



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, June 3, 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
Steve Mitchell, Senior Planner
Lisa Kurihara, Deputy City Attorney
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Edsall.

MINUTES - Regular meeting of May 20, 2014

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

PUBLIC COMMENTS

There was no comment from the public.

IPD-287M(3), Waypoint Café

An application has been received from Jim Magglos representing Fresh Concepts, LLC, requesting approval of a modification to the existing Waypoint Café restaurant located at 325 Durley Avenue within the Camarillo Airport property in the M-1 (Light Manufacturing) Zone. The application proposes an approximately 500-square-foot addition to the existing 2,470-square-foot restaurant to accommodate relocation of the existing food storage cooler from the existing kitchen and contain an exterior utility area.

Senior Planner Mitchell gave an overview of the project utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Commissioner Boyce asked at what point a project goes from needing a Planning Commission approval to where it is so minor that it would be at the discretion of the Director.

Director Norman answered that the discretion is limited to the text of the Code. He explained that Title 19 of the Code has a section for administrative minor modifications, and there are approximately seven to ten criteria which are tightly defined.

There were no further Commission comments.

Chairman Hemmens OPENED the public comment period and invited the applicant to speak.

Alex Semchenko, representative for the Waypoint Café: Mr. Semchenko stated that he did not have anything else to add to Mr. Mitchell's presentation and said he was available for any questions.

There were no further questions from the Commission.

There was no further public comment.

Chairman Hemmens then CLOSED the public comment period.

Architectural Review Report

Vice-Chairman Davis reported that the Committee reviewed the plans, and the Committee recommends approval to the Commission based on the fact that the materials, colors, and design are compatible with the existing building and area.

Chairman Hemmens called for a discussion from the Commission.

Commissioner Lusk remarked that as long as the menu does not change, it will be a good idea.

Chairman Hemmens agreed and said he enjoys eating there and watching the planes with his grandson.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-15, approving a modification request by Fresh Concepts, LLC, to add approximately 500 square feet of additional service area to the existing Waypoint Café, further described as IPD-287M(3). It was MOVED by Commissioner Lusk, 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 the following:

- 1) **Landscape and Irrigation Guidelines:** The revised Landscape and Irrigation Guidelines were approved by the City Council on May 28th. They will be enacted and official on July 11th.
- 2) **Cedar Oak RFP:** The Cedar Oak Request for Proposal will go out to interested developers this week. The project contains 6,000 square feet of commercial space with 22 units of housing above. The Planning Commission previously approved a conditional use permit for the project.
- 3) **Special Event Permits:** The City Council directed staff to proceed with text amendments to allow the issuance of special event permits in the Open Space, Agricultural, Mobile Home Park, and Professional Office Zones. The issue started with a resident complaining about the "Humans vs. Zombies" game in F-Canyon, an Open Space Zone.
- 4) **League of California Cities:** This year's League of California Cities meeting will be held September 3 through 5, 2014.
- 5) **E-Cigarette Businesses:** The City Council has imposed a moratorium on any new e-cigarette businesses. E-cigarettes or other electronic smoking devices are not defined in our Code at this time as smoking devices, and are exempt from regulation currently.
- 6) **Moratorium of Cell Phone Towers:** The City Council imposed a moratorium on any new cell phone towers or other telecommunication facilities until a new Code amendment is approved. The new Code would better guide staff as to the placement of telecom facilities, as well as the type of facilities that could be placed in various parts of town.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Commissioner Boyce commented that he had heard Attorney Don Davis speak over the radio on the topic of cell phone towers.

Chairman Hemmens mentioned how attractive the AMLI Apartments are and complimented the staff member who is working with the developer.

Director Norman informed the Commission that Michael Smith is working on the project. Mr. Norman indicates that the leasing office is now open and reported that the City Ventures project in Village at the Park is currently being constructed and has already sold two-thirds of the units, which are priced in the high \$400,000's to the low \$500,000's.

There was no further Commission comment.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 7:46 p.m.

Respectfully submitted,



Secretary of the Commission

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