CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, March 15, 2016 – 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, Valenzano, Vice-Chairman Lusk and Chairman Davis
Absent:	Commissioner Hemmens
Staff Present:	Joe Vacca, Director David Moe, Assistant Director Kane Thuyen, Deputy City Attorney Carlos Torres, Assistant Planner Tim Moran, Planning Technician Laura Fox, Recording Secretary

There were 2 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Vice-Chairman Lusk.

MINUTES

Regular Meeting of February 16, 2016

There was a MOTION by Commissioner Edsall, a SECOND by Commissioner Valenzano, to approve the minutes. With a vote of 3 – 0 – 1 – 1, with Vice-Chairman Lusk abstaining and Commissioner Hemmens absent, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

CUP-371, Village Greens Market

An application has been received from Simon Maida, owner of Village Greens Market, requesting approval of a Conditional Use Permit (CUP-371) for the sale of alcoholic beverages for consumption off the premises. The existing business is a convenience store, currently operating under a Type 20 ABC (Alcoholic Beverage Control) License for the sale of beer and wine. The convenience store is a legal, non-conforming use, and the applicant is requesting to upgrade their existing Type 20 ABC License to a Type 21 ABC License, for the sale of beer, wine, and distilled spirits for consumption off the premises, which requires the applicant to obtain a conditional use permit. The project proposes the addition of shelving for the display of distilled spirits, within the existing 1,250-square-foot commercial suite. The subject site is located at 795 Camarillo Springs Road, Suite F, in the CPD (Commercial Planned Development) Zone.

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

There were no questions from the Commission.

Chairman Davis opened the public hearing.

PUBLIC HEARING OPENED

Patrick Panzarello, representative of the applicant: Mr. Panzarello reviewed the history of the site, with regard to the alcohol license, as well as the applicant's history.

Simon Maida, applicant: Mr. Maida explained that the customers have been asking for this type of alcohol license and thanked the Commission.

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

PUBLIC HEARING CLOSED

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano described his concern regarding the conditions of approval regulating the window signage and the interior signage for advertising. Mr. Vacca explained that the current signage was not approved and violates the current conditional use permit. Mr. Vacca said that staff confirmed that this condition of approval has been included on prior alcohol establishments, so this condition was appropriate. He explained that staff will provide reasonable latitude with the advertising within the store that is visible to the exterior, and the Commission agreed.

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. 2016-04, approving CUP-371, Village Greens Market, subject to the conditions of approval. Commissioner Valenzano MOTIONED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Commissioner Hemmens absent, the **MOTION CARRIED**.

2016 General Plan Annual Report for 2015

Each year, the Department of Community Development prepares an Annual Report reviewing the development activity during the prior year and the progress in the implementation of the various goals, objectives, and principles of the City's General Plan. The report also provides an overview of the various ongoing and completed projects under the CURB (Camarillo Urban Restriction Boundary), Land Use, Circulation, Housing, Recreation, Open Space Conservation, Community Design, Safety and Noise Elements of the General Plan, and serves as information to both the citizens and the City Council.

Planning Technician Moran gave an overview of the General Plan Annual Report utilizing a PowerPoint presentation.

Chairman Davis called for a discussion from the Commission.

The Commissioners complimented staff on a great report.

Via **Minute Action** vote of 4 - 0 - 1, with Commissioner Hemmens absent, the Commission recommended approval to the City Council of the 2016 General Plan Annual Report for 2015.

DIRECTOR'S REPORT

Director Vacca commented on the Planning Commissioners Academy that was attended by two Commissioners and two staff members. He reported that the April 5, 2016, Planning Commission meeting is anticipated to be cancelled; however, the April 19, 2016, meeting will have a significant agenda.

COMMISSION COMMENTS

Chairman Davis and Commissioner Edsall noted their thoughts on the Planning Commission Academy. Vice-Chairman Lusk and Commissioner Lusk expressed their remorse for being unable to attend.

There were no further Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Secretary of the Commission

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