



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, January 21, 2014 – 7:30 p.m.
City Hall Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Hemmens at 7:30 p.m.

ROLL CALL

Present: Commissioners Boyce, Edsall, Lusk, Vice-Chairman Davis, and
Chairman Hemmens

Absent: None

Staff Present: Dave Norman, Director
Tali Tucker, City Engineer
Steve Mitchell, Senior Planner
Jaclyn Lee, Associate Planner
Lisa Kurihara, Deputy City Attorney
Bill Golubics, City Traffic Engineer
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Edsall.

MINUTES - Regular meeting of January 7, 2014

There was a MOTION by Commissioner Edsall, a SECOND by Commissioner Lusk, to approve the minutes with the following correction: on page 2, Architectural Review Committee – change “Chairman” to “Commissioner.” The Motion carried with a vote of 5 – 0.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

CUP-356, Home Depot

Chairman Hemmens OPENED the public hearing.

PUBLIC HEARING OPENED

Chairman Hemmens continued the public hearing on CUP-356 to the regularly-scheduled hearing of February 4, 2014, per the applicant’s request.

PUBLIC HEARING CONTINUED

PUBLIC HEARING

ARCH REVIEW

RPD-190, Laro Properties

An application has been received from Laro Properties requesting approval of a residential planned development permit (RPD-190), for the construction of 60 affordable units with fifty percent of the units for low income and fifty percent for very low income. The property is located north of the U.S. 101/Ventura Freeway, approximately 900 feet south of Ponderosa Drive, and approximately 1,000 feet west of Las Posas Road. The site is zoned RPD-30U (Residential Planned Development, 30 dwelling units per acre maximum).

Associate Planner Lee gave an overview of the project utilizing a PowerPoint presentation.

Chairman Hemmens invited questions from the Commission.

Commissioner Boyce asked for clarification on the policy of the City Council regarding the preference that affordable housing be integrated with the market-rate units. Director Norman responded that currently, the City Council, in its Housing Element, approved a program on the design and dispersal of affordable housing, but existing policies have not yet been amended. Mr. Norman explained that it was part of the Springville Specific Plan to aggregate the affordable housing obligations into separate parcels. He indicated that this type of aggregation will be seen again when the Rancho project comes forward for review. Mr. Norman stated that this has been a long time in the making and predates Council's more focused attention on affordable housing than we have recently heard.

Commissioner Edsall recalled that the other project that the Commission had a problem with was very distinguishable from this project and that this one is part of a large Springville project, and that the units seemed to be designed and looked like market units, while the other project was almost a stand-alone project that had inferior design and inferior materials.

Vice-Chairman Davis stated that when the Springville Specific Plan went through, the City was really dictating that this is the form of the affordable units within this project, so the Commission is carrying out what has been conditioned in the tract map and the Specific Plan. Mr. Davis said that he thinks this project is as well-designed as the adjoining units and are very compatible with the area.

Chairman Hemmens asked if there were other tract maps that were approved under a Specific Plan that are stand-alone affordable or if will there be some that will be inclusionary in the Springville Specific Plan. Director Norman replied that to his recollection, there were only two.

Chairman Hemmens asked if those two projects would satisfy the requirement for the 20 percent in the Springville Specific Plan. Director Norman replied in the affirmative.

Chairman Hemmens asked if there will be parking along the collector streets, and if so, are the collector streets wide enough to allow parking. Associate Planner Lee replied that Stonegate and Stage Trail Roads have been designed with adequate width for parking.

Chairman Hemmens asked that if the only access into the development was through Stonegate Road. Ms. Lee replied in the affirmative.

Chairman Hemmens asked that if someone parking along Stage Trail Road, would they have to walk up Stage Trail Road to Stonegate Road and then into the development. Ms. Lee replied that the more detailed landscape plans will show that there will be walkways provided from the entrances to the street.

Chairman Hemmens asked that with regard to one of the conditions of approval and using reclaimed water for the irrigation of landscaping, if the infrastructure was there or will it be provided to supply reclaimed water for the landscaping and irrigation purposes. City Engineer Tucker responded that currently there is only a backbone in Ponderosa for the future and that there is not a connection, but at some time, way in the future, there may be more reclaimed water being served.

Chairman Hemmens asked that if the condition of approval is only in effect, if the backbone structure is there to allow for the use of reclaimed water. Ms. Tucker replied in the affirmative.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

David Obitz, architect for the applicant: Mr. Obitz stated that it has been their experience that affordable housing blend in almost invisibly with the master plan. He said that they try and achieve the quality, the design, and the layout from the site plan to the building plans, to the parking, and the unit plans are very much to a market-rate quality. He said that they are excited about adding this design to the site and designing the affordable housing, so it fits right in with the rest of the community. Mr. Obitz also thanked staff.

There were no further questions for the representative.

There was no further comment from the public.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee

Vice-Chairman Davis reported that the Committee found they can recommend the project to the Commission. He said that the use of the materials, colors, and the articulation of the buildings are all very complementary and reflect that the developer took into consideration the Specific Plan design guidelines. Mr. Davis continued that this may be an award-winning affordable project that should be considered for submission to the American Planning Association or similar.

Chairman Hemmens called for comments from the Commission.

Commissioner Lusk asked how the leasing would work. Director Norman responded that this project will most likely be sold to an affordable housing developer who has experience with owning and managing this type of project. He said that local affordable housing developers have waiting lists that they will try to fulfill first, and then will have means of getting people on a list to rent the homes, but that at this point, it is not known how that will operate.

Commissioner Lusk asked if the City will be involved in whatever kind of contract is constructed for this project. Director Norman replied that there will be an affordable housing agreement that will specify the maximum rents allowable by law. He said they have to be affordable for the income levels for low and very low income.

Commissioner Boyce commented that he thinks the project looks great and that he supports the project. He said that there seems to be a number of incentives that work toward promoting the separate projects. He added that the materials are similar, but the density is not, and that would be the main distinguishing characteristic.

Chairman Hemmens said that he thinks it is an attractive project and is as attractive as the Courtyard project in Village at the Park, which does not look like an affordable project, and that the same can be said about this project. He congratulated the architect.

Vice-Chairman Davis said that with regard to exceptions for this project, that in this case, the design of the buildings, the movement in and out, the materials, the building height, and the setbacks will not have an adverse affect on the neighborhood or the project itself. He said that the exception for the recreational vehicle (RV) storage is common in a low-income project where RV vehicles are not expected. He said that the exceptions are worthwhile and beneficial to the City and the project.

Commissioner Lusk agreed that it is an attractive project and was glad that the developer's experience was that the project meshes in with the neighborhood.

There were no further Commission comments.

In response to a call for a resolution along with the changes in the conditions by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-02, approving a request by Laro Properties, for a residential planned development permit for the construction of

60 affordable units with fifty percent of the units for low income and fifty percent for very low income, further described and set forth as RPD-190. It was MOVED by Commissioner Boyce, SECONDED by Vice-Chairman Davis, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

PUBLIC COMMENT

There was no public comment.

DIRECTOR'S REPORT

Director Norman reported on the following:

- **Filing of Statement of Economic Interest** – The Commissioners have received an email from the City Clerk regarding the form that must be filled out each year and is due to the City Clerk no later than April 1, 2014.
- **Housing Element** – The City Council adopted the Housing Element on January 8, and that they were very pleased with the work that everyone did and the Planning Commission's recommendation. The Element will now be sent to HCD (State of California Housing and Community Development) for its final approval, which is anticipated. HCD has 90 days to approve it; however, the City had received precertification of the Element.
- **Planning Commissioners Academy** – The Commissioners received a packet regarding the Annual League of California Cities Planning Commissioners Academy, which will be held March 26 – 28, 2014, in San Francisco.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Vice-Chairman Davis announced that the Disaster Preparedness Committee will be holding a breakfast and presentation by a geologist about natural hazard risk and emergency preparedness in Ventura County at Trinity Presbyterian Church.

ADJOURNMENT

There being no further business before the Commission, Chairman Hemmens adjourned the meeting at 8:04 p.m.

Respectfully submitted,



Secretary of the Commission