



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

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**Regular Meeting**  
**Tuesday, September 1, 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: Joe Vacca, Director  
Kane Thuyen, Deputy City Attorney  
Tali Tucker, City Engineer  
Bill Golubics, City Traffic Engineer  
Steve Mitchell, Principal Planner  
Carlos Torres, Assistant Planner  
Tim Moran, Planning Technician  
Laura Fox, Recording Secretary

There were three people in the audience.

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

## **MINUTES – Regular Meeting of August 18, 2015**

Commissioner Valenzano noted two changes: (a) Page 2, under Item the Noise Element public hearing item, reworded to state: "Although he raised these issues, he can still support the plan" and (b) Page 3, under Commission Comments, reworded to state: "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 was a MOTION by Commissioner Valenzano, a SECOND by Commissioner Hemmens, to approve the minutes with the two noted changes. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED.**

## **PUBLIC COMMENTS**

There were no public comments.

**CONSENT CALENDAR** (If no further discussion is required, the following item on Consent Calendar is to be approved with one action and no further discussion. Any of the items may be removed from Consent Calendar and scheduled for discussion on the agenda.)

### **CUP-12M(2), Little Scholars Montessori**

An application has been received from Little Scholars Montessori requesting approval of a minor modification for a change in ownership of a private school (CUP-12) in the R-1-10 (Single Family Residential, 10,000-square-foot minimum lot size) Zone. The site is located on the north side of Las Posas Road, east of Mission Drive, and west of Anacapa Drive at 1915 East Las Posas Road.

Chairman Davis explained the appropriate action for approval of the Consent Calendar items. Upon a MOTION by Commissioner Valenzano, a SECOND by Commissioner Edsall, the Commissioners approved the recommendations for the Consent Calendar item, *via Minute Action*, with a vote of 4 – 0 – 1 (with Commissioner Lusk absent).

### **CPD-6M(22), Sphear Investments, LLC**

An application has been received from Sphear Investments, LLC, requesting approval of a modification to an existing commercial planned development permit (CPD-6) to construct a 5,000-square-foot, single tenant, commercial office building. The project includes the construction of a drive-thru lane and ATM (Automatic Teller Machine) kiosk canopy. The project site is a 22,364-square-foot parcel within the Central Plaza shopping center located at the northeast corner of Ponderosa Drive and Arneill Road in the CPD Zone. The property was previously occupied by a “76” gas service station that was demolished and is currently vacant.

Assistant Planner Carlos Torres gave an overview of the project utilizing a PowerPoint presentation.

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

**Mr. Mark Pettit, Lauterbach & Associates**, architect for the project, answered questions from the Commission.

Commissioner Valenzano stated his concerns on the design of the new building and whether it fits in with the other areas of the center and the traffic study with regard to the line-of-site across the property line. Mr. Torres stated that the buildings will be used as a template for any new buildings or any modifications. Mr. Golubics explained the driveway changes and stated that the site distance will be adequate when exiting the driveways of the site.

There were no further questions from the Commission.

There was no further public comment.

**Architectural Review Committee Report:** Commissioner Edsall reported that the Committee reviewed the project design and they recommend approval of the project to the Commission.

Chairman Davis called for a discussion from the Commission.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-37, approving CPD-6M(22) for Sphear Investments, LLC, subject to the conditions of approval. Commissioner Hemmens MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 3 – 1 – 1, with Commissioner Valenzano dissenting and Vice-Chairman Lusk absent, the **MOTION CARRIED**.

### **DIRECTOR’S REPORT**

Director Joe Vacca announced that Carlos Torres has been promoted to Assistant Planner. Mr. Vacca reported that a joint City Council and Planning Commission study session meeting will be held on Wednesday, September 23<sup>rd</sup>, at 6 p.m., to look at second dwelling unit sizes. He indicated that staff does not anticipate items for the next Planning Commission meeting on September 15<sup>th</sup>, but will keep the Commission posted; however, as of this time, it has not been cancelled.

### **COMMISSION COMMENT**

There were no Commission comments.

**ADJOURNMENT**

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:06 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Joseph R. Vaeco". The signature is written in a cursive style with a large initial "J".

**Secretary of the Commission**

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