



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, October 21, 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
Tali Tucker, City Engineer
Steve Mitchell, Principal Planner
Bob Burrow, Consultant
Laura Fox, Recording Secretary

There were four people in the audience.

The Pledge of Allegiance was led by Commissioner Davis.

MINUTES - Regular meeting of October 7, 2014

There was a MOTION by Commissioner Davis, a SECOND by Commissioner Boyce, to approve the minutes with the following corrections: Page 1, "Minutes" section – change Motion by Vice-Chairman Davis to Motion by Commissioner Edsall and Page 6, "Adjournment" section – change Commissioner Hemmens adjourned to Vice-Chairman Davis adjourned. The MOTION carried with a vote of 4 – 0 – 1, with Chairman Hemmens abstaining.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARING

Tentative Tract Map 5945, Hawkeye Investments, LLC – Village Gateway

An application has been received from Hawkeye Investments, LLC, of Buellton, California, requesting approval of a tentative tract map application, TT-5945. The application proposes to subdivide the recently-approved RPD-188 residential townhome project into 87 airspace condominium units with common landscaping, access, and parking.

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

Vice-Chairman Davis asked how the individual units are shown on the map for the airspace condominiums. City Engineer Tali Tucker responded that for the subdivision, it will come in as a one-lot subdivision, so that legally, there is one parcel created. She said that there will then be a condominium map filed, which creates the air space and the ownership parcels which is not processed through the City.

Chairman Hemmens recalled a disagreement between the City and AMLI regarding the affordability agreement for the apartments and asked with regard to the affordable agreement for this project, if any sort of ambiguity will arise. Mr. Mitchell responded saying that will not happen with this agreement.

Commissioner Edsall asked if the affordable agreement gets recorded on the deed with each unit within the project. Assistant City Attorney Davis responded that these are going to be for-sale units, and that there will probably be a covenant recorded on the project itself, as well as each particular unit's deed will have an affordable covenant recorded with it.

Commissioner Lusk asked if there are any possible inconsistencies from the by-products of industrial developments or processes, as there is a concern with hazardous waste. Assistant Director Vacca explained that this was analyzed with the previous residential planned development permit, and a finding of compatibility was made. Mr. Mitchell added that the adjoining Rexford property is used almost exclusively for warehousing and manufacturing, such as grape crushing and wine production.

There were no further Commission comments.

Chairman Hemmens OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Larry Scott, representing Hawkeye Investments, LLC: Mr. Scott stated that they are in agreement with staff recommendations and made himself available for any questions.

There were no questions for Mr. Scott.

There was no further public comment.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Commissioner Edsall stated that this seems like a natural progression to the previously-approved project. Chairman Hemmens and Commissioner Lusk agreed.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Assistant Director Vacca introduced Resolution No. PC 2014-25, recommending approval to the City Council of a request by Hawkeye Investments, LLC, to subdivide the recently-approved Residential Planned Development No. 188 residential townhome project into 87 airspace condominium units, further described as Tentative Tract 5945. 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. The City Council recently adopted two revisions to the Zoning Ordinance. On October 8, they adopted a revision that would allow for special event permits in the Open Space Zone, and adopted updates to the sign ordinance regarding window signs. Staff thanked the Planning Commission for their input and direction on the two amendments.
2. Upcoming agenda items:
 - a. November 4, 2014 – public hearing for the Residential Development Evaluation Board to assign the development allotments.
 - b. Zoning Ordinance Amendment to address breweries, wineries, distilleries, and tasting rooms in industrial zones within the City.
 - c. Public hearing for Zoning Ordinance Amendment to address parking requirements for townhomes and condominiums and other multi-family ownership projects.
 - d. Commercial Planned Development No. 246 time extension.

3. October 22 will be a celebration of the City's fiftieth anniversary and the Planning Commission has provided a significant contribution to the City's overall development. The Commissioners were thanked for their dedication and service.

PUBLIC COMMENTS

There was no public comment.

COMMISSION COMMENTS

There were no Commission comments.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 7:45 p.m.

Respectfully submitted,


Secretary of the Commission

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