



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, January 20, 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, Hemmens, Vice-Chairman Lusk, and Chairman Davis

Absent: None

Staff Present: Dave Norman, Assistant City Manager
Joe Vacca, Interim Director
Don Davis, Assistant City Attorney
Tali Tucker, City Engineer
Bill Golubics, Traffic Engineer
Jackie Lee, Associate Planner
Carlos Torres, Planning Technician
Tim Moran, Planning Technician
Laura Fox, Recording Secretary
Eighteen (18) people in the audience

The Pledge of Allegiance was led by Chairman Davis.

Minutes – Regular meeting of January 6, 2015

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 5 – 0.

Minutes – Special meeting of January 14, 2015

There was a MOTION by Commissioner Boyce, a SECOND by Commissioner Edsall, to approve the minutes as submitted. The Motion carried with a vote of 4 – 0 – 1, with Commissioner Hemmens abstaining.

PUBLIC COMMENT

There was no public comment.

PRESENTATION OF PLAQUE TO WAYNE BOYCE

Chairman Davis presented a plaque and tile to outgoing Planning Commissioner Wayne Boyce and expressed appreciation on behalf of the Commission for his eight years of service to the Planning Commission.

SEATING AND SWEARING IN OF CHRIS VALENZANO

Assistant City Manager Dave Norman led Mr. Chris Valenzano in his oath as a Planning Commissioner. Mr. Norman also presented the new Commissioner with his official pin.

PUBLIC HEARING

CUP-32M(4), Camarillo Springs Country Club Village

The City of Camarillo has received an application from Rick Moraga requesting approval of a modification to an existing Conditional Use Permit (CUP-32) to modify the exterior architectural facade of the existing recreation building and remodel a portion of the interior floor plan. The subject site is located at 801 Camarillo Springs Road in Camarillo Springs at the northwest corner of Camarillo Springs Road and Irena Avenue. The subject parcel is approximately 41,300 square feet and is located in the Rural Exclusive (RE) Zone.

Planning Technician Tim Moran gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

Vice-Chairman Lusk asked if the facilities would be open to the residents during construction.

Chairman Davis OPENED the public hearing.

PUBLIC HEARING OPENED

Rick Moraga, RGM Architect, representing the applicant: In response to Vice-Chairman Lusk's question, Mr. Moraga replied that they are going to try and keep the facility open as they will try and shift things around. He said that there will be periods of time that some areas would be closed, but for the most part, they are going to try and keep it open.

Commissioner Valenzano commented that he had spoken to staff about pages 2 and 3 of the agenda report stating that the bathrooms were going to be remodeled to be more accessible and that there will not be a bathroom added. Mr. Moraga confirmed that the current bathrooms will be updated and that there will be an accessible bathroom added that will be unisex, which is currently a storage area.

Interim Director Vacca added, as a point of clarification, that that addition will be within the interior footprint that exists on the building, and that there will be no structural addition onto the outside areas of the building.

There were no further Commission comments.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report

Commissioner Edsall reported that the Committee reviewed the project, and they felt that in light of the fact that it was built in 1981, it is a welcome upgrade and is compatible with that area. He said that there is a lot of deferred maintenance that will also be taken care of at the same time. He stated that the Committee recommends approval of the design.

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, Interim Director Vacca introduced Resolution No. PC 2015-04, approving a request by Rick Moraga to modify the exterior architectural facade and

remodel a portion of the interior floor plan of the existing recreation building, further described as CUP-32M(4). It was MOVED by Commissioner Hemmens, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

PUBLIC HEARING

LD-532, Polar Industrial Investments, LLC

The City of Camarillo has received an application from Jerrold Felsenthal of Polar Industrial Investments, LLC, for a Land Division (LD-532) to subdivide a 2.945-acre lot into two (2) lots currently containing a 12,800-square-foot industrial building located at 3841 Mission Oaks Boulevard. The subject property is located on the northwest corner of Camarillo Ranch Road and Mission Oaks Boulevard. The property is within the City's LM (Limited Manufacturing) Zone. The application is being processed concurrently with companion Industrial Planned Development (IPD) applications: IPD-400 and IPD-401M(1).

IPD-400, Polar Industrial Investments, LLC

The City of Camarillo has received an application from Polar Industrial Investments LLC, Jerrold Felsenthal, requesting approval of an industrial planned development permit (IPD-400) to construct a multi-tenant use industrial building totaling 24,102 square feet on a proposed 1.899-acre lot to be located 170 feet west of the northwest corner of Camarillo Ranch Road and Mission Oaks Boulevard. The property is located at 3841 Mission Oaks Boulevard and is within the City's LM (Limited Manufacturing) zone. The application is being processed concurrently with companion applications Industrial Planned Development (IPD-401M) and Land Division (LD-532).

IPD-401M(1), Polar Industrial Investments, LLC

The City of Camarillo has received an application from Jerrold Felsenthal of Polar Industrial Investments, LLC, requesting approval of a modification to an existing industrial building permit, IPD-401M(1), located at 3841 Mission Oaks Boulevard in the LM (Limited Manufacturing) Zone. The application proposes the addition of a tower element, modifications to the exterior building façade, and site improvements on a 1.046-acre lot located on the northwest corner of Camarillo Ranch Road and Mission Oaks Boulevard. The application is being processed concurrently with companion applications: Industrial Planned Development No. 400 (IPD-400) and Land Division No. 532 (LD-532).

Interim Director Vacca explained that while there are three separate entitlement applications, they all relate to the same subject site, and for the purpose of staff's presentation, all of the applications will be presented at one time. He also explained that there will be a public hearing for the land division and that since there are three applications, there will be three separate actions that will need to be taken. Planning Technician Torres, before starting his presentation, pointed out that on page 3 of the staff report for the LD, and on page 3 of IPD-400 and IPD-401, there were typos. He explained on the chart of the LD report, it is supposed to be "322" average. He explained that on page 3 of IPD-400, on the section for parking and loading, it should say "one (1) space for every 500"--which is the same for IPD-401. Mr. Torres then gave an overview of each of the projects, as they are related, by utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

Vice-Chairman Lusk asked if the projects met all the requirements of the Heritage Zone. Planning Technician Torres replied in the affirmative.

There were no further Commission comments.

Chairman Davis then OPENED the public hearing.

PUBLIC HEARING OPENED for LD-532

Jerrold Felsenthal, applicant for Polar Industrial Investments, LLC.: Mr. Felsenthal thanked staff for their help with the projects. He said they are in sync with the conditions, but asked for clarification on Condition Nos. 1, 65, 67, 71, and 88. City Engineer Tucker explained each of the conditions to the applicant's satisfaction.

Commissioner Hemmens asked if the water rights would have been dedicated to the City in the prior land division. City Engineer Tucker responded that this did not have a prior land division associated with it.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report

Chairman Davis, who substituted for Commissioner Hemmens, reported that the Committee reviewed the projects, and that they are glad the older buildings were being upgraded and treated to the standards expected in the City. He said the colors, parapets, and materials blended in with the area and were complementary to the buildings themselves. He stated that the Committee recommends approval of the design.

Chairman Davis called for a discussion from the Commission.

Commissioner Hemmens said that the design and the architecture are attractive and fits in with the buildings in that area. He added that the architect did a very good job with the buildings.

Commissioner Edsall concurred and said that this should make the vacant building more attractive to tenants. Vice-Chairman Lusk agreed.

Commissioner Valenzano said that he is very pleased the loading docks are in the rear of the buildings and are not visible from the main frontage road.

Chairman Davis suggested that the employee patio area on the existing building, which is right next to the freeway, swap with a couple of parking spaces to allow the lunch area to move to the back. Interim Director Vacca said that they can analyze that with the applicant in plan check. Michael Chait, Architect, said that they would not object to such a change.

Chairman Davis said he would leave this with staff to review with the architect the feasibility of such a change. Interim Director Vacca said that they would also consider the potential tenants and how they would like to use the building, as well.

Commissioner Valenzano asked if there were any existing above-ground utilities in that area that would need to be undergrounded. Mr. Chait answered that the only above-ground utility existing is an Southern California Edison transformer on the north side of the building. He said that the current building does not have sprinklers, so there is no backflow device; however, the new building will (have sprinklers), so there will be a backflow device. City Engineer Tucker confirmed that there are no utilities that need be undergrounded.

There were no further questions from the Commission.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-05, approving a request by Jerrold Felsenthal of Polar Industrial Investments, LLC, for a land division to subdivide an approximately 2.945-acre lot into two (2) lots, further described as LD-532. It was MOVED by Commissioner Edsall, SECONDED by Commissioner Hemmens, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-06, approving a request by Jerrold Felsenthal of Polar Industrial Investments, LLC, for construction of a multi-tenant industrial building, further described as IPD-400. It was MOVED by Vice-Chairman Lusk, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-07, approving a request by Polar Industrial Investments, LLC., for modifications to the exterior building façade and site improvements to an existing industrial building, further described as IPD-401M(1). It was MOVED by Commissioner Hemmens, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

PUBLIC HEARING

RPD-172M(1), elacora Springville, LLC

An application has been received from elacora Springville, LLC, requesting approval of a modification to a previously-approved Residential Planned Development (RPD) permit no. 172. RPD-172 was approved by the Planning Commission on December 6, 2011, to develop 84 residential cluster units on approximately 11 acres within TT-5561. The requested modification proposes changes to the approved plot plans, floor plans, and exterior elevations, but would retain the same cluster design that was previously approved and will not increase the number of dwelling units within the project.

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

Chairman Davis invited questions from the Commission.

There were no Commission comments.

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

PUBLIC HEARING OPENED

Harriet Rapista, Comstock Homes: Ms. Rapista thanked staff and stated they are in agreement with the conditions. She stated that she is available for questions. There were no questions of the applicant.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report

Commissioner Edsall reported that the Committee reviewed the project, and said that even though their focus was on the elevations and were very pleased with those, he said that the improvements to the floor plans were very nice, too. He said that the variety of the elevations were a plus and 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, Interim Director Vacca introduced Resolution No. PC 2015-08, approving a request by elecora Springville, LLC, for a modification to a Residential Planned Development Permit, further described as RPD-172M(1). It was MOVED by Commissioner Edsall, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

PUBLIC HEARING

RPD-183M(1), elacora Springville, LLC

An application has been received from elacora Springville, LLC, requesting approval of a modification to a previously-approved Residential Planned Development permit No. 183. (RPD-183); which was approved by the Planning Commission on December 6, 2011, to develop 75 detached, alley-loaded residential units on approximately 12.59 acres of land within Tentative Tract Map No. 5561 (TT-5561). The requested modification proposes to modify the approved floor plans by increasing the floor area of each unit and reducing the 18-foot driveway aprons in front of the garages to five feet (5'). In lieu of providing parking on the driveway, each unit will provide one (1) open 9-foot-by-20-foot guest parking space on the side of the garage. In addition, the modification proposes changes to the approved exterior elevations. The project will continue to provide three (3) different floor plans with three (3) different elevation options: Spanish, Craftsman, and Monterey. The proposed modifications would retain the same alley-loaded design that was previously approved and will not change the number of dwelling units within the project. The project site is located north of U.S. Highway 101/ Ventura Freeway, approximately 880 feet south of Ponderosa Drive, and east of Earl Joseph Drive in the Springville Specific Plan area. The subject property is within the City's RPD-10U (Residential Planned Development, 10 dwelling units per acre maximum) and RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum) Zones.

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

Chairman Davis invited questions from the Commission.

Commissioner Valenzano asked if the streets are going to be public or private and Homeowners Association (HOA) controlled or under the City. Ms. Lee responded that they will be private streets.

Commissioner Valenzano asked if there was a potential that at some point the HOA could restrict parking on the street without City approval. Ms. Lee responded that the HOA will be required to submit CC&Rs (Covenants, Conditions, and Restrictions) to the City for review and approval by the Public Works Department, Community Development, and City Attorney's office.

Commissioner Valenzano asked how the increase in size of the units will affect the affordability of the homes. Ms. Lee responded that these are not affordable homes but are adjacent to affordable homes.

Commissioner Hemmens asked if this modification request would fall under the new Parking Ordinance for multi-family units. Ms. Lee responded that it does not, as this is a single-family development with individual lots.

Commissioner Hemmens remarked that it seems that this would have the same parking issues, as this has smaller streets, a lack of parking, and is rather dense. Assistant City Manager Norman replied that he had the same questions regarding not only this project, but all of the other projects in Springville. He explained that the Springville area is under its own Specific Plan, with its own parking requirements, and would not be subject to the new parking requirements imposed by the City.

Ms. Lee added that what is unique about this project is that each unit faces onto a local street which provides for adequate width to park a car on each side of the street. She said that on the south side of the street, there are no units, as it is a stormwater facility.

Commissioner Hemmens said that he views the parking apron as a parking spot for the resident, because in his experience, they use a two-car garage to maybe park one car and use for storage, especially in smaller homes. He stated that he believes that if the requirement for the apron were waived, there will be more parking on the street, and the guest parking stall will be used for the residents.

Commissioner Hemmens asked what the rationale was in removing the two parking spots on the driveway for the one parking spot adjacent to the driveway. Ms. Lee responded that the applicant is requesting this

modification primarily to make the units more livable. She said that currently, the floor plans provided for a rather small first floor, and the modification would add to the livable area on the first floor and provide a first-floor bedroom, where that was not previously available.

Commissioner Hemmens said that he agrees with making the first floor more livable, but feels it is a mistake to get rid of the driveway apron, as that is a valuable parking spot for residents who will not use their garages to park their cars. He said that he thought that one of the issues that the new Parking Ordinance was trying to address was to get cars off the adjacent streets. Mr. Norman replied that that was correct; however, in the new parking standards, it does allow for the substitution of a side parking stall for an apron. He said that if there is no side parking stall or apron, then the guest parking requirements would go up.

Commissioner Edsall asked that even though the previous design had a longer driveway, wasn't it anticipated to have tandem parking. Ms. Lee responded that was correct, as the previous plan showed an 18-foot driveway in front of each garage and that would park two vehicles. However, it would obstruct being able to get into the garage and that is a drawback, as it ultimately functions as two tandem parking stalls, which would involve coordinating and moving a vehicle to get into the garage.

Commissioner Valenzano asked if there are not going to be driveways, then what is the purpose of having the alley and not just allowing for a backyard. Ms. Lee responded that this design promotes what the Specific Plan objectives are: To create more of a pedestrian-oriented atmosphere by putting the garages in the back of the units and not having the appearance of just a long row of garages along the street.

Commissioner Valenzano asked if there will not be an atmosphere of cars parked in front of all the homes. Ms. Lee explained that the guest parking on the street would be allowed, regardless of whether the modification moves forward, as the existing approved design allows for it.

Chairman Davis said he thinks we are dealing with tradeoffs, as to whether we want more livable units or another parking space adjacent to the unit. He said if the garages were on the front of the units, due to the width of the lots, there would not be much parking on the streets. He added that if the resident were to use the side parking spot without using the garage, that would somewhat reduce the burden on the street. He reiterated that there are tradeoffs.

Commissioner Hemmens asked if the City could require the HOA to have in the CC&Rs that the residents have to park two cars in the garage. Assistant City Attorney Davis responded that that would be difficult, as the HOA would be the ones enforcing it. He said that another way is to limit street parking.

There were no further Commission comments.

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

PUBLIC HEARING OPENED

Harriet Rapista, Comstock Homes: Ms. Rapista thanked staff and said they were in agreement with the conditions. She then introduced Dave Lauletta, Comstock Homes CEO, to say a few words.

Dave Lauletta , CEO, Comstock Homes: Mr. Lauletta said that as a matter of experience, they build hundreds of these homes, and in a previous development that was almost identical to the (current) modification, they did have limits on the parking. He said that this development is in the lower end of the project and is not one of the (more) commonly traveled roads. He said that in their experience, the majority of the parking on the streets will be on the weekends, which is the lower traffic time. He added that they are within the requirements of the Specific Plan. He said that adding 400 square feet on the first floor makes a big difference and are a very popular product. He added that if there is a large apron, then

the garage is used for storage; however, if you do not have an apron, then one space in the garage is used for parking.

There were no further comments from the public.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Architectural Review Committee Report

Commissioner Edsall reported that the Committee reviewed the project, and they liked the design as there is a lot of detail. He said that they had spoken about the tradeoffs of shortening the driveway and having less concrete, which improved the aesthetics. He stated that the Committee recommends approval.

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated that he was torn on the issue and wished there was a different alternative. He said his biggest concern was keeping the cars off the street. He said he has a hard time cutting down the parking from two to one--knowing that most people use their garage for things other than parking their cars. He said that he does not think enough parking is being provided, especially with homes with more than two cars. He said he thinks it is going to cause more problems for the residents allowing this go through.

Vice-Chairman Lusk said he was very impressed with the appearance of the project and thinks this is a tradeoff in the right direction.

Commissioner Edsall said that he thinks the uniqueness of the project being at the very end--almost up against the U.S. Highway 101/Ventura Freeway and the stormwater area—that there seems to be a larger amount of street parking and that helps with the tradeoff and is not a main arterial for traffic. He also said that with the applicant's history with a similar project, he thinks he can support it.

Commissioner Hemmens said he understands what the applicant is saying and appreciates their experience with this particular product, but that he agrees with Mr. Valenzano. He agrees it is a tradeoff, and that you have to build what the market accepts and what the market demands. He also agrees that, aesthetically, it is less attractive to have more of the concrete apron, but feels valuable parking for the resident is being given up, and it will not be just a two-person household, as, at some point, there will be teenagers and will need the parking. He said they will be forced to park on the streets, which he understands is allowed on the streets under the Specific Plan, but as was stated, the whole idea behind the alley entry is to be able to drive down the streets and see the homes and not a bunch of cars. He said that he thinks that is going to exacerbate (the issue) if the aprons are removed from the back.

Chairman Davis said that his concern about the parking is overridden by the design of the units, which provide more livability. He said that the wide streets allow for parking on both sides, and that if the street parking gets used up, people will eventually use their garages.

There were no further comments from the Commission.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-09, approving a request by elecora Springville, LLC for a modification to Residential Planning Development Permit, further described as RPD-183M(1). It was MOVED by Vice-Chairman Edsall, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a vote of 3 – 2, with Commissioners Hemmens and Valenzano denying, the MOTION CARRIED.

PUBLIC HEARING

Zoning Ordinance Amendment: CMC Chapter 19.68 - Modifications

The proposed text amendments to Chapter 19.68, Administrative Minor Modifications, would change the title of Chapter 19.68 to “Modifications” and would establish three (3) categories of modification requests: Administrative Permit Adjustments, Administrative Minor Modifications, and Major Modifications. Currently, Chapter 19.68 only addresses Administrative Minor Modifications. The Director of Community Development would have the ability to refer architectural design modification requests to the Planning Commission Architectural Review Committee for review and/or determination of approval, denial, or modification of the request if the Director felt such direction is needed. Decisions of the Director would be appealable to the Planning Commission. Any decision of the Planning Commission would be appealable to the City Council, and the City Council could order a review of a decision of the Planning Commission.

Assistant City Manager Norman gave a PowerPoint presentation on the proposed amendment. He also stated for clarification that the staff report incorrectly states that a “notice was mailed to all property owners within a 300-foot radius”.

Chairman Davis invited questions from the Commission.

Vice-Chairman Lusk noted that the Ordinance Committee was given an opportunity to review the amendment and that they concurred.

Commissioner Edsall said that it makes good, practical common sense.

Chairman Davis said he thinks it is appropriate that these guidelines be set forth.

There were no further Commission comments.

Chairman Davis OPENED the public hearing.

PUBLIC HEARING OPENED

Jerrold Felsenthal, Polar Industrial Investments LLC.: Mr. Felsenthal said that he has served as Planning Commission Chair in Beverly Hills and that they had adopted a similar series of procedures, and not only did it make the meetings go faster and expedite the process, it made it more interesting for the Commissioners, as they did not have to deal with minor issues. He said that the Polar project that was brought forward earlier fits into this description perfectly. He said that by having the process take as long as it has, it disallowed him to rent his building for a longer period of time.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-10, recommending approval to the City Council of an amendment to Chapter 19.68 (Administrative Minor Modifications) of Title 19 of the Camarillo Municipal Code. It was MOVED by Commissioner Valenzano, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a vote of 5 – 0, the MOTION CARRIED.

(continued)

DIRECTOR'S REPORT

Interim Director Vacca reported on the following:

- **Joint Study Session:** There will be a Joint Study Session on Wednesday, January 28, 2015, to review the upcoming Noise Element.
- **Upcoming Planning Commission Meeting:** There was a review of the upcoming projects for the February 3, 2015 meeting.
- **Planning Commission Academy:** The Academy will be March 4 through March 6, in Newport Beach. The AB 1234 training workshop will be Wednesday, March 4, from 10 a.m. to Noon.
- **March 3, 2015 Planning Commission Meeting:** This meeting will be cancelled due to the majority of the Commissioners attending the Academy.
- **Planning Commission Tour:** The tentative date for the Planning Commission tour of current construction and/or recently-completed projects is on Saturday, March 14, 2015.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Chairman Davis welcomed Commissioner Valenzano to the Planning Commission.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 9:32 p.m.

Respectfully submitted,


Secretary of the Commission

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