



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, October 6, 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 and Valenzano and Chairman Davis

Absent: Vice Chairman Lusk and Commissioner Hemmens

Staff Present: Steve Mitchell, Principal Planner
Kane Thuyen, Deputy City Attorney
Jackie Lee, Senior Planner
Laura Fox, Recording Secretary

There were two people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Edsall.

MINUTES

– Special Meeting – Joint Study Session of September 23, 2015

The minutes were carried over to the November 10, 2015, meeting due to a lack of quorum to approve the minutes.

– Regular Meeting of August 18, 2015

There was a MOTION by Commissioner Edsall, a SECOND by Commissioner Valenzano, to approve the minutes as submitted. With a vote of 3 – 0 - 2, with Commissioners Lusk and Hemmens absent, the **MOTION CARRIED.**

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

Ordinance Amendment to City of Camarillo Municipal Code Chapter 14.14 and Amendment to the City Landscape and Irrigation Guidelines

In compliance with State mandate, the City of Camarillo has initiated an ordinance amendment to amend Camarillo Municipal Code (CMC) Chapter 14.14 to adopt the updated State Model Water Efficient Landscape Ordinance (“Model Ordinance”) by reference.

With the amendment to CMC Chapter 14.14, the current Guidelines for Implementation of the City of Camarillo Water Efficient Landscape Ordinance would become obsolete and would be replaced with the updated Model Ordinance.

The City of Camarillo is also initiating an amendment to the City's Landscape and Irrigation Guidelines ("Guidelines") to ensure that the Guidelines are consistent with the updated Model Ordinance. This includes expanding the provisions for drought-tolerant landscaping on single-family residential properties and parkways.

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

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

Upon questions from Commissioner Edsall, Ms. Lee explained that the City has to either adopt the State's model ordinance or adopt a City-initiated ordinance that is at least as effective at conserving water as the model ordinance. Ms. Lee also reviewed the history of the City's provision regarding artificial turf. Ms. Lee also explained that due to the drought, the City Council, in the interim, approved the increase of up to 90 percent artificial turf.

Commissioner Valenzano expressed his concern regarding gravel and decomposed granite in the parkway. Ms. Lee explained that that was taken into consideration and addressed in the Landscape Guidelines by requiring that the top of the gravel or wood chips must be flush with the top of the sidewalk, and that the homeowner is required to keep the sidewalk and street clear of those materials. She also replied that it is not a State requirement to allow for those materials.

Upon questions by Chairman Davis, Ms. Lee answered that the zone clearance is free for the homeowners.

Chairman Davis opened the Public Hearing.

PUBLIC HEARING

Ms. Cari Vega, A Smart Garden, landscape designer representing ASmartGarden.com.: Ms. Vega discussed the lack of information available for residents who are concerned about saving water, wanting to go drought tolerant, and being able to see certain examples in the community. Ms. Vega reviewed the cons of artificial turf and discussed live-plant alternatives.

There was no further public comment.

Chairman Davis called for a discussion from the Commission.

Commissioners Davis and Valenzano discussed their concerns regarding the allowance of up to 90 percent artificial turf. Commissioner Valenzano recommended going down to 70 percent artificial turf. He also stated his concerns with wood chips and decorative rocks in the parkway. After further discussion, the Commission agreed to recommend limiting artificial turf in the front yards to 70 percent and allow decorative rocks and decomposed granite, but not wood chips, in the parkways with live plants at appropriate intervals.

There were no further questions from the Commission.

In a response to a call for a resolution by Chairman Davis, Principal Planner Mitchell introduced PC Resolution No. 2015-38, recommending approval of the amendments to the City of Camarillo Landscape and Irrigation Guidelines, as modified by the Planning Commission. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 3 – 0 – 2, with Commissioners Hemmens and Vice-Chairman Lusk absent, the **MOTION CARRIED**.

In a response to a call for a resolution by Chairman Davis, Principal Planner Mitchell introduced PC Resolution No. 2015-39, recommending approval of an Ordinance amending and restating Chapter 14.14 of the Camarillo Municipal Code relating to Water Efficient Landscapes. Commissioner Edsall MOTIONED, Commissioner Valenzano SECONDED, to waive further reading and adopt. With a vote of 3 – 0 – 2, with Commissioners Hemmens and Vice-Chairman Lusk absent, the **MOTION CARRIED**.

In a response to a call for a resolution by Chairman Davis, Principal Planner Mitchell introduced PC Resolution No. 2015-40, recommending approval to rescind Resolution No. 2010-14 relating to the Guidelines for Implementation of the City of Camarillo Water Efficient Landscape Ordinance. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 3 – 0 – 2, with Commissioners Hemmens and Vice-Chairman Lusk absent, the **MOTION CARRIED.**

DIRECTOR'S REPORT

Mr. Mitchell reported that an appeal to an administrative plan review has been filed and will be brought before the Planning Commission at the next meeting. He updated the Commissioners on the Edwards Theater arcade.

COMMISSION COMMENTS

Commissioner Valenzano asked if there was a way to get information, such as the pros and cons of the artificial turf, similar to the information received at the meeting, or other options on the City's website. Ms. Lee responded that on the City's website, there is a link to a website with information on how to implement a drought-tolerant garden. She also explained that the Landscape Guidelines are also on City's website, along with informational handouts available at the Planning counter.

Commissioner Edsall recalled a story about a football team that got very hot due to the artificial turf.

Chairman Davis stated that the Los Angeles School District is taking out artificial turf that did not meet standards, at significant cost. He also reported on the League of California Cities conference.

There were no further Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 8:10 p.m.

Respectfully submitted,



Secretary of the Commission

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