



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, May 20, 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, Lusk, Vice-Chairman Davis, and
Chairman Hemmens

Absent: Commissioner Edsall (excused)

Staff Present: Dave Norman, Director
Steve Mitchell, Senior Planner
Tali Tucker, City Engineer
Don Davis, Assistant City Attorney
Jackie Lee, Associate Planner
Carlos Torres, Planning Technician
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Vice-Chairman Davis.

MINUTES - Regular meeting of May 6, 2014

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

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

Sign Ordinance Amendment

The proposed amendments to Chapter 17.04 of Title 17 of the Camarillo Municipal Code ("Code") would revise the definition of "window sign" to cover signs that are attached to or painted on a window surface or hung within six inches of a window pane. The revised definition also excludes displays of merchandise in a window from regulation as signage. The proposed amendments also revise the number and size of window signs permitted in non-commercial zones and establish a minimum size (one square foot) and maximum area of coverage along frontages in commercial zones. In addition, a new Section 17.04.110.N is proposed to allow sidewalk display signs for each business that has frontage within 40 feet of the curb line of a publically-maintained street in order to expand signage opportunities in areas with significant pedestrian traffic, such as Old Town.

Assistant City Attorney Davis gave an overview of the Ordinance Amendment utilizing a PowerPoint presentation.

Chairman Hemmens invited questions from the Commission.

Vice-Chairman Davis asked if there was any limitation on size for the A-frame sidewalk signs and if a permit is required.

Assistant City Attorney Davis responded that it is six square feet per side and that no permit is required, as they are permitted by right.

Vice-Chairman Davis asked if the temporary signs for a golf event or for non-profit groups would be a problem.

Mr. Norman answered that as long as they meet the minimum size standard of one square foot, they are permitted; however, if they become a nuisance, then staff will act.

Commissioner Lusk asked that if the non-compliant signs have been there for a long time, or is it something new.

Director Norman answered that some have been there for a long time, but staff recognizes that some business owners have made a significant investment in their current signage, and staff recommends that there be a soft enforcement period of about six months for educational purposes.

Chairman Hemmens asked if the term, "temporary window signs," needs to be defined any further, or if a time limit needs to be assigned to the word.

Attorney Davis answered that in the definition of a window sign that word, "temporary," is not used. He explained that it is in the non-commercial zone that "temporary" is talked about. Attorney Davis stated that he believes there is a definition for "temporary" in the Code that is for a shorter term and duration, like political campaign signs and posters, whereas in the commercial zone, that term is not used because businesses use permanent paint.

There were no further Commission comments.

Chairman Hemmens OPENED the public hearing.

PUBLIC HEARING OPENED

There was no further public comment.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Hemmens called for a discussion from the Commission.

Commissioner Lusk said that he is glad there will be a soft, educational approach.

Commissioner Boyce stated that there has been a lot of work done in refining the ordinance, but he does have some small concerns that if political campaigns, for example, become more and more confrontational, there could be some hassle with people having more than one type of sign being stolen repeatedly. He said that it could become a burden in obtaining smaller signs in order to protect them and still have free speech, especially if you have six windows on one frontage and are only allowed one sign in one window. Commissioner Boyce stated that there may be some enforcement issues with the policy, but understands the City Council's desire to minimize clutter in the long term.

Chairman Hemmens asked if there was a restriction in residential areas in the number of signs.

Attorney Davis answered that there is a single restriction.

Chairman Hemmens believed that the clarifications were good and that there was a lot of work that went into it.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-11, recommending approval of the amendments: Sections 17.04.020, 17.04.090, and 17.04.110 of Chapter 17.04 of Title 17 (Signs) of the Camarillo Municipal Code. It was MOVED by Vice-Chairman Davis, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Edsall absent, the MOTION CARRIED.

CUP-357, Rancho Associates

An application has been received from Rancho Associates requesting approval of a Conditional Use Permit (CUP) No. 357 for the construction of 104 affordable senior rental units with fifty percent of the units for qualified low-income senior households and fifty percent for qualified very low-income senior households.

The CUP application also includes a request to increase the maximum building height of 35 feet or two stories to allow for a building height of 38 feet 6 inches (exclusive of architectural features), and three (3) stories high, which may be granted under a CUP.

The property is a 4.07-acre site located north of U.S. Highway 101/Ventura Freeway, approximately 375 feet south of Ponderosa Drive, and west of Camino Tierra Santa. The site is zoned CMU (Commercial Mixed Use). The proposed affordable senior apartment project is a permitted use as part of a horizontal mixed-use development under a CUP. The subject parcel is part of an overall 15-acre future mixed-use site that will consist of a variety of commercial and residential uses.

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

Chairman Hemmens invited questions from the Commission.

Vice-Chairman Davis asked for clarification on the new Condition No. 203 and if it is replacing the current Condition No. 203.

Ms. Lee answered that the conditions will be renumbered, so that the current No. 203 will become No. 204.

Chairman Hemmens asked if the timeline that the Laro project asked for, in terms of requirements being met, would be asked of Rancho Associates, as well.

Ms. Lee responded that Rancho Associates is planning on submitting a similar request as Laro. Ms. Lee explained that the conditions will be handled through a separate process in modifying the conditions of the tract map.

Chairman Hemmens asked why it is a CUP--rather than an RPD.

Ms. Lee responded that in the CMU Zone, a CUP application is required for a mixed-use development and that this project is considered a horizontal, mixed-use development because it is part of the overall area envisioned for the mixed-use area.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Dennis Hardgrave, Rancho Associates representative: Mr. Hardgrave indicated that he completely concurred with the staff report and conditions. He added that one of the challenges was a senior project that fit the design criteria established for the Springville Specific Plan. He said that it also meets an unmet need, in terms of housing type, in that this is one of the first, if not the first, affordable senior project that is an elevator-served, multi-storied building. Mr. Hardgrave said that all of the same constraints that were heard during the Laro hearings will still apply. He explained that this is a tax credit project just like the Laro project will be. He said that he suspects that in the final design when they select the affordable housing builder, there will be some changes to the floor plans to meet the very precise requirements of the various funding sources.

Architectural Review Report

Vice-Chairman Davis reported that the committee reviewed the exterior elevations, and that it was concluded that the architectural features were consistent and compatible with earlier projects in

the area, including the height, and met the standards of the Zone. The Committee recommended approval of the project to the Commission.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Commissioner Boyce reminded the Chairman to ask if anyone else wanted to speak on the project.

Chairman Hemmens re-opened the public hearing.

PUBLIC HEARING RE-OPENED

Chairman Hemmens asked if there was anyone else who wished to speak on the project.

There being none, Chairman Hemmens closed the public hearing.

PUBLIC HEARING CLOSED

Chairman Hemmens called for a discussion from the Commission.

Commissioner Boyce stated he believes that it is a good looking project.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-12, approving a request by Rancho Associates for a conditional use permit for the construction of 104 affordable senior rental units, further described and set forth as CUP-357. It was MOVED by Commissioner Lusk, SECONDED by Commissioner Boyce, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Edsall absent, the MOTION CARRIED.

CPD-151M(1), El Pollo Loco

ARCH REVIEW

An application has been received from El Pollo Loco requesting approval of a modification to the existing freestanding, drive-through restaurant building located at 399 North Las Posas Road in the CPD (Commercial Planned Development) Zone. The application proposes the addition of a stone-vener wainscot around the perimeter of the building and minor modifications to the exterior building façade.

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

Chairman Hemmens called for comments from the Commission.

There were no Commission comments.

Chairman Hemmens opened the public comment section and invited the applicant to speak first.

Steve Shaw of ADN Architects, representing El Pollo Loco: Mr. Shaw stated that they have no issues with the conditions. He thanked Mr. Torres for his good communication and attention to detail. Mr. Shaw said that if there is a substitution for the yellow, that they are open to changing it.

There were no further public comments.

Chairman closed the public comment.

Architectural Review Report

Vice-Chairman Davis reported that the Committee reviewed the renderings and felt that the modifications being made were appropriate for updating the building. He said that the materials used were consistent with the Heritage Zone. Vice-Chairman Davis indicated that the Committee's only concern was the yellow color, and that it would be satisfactory with the

Committee if the Community Development Director approves the final colors. He reported that the Committee recommended approval to the Commission.

Chairman Hemmens called for a discussion from the Commission.

Chairman Hemmens said that he feels that it is an attractive upgrade and improvement to the building and that the only issue is the yellow color on the stucco.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-13, approving a request by El Pollo Loco for modification of a drive-through restaurant further described as CPD-151M(1). It was MOVED by Commissioner Boyce, SECONDED by Vice-Chairman Davis, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Edsall absent, the MOTION CARRIED.

IPD-53M(6), Westcon Engineering, Inc.

An application has been received from Westcon Engineering, Incorporated, requesting approval of a major modification to an Industrial Planned Development Permit (IPD-53) to create additional parking lot area. The subject site is located north of the U.S. Highway 101/ Ventura Freeway, east of Lewis Road, and west of Flynn Road. The subject 31.89-acre parcel is located in the M-1 (Light Manufacturing) Zone and contains an approximately 400,773-square-foot, one-story concrete industrial building, and an approximately 52,500-square-foot, one-story office building.

Senior Planner Mitchell gave an overview of the project.

Chairman Hemmens invited questions from the Commission.

Vice-Chairman Davis asked what prompted the modification, as the building has been there for years.

Mr. Mitchell answered that the building has been going through extensive renovations over the past year, and that the property owner, Rexford, is looking to possibly remodeling another building to have additional office space, and that they would like parking closer to the entrances.

There were no further Commission comments.

Chairman Hemmens opened the public comment section and invited the applicant to speak first.

Karig McCloskey of Westcon Engineering: Mr. McCloskey indicated that he was in concurrence with staff's recommendations and proposed conditions, but that there were a couple of minor errors in the proposed conditions of approval: Condition No. 79 should refer to the M-1 Zone, and on that same page, Condition No. 82, the IPD is No. 53, not 56.

There were no public comments.

Chairman Hemmens closed the public comment.

Chairman Hemmens called for a discussion from the Commission.

Commissioner Boyce stated that on the Navy base, they have to move parking away from highly-populated buildings, but it makes sense in this case.

There were no further questions of the Commission.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-14, approving a request by Westcon Engineering, Incorporated, for a modification to create additional parking lot area, further described as IPD-53M(6). It was MOVED by Vice-Chairman Davis, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Edsall absent, the MOTION CARRIED.

DIRECTOR'S REPORT

Director Norman reported the following:

- 1) **Burger King Remodel:** Burger King has received its building permit and is now under construction. The remodel is due to be completed in about 60 days.
- 2) **Elm Street and Ventura Boulevard:** Dr. Hillary Ling purchased the vacant lot at Elm Street and Ventura Boulevard lot and staff is working with architect Andy Bratz to develop a mixed-use commercial/apartment project with two (2) commercial tenant spaces and four (4) apartment units on the second floor.
- 3) **55 Glenn:** The old commercial building at 55 Glenn is in the process of being purchased, and plans are underway to convert the building into a mixed-use commercial/apartment project containing ground-floor commercial and apartments on the second floor. Mark Pettit of Lauterbach & Associates is the developer/architect.
- 4) **Cedar Oak Mixed-Use Project:** Staff continues to work on the Request for Proposal (RFP) for the Cedar Oak Mixed-Use project.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Chairman Hemmens stated that he will be absent at the June 17 Planning Commission meeting.

Commissioner Boyce asked about Cedar Oak where prior reports indicated there were 40 requests for the interest list and if that had gone up significantly.

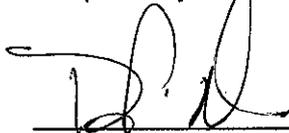
Director Norman replied that there are about 40 on the interest list.

There was no further Commission comment.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 8:32 p.m.

Respectfully submitted,



Secretary of the Commission

IF (FA PLANNING COMMISSION MEETINGS SCHEDULE) 2014 05-20 pc minutes)