CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, May 19, 2015 – 7:30 pm
City Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Davis at 7:35 p.m.

ROLL CALL

Present:	Commissioners Edsall, Hemmens, Valenzano, Vice Chairman Lusk, and Chairman Davis
Absent:	None
Staff Present:	Joe Vacca, Director Steve Mitchell, Principal Planner Don Davis, Assistant City Attorney Kane Thuyen, Attorney Tali Tucker, City Engineer Lucie McGovern, Environmental Engineer Ken Matsuoka, Principal Civil Engineer Bill Golubics, City Traffic Engineer James Campero, Associate Civil Engineer Jackie Lee, Associate Planner Carlos Torres, Planning Technician Jennifer White, Recording Secretary There were 15 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Edsall.

MINUTES – Regular Meeting of May 5, 2015

A discussion occurred on whether the Planning Commission minutes should contain more details, as Commissioner Valenzano requested, especially with regard to specific supporting details. Chairman Davis stated that the minutes were "action minutes," which doesn't cover every detail discussed. Commissioner Hemmens pointed out that the minutes are consistent with past practice and concurred with Chairman Davis, since the meetings are also recorded. Commissioner Valenzano concurred.

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

PUBLIC COMMENT

Mr. Matt Lorimer, member of the public at large, expressed his concerns about the Mission Oaks Townhomes project. He would like to see more use of empty commercial buildings and cautioned the Commissioners to think about their decisions very carefully, because of the drought situation.

Chairman Davis assured Mr. Lorimer that each Commissioner takes his job seriously and that arrangements for the water for the project have been made and is being provided by Camrosa, which satisfied the Commission's requirement for water availability for the project.

PUBLIC HEARING

CUP-364, Institution Ale

An application has been received from Roger Smith, owner of Institution Ale Company, requesting approval of a conditional use permit, CUP-364, to operate a microbrewery with a tasting room, kitchen, and an outdoor patio area under a Type 23 ABC (Alcohol Beverage Control) license within an existing 12,800-square-foot industrial building located at 3841 Mission Oaks Boulevard in the LM (Limited Manufacturing) Zone.

Planning Technician Carlos Torres gave an overview of the project utilizing a PowerPoint presentation. He indicated that a special condition was added ensuring adequate parking is available during peak hours; this reciprocal parking agreement specifies 10 parking spaces will be available on the proposed adjoining property to the west for overflow parking after 5 p.m., on weekdays and all day Saturday and Sunday. Staff recommends approval of the project.

Chairman Davis asked if there were any questions of staff from the Commission.

Upon a question from Commissioner Valenzano, Mr. Torres replied that there are no nearby residential areas, only industrial areas in the back. Mr. Torres then confirmed that the only difference from the previously-approved projects, IPDs-400/401M(1), is the addition of a screen and moving the patio to the rear to accommodate the two parking spaces.

Mr. Torres clarified for Commissioner Edsall that the two additional parking spaces on the southwest corner would make the total number of parking spaces to forty (40), which the project gained from the removal of the trellis, and that this does not include the off-site parking on the street, nor the reciprocal parking agreement next door.

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

PUBLIC HEARING OPENED

Mr. Shaun Smith, Institution Ale Company, co-owner and co-applicant, stated he was available for any questions from the Commission or the public.

In response to Commissioner Hemmens' question, Mr. Smith replied that at their current location, most of the businesses in the area are open from 9-5, Monday through Friday; however, an agreement was worked out ahead of time with the landlord who gave Institution Ale any overflow parking not required for the existing tenants. He added that since then, no parking issues have arisen.

Mr. Alex Semchenko, ADS Group Architecture, stated he was available for any technical or design questions.

Mr. Matt Lorimer, member of the public, indicated that this was a good project for the empty, commercial building, which had trash around it and kids were using as a stop-off point for years. He felt this project would create jobs and that the City needs these kinds of projects, not more houses. He feels the fees for these sorts of projects should be dropped even more for companies to come in and redo buildings like this.

Chairman Davis asked for any questions from the Commission. There were none.

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 only reviewed the current roof screening and patio area; they approved the architecture, which they found compatible with the previously-approved IPD design.

Director Joe Vacca reported that he had spoken earlier to Mr. Jerry Felsenthal, current owner of the building and property of the project, who could not attend the meeting. Mr. Vacca reiterated the owner's support of the project and has agreed to all conditions of approval.

Chairman Davis then asked for a discussion of the project from the Commission. Commissioners Hemmens, Edsall, Lusk, and Valenzano were all in support of the business.

In a response to call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-20, approving CUP-364 for Institution Ale Company, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

(At this point, Chairman Davis called for approval of the City Council action minutes from May 5, 2015.)

CONTINUED PUBLIC HEARING from May 5, 2015

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 Jaclyn Lee reviewed the projects concurrently utilizing a PowerPoint presentation. Since the items were carried over from the last Planning Commission meeting with Commissioner Lusk absent, Chairman Davis asked Commissioner Lusk if he had full review of the agenda reports for the projects; Commissioner Lusk concurred.

There was no further Commission comments.

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

PUBLIC HEARING OPENED

Ms. Harriet Rapista, Comstock Homes, representing the developer, stated that she was here to answer questions, along with the consultant team, the architect, landscape architect, and civil engineer. Exhibits were shown indicating the parking provided with Ms. Rapista going into further detail about the parking. She noted that they would meet the requirements of the proposed parking amendment for new, four-bedroom projects. She noted that they do meet the requirements of the Specific Plan and that with developments with a Homeowners Association, language is included in the CC&Rs for residents to keep their garages clear for parking, and that the benefit of an HOA is that this can be enforced. She pointed out that this application was the last of the RPDs, and the other four RPDs have been approved.

Mr. David Obitz, KTGY Group Architects and Planners, indicated they were responsible for the design of the project. He appreciated Ms. Lee's thorough report on the project and Ms. Rapista's review of the parking. He had nothing more to add.

Upon a request from Commissioner Valenzano, Ms. Rapista explained how she arrived at her conclusion for the four-bedroom calculations with regard to the proposed parking ordinance.

Director Vacca clarified from staff's perspective that when staff analyzed the proposed application, they did so in light of the Specific Plan requirements. He added that the traditional parking ordinance is not totally applicable to this project—the Specific Plan requirements are.

Director Vacca confirmed for Commissioner Valenzano that even if tonight's proposed parking ordinance amendment were passed, it would not apply to any of the developments in Springville.

Mr. Matt Lorimer, member of the public at large, related his concerns with the traffic and smog, type of landscaping and water usage, as well as the type of trees to be planted, and the amount of water for these.

Chairman Davis responded that the traffic and air issues were dealt with in the Master EIR for Springville Specific Plan. He added that water usage and landscaping must comply with the City's water ordinances, as well as use low-watering, drought-tolerant plants. He believed that it would be in compliance within the City's water regulations at this time.

Architectural Review Committee Report: Chairman Davis indicated that this report was done at the last Planning Commission meeting, but reiterated their report for Commissioner Lusk's benefit. Commissioner Hemmens reported that the Committee met on May 5th just prior to the Commission meeting and found the architecture to be very attractive and that it complied with all of the Heritage Zone Specific Plan and compatible with the AMLI projects and other approved projects in Springville. The Committee approved the architecture of the buildings.

Chairman Davis asked for Commission discussion and recommendation.

Commissioner Hemmens stated his concerns regarding the lack of driveways for 21 units.

Commissioner Edsall thanked staff and indicated that he was satisfied with the water issue after hearing testimony at the last meeting from Public Works Director Tom Fox and that he is in favor of the project.

Commissioner Valenzano thanked Ms. Lee and Mr. Don Davis for providing the extra documentation regarding the water issue. He stated his concerns regarding the parking, water, and an Appellate Court case currently on under review by the California Supreme Court. He said he still had concerns but that he supports staff's recommendation, given their expertise and that it had met the minimum requirements of the Specific Plan.

Commissioner Lusk stated it was one thing to meet the requirements now, but wondered about the effects of continuing this trend into the future. He feels he has read many documents where one project will not contribute to the margin, but collectively, do contribute.

Chairman Davis stated he feels that this project will satisfy a need in the community and noted that it was difficult to place parking right in front of the garage when building at this density and a three-story building.

Commissioner Valenzano stated that according to Tom Fox's explanation at the last meeting, that due to project, water wells would be incorporated into City's water supply and will actually provide more water to the City than it would have had the project not been built, it would have remained farmland, and the farmers would keep the wells. Director Vacca concurred.

There was no further comment.

Chairman Davis then CLOSED the public hearing.

PUBLIC HEARING CLOSED

In response to a call for a resolution from Chairman Davis, Director Vacca introduced PC Resolution No. 2015-21, recommending approval to the City Council of Tentative Tract 5955, elacora Springville, LLC, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 1, with Commissioner Hemmens dissenting, the **MOTION CARRIED**.

Director Vacca then introduced PC Resolution No. 2015-22, approving RPD-193 for elacora Springville, LLC, subject to the conditions of approval. Commissioner Edsall MOTIONED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of 4 – 1, with Commissioner Hemmens dissenting, the **MOTION CARRIED**.

The Chairman called for a 5-minute break.

The Commission recessed at 8:39 p.m. and returned at 8:47 p.m., with all Commissioners present.

CONTINUED PUBLIC HEARING from April 21, 2015

Zoning Ordinance Amendment to 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

The proposed amendments to Table 19.44.030 and section 19.44.150 of the Camarillo Municipal Code (CMC), Chapter 19.44 (Off-Street Parking), would increase the parking requirements for new residential, multifamily-ownership projects (condominiums, townhouses, or other common interest developments) of four or more (4+) bedroom units and would prohibit tandem parking in multifamily-ownership projects.

Chairman Davis iterated that this item was a continued open public hearing from April 22, 2015. Director Vacca utilized a PowerPoint presentation in his review of the Zoning Ordinance Amendment for the parking requirements with regard to townhomes and condos with four bedrooms or more.

Director Vacca confirmed for Chairman Davis that the proposed ordinance amendment only applies to townhomes, condominiums, or multi-family ownership projects—not apartments—and detached single-family homes could still have tandem parking if desired.

There was no further Commission comment.

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

PUBLIC HEARING OPENED

Mr. Matt Lorimer, member of the public, related his concerns with mobile home parks and their problems with parking. He wondered if this ordinance will affect senior parks that get sold and converted to family parks. He strongly urged the Commission to look at mobile home parks and address it in the ordinance and add that on.

Chairman Davis stated that he believed mobile home parks do not qualify as multi-family ownership, since mobile homes are owned by one individual, who is a renter. Director Vacca indicated that he could respond to the question; however, since that issue was not on the agenda, it would not be appropriate.

Assistant City Attorney Davis added that this proposed ordinance amendment would only apply to new developments.

Assistant City Attorney Don Davis gave an explanation regarding the Specific Plan parking requirements that apply to those projects at the time the Specific Plan is in place and cannot be changed mid-way, regardless of any changes made. There are rules in place to protect the developer and are subject to the rules and regulations in place at the time their application is deemed complete.

Chairman Davis then closed the public hearing and asked for a discussion from the Commission.

There was no further public comment.

PUBLIC HEARING CLOSED

Ordinance Committee Report: Commissioner Valenzano reported that the Ordinance Committee did meet and review the proposed ordinance amendment and that they were in favor of bringing it forward to the Planning Commission "as is" and recommends approval to the City Council. Commissioner Lusk concurred.

Chairman Davis asked for a discussion from the Commission.

Commissioner Hemmens commented that he liked the idea of requiring parking stalls where you have garages without parking aprons or driveways, and requiring parking stalls for residents to park.

Commissioner Davis concurred, adding that earlier projects do create a problem without this additional parking availability.

Upon a question from Commissioner Valenzano, Assistant City Attorney Davis replied that he would have to look at how they are considered in our parking regulations to which they are subject to, and whether they are considered multi-family or single-family.

Director Vacca interjected that he could answer the question and stated that this particular mobile home park has a conditional use permit with a condition that prohibits parking on the streets. The parking issue would require a modification to the conditional use permit.

Director Vacca replied to Commissioner Valenzano's question about future mobile home park projects, Mr. Vacca replied that he had not researched other mobile home parks, but did research this question for Mr. Lorimer and provided him, along with the owner of the mobile home park, with a CUP application and that they are aware of this.

In response to call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-23, recommending approval to the City Council of the Zoning Ordinance Amendment, as stated above. Commissioner Lusk MOTIONED, Commissioner Valenzano SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

2015-2020 Capital Improvement Projects (CIP)

> In accordance with Government Code section 65401, et sec., any agency which plans a public improvement is required to submit that proposed improvement to the City for a determination of consistency with the General Plan, and to determine whether or not a coordinated program is required for the improvements. The review is to establish consistency with any plans being developed, or improvements planned, to reduce or eliminate the inconvenience to the general public and possibly to reduce the cost for the improvements.

Director Vacca pointed out that in accordance with Government Code, any agency which plans public improvements within the City needs to submit their proposed improvements to determine if they are consistent with our General Plan. Director Vacca stated that the Commission has already reviewed the Camarillo Airport's CIP and have made the determination that they are consistent with our City's General Plan.

Principal Civil Engineer Ken Matsuoka gave a brief overview of the City's proposed CIPs utilizing a PowerPoint presentation. He identified two new projects: Carmen Drive Median Turf Replacement and Las Posas Bridge Fence which were added to the list.

Chairman Davis reported that he, along with Commissioner Lusk, were present at the May 13th Study Session on CIPs with the City Council, where they had a little more in-depth discussion about future projects. He stated that the whole presentation does appear to be consistent with the General Plan.

Chairman Davis invited questions from the Commission.

Upon a question from Commissioner Valenzano, Mr. Matsuoka replied that that project is just finishing construction and that current-year projects are still included.

Commissioner Valenzano shared information regarding the Conference Center drain, and he stated that staff had informed him that it is CPD Zoning (Commercial Planned Development), which satisfied his requirement that it meets the General Plan.

There being no other questions from the Commission, Chairman Davis opened the public comment.

Mr. Matt Lorimer, public at large, stated that removing the turf from the Carmen Drive medians and using low-tolerant plants in the area would still require water. He suggested looking into fake turf or concrete, since the requirements are still unknown from the State. Mr. Lorimer shared his concerns with the Conference Center.

There was no further public comment.

Commissioner Valenano related that there may be projects he may or may not agree with; however, he felt the only thing that has to be looked at is whether the project is in compliance with the General Plan

and should be passed to the City Council. From a Planning Commission point of view, he felt that they cannot look at those issues; he feels that Mr. Lorimer's concerns should be forwarded to City Council.

By a **MINUTE ACTION** vote of 5 – 0, the Commissioner recommended forwarding to the City Council the City of Camarillo's 2015 Five-Year Capital Improvement Program with the finding that it is consistent with the General Plan and that no coordinated program is required. **MOTION CARRIED** unanimously.

DIRECTOR'S REPORT

Director Joe Vacca reported the updates to the Planning Commission 2015 calendar by stating that for three of the months, the meetings were consolidated into one meeting: July (14th), November (10th), and December (1st). He added that staff will calendar any special meetings, as needed. Director Vacca indicated that staff will look more closely in the future as they plan for Year 2016.

Chairman Davis hoped that these meeting date changes would not cause undue burden on staff by having to compile things quickly for a meeting and adding more items on the calendar than normal. He felt that City Council didn't look at some other options. Commissioner Davis urged them to consider modifying the rules, since now they have to get three Councilmembers to concur, which may result in a pre-judgement.

Commissioner Valenzano stated that he wholly concurred with Chairman Davis.

PUBLIC COMMENT

Mr. Matt Lorimer, public at large, expressed his concern with water shortage, the continued population increase, and the EIR.

Chairman Davis pointed out that there are no minutes from the May 13th Study Session because there was no quorum for that meeting.

COMMISSION COMMENT

Commissioner Hemmens thanked staff for their hard work, especially Public Works, who is doing a great job keeping the City looking good; the streets and medians look nice, and the City is a nice place to live.

Commissioner Lusk commented that he appreciated staff's work, which is very helpful.

Upon a question by Commissioner Valenzano, Director Vacca explained that there are some draft changes as to how CEQA is going to potentially analyze vehicle impacts, and instead of using Level of Service as the threshold, they will be using Average Daily Trips. He explained that staff has looked at that draft language, and that he has met with Mr. Fox, who has also reviewed it with Mr. Bill Golubics, City Traffic Engineer. Director Vacca indicated that it is a draft, and there are no plans yet as to how it will be incorporated--if and when it gets adopted.

Director Vacca announced that Mrs. Jaclyn Lee had recently passed the American Institute of Certified Planners (AICP) exams and earning membership into that prestigious group of planners who have put in years of service, as well as a commitment to a higher ethical standard, and passed a very rigorous exam requiring many hours of study. The Commission congratulated Mrs. Lee, and Chairman Davis noted that it was nice to have staff with the AICP credential.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 9:10 p.m.

Respectfully submitted,

Joseph R Vacca

Secretary of the Commission

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