



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, February 3, 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 Edsall, Hemmens, Valenzano, Vice-Chairman Lusk, and Chairman Davis

Absent: None

Staff Present: Joe Vacca, Interim Director
Brian Pierik, City Attorney
Tali Tucker, City Engineer
Bill Golubics, Traffic Engineer
Steve Mitchell, Principal Planner
Laura Fox, Recording Secretary
Eight (8) people were in the audience

THE PLEDGE OF ALLEGIANCE was led by Commissioner Valenzano.

APPOINT JOSEPH R. VACCA, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT, AS SECRETARY OF THE PLANNING COMMISSION

There was a MOTION by Commissioner Edsall, a SECOND by Vice-Chairman Lusk, to appoint Mr. Vacca as the Secretary of the Planning Commission via Minute Action. The Motion carried with a vote of 5 – 0.

MINUTES – Regular meeting of January 20, 2015

There was a MOTION by Commissioner Valenzano, a SECOND by Commissioner Hemmens, to approve the minutes as submitted. The Motion carried with a vote of 5 – 0.

MINUTES – Special meeting of January 28, 2015

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

PUBLIC COMMENT

There was no public comment.

PLANNING COMMISSIONER REORGANIZATION

Chairman Davis stated that there was an opening on the Ordinance Committee and opened nominations for the new Commissioner, Chris Valenzano. It was MOVED by Commissioner Edsall and SECONDED by

Vice-Chairman Lusk for Chris Valenzano to fill the vacant position on the Ordinance Committee. By a vote of 4–0–1, with Commissioner Valenzano abstaining, Chris Valenzano was appointed to the Ordinance Committee.

PUBLIC HEARING

GPA 2013-03, PB Company – Mission Oaks Townhomes

An application has been received from John Belsher representing PB Companies, requesting a change in the General Plan Land Use Element designation for an 8.66-acre vacant site at the southwest corner of Verdugo Way and Camino Ruiz from Industrial to Medium-Density Residential land use to accommodate the development of 129 residential units. The site is located north of the U.S. Highway 101/Ventura Freeway, east of Santa Rosa Road, south of Verdugo Way, and west of Camino Ruiz.

CZ-318, PB Company – Mission Oaks Townhomes

An application has been received from John Belsher representing PB Companies, requesting a change in zone from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15-units per acre maximum) for an 8.66-acre site (APNs 160-0-091-055, -065, -105 and -125) to accommodate the development of 129 residential units, at the southwest corner of Verdugo Way and Camino Ruiz. The site is located north of the U.S. Highway 101/Ventura Freeway, east of Santa Rosa Road, south of Verdugo Way, and west of Camino Ruiz.

Interim Director Vacca explained that Mr. Mitchell would be presenting the GPA and CZ agenda reports in tandem, as both pertain to the same subject parcel. He also explained that although both items will be presented together, each public hearing will need to be open and closed separately, and separate actions would need to be taken. Principal Planner Mitchell gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

Commissioner Edsall asked if this project would be subject to the new Parking Ordinance. Mr. Mitchell replied in the affirmative.

Commissioner Hemmens asked about the access point near the sharp turn onto Camino Ruiz and being able to see the cars on the street as they exit the development. Traffic Engineer Bill Golubics responded that in analyzing the curvature of the road that there is a mitigation measure that prohibits parking on both sides of Camino Ruiz from the U.S. Highway 101/Ventura Freeway northerly to Verdugo Way.

Commissioner Hemmens asked if the additional access point into the retail center needed property owner's permission to be given for that access. Mr. Golubics answered that the connection would require cooperation of the two property owners, and that the City sees it as an advantage to both projects and provides greater access, but has nothing in place to force that connection to occur.

Commissioner Hemmens asked how the applicant might replace water due to the moratorium by Camrosa for new water service. City Engineer Tucker replied that the applicant would be able to answer if they have started the conversations with Camrosa (Water District).

Vice-Chairman Lusk asked where else in the City is there a residential neighborhood surrounded by three sides by either office or industrial or both and how it is working out. Mr. Mitchell responded that there is not anything exactly like that, but there are some that are similar. Mr. Mitchell added that it is LM (Light Manufacturing) industrial, so rather than being intense industrial uses, it is more office-type campuses.

Commissioner Valenzano asked if the intake system is taking outside air and cleaning it through the filter system and putting it into the building. Interim Director Vacca explained that the Commission is reviewing a General Plan amendment and a change of zone, and while air quality issues are anticipated in the future

in the MND, those have been mitigated to the point that there are not significant issues relative to air quality, and the bulk of the analysis is focused on land use policy tonight.

Commissioner Valenzano expressed his concerns about the air quality and how it relates to the residents being able to open their windows and doors, and how it affects the children playing in the area. He said he does not believe the outdoor air quality was addressed in the MND. He also expressed his concerns about the noise for the project. Staff responded that the environmental consultant was present and might be able to address the concerns.

Commissioner Valenzano asked if access was not granted to the commercial area, would it be possible to require a gate with a Knox box for emergency access. Interim Director Vacca responded that it would be possible to have a condition requiring something like that with the future RPD review.

Commissioner Valenzano asked how the three-story complex affects the aesthetic look of the City. Principal Planner Mitchell responded that this is something that will be discussed further during the review of the RPD application. He said that discussions have already been conducted with the applicant. Interim Director Vacca said that staff shares those concerns and that the project will comply with the Heritage Zone standards.

Commissioner Valenzano asked if staff has looked at other developments, not necessarily in the City, to see how this has worked out for other communities. Interim Director Vacca responded that there are more contemporary planning principles that encourage what is called a "village concept," where there is a mix of uses along the horizontal balance of properties to make the residential components more walkable to adjoining service and commercial land uses.

Commissioner Valenzano asked with regard to air quality, if staff has looked into a type of algae-tube-based filtration system, or something more effective, in removing carbon-based emissions.

Interim Director Vacca invited the consultant to speak and answer questions.

Sarah Kopp, Rincon Consultants: Ms. Kopp explained that Rincon prepared the mitigated negative declaration for the project. She explained the health-risk assessment with regard to air quality pertaining to the MND. She also said that there are statistics in the health-risk assessment addressing how much time people typically spend outdoors, and that they are assuming on the conservative side.

Commissioner Valenzano said that regarding the flow onto Verdugo Way, when someone goes in from the most eastern access point into the commercial development on Verdugo Way and tries to make a left turn into the liquor store parking area, more than one or two cars will block the entrance from the street into that parking area; he asked if one or two cars per minute impact the businesses in the area. Mr. Golubics responded that one car every two minutes would be an estimate of traffic entering and leaving the site at all locations, and that adding one or two cars there could be an adverse impact.

Commissioner Edsall asked what the difference was between the B and C levels of traffic. Mr. Golubics responded that at Level C, there will be occasion not to get through on the first green light opportunity and that may be 20 percent of the time. He said that between Levels B and C, it is not very perceptible to the average driver; however, at Level D, drivers can become frustrated.

Commissioner Hemmens asked if the access into the center did not happen, would another access need to be provided. Mr. Golubics responded that another access would not need to be provided.

Commissioner Lusk said that he thought the mixed use was commercial, residential, and office space mixed together in one area, and that this is a given area for residential, next to a given area for industrial, next to a given area for commercial. He said that it is not like the Commons, where the concept is you can walk to your doctor or restaurant. He said that he does not understand the new plan. Interim Director

Vacca said that he was correct, but that it is a matter of scale. Mr. Vacca said that if the site was developed with the proposed residential, the future residents could walk to existing medical, banking, food, and retail facilities or employment. He added that the threshold is if the facilities are within a quarter mile of the residents, then the opportunity for people to walk is significant.

Chairman Davis OPENED the public hearings.

PUBLIC HEARINGS OPENED

Non-verbal card from Valerie Draeger: "I support the project for its live/work environment."

David Lauletta, Comstock Homes, co-applicant: Mr. Lauletta presented a letter from Camrosa Water District addressing the water issue stating the applicant will fund 20 percent of a capital project. Mr. Lauletta reviewed some projects that are freeway adjacent, and they have had to deal with filtration systems and with mitigating noise and making the homes livable. He also said that the homes will have an aesthetic presence to the City and make sure that the whole appearance is welcoming. He said they are an experienced builder with townhomes.

Vice-Chairman Lusk asked if the co-applicant has built a project like the one with residential nestled in between industrial and office. Mr. Lauletta explained that they have one in Santa Fe Springs, and that it is a very popular project. He said that this project is actually tighter than the one in Santa Fe Springs.

Commissioner Valenzano asked if the buffer townhome area could be pushed back to be more in line with the industrial buildings. Mr. Lauletta responded that staff had directed them to, and that they are actually 80 feet back and are the same distance as the commercial buildings.

There were no further Commission questions.

There was no further public comment.

Chairman Davis then CLOSED the public hearings.

PUBLIC HEARINGS CLOSED

Chairman Davis called for a discussion from the Commission.

Commissioner Hemmens said that it makes sense; Commissioner Edsall agreed.

Vice-Chairman Lusk stated that he does have concerns but complemented staff on the work done and said he would put caution aside and go with staff's recommendation.

Commissioner Valenzano said it was a nicely-designed project but has concerns with it being in the middle of industrial and commercial area without it being a true mixed-use as well as it being so close to the freeway with the air quality and noise. He said that his concern is that he does not know if that is an appropriate place for residential.

Chairman Davis said that there are ways to mitigate the impacts to the residents, as well as providing convenient access to surrounding uses. He said that at a future date when there are discussions on the conditions for the RPD, there will be a time to ensure there were mitigation measures, as called out for in the MND to minimize the impacts for the residents.

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 2015-11, recommending approval to the City Council of a request by PB Companies for a change of land use from industrial to medium-density residential for an 8.66-acre site, further described as GPA 2013-03. It was MOVED by Commissioner Hemmens, SECONDED by Commissioner Edsall, to waive further

reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Valenzano dissenting, the MOTION CARRIED.

In a response to call for a resolution by Chairman Davis, Interim Director Vacca introduced Resolution No. PC 2015-12, recommending approval to the City Council a request by PB Companies for a change of zone from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15 units per acre maximum) for an 8.66-acre site, further described as CZ-318. It was MOVED by Commissioner Edsall, SECONDED by Vice-Chairman Lusk, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Valenzano dissenting, the MOTION CARRIED.

DIRECTOR'S REPORT

Interim Director Vacca reported on the following:

- **Citizen Advisory Committee on Land Use:** There will be a CACLU meeting on Monday, February 9, 2015, to review the update of the Noise Element.
- **Upcoming Planning Commission Meeting:** There was a review of the upcoming projects for the February 17, 2015 meeting.
- **Planning Commission Tour:** The scheduled date for the Planning Commission tour of current construction and/or recently-completed projects is on Saturday, March 14, 2015, from 9 a.m. to noon; lunch will be provided.

PUBLIC COMMENT

There was no public comment.

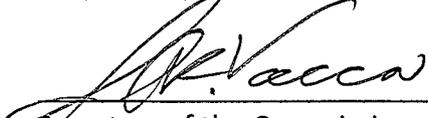
COMMISSION COMMENT

There were no Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:24 p.m.

Respectfully submitted,


Secretary of the Commission

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