square-foot drive-through restaurant, further described and set forth as CPD-108M(1). It was **MOVED** by Commissioner Lusk, **SECONDED** by Commissioner Davis, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

DIRECTOR'S REPORT

1. **Planning Commissioners Academy** – Mr. Mitchell reported that the Annual League of California Cities Planning Commissioners Academy will be held March 26 – 28, 2014 in San Francisco, and more information will be distributed soon.
2. **General Plan Amendment Referrals** – Mr. Mitchell said that staff has been working with developers on their applications for General Plan Amendment Referral requests and it appears that there will be three requests for GPA Referral in 2014, to include:
 - a. Conversion of the Selleck Industrial Property at the southwest quadrant of the Springville Interchange to a combination of Commercial and Residential.
 - b. Conversion of the EJM property at the northeast corner of Lewis and Pleasant Valley Roads from Industrial to Residential.
 - c. Conversion of the northerly portion of the LBA industrial property located at the southeast corner of Verdugo and Camino Ruiz from Industrial to Residential. This site was formerly occupied by Unisys and is located across Camino Ruiz

from the Triliad site, which is currently under consideration for conversion from Industrial to Residential.

3. **Planning Commission Reorganization** – Mr. Mitchell reminded the Commissioners that the Planning Commission will be reorganizing on January 7th to select a new Chair and Vice-Chair.
4. **Circulation Element** – Mr. Mitchell alerted the Commissioners that on January 22, 2014, the City Council will hold a Joint Study Session with the Planning Commission on the Circulation Element of the General Plan.

PUBLIC COMMENT

There was no public comment.

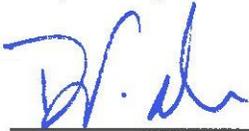
COMMISSION COMMENT

There was no Commission comment.

ADJOURNMENT

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 7:49 p.m.

Respectfully submitted,



Secretary of the Commission

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