CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, April 7, 2015
City Council Chambers, 601 Carmen Drive

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

ROLL CALL

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

Absent: None

Staff Present: Joe Vacca, Interim Director
Brian Pierik, City Attorney
Tali Tucker, City Engineer
Bill Golubics, City Traffic Engineer
Steve Mitchell, Principal Planner
Jackie Lee, Associate Planner
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

Approximately 22 people were in the audience

THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.

MINUTES – Regular Meeting of February 17, 2015

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

MINUTES – Special Meeting of March 14, 2015

There was a MOTION by Commissioner Valenzano, a SECOND by Commissioner Edsall, to approve the minutes as submitted. The Motion carried with a vote of 4 – 1 – 0, with Commissioner Hemmens abstaining.

MINUTES – Special Meeting of March 25, 2015

There was a MOTION by Commissioner Hemmens, a SECOND by Vice-Chairman Lusk, to approve the minutes as submitted. The Motion carried with a vote of 4 – 1 – 0, with Commissioner Edsall abstaining.

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

SUP-14M(15), St. Johns Pleasant Valley Hospital (Dignity Health)

An application has been received from Dignity Health for a modification to the existing Special Use Permit, SUP-14, to the St. John's Pleasant Valley Hospital located at 2309 Antonio Avenue in the City of Camarillo.

The project site is located approximately 500 feet north of Las Posas Road, between Mar Vista Drive and Antonio Avenue. The site is zoned PO (Professional Office).

The project proposes the construction of a new, approximately 72,342-square-foot building addition to St. John's Pleasant Valley Hospital. Dignity Health is requesting the addition to the hospital in order to meet State-required seismic safety standards for acute care facilities. After completion of the hospital addition, all acute care services located in the existing hospital building would be relocated to the new building addition. The acute care facilities in the existing hospital would remain vacant, once acute care is relocated to the new building addition.

The submitted plans show the proposed hospital addition would measure approximately 51 feet (68 feet 7 inches to the top of the tower) in height. The PO Zone limits buildings to a height of 25 feet. The Zoning Code allows greater heights to be granted by the Planning Commission under the SUP.

The project proposes site improvements, including the reconfiguration of the existing main parking lot facing Antonio Avenue. The applicant is requesting an administrative modification to reduce the number of parking spaces under Chapter 19.68 of the Camarillo Municipal Code.

Commissioner Edsall disclosed that he is a member of the Foundation Board, but he does not have a financial interest, and therefore, does not have a conflict.

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

Upon a question by Mr. Hemmens, Mr. Golubics responded that the there is an additional 50 parking spaces indicated on the proposed site plan.

Commissioner Valenzano expressed his concerns on the traffic study regarding parking, building maintenance, the reduction of the number of rooms, the parking numbers, and the location of the parking spaces available. Commissioner Valenzano also asked if this project would be subject to the Governor's Executive Order regarding landscaping. Staff stated that the off-street parking was not part of the parking study and that the abandoned portion of the building will be maintained. Staff also reviewed the parking numbers. Mr. Vacca stated that this project will be subject to the Executive Order.

Upon questions from Commissioner Edsall, staff responded that the parking on the street adjacent to the hospital was not considered in the parking study and that there has been one complaint letter received regarding the street parking.

There was no further Commission comments.

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

PUBLIC HEARING OPENED

Chairman Davis asked if an alternate location on the campus had been researched, what, if any, neighborhood outreach occurred, and what the average daily bed count is for acute care.

Darren Lee, President of St. John's Hospital: Mr. Lee presented a PowerPoint presentation outlining the proposed improvements. Mr. Lee responded that alternate locations were considered and that there has been limited neighborhood outreach, but they intend to increase the outreach. He also said that during the high time of the year, the acute bed count would be in the 40s, and in the 30s during the low time.

In response to questions by Commissioner Valenzano, Mr. Lee stated that the current plan in relation to the cardio catheterization suite is to transition patients, as needed to the regional hospital in Oxnard, but there is the capacity to expand those services in the future. He stated that the magnetic resonance imaging (MRI) expansion will be looked at going forward, but their resources are focused on the new patient space. Mr. Lee said that the perinatal services will be based on the needs of the community. Mr. Lee indicated that they would be willing to work with staff to free up the spaces that are currently being used by the MRI imaging trailer.

Eric Ubersax, representing the architect for the applicant: In response to questions from Commissioner Valenzano, Mr. Ubersax stated that there is a significant grade change at the grassy location and retaining walls would have to be installed and would limit pedestrian access and would need to be studied to determine the possibility.

In a response to a question by Commissioner Valenzano, Mr. Lee responded that they do not anticipate longer emergency room (ER) wait times nor transporting more patients to the regional hospital due to less acute beds due to a staffing issue, but there is always that option.

George West , Patricia Fox, Carl Wesely, Martin Shum, Gary Cushing, and Davis Press each submitted a Non-verbal card supporting the project.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report: Commissioner Hemmens reported that the Committee approved the architecture.

Chairman Davis called for a discussion from the Commission.

Commissioners Lusk, Edsall, and Hemmens support the project. Commissioner Valenzano stated he can support the project with the addition of a condition to work on increasing the parking between staff and the applicant. Chairman Davis stated his concerns that only seven parking spaces are located near the new tower, which will be the most active area, and the placement of the building next to residential uses. Chairman Davis also indicated that he foresees greater use of parking new the residential uses.

There were no further comments from the Commission.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. 2015-15 approving MND 2015-5 for SUP-14M(15). It was MOVED by Commissioner Hemmens, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED..

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-16, recommending approval of SUP-14M(15), subject to attached conditions of approval. It was MOVED by Commissioner Valenzano, with the addition of a condition for the applicant to work with staff to try and implement any additional parking that can be found, SECONDED by Commissioner Hemmens to waive further reading and vote. With a vote of 5 – 0, the MOTION CARRIED..

PUBLIC HEARING

RPD-194, Comstock HMS/Hawkeye Investments II (Mission Townhomes)

> An application has been received from Comstock Homes of Manhattan Beach, California, requesting approval of a Residential Planned Development, RPD-194. The application proposes the construction of 129 for-sale townhomes on 8.66 gross acres located north of the U.S. Highway 101/Ventura Freeway, at the southwest corner of Verdugo Way and Camino Ruiz, in the RPD-15U (Residential Planned Development, 15 units per acre) Zone.

Principal Planning Mitchell gave an overview of the ordinance utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

In a response to a question by Commissioner Lusk, Mr. Mitchell stated that the project will be subject to any restriction from the State and will have to receive a will-serve letter from Camrosa Water District prior to construction.

In a response to questions from Mr. Hemmens, Mr. Mitchell responded that the setback buffered area adjacent to the freeway is part of the 43 percent of the common, usable open space and that there have been discussions to use it as a dog park. Mr. Mitchell stated that the buffer condominiums are designed differently than the rest of the development and have 25-foot-high walls to help attenuate noise. He also stated that a berm or a wall would not be consistent with the area. Mr. Vacca pointed out that the adopted MND analyzed a conceptual site plan that included residential buildings in the location that the buffer buildings are proposed, which includes the walls.

In a response to a question from Commissioner Hemmens, Mr. Golubics stated that there is a minimum stopping site distance and that it meets minimum design standards by State design manual.

Commissioner Valenzano stated his concerns regarding the buffer building being at an angle to the freeway and not parallel, like the surrounding uses. Mr. Mitchell stated that it runs parallel to the property line. Mr. Vacca stated that it is also a project design feature and changing the site plan design may affect the number of units.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Harriet Rapista, representing Comstock Homes: Ms. Rapista thanked staff and that they are very proud of the design. She stated that they are in agreement with the conditions of approval and made herself available to any questions. Ms. Rapista stated that the setback at Springville is very similar.

In response to questions by Commissioner Valenzano, Ms. Rapista stated that they will be following the mitigation measures set forth in the MND. Ms. Rapista said that the affordable units will not be differentiated from the other units.

Valerie Draeger submitted a non-verbal card supporting the project.

There were no further Commission comments.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report: Commissioner Edsall reported that the Committee met on two different occasions and based on the recommendations, the applicant made changes and enhanced the design. The Committee approved the architecture.

Chairman Davis called for a discussion from the Commission.

In response to a question from Commissioner Valenzano, Mr. Mitchell stated that there will be a block wall and landscaping along the freeway. Mr. Mitchell stated that noise issues were addressed in the MND.

Commissioner Valenzano stated his concerns regarding the line-of-site and having the project being the only skewed project along the freeway.

Commissioners Lusk, Edsall, and Hemmens support the project.

In response to a question by Chairman Davis, Mr. Mitchell responded that discussions for the material for the retaining wall to be either stucco or the Santa Barbara stone, and that the final design of the wall is subject to Community Development Director approval.

In response to a question by Chairman Davis, Mr. Golubics replied that the restricted parking on Camino Ruiz was necessary.

There were no further comments from the Commission.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-17, approving RPD-194, Comstock HMS/Hawkeye Investments II (Mission Townhomes), subject to the attached conditions of approval. It was MOVED by Vice-Chairman Lusk, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 4 – 0 - 1, with Commissioner Valenzano dissenting, the MOTION CARRIED.

The Chairman called for a 5-minute break.

2015 General Plan Annual Report for 2014

Each year the Department of Community Development prepares an Annual Report reviewing the development activity during the prior year and the progress in the implementation of the various goals, objectives, and principles of the City's General Plan. The report also provides an overview of the various ongoing and completed projects under the CURB (Camarillo Urban Restriction Boundary), Land Use, Circulation, Housing, Recreation, Open Space Conservation, Community Design, Safety and Noise Elements of the General Plan and serves as information to both the citizens and the City Council.

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

Commissioner Valenzano MOVED as so stated; Commissioner Edsall SECONDED. Via *MINUTE ACTION*, vote of 5 – 0, the Commission APPROVED the 2015 General Plan Annual Report for Year 2014 with a vote of 5–0, and directed staff to forward the Planning Commission's findings to the City Council for their approval.

Capital Improvement Plan (CIP) – Airport

In accordance with Government Code section 65401, any local agency that plans a public improvement is required to submit that proposed improvement to the City for determination of consistency with the City's General Plan. The City must also determine whether a coordinated program is required for the improvements. The review is to establish consistency with any plans being developed or improvements planned to reduce or eliminate the inconvenience to the general public and possibly to reduce the cost of the proposed improvements.

We have received Camarillo Airport's five-year capital improvement program for 2015-2020, see attached. In reviewing the programs, staff has determined that all of the projects being proposed are consistent with the General Plan, and there does not appear to be a need for establishing a coordinated program.

Planning Technician Moran presented a report of the CIP for the Camarillo Airport.

Commissioner Valenzano MOVED as so stated; Commissioner Edsall SECONDED. Via *MINUTE ACTION* vote of 5-0, the Commission recommended forwarding the capital improvements program for the Camarillo Airport to the City Council with a finding that the airport's projects are consistent with the General Plan of the City of Camarillo, and that no further coordinated program is required.

DIRECTOR'S REPORT

Interim Director Vacca reviewed the proposed schedule of the April 21, 2015, Planning Commission meeting. Mr. Vacca also thanked the Commission for their continued support and the support of staff.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

There was no Commission comment.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 9:35 p.m.

Respectfully submitted,

Secretary of the Commission

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