CITY OF CAMARILLO

# PLANNING COMMISSION MINUTES

## Regular Meeting
## Tuesday, May 5, 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, and Chairman Davis

Absent: Vice-Chairman Lusk

Staff Present: Steve Mitchell, Principal Planner
Don Davis, Assistant City Attorney
Tom Fox, Director of Public Works
Tali Tucker, City Engineer
Jackie Lee, Associate Planner
Laura Fox, Recording Secretary

There were 7 people in the audience

**THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.**

**MINUTES** – Regular Meeting of April 21, 2015

There was a MOTION by Commissioner Edsall, a SECOND by Commissioner Valenzano, to approve the minutes as submitted. The Motion carried with a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent.

**PUBLIC COMMENT**

There was no public comment.

**PUBLIC HEARING**

### TT-5955 / RPD-193, elacora Springville, LLC

Applications have been received from elacora Springville, LLC, requesting approval of a residential planned development permit, RPD-193, to allow for the construction of 99 residential units on 5.76 acres, and companion tentative tract map application, TT-5955, to subdivide the proposed residential project into 99 residential airspace condominium units with common landscaping, access, and parking.

The property is located at the southwest corner of Ponderosa Drive and Spring Oak Road within the Springville Specific Plan area. The site is zoned RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum).

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

Ms. Lee reviewed several recommended changes by staff to the conditions of approval: Condition No. 182 for RPD-193 be modified to delete "spa" and "pool house," as those are not subject to the conditions. Condition No. 217 for RPD-193 / Condition No. 194 for T-5955 staff recommends they be deleted. Condition No. 166 for T-5955, staff recommends it be modified from 12 months to 24 months.

City Engineer Tali Tucker reviewed the changes to the conditions of approval:

Condition No. 15 for RPD-193 and T-5955 be revised to read as follows:

"Onsite Alley Paving:

"a. Before the City issues a zone clearance for building permits, the developer shall place the asphalt paving on the private alleys within the development. (second sentence deleted.)

"b. The developer shall slurry seal the private alleys before final inspection of the onsite improvements."

Public Works Director Tom Fox gave an update on the water issues in Camarillo, as it relates to the proposed project, including the Springville Specific Plan Environmental Impact Report EIR, the City's Master Plan, and the Governor's Executive Order. Mr. Fox also recommended that the Commissioners review a video on the City's website of a presentation made to the City Council on the City Master Plan, which goes into more detail on all the different elements in the plan.

Assistant City Attorney Don Davis reviewed the Springville Specific Plan EIR regarding the age of the document. He stated that the document is seven years old and feels it is adequate for CEQA purposes.

Upon a question from Chairman Davis, Mr. Fox replied that the City does have a well at the southeast area of the Springville Specific Plan from which about 11 to 12 acre feet of water gets pumped per year. He said that that amount will not increase from that well, and any additional pumping would occur from the wells at the north end of the City.

Chairman Davis invited questions from the Commission.

Upon a question from Commissioner Hemmens, Mr. Fox stated that the City does not have a cap on the amount of water directly on a residential units, as far as a true limit, but is more of a monitoring situation to curtail overuse versus a hard and fast restriction that a person may exceed.

Ms. Lee responded to a question by Commissioner Edsall by stating that the park will be constructed by the developer and will need to be constructed prior to occupancy of the fiftieth unit of TT-5561, and then the park site will be dedicated to the Pleasant Valley Recreation and Park District.

Ms. Lee responded to several questions by Commissioner Valenzano. She stated that the affordable unit project near the subject site is an apartment project without age restrictions and satisfied the majority of the affordable unit requirement for the tract. She said the balance of three units will be within the subject townhome project. She also stated that the policy for the affordable housing locations was made after the approval of the Springville Specific Plan.

Ms. Tucker responded to a question by Commissioner Valenzano by stating that staff finds Condition No. 15 to be acceptable either way. She explained that the applicant is concerned about damaging the ribbon gutters, but it will be onsite, and the developer will make it look like brand new streets at the end.

Mr. Fox responded to several questions by Commissioner Valenzano. Mr. Fox stated that the there is a State requirement for a water plan that he believes is every five years; however, the City created a master plan to lay out a long-range plan and is not driven by a State regulation. Mr. Fox reviewed the City's compliance with the Governor's Order for water conservation. He said that the City complies with all the provisions of the Executive Order. Mr. Fox said that the City is feeling confident in being able to address the drought, but as the system is expanded and more strategies are added, the City can weather through additional years of drought. Mr. Fox said that with the amount of allocation of water the City will be receiving due to the subject project, it will allow more water to be brought to the City and will be more than the project will actually use; therefore, it will benefit the current customers.

Commissioner Valenzano expressed his concern and asked if the Executive Order regarding water conservation should be addressed in an addendum to the EIR. Attorney Davis responded that he believes the EIR is adequate for informational purposes. Mr. Fox added that this project will not compete for water that the current customer base relies on and actually will more than meet their demand and improve the water situation for the community.

There was no further Commission comments.

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

**PUBLIC HEARING OPENED**

**Harriet Rapista, representing Comstock Homes:** Ms. Rapista thanked staff. Ms. Rapista stated she would like to request a modification to Condition No. 180 under the tentative tract map, and Condition No 202 of the RPD to permit flexibility in the language to allow the opportunity to present an analysis to the City Attorney, to show that the townhome project does not need to participate in the Master Homeowners' Association (HOA) for T-5561. Ms. Rapista reviewed the obligations of the Master HOA and explained that the townhome association does not really benefit from those components.

City Attorney Davis responded that he can propose some wording to allow some flexibility in the language, and provide an opportunity to sit down with the applicant to make sure all the needs of the project and Master HOA are met.

Upon a question from Commissioner Valenzano, Ms. Rapista said that they are behind schedule and reviewed the timing of the applications, along with receiving the allotments for January 2016.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

**PUBLIC HEARING CLOSED**

**Architectural Review Committee Report:** Commissioner Hemmens reported that the Committee reviewed the project and felt that the architecture is very attractive, will be compatible with other projects in the area, and compatible with the Heritage Zone. The Committee approved the architecture.

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated that he does not have an issue with the project itself, but does not believe the documentation supports moving forward without an addendum or supplement to the EIR.

Commissioner Hemmens stated that he has a problem with the lack of driveways and feels there will be a lot of parking on the surrounding streets.

Commissioner Edsall and Chairman Davis stated that they support the project.

Attorney Davis recommended an amendment to Condition No. 180 of the tentative tract and Condition No. 202 of the RPD to read as follows: "The project must be part of the HOA for TT-5561 or provide an alternate financing mechanism, subject to approval of the Director of Community Development and City Attorney. The CC&Rs or other financing mechanism must be submitted for review and approval by City Attorney, City Engineer, and Director of Community Development prior to recordation of the tract map."

Commissioner Valenzano made a motion to continue the item to the June 2 meeting to allow staff time to work with the developers to try to identify more parking spaces, and to incorporate a supplement or addendum to the EIR. The MOTION **FAILED** for a lack of a SECOND.

In a response to call for a resolution by Chairman Davis, with the amendments to the conditions, Principal Planner Mitchell introduced Resolution No. PC 2015-20, approving TT-5955, elacaora Springville, LLC, subject to the attached conditions of approval. It was MOVED by Commissioner Edsall, SECONDED by Commissioner Hemmens, to waive further reading and adopt. With a vote of 2 – 2 – 1, with Commissioners Valenzano and Hemmens dissenting and Vice-Chairman Lusk absent, the MOTION **FAILED**.

In a MOTION by Commissioner Hemmens, and a SECOND by Commissioner Edsall, to continue both items to a date certain of May 19, 2015. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the MOTION CARRIED.

Commissioner Valenzano asked, with the additional time, if staff would be able to complete a supplement. Chairman Davis replied that that there was no concurrence of the Commission to do that. City Attorney Davis replied that to do a supplement to the EIR would probably take three to six months, as a consultant would need to be retained and possibly circulate the document for public comment.

Chairman Davis asked if Commissioner Lusk would be able to participate in the continued public hearing. City Attorney Davis responded that staff would probably re-present the item and provide additional information that addresses some of the concerns raised.

**DIRECTOR'S REPORT**

Principal Planner Mitchell reported on the following:

- On May 13, 2015, there will be a joint Planning Commission and City Council study session on the City's Capital Improvements Program.
- At the Planning Commission meeting of May 19, staff anticipates having two public hearings, the first one being on CUP 364 for Institution Ale at the former Price Leho building, and the second public hearing on a Zoning Ordinance Amendment to the Parking Ordinance to address parking requirements for 4+ Bedroom Townhomes and/or Condominium projects.

**PUBLIC COMMENT**

There was no public comment.

**COMMISSION COMMENT**

Commissioners Edsall and Hemmens stated they will not be at the May 13, 2015 Special Meeting. Commissioner Valenzano asked for the timeframe of the arcade item. Mr. Mitchell responded that that item is going to a study session with the City Council late in May.

**ADJOURNMENT**

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Joseph A. Vacca

Secretary of the Commission

F:\PLANNING COMMISSION\MINUTES\2015\2015 05-05 MIN.docx