



CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, April 19, 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, Hemmens, Valenzano, Vice Chairman Lusk and Chairman Davis

Absent: None

Staff Present: Joe Vacca, Director
David Moe, Assistant Director
David Hirsch, Special Counsel
Kane Thuyen, Deputy City Attorney
Dave Klotzle, Public Works Director
Tali Tucker, City Engineer
Lucie McGovern, Deputy Public Works Director
Jackie Lee, Senior Planner
Laura Fox, Recording Secretary

There were 19 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.

MINUTES – Regular Meeting of March 15, 2016

It was **MOVED** by Commissioner Edsall, **SECONDED** by Commissioner Valenzano, to approve the minutes as submitted. With a vote of 4 – 0 – 1, with Commissioner Hemmens abstaining, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

CPD-226M(3) / CUP-372, Springville Camarillo Owner, LLC

The City of Camarillo has received an application from Springville Camarillo Owner, LLC, requesting approval of a modification to a commercial planned development permit (CPD-226) to modify the previously-approved development plans, and construct a commercial shopping center consisting of up to 499,000 square feet of building area and related parking and landscape improvements. The proposed project site consists of approximately 45 acres, located south of U.S. Highway 101/Ventura Freeway, north of West Ventura Boulevard, east of Springville Drive, and west of the Home Depot and Camarillo Town Center developments in the Commercial Planned Development (CPD) Zone.

The applicant has also submitted a request for a conditional use permit (CUP-372), as a companion application to CPD-226M(3), to exceed the maximum building height of 35 feet permitted in the CPD Zone.

In conjunction, the Planning Commission will consider approval of Subsequent Mitigated Negative Declaration (MND) 2016-1 prepared for the project. The Subsequent MND indicates that after application of proper mitigation measures identified in the report, each of the environmental impacts would be adequately mitigated to less than significant levels.

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

Michael Brown, Cadence Environmental, summarized the process of the environmental review for the subject project and the original project.

Vice-Chairman Lusk called for a short break.

The Commission recessed at 8:25 p.m. and reconvened at 8:36 p.m., with Commissioners Edsall, Hemmens, Valenzano, and Chairman Davis present. Vice-Chairman Lusk was excused.

Chairman Davis declared the **PUBLIC HEARING OPENED.**

Arturo Sneider, CEO of Primestor: Mr. Sneider compared the proposed project's updates to the entitled project. He stated that the shopping center was designed as a place for the community to gather and spend time in the outdoor space and would probably draw from a 15-mile radius due to its freeway frontage.

Alfred Fraijo, Jr., Sheppard Mullin, representing applicant: Mr. Fraijo stated that they support staff's recommendation and conditions of approval.

David Anderson and Greg Lyon, Nadel Architects, representing applicant: Mr. Lyon reviewed the architectural design of the proposed project.

Hearing no further requests to speak, either for or against the item, the Chairman declared the **PUBLIC HEARING CLOSED.**

Architectural Review Committee Report: Commissioner Hemmens reported that the Committee reviewed the project design, and they recommended approval of the project to the Commission.

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano stated that he is concerned about the parking during the peak holiday seasons. He also stated that he has issue with the color of the awning on one of the buildings. He feels the Community Development Director can ensure that the colors are compatible. He also questioned whether there could be a time requirement for the completion of the second phase.

Commissioners Edsall and Hemmens and Chairman Davis stated that they supported the project.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-5, approving Subsequent Mitigated Negative Declaration No. 2016-1 for the Springville Camarillo Owner, LLC, Amara Shopping Center. Commissioner Edsall MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED.**

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-6, approving CPD-226M(3) and CUP-372, Springville Camarillo Owners, LLC, subject to the conditions of approval. Commissioner Valenzano MOVED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED.**

PUBLIC HEARING

CUP-374, Cost Plus, Inc.

The City of Camarillo has received an application from Springville Camarillo Owner, LLC, on behalf of Cost Plus, Incorporated (DBA Cost Plus World Market), requesting approval of a Conditional Use Permit (CUP-374) for the sale of alcoholic beverages for consumption off the premises as an ancillary use to a home goods store specializing in home furnishings, décor, gifts, and home entertaining merchandise from around the world.

The applicant is seeking a Type 21 (Off-Sale General) California Department of Alcoholic Beverage Control (ABC) license authorizing the sale of beer, wine, and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises. In addition, the applicant is requesting a Type 86 (Instructional Tasting) ABC license authorizing the tasting of alcoholic beverages from the premises on a limited basis.

The use is proposed to be located within Building 18 of Commercial Planned Development (CPD) No. 226M(3). The overall building area would consist of approximately 18,300 square feet, and the recommended conditions of approval would limit the alcoholic beverage display area to no more than fifteen percent (15%) of the total sales floor area. The project site is within the City's CPD Zone.

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

Chairman Davis declared the **PUBLIC HEARING OPENED**.

Aimee Moulton, representing the applicant: Ms. Moulton made herself available for any questions. There were no questions for Ms. Moulton.

Hearing no further requests to speak either for, or against the item, the Chairman declared the **PUBLIC HEARING CLOSED**.

Chairman Davis called for a discussion from the Commission.

Commissioners Edsall, Hemmens, and Valenzano stated that they supported the project.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-7, approving CUP-374, Cost Plus, subject to the conditions of approval. Commissioner Hemmens MOVED, Commissioner Valenzano SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED**.

The Commission recessed at 9:30 p.m. and reconvened at 9:37 p.m., with Commissioners Edsall, Hemmens, Valenzano, and Chairman Davis present.

PUBLIC HEARING

Ordinance Amendment: Add Section 11.20.230 - Non-Motorized Vehicle Parking Prohibition

The City of Camarillo has initiated an amendment to the Camarillo Municipal Code (CMC) to add Section 11.20.230 - Non-Motorized Vehicle Parking Restriction (Amendment) - would prohibit the parking of non-motorized vehicles on any street, alley, or public property for any period of time with the exception of:

- (1) A non-motorized vehicle, with a commercial license registration, while the non-motorized vehicle is being loaded with, or unloaded of, any goods, wares, or merchandise from property adjacent to the non-motorized vehicle;
- (2) A non-motorized vehicle required for any lawfully-authorized construction, maintenance, or repair to adjacent property for a period of less than 24 hours; or,
- (3) A non-motorized vehicle used solely for recreational purposes, while the non-motorized vehicle is being loaded or unloaded, or otherwise prepared for, its intended recreational use. In no event may such a non-motorized vehicle be parked on a street, alley, or public property for a period greater than 24 hours.

Assistant Director David Moe introduced Sgt. Sean Britt of the Camarillo Police department, then gave an overview of the proposed ordinance utilizing a PowerPoint presentation.

Chairman Davis declared the **PUBLIC HEARING OPENED**.

Hearing no requests to speak either for, or against the item, the Chairman declared the **PUBLIC HEARING CLOSED**.

Ordinance Committee Report: Commissioner Valenzano reported that the Committee reviewed the ordinance and recommends approval to the Commission.

Upon a question from Commissioner Valenzano, Assistant Director Moe explained that as the ordinance is currently written, it would not allow a trailer to be parked on the street for an extended period of time for use after a house disaster; however, the trailer can be placed in the driveway.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-7, recommending approval to the City Council of the Camarillo Municipal Code Ordinance Amendment: Non-Motorized Vehicle Parking Prohibition. Commissioner Valenzano MOVED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED**.

PUBLIC HEARING

Ordinance Amendment: Amend Chapter 19.63 - Special Events – Banners

The City of Camarillo is considering an ordinance that would amend Camarillo Municipal Code Chapter 19.63 (Special Events) to provide opportunities for the temporary placement of special event banner(s) for non-profit organizations as part of community special event permits.

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

Chairman Davis declared the **PUBLIC HEARING OPENED**.

Hearing no requests to speak either for, or against the item, the Chairman declared the **PUBLIC HEARING CLOSED**.

Chairman Davis called for a discussion from the Commission.

Commissioner Valenzano expressed his concern over the number of days a banner can be displayed. Chairman Davis suggested adopting the Ordinance as presented and monitoring the implementation for any concerns. The Commission concurred.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-9, recommending approval to the City Council of the Camarillo Municipal Code Amendment: Special Event - Banners. Commissioner Hemmens MOVED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED**.

PUBLIC HEARING

Ordinance Amendment: Add Chapter 19.78 - Art in Public Places and Add Chapter 2.29 - Camarillo Arts Commission

The City of Camarillo has initiated an amendment to the Camarillo Municipal Code for the proposed addition of Chapter 19.78 (Art in Public Places), which would add a public art requirement to certain residential, commercial, and industrial development projects. If approved, the Ordinance would require certain development projects to either install a public artwork or pay an in-lieu fee. The value of the artwork and in-lieu fee is proposed to be based on one percent of the value of the total building space for projects. The proposed addition of Chapter 2.29 (Camarillo Arts Commission) would create an Arts Commission that will act in an advisory capacity to review proposed art for placement in Camarillo's public places and provide recommendations to the City Council.

Chairman Davis declared the **PUBLIC HEARING OPENED**.

Hearing no requests to speak either for, or against the item, the Chairman declared the **PUBLIC HEARING CLOSED**.

Chairman Davis stated that he is opposed to the ordinance, as he feels it will raise the cost for the developer, which will raise sales and rent prices, will cause delays for the reviews, will create another level of bureaucracy, and that the fee is too much. He added that the Community Design Element provisions that encourage art is adequate.

Commissioners Edsall and Hemmens stated that they support the ordinance.

Commissioner Valenzano indicated that he is in agreement with Chairman Davis. He said that he sees this as an additional tax on developers and will increase the cost of future homes. He stated he has issue with creating another commission and another level of bureaucracy for developers, current businesses, or homeowners who might want to rebuild or remodel their property. He stated that the City has been able to provide art in the past, such as in Old Town, without developer fees. Commissioner Valenzano stated that he feels there are mechanisms in place currently with the Planning Commission without having to create another commission.

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 Camarillo Municipal Code Amendment: Art in Public Places. Commissioner Hemmens MOVED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a vote of 2 – 2 – 1, with Chairman Davis and Commissioner Valenzano denying and Vice-Chairman Lusk absent, the **MOTION FAILED**.

DIRECTOR'S REPORT

Director Joe Vacca stated that the May 3, 2016, Planning Commission meeting is anticipated to be cancelled. He also informed the Commission that there will be a joint study session with the City Council on April 27, 2016, to review the capital improvement projects. Director Vacca announced the tentative date of June 14, 2016, for the Planning Commission tour of the City. Director Vacca requested that the Commissioners review their calendars for availability for the League of California Cities conference October 5 – 7, 2016.

COMMISSION COMMENT

The Commissioners thanked staff for their hard work, so that they can make informed decisions.

Upon a question from Chairman Davis, Director Vacca reported that staff does not have information on which retailer may be going into the former Haggen Grocery Store.

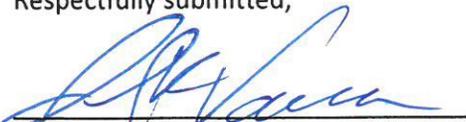
Chairman Davis also commented that an issue he hears about frequently is the demand for single-story homes.

There were no further Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 11:02 p.m.

Respectfully submitted,



Secretary of the Commission

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