CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, June 2, 2015 – 7:30 pm
City Council Chambers, 601 Carmen Drive

The meeting was called to order by Vice-Chairman Lusk at 7:30 p.m.

ROLL CALL

Present:	Commissioners Edsall, Hemmens, Valenzano, and Vice Chairman Lusk,
Absent:	Chairman Davis
Staff Present:	Joe Vacca, Director Don Davis, Assistant City Attorney Kane Thuyen, Attorney Michael Smith, Associate Planner Carlos Torres, Planning Technician Laura Fox, Recording Secretary
	There were 11 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Edsall.

PUBLIC COMMENT

There were no public comments

MINUTES – Regular Meeting of May 19, 2015

Director Vacca noted a change on Page 5 of 7: delete line: "Chairman Davis closed the public hearing" due to repetition. Commissioner Valenzano clarified that on Page 4 of 7 that is an "Appellate Court" case currently on appeal and that he still had concerns, but believed it met the minimum requirements of the Specific Plan. There was a MOTION by Commissioner Valenzano, a SECOND by Commissioner Edsall, to approve the minutes with the noted changes. a vote of 4 – 0 – 1, with Chairman Davis absent, the **MOTION CARRIED**.

PUBLIC HEARING

CUP-365, Back Patio Cellars

An application has been received from Frank Hules, owner of Back Patio Cellars, LLC, requesting approval of a conditional use permit, CUP-365, to operate a winery with a tasting room, under a Type 02 Alcohol Beverage Control (ABC) license within an existing 2,306-square-foot suite at an existing 32,012-square-foot industrial building located at 930 Flynn Road, Unit F in the M-1 (Light Manufacturing) Zone.

Director Vacca gave an overview of the project utilizing a PowerPoint presentation.

Vice-Chairman Lusk asked if there were any questions of staff from the Commission.

Upon a question from Commissioner Hemmens, Director Vacca responded that there was a workout facility, some vacancies, and some office-type uses in the industrial development. He added that the

property owner has signed the application, and the applicant has agreed to the proposed conditions of approval.

Upon a question from Commissioner Edsall, Director Vacca responded that a public hearing notice was advertised in the newspaper, displayed at City Hall, and on our website.

Vice-Chairman Lusk OPENED the public hearing.

PUBLIC HEARING OPENED

There was no public comment.

Vice-Chairman Lusk then CLOSED the public hearing.

PUBLIC HEARING CLOSED

Commissioners Hemmens and Edsall stated that they supported the project.

Upon a question from Commissioner Valenzano, Director Vacca responded that there are approximately eight businesses of this type in Camarillo, which does not include the proposed application.

Upon a question from Vice-Chairman Lusk, Director Vacca stated that Alcohol Beverage Control (ABC) approved the alcohol license upon the approval of the CUP permit, and that in this instance, there is not an over-concentration of alcohol uses within the Census Tract.

In a response to a call for a resolution by Vice-Chairman Lusk, Director Vacca introduced PC Resolution No. 2015-24, approving CUP-365 for Back Patio Cellars, LLC, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Hemmens, SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Chairman Davis absent, the **MOTION CARRIED**.

PUBLIC HEARING

CUP-366, Charron Favreau

An application has been received from Kurt Charron, owner of Charron Favreau LLC, requesting approval of a conditional use permit, CUP-366, to operate a small alcohol distillery (distilled spirits rectifier) under a Type 7 Alcohol Beverage Control (ABC) license. The use is proposed to be located in an approximately 5,483-square-foot suite within an existing multi-tenant industrial building located at 4682 Calle Bolero, Suite B in the LM (Limited Manufacturing) Zone.

Planning Technician Carlos Torres outlined the project utilizing a PowerPoint presentation.

Upon a question from Commissioner Edsall, Mr. Torres responded that the applicant stated that they did not need a tasting room, as their main use was to blend the brandy and ship it somewhere else.

There was no further Commission comments.

Vice-Chairman Lusk OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Mr. Kurt Charron, founder and president of Charron Faureau, LLC, answered a question from Mr. Hemmens by stating that they source their brandy from a distillery in Fresno. Mr. Charron explained the processing of the brandy and stated that the facility is strictly for manufacturing. Director Vacca clarified that ABC combines liquor blending and distillery licenses together. Mr. Charron stated that the brandy will be distributed locally and gave a brief history of the company. Upon a question from Commissioner Valenzano, Mr. Charron said that they are required to have specific locks on the building, and that they will also have security cameras on all exits.

There was no further public comment.

Vice-Chairman Lusk then CLOSED the public hearing.

PUBLIC HEARING CLOSED

In response to a call for a resolution from Vice-Chairman Lusk, Director Vacca introduced PC Resolution No. 2015-25, approving CUP-366, Charron Favreau, LLC, subject to the conditions of approval. Commissioner Edsall MOTIONED, Commissioner Valenzano SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1 with Chairman Davis absent, the **MOTION CARRIED**.

PUBLIC HEARING

CUP-367, Painting with a Twist

An application has been received from Angela Jones, owner of Painting with a Twist, requesting approval of a conditional use permit, CUP-367, to operate a paint and wine studio with an open assembly space and bar area under a Type 42 Alcohol Beverage Control (ABC) license. The use is proposed for an approximately 1,931-square-foot suite within an existing multi-tenant commercial building located at 2298 Ventura Boulevard in the COT (Camarillo Old Town) Zone.

Planning Technician Carlos Torres outlined the project utilizing a PowerPoint presentation. Director Vacca added that Page 10 of the conditions was inadvertently left out of the packet distribution, but was emailed to the Commissioners and a hard copy provided.

Upon a question from Commissioner Edsall, Director Vacca responded that the in-lieu fees are used to offset inadequate parking over time and may be used to create additional parking opportunities in the future, and that he believes there is approximately $16,000 in the fund. Director Vacca gave a brief history of the tenants of the subject unit and stated that it is located at the "front door" to Old Town and that the use could bring some added vitality to that part of Old Town. In response to Vice-Chairman Lusk, Director Vacca confirmed that the in-lieu fees could only be used for parking.

Commissioner Valenzano expressed his concerns regarding parking. Director Vacca explained that the Old Town District can be considered basically to be a shopping center that has several different public parking lots where people have to park and walk to get to their desired retailer or service use.

Commissioner Valenzano stated his concerns about the sign for the use, as he was unable to locate another sign in Camarillo that has depictions of alcoholic beverages on them. Director Vacca said that the sign has not been analyzed yet, as the applicant has not applied for a sign permit. He also stated that sometimes with registered trademarks, the City has no authority since it is a First Amendment issue.

Commissioner Edsall related that he frequents Old Town and is able to park at the Channel Islands School parking lot and walk. In response to a question by Commissioner Valenzano, Director Vacca said that the VCTC (Ventura County Transportation Commission) will occupy the building and use the parking during the day.

Commissioner Hemmens stated that approximately 100 people visit the Farmers Market on Saturday mornings and are able to find parking. Vice-Chairman Lusk added that walking is part of the charm of Old Town.

There were no further Commission comments.

Vice-Chairman Lusk OPENED the public hearing and invited the applicant to speak first.

PUBLIC HEARING OPENED

Ms. Heidi Ralphs, owner of Painting with a Twist, said that most of the time, the business will be open from 10 am to 11 pm, but that the majority of the classes will be from 7 pm to 11 pm. She stated that she also had a concern about the parking, but has driven through the area numerous times in the evening and has always found adequate parking. She also stated that they will probably not be doing many classes at 10 am on Saturday morning during the peak parking times. In response to a question from Commissioner Valenzano, Ms. Ralphs responded that she believes there are two different sign options and one may not have the wine glass and only the paint brushes and she would be fine with that.

There was no further public comment.

Vice-Chairman Lusk then closed the public hearing.

PUBLIC HEARING CLOSED

Vice-Chairman Lusk asked for a discussion from the Commission.

Commissioner Valenzano stated that based off the applicant's testimony regarding the times of the classes, his concerns about parking were answered. He also asked staff to work with the applicant regarding the sign and the logo.

In a response to call for a resolution by Vice-Chairman Lusk, Director Vacca introduced PC Resolution No. 2015-26, approving CUP-367 for Painting with a Twist, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1 with Chairman Davis absent, the **MOTION CARRIED**.

PUBLIC HEARING

Zoning Ordinance Amendment: Single Room Occupancy

> The City of Camarillo has initiated an ordinance amending Chapter 19.04 and 19.16 of Title 19 of the Camarillo Municipal Code pertaining to single-room occupancy (SRO) facilities. The proposed ordinance amends Chapter 19.04 to add a definition of a SRO facility, and deletes the definition of "bachelor apartment." In addition, the proposed ordinance amends Chapter 19.16 to establish an appropriate zone location for such use and adds specific SRO facility development standards.

Associate Planner Michael Smith outlined the proposed zoning ordinance amendment utilizing a PowerPoint presentation.

Vice-Chairman Lusk invited questions from the Commission.

Ordinance Committee Report: Commissioner Valenzano reported that the Ordinance Committee did meet and review the proposed ordinance amendment and that they were in agreement with the proposed changes from the City Council study session.

In response to a question by Commissioner Edsall, Director Vacca stated that granny flats are secondary dwelling units on, typically, single-family residential properties; while the proposed ordinance is considered a multi-family, apartment-type zoning in the RPD-30 Zone and would be clustered in an apartment-type building with a minimum of six units. City Attorney Davis clarified that it is six or more units.

In response to a question from Commissioner Hemmens, Director Vacca stated that this is based on the density of the RPD-30 Zone and that there may not be any sites that could accommodate 100 units and would be a reasonable amount of units. Staff also answered that there would typically be one parking space per studio and that the availability of garages would be reviewed through the residential planned development permit. Mr. Smith added that the City has not received any applications for an SRO at this time, but the amendment is a State requirement for the Housing Element and that it is another opportunity to allow for another type of housing.

There being no other questions from the Commission, Vice-Chairman Lusk opened the public hearing.

PUBLIC HEARING OPENED

Ms. Nicole Shakhshir, member of the public, stated that she is a business student at Channel Islands and that she won a business competition regarding the SROs and attended the meeting to see if it was feasible in the area. She feels that in order to keep the retention rate at the school, then the City needs to provide housing at a lower cost.

There was no further public comment.

Vice-Chairman Lusk then closed the public hearing.

PUBLIC HEARING CLOSED

In response to call for a resolution by Vice-Chairman Lusk, Director Vacca introduced PC Resolution No. 2015-27, recommending approval to the City Council of the Zoning Ordinance Amendment, as stated above. Commissioner Edsall MOTIONED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Chairman Davis absent, the **MOTION CARRIED**.

DIRECTOR'S REPORT

Director Joe Vacca clarified that the motion and the resolution for Painting with a Twist did not include any new special conditions to address the sign and that staff will work with the applicant with regard to the sign and their logo to address concerns raised if possible. He also reported on the schedule for the June 16 Planning Commission meeting.

COMMISSION COMMENT

Commissioner Valenzano requested that an updated Planning Commission meeting calendar be placed in the packet notebooks.

ADJOURNMENT

There being no further business before the Commission, Vice-Chairman Lusk adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Joyce R. Vacca

Secretary of the Commission

w:\F:\PLANNING COMMISSION\MINUTES\2015\2015 05-19 MIN.docx)