



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting  
Tuesday, August 5, 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: Commissioner Boyce, Edsall, Vice-Chairman Davis, and  
Chairman Hemmens  
Absent: Commissioner Lusk  
Staff Present: Dave Norman, Director  
Lisa Kurihara, Deputy City Attorney  
Tim Moran, Planning Technician  
Laura Fox, Recording Secretary

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

## MINUTES - Regular meeting of July 15, 2014

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

## PUBLIC COMMENTS

There were no comments from the public.

### IPD-53M(7), Rexford Industrial

An application has been received from Rexford Industrial requesting approval of a major modification to an Industrial Planned Development Permit (IPD-53) to create an additional 2,050-square-foot office 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.

Planning Technician Tim Moran gave an overview of the project utilizing a PowerPoint presentation. Mr. Moran stated that a new Condition No. 75 was added to the conditions of approval with the subsequent conditions renumbered accordingly. Chairman Hemmens invited questions from the Commission.

Commissioner Edsall asked if there was any concern from the City with the loss of the loading docks. Mr. Moran responded that the site has plenty of loading docks, so that is not a concern.

There were no further Commission comments.

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

**David Osborn, representing Rexford Industrial:** Mr. Osborn stated he was available for questions.

Chairman Hemmens asked the reason for the additional office space. Mr. Osborn responded that the building was originally divided into large industrial warehouse spaces, and the addition of

office space will help market the space, while reducing the size of the industrial portion of the subdivided space.

Vice-Chairman Davis asked if they considered having the office space within the 42,000-square-foot area. Mr. Osborn replied that the office space would have been pushed into a dark-shaded area. He said that they felt it was better to have a projection there that would create more interest and allow a little architecture outside the building.

Commissioner Boyce asked if a percentage of the building was leased by Technicolor. Mr. Osborn replied that the back of the building was about 25 percent occupied by Technicolor.

Commissioner Boyce asked if the applicant felt there was a reasonable amount of parking. Mr. Osborn replied that they believe that it was designed to serve warehouse uses. He added that there is a separate application for a later phase to add additional parking.

There was no further public comment.

### **Architectural Review Report**

Vice-Chairman Davis reported that the Committee reviewed the materials, as well as the design for this addition, and found it compatible and consistent with that being used on the rest of the building. He said that the trellis effect is repetitive of those treatments on other parts of the building and that the Committee recommended approval of the project to the Commission.

Chairman Hemmens called for discussion from the Commission.

Commissioners Edsall and Boyce, and Vice-Chairman Davis concurred that the project is straightforward and is a reasonable modification.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-19, approving a major modification request by Rexford Industrial to create an additional 2,050-square-foot office area, further described at IPD-53M(7), and as amended by the addition of General Condition No. 75. It was MOVED by Commissioner Edsall, SECONDED by Commissioner Boyce, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Lusk absent, the MOTION CARRIED.

### **DIRECTOR'S REPORT**

Director Norman reported the following:

1. The Conejo Creek Specific Plan Recirculated Draft EIR is out for comment until September 20<sup>th</sup>. Although previously announced for September 9<sup>th</sup>, a Joint Special Meeting with the City Council for a presentation and review of the Recirculated Draft EIR will take place on August 27<sup>th</sup>, at 6:30 pm. No action will be taken at this meeting; it will be a meeting for informational and public comment purposes only.
2. Burger King is now open for business.

### **PUBLIC COMMENTS**

There was no public comment.

### **COMMISSION COMMENTS**

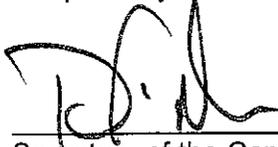
Commissioner Boyce asked if there will be a meetings held on both August 19 and September 2, which will be right before the League of California Cities. Director Norman replied that on August 19, there will be a meeting, and on September 2, it is anticipated there will be a meeting.

There was no further Commission comment.

**ADJOURNMENT**

There being no further business to come before the Commission, Vice-Chairman Davis adjourned the meeting at 7:43 p.m.

Respectfully submitted,



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Secretary of the Commission

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