



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, February 4, 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: Steve Mitchell, Senior Planner
Don Davis, Assistant City Attorney
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Boyce.

MINUTES - Regular meeting of January 21, 2014

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

PUBLIC COMMENT

There was no public comment.

CONTINUED PUBLIC HEARING

CUP-356, Home Depot

An application has been received from Home Depot of Orange, California, requesting approval of a Conditional Use Permit (CUP-356) to designate an area for outdoor storage of rental equipment. The subject site is located south of the U.S. 101/Ventura Freeway, west of Las Posas Road and north of the Camarillo Airport. The subject parcel is 12.40 acres and is located in the CPD (Commercial Planned Development) Zone and currently has an existing 114,968-square-foot home improvement center, with a 24,310-square-foot garden center, which was approved under CPD-204 and CUP-207.

Planning Technician Moran gave an overview of the project utilizing a PowerPoint presentation.

Chairman Hemmens invited questions from the Commission.

Commissioner Lusk clarified that Part 1 of Section 2 should refer to the Commercial Planned Development (CPD) Zone and not the Light Manufacturing (M-1) Zone.

Commissioner Boyce asked for clarification on the parking space count. Mr. Moran replied that the parking counts included the new improvements and the existing cart storage areas.

Commissioner Boyce asked why there was a new conditional use permit for this, but that the previous conditional use permit for Home Depot was not amended. Mr. Moran answered that the previous CUP was for the building height, and this is an entirely different type of use.

Commissioner Edsall asked if the area would be fenced; Mr. Moran replied that it would only be striped and not fenced.

Chairman Hemmens asked if this area is where they are currently storing the equipment and if it will be the same size area as it is now. Mr. Moran answered that it is the same area and will be the size it is now.

Commissioner Lusk asked if the Code allows for any type of outside storage. Mr. Moran responded that the Code specifies equipment rental.

There were no further Commission comments.

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

PUBLIC HEARING REOPENED

Scott Mommer, Site Development Coordinator for Home Depot: Mr. Mommer thanked the Commission for granting the continuance to allow them to improve the drawing for further clarification. Mr. Mommer said he was available for questions.

Commissioner Lusk asked for clarification regarding the smaller equipment being on the inside of the store directly on the other side of the wall of the larger equipment on the outside. Mr. Mommer confirmed that the smaller equipment is kept inside the store, while the equipment, such as a trailer, is located outside.

Commissioner Lusk asked if the door was used for salespersons to go in and out of the store. Mr. Mommer replied that the door is also for customers for convenience when renting or returning rented equipment.

Commissioner Edsall asked if the equipment is brought in at night and if there has been any loss due to theft. Mr. Mommer answered that the equipment stays out at night and that there have been no losses.

Chairman Hemmens asked if the tool and equipment rental is a significant portion of the business at the Home Depot. Mr. Mommer replied that this started several years ago and has grown to be a standard prototype within the stores, and it is a dominating portion of the sales.

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

Chairman Hemmens called for comments from the Commission.

Vice-Chairman Davis commented that it seems like this will be legalizing what has been going on for a long time, and it does not seem to interfere with any type of operation. He said that he would recommend approval.

Commissioner Edsall concurred.

There were no further Commission comments.

Assistant City Attorney Don Davis reminded the Commission to amend the resolution to reflect the CPD Zone in Part 1, Section 2.

In response to a call for a resolution along with the change to reflect the CPD Zone in Part 1, Section 2, by Chairman Hemmens, Senior Planner Mitchell introduced Resolution No. PC 2014-03; approving a request by Home Depot for a conditional use permit to designate an area for outdoor storage or rental equipment, further described and set forth as CUP-356. 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.

PUBLIC COMMENT

There was no public comment.

DIRECTOR'S REPORT

Senior Planner Mitchell reported on the following:

- **General Plan Amendment Referrals:** The City Council approved the following for further study and for possible consideration:
 - a. **Rancho Associates/DPS:** A change for 3 acres of Professional Office zoned property to Medium-Density Residential in the northwest quadrant of the Springville interchange. This is currently the site of the Scholle farmhouse. The farmhouse would be moved to the new 5-acre park to the west. The proposed project is to develop the site with for-sale condominiums.
 - b. **Springville, LIC/Selleck:** A change for 20 acres of Limited Manufacturing zoned property to Commercial located next to the freeway. The proposed project is for the development of a destination retail site. The portion of the developer's request to change an additional 20 acres of the LM-zoned property to High-Density Residential was denied.
 - c. **EJM-Arizona Commerceplex and Hawkeye Investments II, LLC:** A change in zoning from Light Manufacturing to a combination of High-Density Residential and Commercial. The proposed project is to develop the site at the corner of Lewis and Pleasant Valley Roads for Commercial at the southwest corner of the property and residential for the remainder of the site. The Council wants to see some well-managed student housing and creative mixed-use on the site, in addition to improving circulation through the parcel and connecting it to the new drive in the Village Gateway project.
 - d. **ZDI and LBA:** The request by ZDI and LBA for a change of 14.5 acres of LM-zoned property to High-Density Residential at the corner of Verdugo and Camino Ruiz was rejected by the Council.
- **Goal Setting Session** – The City Council will be holding their annual goal setting on February 5, 2014, at 6:30 p.m., at the Camarillo Library.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

There was no Commission comment.

ADJOURNMENT

There being no further business before the Commission, Chairman Hemmens adjourned the meeting at 7:45 p.m.

Respectfully submitted,



Secretary of the Commission