



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, June 17, 2014 – 7:30 p.m.
City Hall Council Chambers, 601 Carmen Drive

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

ROLL CALL

Present: Commissioners Boyce, Edsall, Lusk, Vice-Chairman Davis
Absent: Chairman Hemmens
Staff Present: Dave Norman, Director
Tali Tucker, City Engineer
Steve Mitchell, Senior Planner
Lisa Kurihara, Deputy City Attorney
Bob Burrow, Consultant
Laura Fox, Recording Secretary

The Pledge of Allegiance was led by Commissioner Edsall.

MINUTES - Regular meeting of June 3, 2014

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

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARINGS

A-112 / CZ-320, Crestview Ranch

The City of Camarillo has received an application from David Hassan representing the property owner, Crestview Ranch, for the annexation (reorganization) and pre-zoning of a 19-acre site located at 275 Crestview Avenue in the Las Posas Estates area of Camarillo. The purpose of the proposed reorganization is to annex the property to the City of Camarillo and the Camarillo Sanitary District, and to pre-zone the property into the RE-1 AC (Rural Exclusive, 1 acre minimum parcel size) Zone.

TT-5920, Crestview Ranch

An application has been received from David Hassan representing Crestview Ranch for the approval of a tentative tract map for the subdivision of a 19.15-acre parcel into 13 lots for the development of parcels containing one (1) acre or greater in area for the development of single-family residential units. The site is located on the north side of Crestview Avenue and southerly of Corte Corrida, and is proposed to be annexed and pre-zoned RE-1 AC (Rural Exclusive, one acre minimum parcel size) under companion applications, Annexation 112 and Change of Zone 320.

Consultant Burrow explained that the projects share many of the same characteristics in terms of the site and gave an overview of the three projects utilizing a PowerPoint presentation. Vice-Chairman Davis invited questions from the Commission.

Commissioner Edsall asked for clarification on whether there will be other properties annexed with this project. Mr. Burrow responded that the adjoining lots were surveyed, and the respondents indicated that they did not want to be included.

Vice-Chairman Davis asked if the wall along Corte Corrida and the eucalyptus trees would have to be removed. Mr. Burrow responded that most of the existing wall would be removed and that the parkway would be leveled and graded. He further explained that there is an area being looked at to possibly save an oak tree, so there would be some adjustment.

Vice-Chairman Davis commented that he is glad the City has adopted an alternate driveway approach and stated that having a condition where people will not be backing out onto the street is good.

Vice-Chairman Davis related that there was a letter from a family wondering if there was going to be a stop sign at Ponderosa Drive and Camino Tierra Santa. He explained that in speaking with the City Engineer, he learned that the Springville tract, Ran Rancho, is conditioned to eventually provide a traffic signal when warranted at that intersection.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Dave Hassan, representing the property owner: Mr. Hassan explained that the owner of the property has recently acquired the property due to a death in the family. Mr. Hassan said that this project cooperated in every aspect of the development of the Spanish Hills development. He explained some of the history, background, and various aspects of the project.

Patti McCourt, 281 Crestview Avenue: Ms. McCourt stated that she lives in the adjacent property directly to the west. She said that she thinks the project is well put together and very well thought out. She stated that her concerns were the impact on biology in not only the owls, but the butterfly population, et cetera. Ms. McCourt also has a concern about the development in the barranca due to the drainage issue. She explained that drainage is a significant issue in terms of soil erosion and water runoff. Ms. McCourt also hopes that there will be measures to mitigate the dust during construction.

Joseph Palazzola, 531 Corte Corrida: Mr. Palazzola stated that he has no objection to the project. He said that his concern was how some of the lots would be accessed via Corte Corrida and the traffic impacts. He proposed an alternative, including a cul-de-sac, to the proposed map for the traffic flow and lot accesses.

Edward Atsinger, 165 Avocado Place: Mr. Atsinger stated that he is generally supportive of the project. He said that his concern is with erosion in the natural barranca in recent years. He explained that when Spanish Hills developed, the use of their heavy equipment caused some instability, further erosion, and minor cave-ins. He indicated that he is in discussion with the property owner regarding an easement that would allow him to be proactive in mitigating any kinds of issues. Mr. Atsinger said that he just wants to preserve his right to be able to express his concerns, as the process continues, in the event that an agreement can't be met to satisfy both sides.

Mr. Hassan addressed some of the residents' concerns. With reference to the first speaker, he explained that there are rigorous requirements for dust control, and they will be in compliance with all of the City requirements, including EPA, noise, and everything else. Mr. Hassan explained that the drainage will now be coming down and going into a catch basin on the street. He also stated that there is an area of eucalyptus trees that was recommended by the biologist to retain, and those are being preserved as a mitigation, as part of the environmental document. In reference to the second speaker, he explained that the streets will be improved to ultimate conditions. He said that they have spoken with the City Traffic Engineer, and that there will be no foreseeable impact on traffic. Mr. Hassan explained that they looked at alternatives, but they tried to minimize the amount of maintenance on City streets, and that they think that this layout is appropriate. With reference to Mr. Atsinger, Mr. Hassan indicated that they are in discussions and hope to resolve with giving him an exclusive easement giving him the ability to maintain the area

he feels he needs to protect his house. Mr. Hassan said that they did do a property survey and determined that Mr. Atsinger's tennis court and a building are right on the property line.

Mr. Hassan stated that he has worked for a major builder and has dealt with many different agencies, although he is retired now and helping out a family member of a friend. He stated that the Public Works and Planning staffs have done an outstanding job addressing concerns and were helpful. Mr. Hassan pointed out another issue, in that Lot 131 there will be a lot line adjustment in the future due to a homeowner objecting to some improvements, so that the map was redesigned and an agreement was made.

Mr. Burrow added a couple of additional observations with regard to some of the comments. He indicated that with regard to Mr. Atsinger, the barranca area is covered under Condition No. 174, which states that the area is to be kept open space and preserved, with the development rights actually transferred to the City, so that development could not occur. He explained that the streets are well within the ability to carry the increase in traffic. Mr. Burrow also said that they recommend it stay as designed, so that you get the relationship of front-yard-to-front-yard to and a more cohesive neighborhood, and also that the traffic would not be opening out onto Crestview, which is a busier street, and creating an additional intersection. Mr. Burrow related that with regard to the biology, there are conditions that would require areas to be kept open. Mr. Burrow said that Public Works Department has reviewed in detail all of the drainage studies and that the County Watershed is also monitoring the project. Mr. Burrow indicated that Condition No. 124 covers the mitigation measures for dust control.

Vice-Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

In response to an inquiry of anyone else wanting to speak on the issue, Vice-Chairman Davis re-opened the public hearing.

PUBLIC HEARING RE-OPENED

There was no further public comment.

Vice-Chairman Davis then RE-CLOSED the public hearing.

PUBLIC HEARING RE-CLOSED

Vice-Chairman Davis called for comments from the Commission.

Commissioner Edsall stated that it appears that all of the issues have been well addressed and feels that if anything were to come up, there would be adequate time to discover that. He said that he is in support of the projects.

Commissioner Lusk indicated that he also supports the projects and is anxious to see what will be done about the barranca and the positioning of the homes on the lots.

Commissioner Boyce said he is in favor of recommending the projects on to the City Council.

Vice-Chairman Davis supports the applications and pointed out that the Commission is the recommending body and that there will be further public hearings before the City Council.

There were no further Commission comments.

In response to a call for a resolution by Vice-Chairman Davis, Director Norman introduced Resolution No. PC 2014-16, recommending approval of a reorganization (annexation) and rezoning of 19.15 acres, further described as Annexation 112 / Change of Zone 320. It was MOVED by Commissioner Lusk, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Chairman Hemmens absent, the MOTION CARRIED.

Upon staff's recommendation, Vice-Chairman Davis OPENED the public hearing for Tentative Tract 5920, Crestview Ranch.

PUBLIC HEARING OPENED

There was no further public comment.

Vice-Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

In response to a call for a resolution by Vice-Chairman Davis, Director Norman introduced Resolution No. PC 2014-17, recommending approval of the subdivision of a 19.15-acre parcel into 13 residential lots, further described as Tentative Tract Map 5920. It was MOVED by Commissioner Boyce, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Chairman Hemmens absent, the MOTION CARRIED.

DIRECTOR'S REPORT

Director Norman reported the following:

- 1) The City Council adopted a moratorium restricting the establishment of any new e-cigarette businesses. In addition, the Council amended the City Code to include "vaping" in the definition of smoking, so that the act of using e-cigarettes would be controlled in the same way the use of tobacco products is currently regulated. The amended ordinance goes into effect beginning July 11, 2014.

In accordance with the change in smoking regulations, the Council has asked Staff to return with changes to Municipal Code Section 9.36, regarding the regulation of the sale of tobacco products, to incorporate restrictions affecting electronic smoking devices and products.

- 2) Staff will be meeting with the owners of the Roxy Theater to discuss their plans to add the sale of alcohol in the theater. This proposal will require a Conditional Use Permit, and the Planning Commission will have the opportunity to discuss and decide on whether they wish to issue a Conditional Use Permit for this new use.
- 3) The environmental evaluations of the EJM, the Selleck Industrial, and the Triliad properties (next to the Plaza at Mission Hills shopping center) has begun. All three of these properties were previously referred by the City Council for General Plan Amendments.
- 4) Work continues on the Conejo Creek Recirculated Draft EIR. Release date of this recirculated portion is expected within 60 days.

PUBLIC COMMENTS

There was no public comment.

COMMISSION COMMENTS

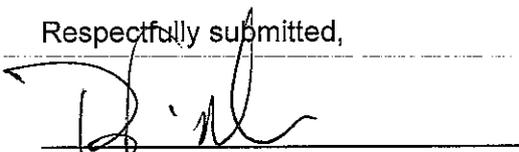
Commissioner Edsall asked which was the EJM project. Director Norman responded that it is at the northeast corner of Lewis and Pleasant Valley Roads.

There was no further Commission comment.

ADJOURNMENT

There being no further business to come before the Commission, Vice-Chairman Davis adjourned the meeting at 8:30 p.m.

Respectfully submitted,



Secretary of the Commission

IF (P:\ PLANNING COMMISSION MEETINGS SCHEDULE\ 2014 06-17 pc minutes)