



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, January 7, 2014 – 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
Lisa Kurihara, Deputy City Attorney
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Boyce.

MINUTES - Regular meeting of December 17, 2013

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

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION REORGANIZATION FOR 2014

Chairman Edsall invited nominations for the new Chairman and Vice-Chairman of the Planning Commission for the coming year. Commissioner Davis nominated Joe Hemmens as Chairman. There being no further nominations, it was MOVED and SECONDED to close nominations. By a vote of 4 – 0 – 1, with Commissioner Hemmens abstaining, Joe Hemmens was confirmed as the new Chairman of the Planning Commission.

PRESENTATION OF PLAQUE TO DAVE EDSALL (outgoing Chairman)

Chairman Hemmens presented a plaque to outgoing Chairman Edsall and expressed appreciation to him on behalf of the Commission for his service to the Planning Commission for the past year. Commissioner Edsall thanked staff for the reports and packets that are put together for the Commission and expressed his gratitude of working with fellow professionals to the other Commissioners.

PLANNING COMMISSION REORGANIZATION FOR 2014 (continued)

The new Chairman, Joe Hemmens, opened the nominations for Vice-Chair. There was a Motion by Commissioner Edsall nominating Larry Davis as Vice-Chair. There being no further nominations, it was MOVED and SECONDED to close nominations. By a unanimous vote of 5-0, Larry Davis was confirmed as the new Vice-Chair of the Planning Commission.

It was further confirmed by unanimous vote, that Commissioners Dave Edsall and Larry Davis will serve on the Architectural Review Committee for the coming year, and Commissioners Wayne Boyce and Walt Lusk will serve on the Ordinance Committee.

CPD-21M(8), Steve Thomas BMW

ARCH REVIEW

An application has been received from Steve Thomas of Camarillo, California, requesting approval of a modification to a commercial planned development permit, CPD-21M(8). The application proposes to enlarge and re-model the existing showrooms, modify the façade, replace landscaping, and construct new trellis canopies along the front of the property.

Senior Planner Mitchell gave an overview of the project utilizing a PowerPoint presentation.

Chairman Hemmens invited questions from the Commission.

Commissioner Lusk asked staff to review the requirements of tile roofs in relation to the Heritage Zone. Mr. Mitchell responded that his staff report did not indicate there is a requirement for tile. He said that the Heritage Zone specifies that type of materials that are allowed.

Commissioner Lusk explained that his request was not in response to the staff report, but that he had heard over the years there was a requirement for tile. Mr. Mitchell stated that tile is considered an appropriate material for use in the Heritage Zone because of its reference to Spanish architecture. He said that the Heritage Zone allows for modern interpretations of Spanish and Mediterranean themes, and that this project would be considered a modern interpretation, which may or may not include the use of tile.

Commissioner Boyce asked if the key is that a sloped roof would generally have tile, and the project no longer has a sloped roof. Mr. Mitchell responded that sometimes tile is placed along a parapet to add a little more protection to the adobe and stucco, but in the Mediterranean area there are a lot of parapets without tile.

There were no further Commission comments.

Chairman Hemmens invited the applicant to speak.

Rudy De La O, Architect for Steve Thomas BMW: Mr. De La O stated that he thinks that plans and exhibits convey the project in its entirety.

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 project on two occasions and found that this contemporary interpretation of the Heritage Zone is appropriate. He said that the Committee found that it would be complementary to the adjacent area and would create a positive impression on passing motorists.

Chairman Hemmens called for comments from the Commission.

Commissioner Edsall commented that he thinks it is a nice design and an attractive improvement and that he supports it.

Chairman Hemmens stated that when the Architectural Review Committee had its first meeting on the project, there was some red tile on the sides of the building that looked out of place. He said that it now has a cleaner look.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Senior Planner Mitchell reported that the resolution had been modified with some minor typographical changes, but has stayed effectively the same. He then introduced Resolution No. PC 2014-01, approving a request by

