



CITY OF CAMARILLO  
**PLANNING COMMISSION MINUTES**

---

Regular Meeting  
Tuesday, April 1, 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  
Lisa Kurihara, Deputy City Attorney  
Bill Golubics, City Traffic Engineer  
Steve Mitchell, Acting Principal Planner  
Jackie Lee, Associate Planner  
Laura Fox, Recording Secretary

**The Pledge of Allegiance was led by Vice-Chairman Edsall.**

**MINUTES - Regular meeting of March 18, 2014**

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

**PUBLIC COMMENT**

There was no public comment.

**PUBLIC HEARING**

**2014 Update to the Circulation Element**

The Circulation Element is a mandatory Element of the City's General Plan and consists of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities. The City of Camarillo proposes to update the existing Circulation Element, which was last updated in 2000.

The primary function of the Circulation Element is to describe the circulation system for the safe and efficient movement of people, goods, and services within the City. The updated Circulation Element has been prepared in accordance with Assembly Bill (AB) 1358: The California Complete Streets Act that requires the City, upon the next update of the Circulation Element, to plan for the development of a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways.

Associate Planner Lee and the consultant, Debbie Rudd from RRM Design Group, gave an overview of the element utilizing a PowerPoint presentation.

Chairman Hemmens invited questions from the Commission.

Commissioner Boyce asked what considerations have been made as far as the future having autonomous vehicles and the possibility of a reduced need for parking and a more dense utilization of the highways. Ms. Lee responded that when the technology has been around for a period of time that there is legislation, which is something that could very well affect future

Circulation Elements. Director Norman added that the Elements are generally updated on a 10-year timeframe and will probably address that issue in 10 years.

Ms. Rudd, RRM Design Group, said that there is language in the Element about the efficiency of parking and trying to balance the safety of the cyclist and the safety of the automobile. She said that the "complete streets" really emphasizes getting people out of their cars and creating better places for people to walk and cycle rather than drive.

Ms. Lee stated that there is a policy that was added relating to the review of the parking ordinance to ensure that it reflects current market trends. She explained that as the parking ordinance is updated every several years, the current trends are looked at--such as width of parking stalls, width of lanes, and the provision for more electric vehicle charging stations.

Commissioner Lusk remarked that he liked the way the document is organized, as it is easy to read. Commissioner Lusk expressed a concern regarding when bigger developments are considered, certain goals will be effected in a negative way. He said that with some of the projects that will be considered, he has not seen any mitigating proposals or suggestions that would mitigate traffic, and asked if we are going against the City's documents and General Plan. Ms. Lee responded that when a project is submitted, the amount of traffic that will be generated is analyzed and in certain cases, a traffic study may be needed, and the traffic impacts will be evaluated. She explained that based on those impacts, mitigation measures would be imposed to offset those impacts. Ms. Lee continued that if there is no feasible mitigation measure, then those types of impacts would have to be measured by the Planning Commission and the City Council, as to whether those impacts are significant and cannot be mitigated, which would be a policy issue.

Vice-Chairman Davis asked if the Element, like the Housing Element, requires State review, or if it is complete with the City's action. Director Norman responded that it is complete with the City's action.

Commissioner Edsall commented that it is a well-done document, is easy to read, and is laid out nice. He said that in his opinion, it is complete. Chairman Hemmens concurred with Commissioner Edsall's comments.

Commissioner Boyce stated that he thought that Goal 4, Objective 1 on Page 13 was going to be reworked. Ms. Lee responded that Goal 4 was modified to add the word, "convenient," as one of the concerns was making sure the parking was convenient for the users. She added that Objective 4.1 was also modified due to concerns with making people having to bike or walk. She explained that that language was taken out and then Objective 4.1 modified for cases where uses share a parking lot due to different peak periods in which the parking lot is used, there may be opportunities for shared parking and that can be reviewed on a case-by-case basis.

There were no further Commission comments.

Chairman Hemmens then OPENED the public hearing and invited the public to speak.

#### **PUBLIC HEARING OPENED**

There were no public comments.

Chairman Hemmens then CLOSED the public hearing.

#### **PUBLIC HEARING CLOSED**

Chairman Hemmens called for comments from the Commission.

Vice-Chairman Davis said that he found the document easy to read and consistent with and supporting the Land Use Element. He said that in reference to "complete streets," hopefully, it includes some element of traffic calming and other techniques, and that those are taken into consideration for new projects.

Vice-Chairman Davis added that he likes the inclusion of sidewalks on the industrial collector streets.

Commissioner Lusk said that as a strategic overall document, he really likes it and added that it is a very nice document that is easy to understand.

Commissioner Boyce said that he really likes the document, but cautioned that the City ensures the projects look good and not just do something modern.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-09, recommending approval of the 2014 update to the Circulation Element of the Camarillo General Plan. It was **MOVED** by Commissioner Boyce, **SECONDED** by Commissioner Edsall, to waive further reading and adopt. With a vote of 5-0, the **MOTION CARRIED**.

### **DIRECTOR'S REPORT**

Director Norman reported on the following:

- 1) **Cell tower at St. Columba's Church:** The City Council has ordered a review of that project, and the City is now awaiting word on whether or not AT&T will withdraw its application. If the applicant does not withdraw, then there will be a hearing before the City Council.
- 2) **Cell tower on St. John's Seminary:** The Archdiocese of Los Angeles has decided not to sign the lease for the cell tower. The applicant is now looking at the Padre Serra property and trying to find an appropriate location.

### **PUBLIC COMMENT**

There was no public comment.

### **COMMISSION COMMENT**

Vice-Chairman Davis said that many of their questions were answered regarding CEQA (California Environmental Quality Act) at the Planning Commissioners Academy, and noted that there were some excellent presentations. He said that they also heard different ideas on some of the newer media techniques to get the word out to the public. Vice-Chairman Davis stated that there was also a session on joint study sessions with the Planning Commission and City Council. He expressed his appreciation for the City sending the Planning Commission there.

Commissioner Boyce recommended a joint study session regarding the Conejo Creek EIR (Environmental Impact Report). He indicated that he also enjoyed the conference.

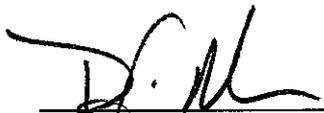
Chairman Hemmens said the due to his accident, he was unable to attend.

There was no further Commission comment.

### **ADJOURNMENT**

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 8:07 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Secretary of the Commission

If ([F:\PLANNING COMM\ MINS\ 2014\ 2014 04-01 pc minutes] Last printed 5/7/2014 11:3:00 AM