



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, December 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, and Valenzano; Vice Chairman Lusk, and Chairman Davis

Absent: None

Staff Present: Joe Vacca, Director
David Moe, Assistant Director
Kane Thuyen, Deputy City Attorney
Laura Fox, Recording Secretary

There were three people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.

MINUTES

Regular Meeting of October 6, 2015

Director Vacca stated two corrections: page 4, paragraph 2, should state: "but there has been a history..." and "CEQA" was misspelled. On page 5, paragraph 3, should state: "Community Development Director's approval". There was a MOTION by Commissioner Hemmens, a SECOND by Chairman Valenzano, to approve the minutes with the noted corrections. With a vote of 4 – 0 – 1, with Commissioner Edsall abstaining, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

Zoning Ordinance Amendment: Second Dwelling Unit Requirements

The proposed amendments to Camarillo Municipal Code (CMC) Sections 19.12.145, 19.14.135, 19.16.175, and 19.44.030 would allow second dwelling units up to 1,200 square feet in size, or up to 30 percent of the existing living area, whichever is less, with up to two bedrooms and require one off-street parking space per bedroom be provided on lots a minimum of one acre in size in the RE (Rural Exclusive), R-1 (Single-Family Residential), and RPD-5U (Residential Planned Development) Zones, subject to plan review approval.

Director Vacca gave an overview of the zoning ordinance amendment utilizing a PowerPoint presentation.

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

Afterwards, Mr. Vacca replied to questions from the Commission regarding mobile homes not being permitted and that modular homes are permitted on a permanent foundation.

There were no further Commission questions.

Chairman Davis opened the public hearing.

PUBLIC HEARING OPENED

Phil Bardos, father of a Camarillo resident: Mr. Bardos spoke in favor of the ordinance amendment, which would allow the addition of a bathtub and a 1,200 square-foot unit for hiim and his wife to be able to live near their son and have a lifestyle to which they are accustomed.

There being no further public comments, Chairman Davis closed the public hearing.

PUBLIC HEARING CLOSED

Chairman Davis called for a discussion from the Commission.

The Commissioners stated they are in favor of the amendment.

There was no further discussion from the Commission.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-42, recommending approval to the City Council of the zoning ordinance amendment to Camarillo Municipal Code (CMC) Sections 19.12.145, 19.14.135, 19.16.175, and 19.44.030 for second dwelling units. Commissioner Edsall MOTIONED, Vice-Chairman Lusk SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

PUBLIC HEARING

Zoning Code Amendment: Amendment to Chapter 19.55 of the Camarillo Municipal Code pertaining to Medical Marijuana Cultivation

Chapter 19.55 currently prohibits medical marijuana facilities, but is silent with respect to medical marijuana cultivation. However, recent state legislation permits local regulation of medical marijuana cultivation if a city implements such regulations before March 1, 2016. Accordingly, this proposed amendment preserves the City's authority to regulate medical marijuana cultivation, and will prohibit the cultivation of medical marijuana.

Deputy City Attorney Thuyen gave a review of the zoning ordinance amendment.

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

Director Vacca replied to a question by stating that other cities are working on a similar ordinance.

After a discussion with Commissioner Valenzano, Deputy City Attorney Thuyen reviewed the ordinance amendment regarding "delivery."

Chairman Davis opened the public hearing.

PUBLIC HEARING OPENED

There being no public comment, Chairman Davis closed the public hearing.

PUBLIC HEARING CLOSED

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated that he felt that the ordinance relating to delivery is ambiguous. Commissioner Edsall stated that it is clear to him.

There was no further discussion from the Commission.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2015-43, recommending approval to the City Council of the zoning ordinance amendment to Camarillo Municipal Code (CMC) Section 19.55 pertaining to medical marijuana cultivation. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the MOTION CARRIED.

DIRECTOR'S REPORT

Director Vacca reported that the January 5, 2016, Planning Commission meeting is anticipated to be cancelled. Mr. Vacca provided an overview of the anticipated projects for the January 19, 2016, Planning Commission meeting.

COMMISSION COMMENTS

There were no Commission comments.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Joseph R. Vacca", is written over a horizontal line.

Secretary of the Commission

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