



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, April 21, 2015 – 7:30 pm
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: Steve Mitchell, Principal Planner
Don Davis, Assistant City Attorney
Tali Tucker, City Engineer
Bill Golubics, City Traffic Engineer
Tim Moran, Planning Technician
Laura Fox, Recording Secretary
There were 4 people in the audience

THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.

MINUTES – Regular Meeting of April 7, 2015

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

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARING

Zoning Code Amendments

- Amendment of Table 19.44.030 and section 19.44.150 of the Camarillo Municipal Code (CMC), Chapter 19.44, Pertaining to Parking Requirements for Residential, Multifamily Ownership Projects

Note: This public hearing was noticed for April 21, 2015; however, staff requested that the item be continued to Tuesday, May 19, 2015.

Chairman Davis OPENED the public hearing.

PUBLIC HEARING OPENED

There was no public comment. All Commissioners concurred that the public hearing be continued to May 19, 2015.

PUBLIC HEARING CONTINUED TO MAY 19, 2015.

CPD-196M(3), Las Posas Car Wash

An application has been received from Las Posas Car Wash requesting approval of a major modification to Commercial Planned Development (CPD) No. 196 for vacuum hose equipment, as well as a trellis, to screen the equipment. The existing gas station and car wash was originally built in 1998, on a 2.03-acre parcel located south of the U.S. Highway 101/Ventura Freeway and east of Las Posas Road, at 100 Las Posas Road, in the Commercial Planned Development (CPD) Zone.

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

Chairman Davis invited questions from the Commission.

In a response to a question by Commissioner Valenzano, Mr. Moran said that the vacuum area will be a self-service area and will not have dividers between the stalls.

In response to questions from Commissioner Edsall, Mr. Moran explained that under the current Zoning Code, the application being considered would probably have been an administrative modification; however, the application was received prior to the Zone Code change and is, therefore, a major modification. Mr. Moran also explained that the vacuums are currently on site, and that the application process was started shortly after they were installed to make sure they were approved correctly with appropriate screening.

There were no further Commission comments.

Jin Lee, representing the applicant: Mr. Lee made himself available for any questions. There were no questions for Mr. Lee.

There was no further public comment.

Architectural Review Committee Report: Commissioner Hemmens reported that the Committee felt that the screening and the landscaping will help hide the vacuums, and the colors and materials will work well to match the existing building. The Committee approved the architecture 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, Principal Planner Mitchell introduced Resolution No. PC 2015-18 approving CPD-196M(3), Las Posas Car Wash, subject to the attached conditions of approval. It was MOVED by Vice-Chairman Lusk, SECONDED by Commissioner Edsall, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

IPD-35M(3), Roadrunner Shuttle and Limousine

An application has been received from Charles Sandlin of Camarillo, owner of Roadrunner Shuttle, requesting a modification to an existing industrial planned development permit, IPD-35. The applicant is proposing a two-phase expansion of the maintenance building to accommodate the recently acquired operation of the VISTA bus service by Roadrunner Shuttle. Phase one would increase the size of the three (3) existing service bays, while Phase Two would add two (2) additional service bays. The 1.48-acre site is located at 240 South Glenn Drive in the M-1 (Light Manufacturing) Zone.

Principal Planner Steve Mitchell gave an overview of the project utilizing a PowerPoint presentation.

Chairman Davis invited questions from the Commission.

In a response to a request from Commissioner Hemmens to review the parking on the site, Mr. Mitchell explained that the Code does not allow for parking on a site that has not been improved or approved by

a planned development permit, so off-street parking could not be approved. He said that conditions have been added to the project stating all vehicles utilized on this site to be parked on this site.

In a response to Commissioner Valenzano's question, Mr. Mitchell replied that noise issues have occurred in the past, but those had been addressed by Roadrunner. He said that staff has not received any comments about noise on this particular improvement. Mr. Mitchell also explained that the Dawson Drive area proposed for use by Roadrunner would require a land division and planned development permits, and would be in the Dawson Drive Specific Plan area, so it would probably have a different design than the current application.

Commissioner Valenzano stated that he did have discussion regarding the status of the application with the applicant previous to the meeting, but did not discuss the actual details of the project.

Chairman Davis stated that Condition No. 120 should be modified to delete the requirement that the applicant not use Glenn Drive, and that Condition No. 127 should be deleted.

There were no further Commission comments.

Charles Sandlin, applicant: Mr. Sandlin thanked staff. In response to Commissioner Valenzano's question, Mr. Sandlin stated they will be working with staff to improve their landscaping, and there will be about 40 employees working from this site when it is completed. In a response to Chairman Davis, Mr. Sandlin responded that anything that is not a County vehicle will be moved off-site, and the propane tank will be removed, as it is used for the private services that Roadrunner offers.

Mark Pettit, architect for the applicant: Mr. Pettit thanked staff. Mr. Pettit clarified some of the upcoming plans such as some of the employees moving to the former Hostess building, and that the landscaping will be redone in an appropriate way to meet the intent of the conditions and deal with the drought restrictions. He stated that he had also reviewed the noise study. In response to Commissioner Valenzano's question, Mr. Pettit replied that according to the sound engineer, when the building is enclosed, it will reduce the noise from the repairing of the buses and that the noise from the buses was not of concern, and that the building lighting will be replaced with energy-efficient lighting that will be focused down and out.

Architectural Review Committee Report: Commissioner Edsall reported that the Committee felt the improvements are appropriate for the area, and that the colors will match the existing building. The Committee approved the architecture.

In a response to call for a resolution by Chairman Davis, including the modifications to Condition No. 120 and deleting of Condition No. 127, Principal Planner Mitchell introduced Resolution No. PC 2015-19, approving IPD-36M(3), Roadrunner Shuttle and Limousine, subject to the attached and all previous conditions of approval. It was MOVED by Commissioner Edsall, SECONDED by Commissioner Valenzano, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

DIRECTOR'S REPORT

Principal Planner Mitchell reviewed the special events that have been approved and occurring soon. Mr. Mitchell also stated that there will be a Joint Study Session with the City Council on May 13, 2015 to review the City's Capital Improvement Program.

PUBLIC COMMENT

There was no public comment.

COMMISSION COMMENT

Vice-Chairman asked staff that with all of the recreational vehicles in the area, if there a community dump where people can pay for the service, or what option do people have. Commissioner Valenzano stated that the agenda reports were not online for this meeting due to a computer glitch, but that the agenda was.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:13 p.m.

Respectfully submitted,



Secretary of the Commission

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