



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting  
Tuesday, September 16, 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: Joe Vacca, Assistant Director  
Don Davis, Assistant City Attorney  
Carlos Torres, Planning Technician  
Laura Fox, Recording Secretary

**The Pledge of Allegiance was led by Commissioner Lusk.**

## MINUTES - Regular meeting of August 19, 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 Lusk abstaining.

## PUBLIC COMMENTS

There were no comments from the public.

## IPD-195M(3), Microsemi Corporation

An application was received from Microsemi Corporation requesting approval for the modification of a previously-approved Industrial Planned Development application, IPD-195. The request proposed the installation of a 6,000-gallon liquid nitrogen tank within an existing loading dock, located at the rear of an existing industrial building. The project site is located at 1000 Avenida Acaso within the City's M-1 (Light Manufacturing) Zone.

Planning Technician Carlos Torres gave an overview of the project utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Commissioner Lusk asked for clarification on the statement that the loading dock is enclosed on three sides. Mr. Torres explained that the building shields one side of the tank, so it will be enclosed on the other sides.

Commissioner Edsall asked if there were any safety issues with liquid nitrogen. Mr. Torres answered that there are conditions of approval from the Building and Safety Department and the Fire Department. He explained that there is no solid enclosure, in order to get some air around the tank.

Commissioner Edsall asked if the rule regarding the lattice structure to cover the trash enclosure with solid roof design was new. Assistant Director Vacca answered that it is a stormwater standard, so that rainwater does not go through the trash enclosure system and then spill out onto the roadways and drive aisles. Mr. Torres said that the rule has been in place for about two years and that it is for all trash enclosures for all projects.

Commissioner Boyce asked what a sensitive receptor would be. Mr. Torres responded that, typically, it is reviewed to see that there is no residential properties really close by. He explained that there are other industrial uses within the area, so this use blends into the area.

Chairman Hemmens said that he assumes the profile of the new tank will be at, or lower than the profile of the current tank, as it will be on a permanent stand. Mr. Torres concurred and added that the current tank is on a platform, and that the new tank will be on a permanent foundation which will be seven feet (7') high, and the enclosure is roughly eight feet (8') high.

There were no further Commission comments.

Chairman Hemmens invited the applicant to speak. The applicant had nothing further to present.

Chairman Hemmens called for questions from the Commission, for the applicant.

Chairman Hemmens stated that he had noticed there was an enclosure container in the parking lot and asked if that was permanent and how many parking spaces it took.

**Eddie Hernandez, Microsemi Corporation:** (from audience) Mr. Hernandez stated that it was temporary and takes up two parking spaces.

Chairman Hemmens asked if there was still enough parking.

**Leslie Lombard with Urban Concepts, applicant representative:** Ms. Lombard answered that she thinks the numbers are 69 required and 76 provided.

Vice-Chairman Davis asked if they were at maximum capacity for their space. Mr. Hernandez responded that they had recently consolidated.

Commissioner Boyce asked how much nitrogen is used in an average month and if any is recycled. Mr. Hernandez responded that he does not know how much they use and that it is not recycled. He said that it is used to run their machines and equipment and that it is filled it twice a month.

Chairman Hemmens asked if the tank size was being increased because there would be more activity and, therefore, more employment. Mr. Hernandez responded that the tank will give them more pressure for their equipment.

### **Architectural Review Report**

Commissioner Edsall reported that the Committee reviewed the materials and found it complied with the City requirements and that it was not visible from Adolfo Road. He said that the Committee recommended approval of the project to the Commission.

Chairman Hemmens called for discussion from the Commission.

Commissioner Boyce said that he does not see any issues.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Assistant Director Vacca introduced Resolution No. PC 2014-21, approving a request for a modification to an industrial planned development by Microsemi Corporation to install a 6,000-gallon liquid nitrogen tank within an existing loading dock at the rear of an existing industrial building, further described at IPD-195M(3). It was MOVED by Commissioner Edsall, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

### **DIRECTOR'S REPORT**

Assistant Director Vacca reported on the following:

1. As has been widely reported in the press, the City Council at its last meeting rescinded the General Plan Referral for the Conejo Creek Specific Plan project. However, if requested and paid for the by the applicant, Staff will continue to process the EIR through certification. At this point, the Draft Recirculated EIR is in a 60-day comment period, which will end on September 20th. At the close of this comment period, the consultant, Staff, and

City Attorney will review the comments and determine if there is any new information in the comments triggering the need for recirculation. If not, the comments will be responded to, packaged with the Draft EIR, and Recirculated Draft EIR and previous comments into the Final EIR. Once packaged, the Final EIR would be published 30 days in advance of the Planning Commission hearing, which has yet to be scheduled, and is dependent on the number and complexity of comments received. If the Planning Commission is able to make a recommendation to the City Council for certification, the Final EIR will then go to Council for a hearing.

2. Plans are underway to convert the Holiday Inn Express into a Fairfield Inn & Suites. Staff will be working with the Fairfield Inn project team to ensure that it is presented to the Commission as an attractive project in conformance with the Heritage Zone design requirements.
3. Staff will be introducing the ordinance amendments for window signage and special event permits to the City Council on September 24th.
4. Also, at its last meeting, the City Council held a Study Session on parking requirements for condominiums and townhomes. Staff asked the Council to consider increasing guest parking requirements to reduce the incidents of parking spilling over into adjacent streets or into other HOAs or commercial areas. The Council reviewed the request and decided to move the idea on to the Planning Commission. A meeting of the Ordinance Committee will be scheduled soon to begin the process of adopting a new text amendment.

Commissioner Edsall asked with regard to condo parking, if there were a lot of problems in the City. Mr. Vacca responded that in several developments, that there was a lack of adequate parking, and that there was spillage of people who live in condos or townhomes who were parking offsite in neighboring City streets or shopping sites. Chairman Hemmens asked if this was for the for-sale projects as well as rentals. Mr. Vacca responded that it would be in both. Chairman Hemmens asked if it would affect anything that has already been approved. Mr. Vacca answered that anything existing would be considered non-conforming if the ordinance is updated and goes into effect.

## **PUBLIC COMMENTS**

There was no public comment.

## **COMMISSION COMMENTS**

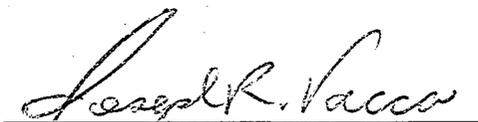
Chairman Hemmens reminded staff that he will not be at the October 7 Planning Commission meeting.

There were no further Commission comments.

## **ADJOURNMENT**

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 7:53 p.m.

Respectfully submitted,

  
Secretary of the Commission

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