



CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, January 6, 2015
City Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Davis 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
Lisa Kurihara, Deputy City Attorney
Jackie Lee, Associate Planner
Carlos Torres, Planning Technician
Laura Fox, Recording Secretary
Two people in audience

The Pledge of Allegiance was led by Commissioner Edsall.

Minutes – Regular meeting of December 16, 2014

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

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSION REORGANIZATION FOR 2015

Chairman Hemmens invited nominations for the new Chairman of the Planning Commission for the coming year. Commissioner Edsall nominated Larry Davis as the Chairman. There being no further nominations, it was MOVED and SECONDED to close nominations. By a unanimous vote of 5 – 0, Larry Davis was confirmed as the new Chairman of the Planning Commission.

PRESENTATION OF PLAQUE TO JOE HEMMENS (outgoing Chairman)

Chairman Davis presented a plaque to outgoing Planning Commission Chairman Hemmens and expressed appreciation on behalf of the Commission for his service as the Chairman of the Planning Commission for the past year. Commissioner Hemmens stated that it is an honor to serve on the Planning Commission and that he feels fortunate to have served for the last eight years.

PLANNING COMMISSION REORGANIZATION FOR 2015 (continued)

Chairman Davis opened the nominations for Vice-Chair. Commissioner Edsall nominated Walt Lusk as Vice-Chair. There being no further nominations, it was MOVED and SECONDED to close nominations. By a unanimous vote of 5 – 0, Walt Lusk was confirmed as the new Vice-Chair of the Planning Commission.

It was further confirmed by unanimous vote that Commissioners Edsall and Hemmens will serve on the Architectural Review Committee, and Commissioners Boyce and Lusk will serve on the Ordinance Committee for the coming year.

PUBLIC HEARING

CUP-363, All Vet Care

An application has been received from Dr. Yaron Shmueli and Dr. Sharon Gold Shmueli requesting approval of a conditional use permit for the operation of a 2,595-square-foot veterinary office within an existing industrial building located at 4065 Mission Oaks Boulevard (Building L), Suite A, within the City's M-1 (Light Manufacturing) Zone.

Associate Planner Jackie Lee gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

Vice-Chairman Lusk asked how a larger animal, like a horse, would be treated. Ms. Lee responded that the applicants are present and would be able to answer that question. Vice-Chairman Lusk also inquired as to where an animal that needed to stay overnight would be kept.

Commissioner Boyce asked why a veterinary office would need a CUP. Director Norman responded that it is due to general public safety.

There was no further Commission comments.

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

PUBLIC HEARING OPENED

Yaron Shmueli, All Vet Care: Dr. Shmueli responded to the question of overnight care by stating that in most cases, they are not intending to leave any patients overnight, but if there was a need, someone would stay with them. Dr. Shmueli said that they do not treat large animals at their location. He added that they will do acupuncture at the animal's home, but the office is strictly for small animals. Dr. Scmueli said that what they are bringing to the City is not just another veterinary office, but something that combines different approaches at affordable prices.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Davis called for a discussion from the Commission.

Commissioner Edsall said that he thinks it is a great location and a good addition to the City. Commissioner Hemmens said he thinks it is a compatible use and is a good addition. Commissioner Boyce concurred.

There were no further comments from the Commission.

In a response to call for a resolution by Chairman Davis, Director Norman introduced Resolution No. PC 2015-01, approving a request by Dr. Yaron Shmueli and Dr. Sharon Gold Shmueli for a conditional use permit for the operation of a veterinary office within an existing industrial building, further described

as CUP-363. It was MOVED by Vice-Chairman Lusk, SECONDED by Commissioner Hemmens, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

PUBLIC HEARING

Zone Ordinance Amendment: Chapter 19.61, Temporary Use Permit

The proposed addition of Chapter 19.61, Temporary Use Permit (TUP) would allow the Director of Community Development to administratively permit the temporary use of property for uses that are compatible with surrounding properties, have adequate parking (or parking that can be arranged off-site), and are generally exempt from the requirements of the California Environmental Quality Act (CEQA). Such permits would be issued for up to six (6) months, with the ability to renew the permit for an additional six (6) months. Prior to issuing the TUP, the Director would be required to notify all property owners within 300 feet of the subject property. The Director's determination would be filed with the City Clerk and the Secretary of the Planning Commission. The Director's decision on a TUP application, extension, or revocation would be appealable to the Planning Commission. The City Council could order a review of any decision of the Director or the appeal decision of the Planning Commission.

Chairman Davis invited questions from the Commission.

Commissioner Edsall asked how the 300-foot notification will work procedurally, as this appears to be an over-the-counter approval. Director Norman responded that prior to issuing the TUP, notification would be sent out to owners within the 300-foot radius with a description of the proposed use. He said the card would also have contact information to respond with comments, as it is the intent that the use will be approved in 10 days. Director Norman said people have the ability to provide comments, and he has the ability to weigh the input and decide whether to place conditions on the TUP. He also stated that the approval may be appealed up to 10 days after the approval is given.

Commissioner Hemmens asked for clarification that if there were an appeal, and the matter came before the Planning Commission, then the activity would not take place until the Commission heard the appeal. Director Norman responded that once any legitimate appeal has been made, it stays the decision of the Director pending the outcome of the decision of the Planning Commission.

Commissioner Hemmens asked if an appeal ends at the Planning Commission, or if it can be taken to the City Council. Director Norman responded that he believes it can be appealed to the City Council.

There were no further Commission comments.

Chairman Davis OPENED the public hearing.

PUBLIC HEARING OPENED

There was no public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Chairman Davis called for a discussion from the Commission.

The Commissioners all concurred that the Ordinance made sense and supported its approval.

In a response to call for a resolution by Chairman Davis, Director Norman introduced Resolution No. PC 2015-02, recommending approval to the City Council of adding Chapter 19.61 (Temporary Use Permits) to Title 19 (Zoning) of the Camarillo Municipal Code. It was MOVED by Commissioner Boyce, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

An application has been received from EFT Enterprises, L.P., requesting approval of a modification to the existing industrial buildings located at 4530 Adohr Lane in the LM (Limited Manufacturing) Zone. The application proposes the division of two (2) existing single-user industrial buildings into a multiple-tenant use, reconstruction of two tenant entrances, and the addition of windows to the front elevation of Building E.

Planning Technician Carlos Torres gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

Commissioner Hemmens asked what happened to Solar World. Mr. Torres answered that they moved to Oregon.

Commissioner Boyce asked if the proposed windows were required by the City, or if the applicant requested them. Mr. Torres replied that that the applicant requested them, as there are going to be offices in that location.

There were no public comments.

Architectural Review Committee Report

Commissioner Edsall reported that the Committee reviewed the project, and they feel that the update is an improvement for the area and is compatible with the newer buildings in the area. He stated that the Committee recommends approval.

Chairman Davis called for a discussion from the Commission.

There were no further comments from the Commission.

In a response to call for a resolution by Chairman Davis, Director Norman introduced Resolution No. 2015-03, approving a major modification request by EFT Enterprises, L.P., to divide two existing, single-use industrial buildings into a multiple-tenant use, reconstruction of two tenant entrances, and the addition of windows to the existing industrial building, further described as IPD-23M(18). It was MOVED by Commissioner Hemmens, SECONDED by Vice-Chairman 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:

- **Humans vs. Zombies Games:** The City had two Humans vs. Zombies games that were held in F-Canyon. There were no complaints received from the surrounding residential community, and everyone had a great time. This season's games were fundraisers for the Wounded Warrior Project. The applicant, Evan Ovadia, works for Google and they agreed to match the proceeds. They will be making a donation of \$3,623.
- **Joint Study Session:** There will be a Joint Study Session on January 14, starting at 6 p.m., to discuss the City's Wireless Telecommunications Facilities Draft Ordinance.
- **Joint Study Session:** The Joint Study Session for AB1234 Ethics Training may be postponed or cancelled, as the Council calendar is very heavy right now.
- **Smoking Ordinance:** The Council will be considering an amendment to the Municipal Code that will treat the sale of electronic smoking devices and products in the same manner as tobacco products.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

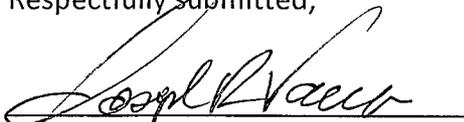
Commissioner Boyce stated that he believes the Commissioners had their last AB1234 training two years previous at the Commissioners' Academy.

Chairman Davis requested staff schedule a tour of the City.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:22 p.m.

Respectfully submitted,



Secretary of the Commission

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