



# CITY OF CAMARILLO

## PLANNING COMMISSION MINUTES

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**Regular Meeting**  
**Tuesday, August 18, 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  
Jackie Lee, Senior Planner  
Greg Martin, Rincon Consultants  
Laura Fox, Recording Secretary

There were nine people in the audience.

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

**MINUTES** – Regular Meeting of July 14, 2015

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

### **PUBLIC COMMENTS**

There were no public comments.

### **PUBLIC HEARING**

#### **2015 Update to the General Plan Noise Element**

The City of Camarillo proposes to update the existing Noise Element, which was last updated in 1996. The Noise Element is a mandatory Element of the City's General Plan, and the primary purpose of the Element is to limit the exposure of the community to excessive noise intrusion. The updated Noise Element includes noise guidelines and policies to achieve and maintain land uses that are compatible with current and projected future environmental noise levels.

Senior Planner Jackie Lee and Consultant Greg Martin gave an overview of the Noise Element update utilizing a PowerPoint presentation and also addressed letters received from Naval Base Ventura County and the County of Ventura Department of Airports.

Upon a question from Chairman Davis, Ms. Lee confirmed that the comments in the letters received did not request or require any substantial changes.

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

Upon questions from Commissioners Valenzano and Hemmens, Mr. Martin reviewed the various maps and procedures in obtaining the information in the Noise Element document.

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 is concerned that the purpose of the plan is to limit noise exposure levels protecting the health and quality of life of the residents, but projects are being approved in significantly high-noise areas and feels they have not been mitigated well. Although he raised these issues, he can still support the plan.

Commissioners Lusk, Edsall, and Hemmens all support the document.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-33, recommending approval to the City Council of Negative Declaration No. 2015-10 for the 2015 update to the Noise Element of the Camarillo General Plan. Commissioner Edsall MOTIONED, Vice-Chairman Lusk SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-34, recommending approval to the City Council of the 2015 Update to the Noise Element of the Camarillo General Plan. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

#### **PUBLIC HEARING**

##### **Extension of Development Control Ordinance**

In 1981, Measure A was submitted to and approved by the electorate of the City enacting Chapter 20.01 of the Camarillo Municipal Code. The measure was intended to provide a steady annual residential growth, rather than a fluctuating, overly rapid rate of growth, in order that services provided by city, school, park, and other public utility and service agencies could be properly managed so as to avoid overextending those facilities, and in order to bring deficient services up to a reasonable level. In December 1995, the ordinance was extended until December 31, 2005. In November 2005, the ordinance was extended again until December 31, 2015.

It is proposed that the ordinance would once again be extended through December 31, 2025, and continue to allow up to 400 allocations for dwelling units that may be granted each year, except for certain types of units exempted from the provisions. The various implementing measures, including the review criteria, would remain in effect with the extension of the residential development control ordinance.

Senior Planner Jackie Lee gave an overview of the Ordinance utilizing a PowerPoint presentation.

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

Upon a question from Commissioner Edsall, Ms. Lee confirmed that if only 300 allotments were awarded in a year, the other 100 allotments would not get carried forward.

Upon a question from Commissioner Hemmens, Ms. Lee and Deputy City Attorney Thuyen explained the requirements for the super majority vote.

Upon a question from Vice-Chairman Lusk, Ms. Lee reviewed the previous years' allotment data.

Upon questions from Commissioner Valenzano, Ms. Lee and Mr. Vacca reviewed the land inventory summary in relation to the build out of projects in the City; that the developers do not lose their allotment allocations, even if the houses are not built within a certain time, as long as the project remains a valid and current project; and reviewed the City's surplus basis for the Regional Housing Needs Allocation analysis.

There were no further questions from the Commission.

Chairman Davis OPENED the public hearing.

#### **PUBLIC HEARING OPENED**

**Merrill Berge, representing Camarillo Sustainable Growth:** Ms. Berge stated that the Camarillo Sustainable Growth supports the intent of extending the Development Control Ordinance until 2025, by explaining the ordinance was intended to provide a steady, annual residential growth rather than a fluctuating, overly rapid rate of growth, and recommended either reducing allotments or curtailing accumulations of allotments.

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.

Commissioners Hemmens, Edsall, Lusk, and Chairman Davis stated that they support the extension as presented. Commissioner Valenzano stated he does support the extension, but that he does not support the number of units. He stated that the cap on the number of units should change and is concerned with the back log of units.

Commissioner Valenzano made a motion to approve the 10-year extension and change the cap to 300 units per year. The **MOTION FAILED** for a lack of a SECOND.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-35, recommending approval to the City Council of an Ordinance readopting and restating Chapter 20.01 of the Camarillo Municipal Code relating to the Residential Development Control, with up to 400 allotments per year. Commissioner Edsall MOTIONED, Vice-Chairman Lusk 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 26, 2015, joint City Council and Planning Commission meeting has been cancelled. He also outlined the schedule for the September 1 Planning Commission meeting. Mr. Vacca indicated that the Arcade definition is scheduled to go to the City Council on August 26; therefore, it is premature to bring back any analysis on the Dandy Amusement's arcade until the City Council takes action on the proposed Ordinance.

#### **COMMISSION COMMENT**

Commissioner Valenzano stated that he supported the Development Control Ordinance only because he believes that there needs to be some type of growth control, and would like it conveyed to the City Council the he objects to the 400 units and recommends that they consider lowering the cap to 300 units per year.

Commissioner Lusk clarified that the 400 units is what was voted on by the voters and Commissioner Valenzano stated that that occurred back in the 1980s.

There were no further Commission comments.

**ADJOURNMENT**

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:48 p.m.

Respectfully submitted,

  
Secretary of the Commission  
1000 University Commons Drive, Suite 1000, University Park, PA 16802-1500

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Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4

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Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4

---

Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4

---

Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4

---

Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4

---

Planning Commission Minutes  
Regular Meeting

August 18, 2015  
Page 4 of 4