



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting  
Tuesday, October 7, 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

Absent: Chairman Hemmens

Staff Present: Joe Vacca, Assistant Director  
Don Davis, Assistant City Attorney  
Tali Tucker, City Engineer  
Bill Golubics, City Traffic Engineer  
Steve Mitchell, Principal Planner  
Jackie Lee, Associate Planner  
Carlos Torres, Planning Technician  
Laura Fox, Recording Secretary

There were eight people in the audience.

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

## MINUTES - Regular meeting of September 16, 2014

There was a MOTION by Commissioner Edsall, a SECOND by Commissioner Boyce, 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 HEARING

### CUP-350, Rancho Associates

An application has been received from Rancho Associates of Beverly Hills, California, requesting approval of a conditional use permit to develop 50 apartment units and 6,000 square feet of ground-floor commercial space as part of a horizontal, mixed-use development on 3.94 acres in the Springville Specific Plan area. The property is located on the south side of Ponderosa Drive, west of Camino Tierra Santa, and approximately 500 feet north of U.S. Highway 101/Ventura Freeway. The site is zoned CMU (Commercial Mixed Use).

Associate Planner Lee gave an overview of the project utilizing a PowerPoint presentation. Vice-Chairman Davis invited questions from the Commission.

Commissioner Boyce inquired about the access for the residents who would like to rent an office downstairs and live upstairs and also if there was an elevator. Ms. Lee responded that Building C provides for separate access to the residential units above. She said that she does not believe that with a two-story structure an elevator is required per the Building Code.

Vice-Chairman Davis asked if there were elevators in Building A and B as there appeared to be on the floor plan. Ms. Lee responded that the applicant can respond to that, but she believes that only a stairway is proposed.

Vice-Chairman Davis asked if it would be a problem with the Fire Department with the parking in front of the commercial areas. Ms. Lee responded that there are conditions of approval attached to the project that are being recommended by the Fire Department; they have reviewed the project and have determined there is adequate circulation and access for Fire Department vehicles.

There were no further Commission comments.

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

### **PUBLIC HEARING OPENED**

**Dennis Hardgrave, representing Rancho Associates:** Mr. Hardgrave gave an overview of the project. In response to the question about elevators, Mr. Hardgrave replied that the mixed-use units are designed to be rental units, so they are not integrated first floor to second floor. Mr. Hardgrave said that there would be no problem to go with the barrel tile, as long as it is concrete, as they have had problems with clay tile on other projects.

Commissioner Edsall asked if the commercial uses were set up for food uses or more for professional services. Mr. Hardgrave responded that at this point, they have not explored the details, but that with his experience, the upfront expenses for a food use are a pretty hefty number. He also said that the parking requirements would have to be met for a food use, as well. He said that likely it will be retail and professional services.

Commissioner Edsall asked what the square footage size was for the commercial spaces. Mr. Hardgrave responded that there are four of them that are around 1,100 square feet, and the end unit is 1,436 square feet.

There was no further public comment.

Vice-Chairman Davis then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

#### **Architectural Review Report**

Commissioner Edsall reported that the Committee reviewed that project design. He stated that they liked the design where they broke it up with architectural features, so it is not just a flat wall all the way down. He said that they particularly liked that there are no garages facing Ponderosa and that the internal garages still had to have tile roofs. He said the Committee agreed with staff's recommendation of the S-tile, and with that one modification, they recommend approval of the project to the Commission.

Vice-Chairman Davis called for discussion from the Commission.

Commissioner Boyce reported that the Ordinance Committee just met that evening and discussed raising the standards, and it appears that this project pretty well meets a lot of the new standards with enough parking, so it does not spill onto adjoining developments. He noted that it appears that the City is waiving the RV parking requirements on a lot of developments lately.

Commissioner Lusk said that the architecture is outstanding.

Vice-Chairman Davis said that he concurred with the recommendation for the S-tile in place of the flat tile and that he thinks the applicant really captured the essence of a Santa Barbara-type building.

There were no further Commission comments.

In response to a call for a resolution by Vice-Chairman Davis, Assistant Director Vacca introduced Resolution No. PC 2014-22, approving a request by Rancho Associates for a conditional use permit to construct a horizontal, mixed-use development consisting of 50 apartment units and 6,000 square feet of ground-floor commercial space on 3.94 acres of land, further described as

CUP-350. It was MOVED by Commissioner Boyce, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a vote of 4 – 0 - 1, with Chairman Hemmens absent, the MOTION CARRIED.

## **PUBLIC HEARING**

### **CUP-360, Ling – Mixed Use on Ventura Boulevard at Fir Street**

An application has been received from Dr. Hillary Ling of Camarillo requesting approval of a conditional use permit, CUP-360, to allow for construction of a two-story, mixed-use development consisting of approximately 2,490 square feet of ground floor commercial space and a second floor consisting of four, two-bedroom apartment units. A single-car garage space on the ground floor is proposed for each of the four (4) apartment units, along with three (3) uncovered on-site parking spaces to serve the commercial uses. In addition, the development proposes angled on-street parking along Fir Street, which results in an increase from three to six (3-6) spaces adjacent to the proposed development. The subject site contains approximately 9,375 square feet and is located on the east side of Fir Street at Ventura Boulevard in the COT (Camarillo Old Town) Zone.

Principal Planner Steve Mitchell gave an overview of the project utilizing a PowerPoint presentation, and a video presentation was provided by the applicant. Vice-Chairman Davis invited questions from the Commission.

Commissioner Boyce stated that the garages seemed awkward with needing to have one driveway and onsite parking, and asked if the garages and driveways were evaluated for appeal to potential tenants. Mr. Mitchell responded that the applicant was present and could address the question, but that it was a small site and that it was difficult to fit everything required by Code.

There were no further Commission comments.

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

### **PUBLIC HEARING OPENED**

**Andy Bratz, LGS Architects:** Mr. Bratz stated that he is a lifelong resident of Camarillo and that he truly enjoyed working on this project. He said that he did look at other options for the design of the garages, but with the setback requirements, it would not work. He also stated that, per Code, they do have ADA (American Disability Act) access with a bathroom on the ground floor.

Commissioner Lusk asked what the minimum size was for a garage. Mr. Bratz answered that it was 10 feet by 20 feet.

Vice-Chairman Davis asked Mr. Bratz to explain what will happen with the adjoining property that has a window adjacent to the zero lot line. Mr. Bratz said that with regard to the fire code, that will have to be a two-hour separation, so that will have to be filled in and removed.

There was no further public comment.

Vice-Chairman Davis then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

### **Architectural Review Report**

Commissioner Edsall reported that the Committee reviewed the project design. He said that they could tell that the architect took great pride in the design and that the Committee felt it would be a beautiful project on Ventura Boulevard. Mr. Edsall added that the Old Town "feel" was captured and that the challenging site was utilized well. Commissioner Edsall stated that the Committee recommended approval to the Commission.

Vice-Chairman Davis called for a discussion from the Commission.

Vice-Chairman complimented the architect and Dr. Ling for their interest in the community and willingness to take on a vacant lot of 30 plus years. Vice-Chairman Davis also said that he appreciates the architecture, particularly, the exterior lighting along the sidewalk.

There were no further Commission comments.

In response to a call for a resolution by Vice-Chairman Davis, Assistant Director Vacca introduced Resolution No. PC 2014-23, approving a request by Dr. Hillary Ling of Camarillo requesting approval of a conditional use permit to construct a two-story, mixed-use development in the City's COT (Camarillo Old Town) Zone, further described as CUP-360. It was MOVED by Commissioner Lusk, SECONDED by Commissioner Boyce, to waive further reading and adopt. With a vote of 4 – 0 - 1, with Chairman Hemmens absent, the MOTION CARRIED.

## **PUBLIC HEARING**

### **RPD-188 (Lot 3), Hawkeye Investments, LLC**

An application has been received from Hawkeye Investments, LLC, of Buellton, California, requesting approval of a Residential Planned Development, RPD-188. The application proposes the construction of 87 for-sale townhome residences on 7.85 gross acres within the former Imation site located at 350 South Lewis Road in the RPD-30U (Residential Planned Development, 30 dwelling units per acre maximum) Zone.

Principal Planner Steve Mitchell gave an overview of the project utilizing a PowerPoint presentation. Vice-Chairman Davis invited questions from the Commission.

Commissioner Boyce asked about parking on the Parcel 3 site plan and why the parking on the north side was not included in the parking summary. Mr. Mitchell responded that 35 parking spaces are required on site for guest parking, which were provided. He said that the parking on the north side will be on the north side of a fence that divides the property from the industrial site to the north. Mr. Mitchell then reviewed the 35 spaces on the site plan for the Commissioners.

Commissioner Boyce inquired that since the new ordinance being discussed will require more guest parking spaces if there are no aprons, why is that not required for this project.

Mr. Vacca explained that this project had been under review for several months and that the draft Ordinance language was just introduced within the last few weeks. He indicated that staff feels that, in collaboration with the concessions, the guest parking ratio is adequate at this time based on the current standards.

Vice-Chairman Davis asked about the width of Mike Loza Drive. Traffic Engineer Bill Golubics answered that the street has two, 12-foot travel lanes; a five-foot bike lane on each side; and on-street parking on one side. He said that the street is 42 feet total in length and is a proper design for the amount of traffic envisioned to be using that roadway.

Vice-Chairman Davis asked if there will be a subdivision map and homeowners association for the project since it is a for-sale project. Mr. Mitchell responded that that application has been filed and will come before the Planning Commission at its next meeting.

Vice-Chairman Davis asked how the storm drain along Lewis Road will be treated. City Engineer Tali Tucker replied that the applicant is planning to collect all of the water in a covered storm drain and then connect to the existing Ventura County Watershed Protection District's pipe. She said that the open channel out there now will be gone, and everything will be under Mike Loza Drive.

There were no further Commission comments.

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

## **PUBLIC HEARING OPENED**

**Ed McCoy, FF Realty, representing the applicant:** Mr. McCoy gave a brief history and overview of the project. He said that they are very proud of how the project turned out and proud to be in Camarillo.

There was no further public comment.

Vice-Chairman Davis then CLOSED the public hearing.

## **PUBLIC HEARING CLOSED**

### **Architectural Review Report**

Commissioner Edsall reported that the Committee reviewed the project. He said the project has some long building sites and that the applicant did a good job in breaking it up with architectural features. He said that there are nice setbacks from the neighboring properties, that it has a compatible design, and in particular, that they liked the townhouse configuration, as opposed to the apartments previously proposed. Commissioner Edsall said that the Committee recommends approval to the Commission.

Vice-Chairman Davis called for a discussion from the Commission.

Vice-Chairman Davis commented that, while it is conditioned, there is a requirement for a block wall along the northerly property line, which will be landscaped on both sides, in order to provide a reasonable separation between those two uses, and that is Condition No. 213.

Commissioner Lusk said that it seems that as time goes on, the products are becoming more and more attractive and that he is impressed.

There were no further Commission comments.

In response to a call for a resolution by Vice-Chairman Davis, Assistant Director Vacca introduced Resolution No. PC 2014-24, approving a request by Hawkeye Investments, LLC, requesting approval of a residential planned development to construct 87 for-sale townhome residences on 7.85 gross acres within the former Imation site at 350 South Lewis Road in the RPD-30U (residential planned development, 30 dwelling units per acre maximum) zone, further described as RPD-188. It was MOVED by Commissioner Edsall, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a vote of 4 – 0 - 1, with Chairman Hemmens absent, the MOTION CARRIED.

## **DIRECTOR'S REPORT**

Assistant Director Vacca reported on the following:

1. The Planning Commission will be sitting in as the Residential Development Evaluation Board at the next meeting on October 21 and will be reviewing preliminary point assignments for the 2015 Cycle.
2. The tentative tract map 5945 for Hawkeye Investments in the Village Gateway will be presented at the October 21 meeting.
3. There are tickets available for the City's birthday celebration on October 17.

## **PUBLIC COMMENTS**

There was no public comment.

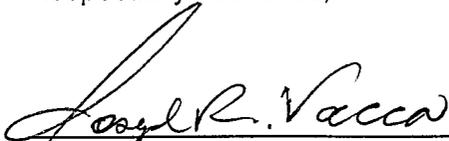
## **COMMISSION COMMENTS**

There were no further Commission comments.

**ADJOURNMENT**

There being no further business to come before the Commission, Vice-Chairman Davis adjourned the meeting at 8:57 p.m.

Respectfully submitted,

  
Secretary of the Commission

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