



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, December 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: Dave Norman, Director
Joe Vacca, Assistant Director
Don Davis, Assistant City Attorney
Tali Tucker, City Engineer
Jackie Lee, Associate Planner
Tim Moran, Planning Technician
Laura Fox, Recording Secretary
There were 14 people in the audience.

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

MINUTES - Regular meeting of December 2, 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 unanimous vote of 5-0.

PUBLIC COMMENTS

There were no comments from the public.

PUBLIC HEARING

TT-5671M(2), Ran/Rancho Associates

An application has been received from Ran Associates & Rancho Associates requesting modifications to the affordable housing conditions of approval to previously-approved Tentative Tract Map 5671. The modifications to the conditions include how rents or sales prices for lower income units are to be determined and the timing for land to be transferred to an affordable housing developer. No changes to the design of the subdivision or number of lots would occur.

Tentative Tract (TT) 5671 is located within the Springville Specific Plan area, north of U.S. Highway 101/Ventura Freeway, south of Ponderosa Drive, and east and west of Springville Drive. The site is zoned RPD (Residential Planned Development), CPD (Commercial Planned Development), CMU (Village Commercial Mixed Use), PO (Professional Office), OS (Open Space), and RE (Rural Exclusive).

Associate Planner Lee gave an overview of the modifications to the conditions of approval to previously-approved Tentative Tract Map 5671 utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Vice-Chairman Davis asked if the development agreement was satisfactory in ensuring that the affordable units will be provided. Assistant City Attorney Davis responded that staff had been working on the agreement which will also be a recorded document against the entire property.

Commissioner Lusk asked if something happened to the affordable housing builder, would the penalties be against the original developer or the affordable housing builder. Assistant City

Attorney Davis replied that penalties go with the property, as there are restrictions on new building permits on a portion of the site which has a significant number of future developments.

Commissioner Boyce pointed out incorrect numbering on Exhibit A. Associate Planner Lee thanked Mr. Boyce for the correction.

Chairman Hemmens said it appeared that there were several Code sections that determined the number of units or the rent and asked if one has priority over the other. Ms. Lee responded that one sets forth the maximum income, one sets forth the percentage of income, and one relates to the maximum rents according to the HUD Guidelines. Director Norman added that the language was added due to the City not knowing what type of funding the affordable builder will receive and that the City did not want to step in the way of that.

Chairman Hemmens asked what kind of evidence would the City need from the affordable housing developer to prove that the financing can be obtained. Ms. Lee responded that one of the conditions of approval requires a proforma to be submitted and approved by the Director.

Chairman Hemmens said he was unclear as to what the timeline was for the recordation of the tract map. Ms. Lee responded that the first thing that needs to occur is the recordation of the affordable housing agreement before the recordation of Tract 5671. She said the applicant is requesting a modification to allow the transfer of the affordable lot at a later date in order to allow time to secure a developer.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Dennis Hardgrave, applicant representative: Mr. Hardgrave gave an overview of the project history, reported that they are under a letter of intent with a reputable affordable builder, and that the owners completely concur with the agenda report and condition modification.

Kirk Maxson, resident of Camarillo: Mr. Maxson asked how many additional units would be added to the project. He explained that traffic has significantly increased and that there have been numerous wrecks. Director Norman addressed Mr. Maxson's concerns about the number of units and told him that staff would do the calculations for the buildout of Springville and email him the information.

Commissioner Lusk stated that the 20 percent is of the 515 proposed unrestricted units and asked if that was the base used for the 20 percent. Ms. Lee answered in the affirmative, as 103 affordable units would satisfy the requirement for up to 515 market-rate units. She added that if that number goes over 515, then additional affordable units would be required within the unrestricted developments.

Mr. Hardgrave said the construction for the Ponderosa Drive could start within 30 days.

There were no further public comments.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Hemmens called for a discussion from the Commission.

Upon an inquiry from Commissioner Boyce, Ms. Lee clarified that the 20 percent is from the unrestricted units and that the affordable units are not included.

The Commissioners stated that they were satisfied that the modifications would allow the process to move forward, and also gives the City the assurance that the affordable units would be built.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-30 with the correction of the numbering in Exhibit A, recommending approval of a request by Ran Associates and Rancho Associates for modifications to conditions of approval Nos. 234 thru 237, pertaining to affordable housing for Tentative Tract Map 5671, further described as TT-5671M(2). 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

CPD-77M(4) and CUP-362, Plantation Bay Hotels, LLC

Applications have been received from Plantation Bay Hotels, LLC, requesting a Conditional Use Permit (CUP) for a new tower of approximately 52 feet in height (with the remaining three-story building maintaining existing building heights of approximately 36 feet), in conjunction with a major modification to Commercial Planned Development (CPD) No. 77, requesting approval of a façade remodel and internal floor plan renovation of an existing 105-room hotel. The existing three-story hotel building was constructed in 1981, on an 1.97-acre parcel southwesterly of Central Avenue and north of the U.S. Highway 101/Ventura Freeway at 4444 Central Avenue in the CPD Zone.

Assistant Director Vacca gave an overview of the project utilizing a PowerPoint presentation. Chairman Hemmens invited questions from the Commission.

Commissioner Lusk asked for clarification on the term, "conversion." Assistant Director Vacca responded that the hotel is converting from its existing branding to a Fairfield Inn & Suites.

Chairman Hemmens asked if this might convince Caltrans to repair the aprons north and south of the Central Street Bridge. City Engineer Tucker replied that that is in the future.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Chairman Hemmens read a non-verbal comment card into the record from Mr. Gary Cushing of the Camarillo Chamber of Commerce who stated: "The Camarillo Chamber supports the upgrade of the hotel, and believes the design conforms to Camarillo."

Cory Creath, Axis Architecture & Design, applicant representative: Mr. Creath commended the collaboration with staff and is very pleased with the outcome. He stated he is available for any questions.

There were no further public comments.

Chairman Hemmens then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report

Vice-Chairman Davis reported that the Committee reviewed the design. He said that the Committee feels the design represents an upgrade to the building and is more contemporary to what the City is trying to achieve in the community. He said that the use of the materials and colors are appropriate. He added that the tower height increase does not bother them at all and, in fact, the tower faces the freeway more and provides additional architectural elements. Vice-Chairman Davis explained that the vertical treatments at the end, as well as the center portions of the building add to the design of the building. The concern he raised was that the dark brown stucco treatment was too dark and will leave that to the conditions of approval. He also indicated another concern he has was that the parking lot needs to be resurfaced.

Chairman Hemmens called for a discussion from the Commission.

The Commissioners all supported the project.

Vice-Chairman Davis moved to add a condition to resurface the parking lot.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-31, with the addition of a condition to repave the parking lot, approving a request by Plantation Bay Hotels, LLC, for a conditional use permit (CUP) for an increase in building height for a three-story building to a maximum of 36 feet, with a central tower element at a maximum of 52 feet, described as CUP-362, and modification of No. 4 to CPD-77 for a remodel of the existing hotel into a Fairfield Inn And Suites Brand Hotel, in the CPD (Commercial Planned Development) Zone. It was MOVED by Commissioner Boyce, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a unanimous vote of 5-0, the MOTION CARRIED.

CPD-171M(10), Starbucks

An application has been received from Starbucks requesting approval of a major modification to a commercial planned development permit, CPD-171M(10), for the construction of a 827-square-foot, take-out coffee service kiosk. The project includes the construction of an approximately 40-square-foot visitor information kiosk that will service the outlets.

The project site is a 24.55-acre parcel within the Camarillo Premium Outlets shopping center located south of the U.S. Highway 101/Ventura Freeway and west of Carmen Drive. The project will be located on an existing patio common area in between two existing commercial buildings that are currently occupied by Banana Republic to the east and by Nautica to the west. The project site is located within the City's CPD (Commercial Planned Development) Zone.

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

Commissioner Edsall asked if the surrounding tenants were concerned if their businesses would be blocked. Mr. Moran replied that they worked only with the owners of the outlets and added that having a Starbucks at that location would probably draw more business.

Chairman Hemmens asked if there was adequate room to walk around. Mr. Moran responded that there is enough room.

Chairman Hemmens asked if additional parking was required. Director Norman replied that this is seen as an incidental use.

There were no further Commission comments.

Linda Frost, Manager of the Camarillo Premium Outlets: Ms. Frost stated that the surrounding tenants cannot wait for the addition of a Starbucks. Ms. Frost gave an overview of the history of the project and stated that discussions have occurred over the last two years. She added that the visitor kiosk will provide a focal point for the tourism in Camarillo and generally assist the visitors from all over the world and will also be located near the trolley stop.

Jim Delehoy, representing Starbucks Coffee: Mr. Delehoy thanked the owners of the outlets and thanked staff for their collaboration. He stated he was available for any questions.

Commissioner Boyce asked why Starbucks chose a kiosk rather than a walk-in store. Mr. Delehoy responded that this will be the fifth "coffee stand" in the country and is designed as an in-fill location. He explained they were looking for a unique point of distribution in a high-traffic outlet center. He said that being centrally located allows them to serve multiple quadrants of the center.

Vice-Chairman Davis asked what was going to happen to the Starbucks at the Albertson Center when the drive-through was built. Mr. Delehoy responded that it is the same landlord and that the Starbucks will be relocated.

There was no further public comments.

Architectural Review Committee Report

Commissioner Edsall reported that the Committee reviewed the design and thought it was compatible and was a clever use of the space. He said the Committee was in favor of the design and recommended approval.

Chairman Hemmens called for a discussion from the Commission.

Vice-Chairman Davis said that he feels it is very compatible with the surrounding architecture and is located where there will be a lot of traffic.

Mr. Lusk suggested a field trip for the Commission when the Starbucks is completed.

Commissioner Boyce agreed it was a good product.

There were no further Commission comments.

In response to a call for a resolution by Chairman Hemmens, Director Norman introduced Resolution No. PC 2014-32, approving a major modification request by Starbucks for the construction of an 827-square-foot, take-out food service kiosk within the Camarillo Premium Outlets shopping center in the CPD (Commercial Planned Development) Zone, further described as CPD-171M(10). It was MOVED by Commissioner Edsall, SECONDED by Commissioner Lusk, to waive further reading and adopt. With a unanimous vote of 5-0, the MOTION CARRIED.

DIRECTOR'S REPORT

Director Norman reported on the following:

- There will be a Joint Study Session with the City Council on January 14th, at 6 pm to review the draft Wireless Telecommunications Facilities Ordinance. On that same evening, there will be a Joint Meeting for ethics training, beginning at 7:30 pm.
- The first Humans vs. Zombies game under the revised Special Events Ordinance will take place this Saturday in F Canyon, with a second game on January 3, 2015.
- The Commission will consider a General Plan Amendment and Zone Change for the vacant eight-acre industrial property, at the corner of Verdugo and Camino Ruiz, on February 3rd. The developer is proposing changing the land-use designation of this property from Industrial to High-Density Residential for the construction of condominiums.
- Despite the sighting of a banner at the corner of Arneill and Las Posas Roads during Saturday's Christmas Parade, a Hooter's Restaurant is not coming.

PUBLIC COMMENTS

There were no public comments.

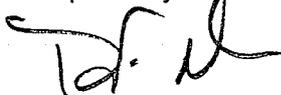
COMMISSION COMMENTS

Commissioner Lusk complimented the staff in all that they do for the Commission. The other Commissioners agreed.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Hemmens adjourned the meeting at 8:39 p.m.

Respectfully submitted,



Secretary of the Commission

If (F:\PLANNING COMMISSION\MINUTES\2014\2014 12-16 pc minutes .docx)