



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

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Regular Meeting  
Tuesday, July 14, 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: Joe Vacca, Director  
Kane Thuyen, Deputy City Attorney  
Tali Tucker, City Engineer  
Bill Golubics, Traffic Engineer  
Steve Mitchell, Principal Planner  
Jackie Lee, Associate Planner  
Tim Moran, Planning Technician  
Laura Fox, Recording Secretary

There were eleven people in the audience.

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

## MINUTES – Regular Meeting of June 16, 2015

Chairman Davis noted a change on Page 1, under ROLL CALL: Chairman Davis was present. There was a MOTION by Commissioner Edsall, a SECOND by Vice-Chairman Lusk, to approve the minutes with the noted change. With a vote of 5 – 0, the **MOTION CARRIED**.

## MINUTES – Special Meeting of July 8, 2015

There was a MOTION by Commissioner Hemmens, a SECOND by Vice-Chairman Lusk, to approve the minutes with the noted change. With a vote of 5 – 0, the **MOTION CARRIED**.

## PUBLIC COMMENTS

There were no public comments.

## PUBLIC HEARING

### **CUP-368, CrossFit Camarillo**

An application from CrossFit Camarillo, LLC, requesting approval of a conditional use permit (CUP-368) for the operation of a crossfit training facility within an existing industrial building located at 409 Calle San Pablo, Unit #111, in the M-1 (Light Manufacturing) Zone.

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

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

Upon questions from Commissioner Hemmens, Mr. Moran said that there is reciprocal parking between the tenants of the building, which include a pest control company, office uses, and a landscaping company.

There were no further questions from the Commission.

Chairman Davis OPENED the public hearing.

#### **PUBLIC HEARING OPENED**

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

#### **PUBLIC HEARING CLOSED**

Chairman Davis called for a discussion from the Commission.

Upon a question from Commissioner Valenzano, the applicant, Ms. Nicole Arkangel, stated that there will be a maximum of 10 people per class.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-29, approving CUP-368 for CrossFit Camarillo, LLC, subject to the conditions of approval. Commissioner Hemmens MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

#### **PUBLIC HEARING**

##### **RPD-183M(2), elacora Springville, LLC**

An application from elacora Springville, LLC, requesting approval of a modification to a previously-approved residential planned development permit (RPD-183M(1)) for the development of 75 zero-lot-line detached residential, alley-loaded units on approximately 12.59 acres. The requested modification proposes to eliminate architectural features and roof eaves on the building which overhang the zero lot line, in order to comply with the California Building Code. The modifications would not result in changes to the tract map, site plan, or number of dwelling units.

The project site is located north of the U.S. Highway 101/ Ventura Freeway, approximately 880 feet south of Ponderosa Drive and east of Earl Joseph Drive, in the Springville Specific Plan area. The subject property is within the City's RPD-10U (Residential Planned Development, 10 dwelling units per acre maximum) and RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum) Zones.

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

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

Upon a question from Commissioner Valenzano, Ms. Lee responded that rain gutters would be required to divert the rain and have proper drainage.

Upon a question from Commissioner Lusk, Ms. Lee responded that the table responds to the different floor plans and each floor plan has three elevations. Ms. Lee reviewed the floor plans in relation to the square footage lost and stated there was very minimal reduction in the floor area.

There were no further questions from the Commission.

Chairman Davis OPENED the public hearing.

#### **PUBLIC HEARING OPENED**

There was no public comment.

Chairman Davis then CLOSED the public hearing.

#### **PUBLIC HEARING CLOSED**

##### **Architectural Review Report**

Commissioner Hemmens reported that the Committee reviewed that project design and they recommend approval of the project to the Commission.

Chairman Davis called for a discussion from the Commission.

Ms. Lee addressed Commissioner Valenzano's concern with the Plan 1 Craftsman elevation regarding rain water runoff.

Upon a question by Vice-Chairman Lusk, Ms. Lee reviewed each floor plan's changes.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-30, approving RPD-183M(2) for elecora Springville, LLC, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Lusk SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

#### **PUBLIC HEARING**

##### **TT-5956, Mission Oaks Townhomes/Comstock Homes/Hawkeye Investments, II**

An application from Comstock Homes of Manhattan Beach, California, requesting approval of a tentative tract map application, TT-5956 for condominium purposes. The application proposes to subdivide the recently-approved RPD-194 residential townhome project into 129 for-sale airspace condominium units with common landscaping, access and parking. The project is located on 8.66 gross acres, north of the U.S. Highway 101/Ventura Freeway, at the southwest corner of Verdugo Way and Camino Ruiz, in the RPD-15U (Residential Planned Development, 15 units per acre) Zone.

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

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

Upon a question from Commissioner Valenzano, Mr. Mitchell responded that the layout is exactly the same as the related project previously brought before the Commission.

Upon a question from Commissioner Lusk, Mr. Mitchell responded that there is a representative from Camrosa available for any questions. .

There were no further questions from the Commission.

Chairman Davis OPENED the public hearing.

#### **PUBLIC HEARING OPENED**

**Ms. Harriet Rapista**, representative of Comstock Homes was available for questions.

**Mr. Tony Stafford, General Manager for Camrosa Water District:** Mr. Stafford stated that the concept regarding the water presented by the developer is satisfactory to Camrosa. Mr. Stafford reviewed the concept with the Commission.

There was no further public comment.

Chairman Davis then CLOSED the public hearing.

#### **PUBLIC HEARING CLOSED**

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated he could not support the tract map, as he still has the same objection regarding the project relating to the angle of one of the buildings on the site, its setback and orientation adjacent the off-ramp from the 101 Freeway.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-31, recommending approval to the City Council of Tentative Tract Map 5956 for Mission Oaks Townhomes/Comstock Homes/Hawkeye Investments, II, subject to the conditions of approval. Vice-Chairman Lusk MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 1 – 0, with Commissioner Valenzano dissenting, the **MOTION CARRIED**.

## **PUBLIC HEARING**

### **Zoning Ordinance Amendment: Definition of Arcade**

The proposed amendment to Chapter 19.04 - Definitions of the Camarillo Municipal Code (CMC), Section 19.04.072 - Arcade would increase the number of amusement machines (coin- or token-operated game of skill and/or similar entertainment or amusement devices. CMC 19.04.062) allowed on any premises, or a portion thereof, open to the public without the requirement of a Conditional Use Permit (CUP). The proposed amendment to Chapter 19.62 - Conditional Use Permit, Section 19.62.145, would clarify and remove unnecessary language in the CUP Ordinance pertaining to Arcades.

Principal Planner Steve Mitchell gave an overview of the proposed amendment utilizing a PowerPoint presentation. Mr. Mitchell noted two minor text changes to the proposed ordinance amendment that were added after the packet was distributed.

### **Planning Commission Ordinance Committee Report**

Commissioner Lusk reported that the Committee reviewed the ordinance and that they recommend approval of the project to the Commission.

Upon questions from Commissioner Valenzano, Director Vacca explained the CUP process for Edwards Theater.

Upon a question from Commissioner Hemmens to the Ordinance Committee, Commissioner Valenzano explained how the total number of 13 arcade game machines was determined to be the threshold for requiring a CUP.

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

There were no further questions from the Commission.

Chairman Davis OPENED the public hearing.

### **PUBLIC HEARING OPENED**

There was no public comment.

Chairman Davis then CLOSED the public hearing.

### **PUBLIC HEARING CLOSED**

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated his concerns that Edwards Theater be required to continue their conditional use permit and asked that the CUP be brought back to the Planning Commission for revocation.

After further discussion, it was determined that staff would review the conditional use permit with the Assistant City Attorney and Deputy City Attorney in relation to the proposed Zoning Ordinance Amendment.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-31, recommending approval to the City Council of the Zoning Ordinance Amendment: Definition of Arcade. Commissioner Valenzano MOTIONED, Commissioner Hermens SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

**DIRECTOR'S REPORT**

Director Joe Vacca stated that the August 4, 2015 Planning Commission meeting would be cancelled. He also outlined the schedule for the August 18 Planning Commission meeting.

**COMMISSION COMMENT**

Commissioner Hermens stated that the Springville Interchange is probably one of the most attractive interchanges in the County and congratulated the Public Works Department. Vice-Chairman Lusk thanked Mr. Vacca for making sure that the Commission has the facts before making decisions. Commissioner Valenzano asked that Code Compliance check up on Camarillo CrossFit's attendee numbers, as he has received information that there have been many more people in attendance than the number allocated.

There were no further Commission comments.

**ADJOURNMENT**

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:28 p.m.

Respectfully submitted,

  
Secretary of the Commission

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