



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting  
Tuesday, November 4, 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: Dave Norman, Director  
Joe Vacca, Assistant Director  
Don Davis, Assistant City Attorney  
Jackie Lee, Associate Planner  
Laura Fox, Recording Secretary

There were six people in the audience.

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

## MINUTES - Regular meeting of October 21, 2014

There was a MOTION by Vice-Chairman Davis, a SECOND by Commissioner Lusk, to approve the minutes as submitted. The MOTION carried with a vote of 5 – 0.

## PUBLIC COMMENTS

There were no comments from the public.

## PUBLIC HEARING

### Zone Ordinance Amendment: Brewery, Winery, and Distillery Tasting Areas in Industrial Zones

The proposed amendments to Chapters 19.04 (Definitions), 19.27 (SC - Service Commercial Zone), 19.28 (LM - Limited Manufacturing Zone), 19.30 (M-1 - Light Manufacturing Zone), and 19.32 (M-2 - General Manufacturing Zone) would:

- allow breweries, wineries, and distilleries to operate in all industrial zones with a conditional use permit;
- allow for the sampling or sale of alcoholic beverages that are brewed/fermented/distilled on-site;
- allow for bottling and canning operations in all industrial zones;
- allow for restaurants, with or without alcohol, in the SC, LM, and M-1 Zones with a conditional use permit;
- define tasting areas apart from bars; and,
- prohibit bars and/or other drinking establishments in any industrial zone.

Director Norman gave an overview of the zone ordinance amendment utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Commissioner Boyce recalled that the Ordinance Committee requested that “asbestos” be removed from the Ordinance and asked which zone that was removed from, and what other removals were made. Director Norman replied that taking out “asbestos production” was the only removal made and was in the M-2 Zone.

Commissioner Edsall asked if staff sought input from some of the businesses that this ordinance will affect. Director Norman replied that staff had input at length with one that has expanded and needs to move. Director Norman said that they got a very good understanding of what is going to be important to the business, such as outdoor patio tasting areas.

Commissioner Edsall asked if the 30 percent area of the gross building floor area for the tasting area was thought to be adequate by the business. Director Norman replied that staff looked at various situations. He explained how the ratio was going to affect overall parking demand, as parking in industrial zones is a difficult issue.

Commissioner Edsall asked if it was found that the hours of operation in a typical industrial zone were the same. Director Norman replied that the tasting areas won't run in the morning, generally, but rather in the afternoon and the evening. Director Norman said that some of the places operating in town have tasting appointments rather than hours. He explained that as the business expands and they want to allow for more tastings on the weekdays, that may be problematic, depending on the needs of the surrounding businesses.

Vice-Chairman Davis asked if the tasting areas need to have a defined boundary identified on a plan. Director Norman replied that it will be identified on the floor plan and site plan, which could be inside the building, or a patio outside the building, and will be reviewed by the Planning Commission, upon making the conditional use permit determination.

Vice-Chairman Davis asked if the tasting areas could be in the same room as the cage or the barrels. Director Norman replied that they can be, but there would be OSHA (Occupational Safety and Health Administration) and safety requirements, and that ABC (Alcoholic Beverage Control) and the businesses' insurance carriers will be very strict with regard to that.

Commissioner Lusk asked that if the businesses stated a need to have other brands or other products, such as for a comparison tasting. Director Norman replied that in allowing this type of business in an industrial zone, one of the primary considerations is to preserve the manufacturing nature of the property, so if a business were allowed to sell the goods of other businesses, it would turn into any other retail business. Director Norman further explained that in order to preserve the industrial nature of the property, they are permitted to have samples of what is manufactured on site, and it stops it from becoming a bar.

Chairman Hemmens asked if there were any bars or restaurants in the M-2 industrial zone that would be grandfathered in. Director Norman said that with regard to grandfathering, if there were any, they would be grandfathered in, but would not be permitted to expand, and if they lost their license, they would not be coming back to the zone. Director Norman added that it is not believed there are any bars or restaurants in the M-2 Zone.

Commissioner Boyce asked about the safety recommendations with regard to wine barrel storage in earthquake situations. Director Norman replied that the Uniform Building Code would regulate racking and storage, and OSHA plays a big part in ensuring worker safety in those environments.

There were no further Commission comments.

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

#### **PUBLIC HEARING OPENED**

There was no public comment.

Chairman Hemmens then CLOSED the public hearing.

#### **PUBLIC HEARING CLOSED**

Chairman Hemmens called for a discussion from the Commission.

Commissioner Boyce commented on the agenda report under "Staff Review and Recommendation," Item No. 8, it seems generous as to what the Ordinance Committee actually saw on October 7 as far as "considered all oral and written comments, evidence, and testimony." He said he recalls a presentation made by staff.

Vice-Chairman Davis said he thinks this is a good way to define the uses and allow them to proceed, but yet have some restrictions, so that they do not interfere with other operations or become incompatible with surrounding uses.

Commissioner Edsall said that he is happy staff received input from the people affected by this and feels it is a well, thought-out ordinance with quite a bit of detail.

Chairman Hemmens said that the Ordinance Committee did a good job clearing up inconsistencies in the uses of the industrial zone makes a lot of sense, and it responds to a demand that is in the market place.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-26, recommending approval to the City Council of amendments to Chapters 19.04 (Definitions), 19.27 (SC - Service Commercial Zone), 19.28 (LM - Limited Manufacturing Zone), 19.30 (M-1 - Light Manufacturing Zone), and 19.32 (M-2 - General Manufacturing Zone) of the Camarillo Municipal Code. It was MOVED by Commissioner Lusk, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

## **PUBLIC HEARING**

### **Zone Ordinance Amendment: Parking Requirement for Townhouse, Condominiums, or Other Multi-Family Ownership Projects**

The proposed amendments to Tables 19.44.030 and 19.44.125 of the Camarillo Municipal Code, Chapter 19.44 (Off-Street Parking), would increase the parking requirements for new residential, multifamily ownership projects (condominiums, townhouses, or other common interest developments).

Director Norman gave an overview of the zone ordinance amendment utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Vice-Chairman Davis said that he notices a lot of cars parked on the street after normal business hours for the apartments on Flynn Road and wondered if some people do not want to drive through the gate to find a place to park. Mr. Norman replied that staff did not review that specific situation, so cannot speak to it directly, but it is something that can be looked at.

Vice-Chairman Davis asked if the term, "guest," needs to be used or if the parking spaces can be used for visitors, as well as owners. Director Norman replied that it is basically open parking that will accommodate all of the parking needs of the homeowners' association. Mr. Norman explained that when the project is conditioned, it is not required to be called or marked, "guest parking."

Chairman Hemmens if there are multi-family projects that have the width of streets to allow for parking, either on one side or both sides. Mr. Norman replied that there are minimum fire lane requirements, and it is preferred that street parking does not make up for the guest parking requirements.

Chairman Hemmens asked if consideration was given to require aprons or driveways in the for-sale multi-family projects. Mr. Norman answered that the developer is given the option to provide the apron or dedicated side stall; then they need to provide two (2) guest parking spaces, or if they don't provide the aprons, then they need to provide three (3) guest parking spaces.

Chairman Hemmens asked if this is one of the areas that can be waived in affordable projects. Mr. Norman replied that the concession could be asked for by an affordable housing developer or those that have affordable requirements through the density bonus ordinance.

Chairman Hemmens stated that he agrees with Vice-Chairman Davis in that there is a parking issue with apartments. Director Norman interjected that the Commission can make a recommendation that this apply to apartment projects.

Commissioner Lusk asked if recreational vehicle (RV) spaces are still required. Mr. Norman replied that they are required; however, if a developer asks for a concession that RV spaces be removed from the project, then they must provide affordable housing by a certain percentage for the project.

There were no further Commission comments.

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

### **PUBLIC HEARING OPENED**

There was no public comment.

Chairman Hemmens then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

Chairman Hemmens called for discussion from the Commission.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-27, recommending approval to the City Council of amendments to tables 19.44.030 and 19.44.125 of Chapter 19.44 (Off-Street Parking) of the Camarillo Municipal Code. It was MOVED by Commissioner Boyce, SECONDED by Vice-Chairman Davis, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

### **CPD-236, Hiji – Time Extension**

The City has received a request from Development Planning Services, Incorporated, representing Hiji Investment Company, LLC/TFR Investment Company, LLC, for a one-year time extension to Commercial Planned Development (CPD) No. 236. CPD-236 was approved on September 15, 2009, as part of a horizontal mixed-use development for the construction of six (6) commercial buildings totaling 42,630 square feet on 6.79 acres, located between Westpark Court and Village at the Park Drive within the Village at the Park Specific Plan area. The subject property is within the City's Village Commercial Mixed-Use Zone.

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

Commissioner asked if Lot 2 is roughly the size of a Fresh and Easy, or if it were bigger. Ms. Lee responded that it would be about the size of a Fresh and Easy.

**Denise Hardgrave, Development Planning Services, representing the applicant:** Mr. Hardgrave stated that they are in agreement with staff recommendations and made himself available for any questions.

Chairman Hemmens said that it appears when commercial uses lease space, they seem to do very well. He asked if it is getting easier to attract commercial uses. Mr. Hardgrave replied that the mixed-use goes well with the local demand and that it will be interesting to see how the City Venture project will do with the smaller, mixed-use spaces. He explained that city-wide, it has been a real challenge to identify brick-and-mortar users for traditional retail.

Chairman Hemmens called for discussion from the Commission.

Vice-Chairman Davis commented that he thinks this is still a viable plan for this area and with all the housing close by, it makes even more practical sense to have convenient shopping within walking distance.

All of the Commissioners agreed to grant the extension.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-28, approving a one-year time extension from September 15, 2014, to September 15, 2015, for CPD-236. 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**

Director Norman reported on the following:

- A Joint Study Session with the City Council and the Planning Commission has been scheduled for Wednesday, November 19<sup>th</sup>, in the Administrative Conference Room for a discussion on the preliminary draft of the new Wireless Telecommunications Facilities Ordinance. The FCC (Federal Communications Commission) has released its new rules regarding Wireless Telecommunication Facilities and that Staff, the City Attorney's office, and Special Counsel (Jonathan Kramer) are now drafting a new ordinance to respond to the new rules. Since the meeting, it has been moved to December 10<sup>th</sup>.
- Staff will soon be starting the update of the Noise Element of the General Plan. There will be a Joint Study Session scheduled in the future to start this effort.
- Staff is processing plans for the new acute care wing of St. John's Dignity Health Hospital. It is anticipated that the application will come before to the Planning Commission during the first quarter of the next year.
- Pizza Rev will be opening this week, and Chipotle will be opening next week at the Camarillo Premium Outlets. Smashburger, Pick-Up Stix, and Yogurtland are all under construction and expected to open within the next 30 days.

### **PUBLIC COMMENTS**

There was no public comment.

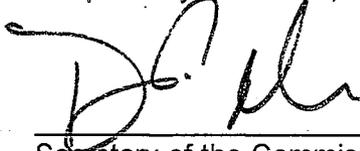
### **COMMISSION COMMENTS**

There were no Commission comments.

### **ADJOURNMENT**

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 8:26 p.m.

Respectfully submitted,



Secretary of the Commission

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