



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, May 17, 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, and Chairman Davis

Absent: Vice Chairman Lusk

Staff Present: Joe Vacca, Director
Kane Thuyen, Deputy City Attorney
Dave Klotzle, Director of Public Works
Tali Tucker, City Engineer
Ken Matsuoka, Principal Civil Engineer
Rick Nack, Senior Civil Engineer
Jackie Lee, Senior Planner
Tim Moran, Planning Technician
Laura Fox, Recording Secretary

There were 7 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Edsall.

MINUTES – Regular Meeting of April 19, 2016.

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

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

CUP-357M(1), Rancho Associates

An application has been received from Rancho Associates, requesting approval of a modification to previously-approved Conditional Use Permit (CUP) No. 357. CUP-357 was approved by the Planning Commission on May 20, 2014, for the construction of 104 affordable senior rental units with fifty percent (50%) of the units for qualified, low-income senior households and fifty percent (50%) for qualified, very low-income senior households on 4.07 acres on Lot 3 of Tract 5671. The requested modification proposes changes to the approved site plan, floor plans, and exterior elevations. No changes are proposed to the number of dwelling units within the project.

The property is located north of U.S. Highway 101/Ventura Freeway, approximately 375 feet south of Ponderosa Drive, and west of Camino Tierra Santa. The site is zoned Commercial Mixed Use (CMU).

The affordable senior apartment project is a permitted use under Camarillo Municipal Code (CMC) 19.23.040.I, which permits residential dwelling units as part of a horizontal mixed-use development, on a site consisting of ten acres or more in size under a CUP in the CMU Zone. The subject parcel is part of an overall 15-acre future mixed-use site that will consist of commercial and residential uses.

The approved CUP also included a request to increase the maximum building height to 38 feet 6 inches (exclusive of architectural features), as authorized under CMC 19.23.040.I, which allows for building heights greater than two stories or 35 feet. The modification would not increase the previously-approved building height.

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

PUBLIC HEARING OPENED.

Dennis Hardgrave, representative of the applicant: Mr. Hardgrave reported that the map has recorded for the project and gave an update of the project.

Jonathan Cornelius, representative of Fore Property: Mr. Cornelius stated that rents are based off of area median income, and rent will be within a range of a low of \$800 a month to \$1,200 a month.

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

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

The Commissioners commented on the improvements in the project and stated their support of the project.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-10, approving CUP-357M(1), Rancho Associates, 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-377, La Bodega Farmers, Inc.

An application has been received from La Bodega Farmers, Incorporated, requesting approval for a new Type-20 State Department of Alcoholic Beverage Control (ABC) License at their existing market at 2111 Pickwick Drive. This new license would permit the off-sale of beer and wine within an existing market that currently has no ABC license. La Bodega Market is located in an existing multi-tenant commercial building in the Camarillo Commons Mixed-Use (CCM) Zone.

Planning Technician Tim Moran gave an overview of the project utilizing a PowerPoint presentation. Mr. Moran confirmed that that project is a new market.

PUBLIC HEARING OPENED.

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

Commissioners Edsall, Hemmens, Valenzano, and Chairman Davis stated that they supported the project. Commissioner Valenzano also stated that he feels that there are other businesses that want Type 20 licenses that may want the same type of opportunity.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-11, approving CUP-377, La Bodega Farmers, Inc., subject to the conditions of approval. 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.**

2016-2021 Capital Improvement Projects (CIP)

In accordance with Government Code section 65401, et sec., any agency which plans a public improvement is required to submit that proposed improvement to the City for a determination of consistency with the General

Plan, and to determine whether or not a coordinated program is required for the improvements. The review is to establish consistency with any plans being developed, or improvements planned, to reduce or eliminate the inconvenience to the general public and possibly to reduce the cost for the improvements.

Planning Technician Tim Moran gave an overview of the CIP for the various County agencies. Chairman Davis stated that a joint meeting for the City Council and Planning Commission was held previously to review the City's CIP. Engineer Ken Matsuoka then gave an overview of the CIPs for the City of Camarillo utilizing a PowerPoint presentation.

Commissioner Valenzano suggested coordinating County projects with the City projects. Mr. Matsuoka replied that the City will be talking with the County about the various projects.

It was **MOVED** by Commissioner Valenzano to recommend to the City Council that they consider a coordinated plan for the City force main replacement with the County force main replacement at the airport and along Pleasant Valley Road, and that the City of Camarillo's 2015 Five-Year Capital Improvement Program and the various County agencies Capital Improvement Programs with the finding that they are consistent with the General Plan. It was **SECONDED** by Commissioner Edsall. Via **MINUTE ACTION** vote of 4 – 0 – 1, with Vice-Chairman Lusk absent, the **MOTION CARRIED**.

DIRECTOR'S REPORT

Director Vacca updated the Planning Commission on the Ordinances that went forward to City Council. Director Vacca reported that the next meeting is scheduled for June 14 and will tentatively include the Planning Commission tour. The meeting will convene at 5 p.m. He also said that the July 13 anticipated joint study session is still tentative but a little more firm.

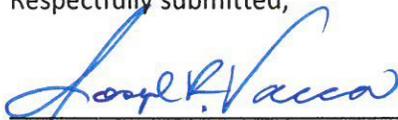
COMMISSION COMMENT

Commissioner Valenzano thanked staff for their hard work. There were no further Commission comments.

ADJOURNMENT

There being no further business to come before the Commission, Chairman Davis adjourned the meeting at 8:28 p.m.

Respectfully submitted,



Secretary of the Commission

V:\Departments\COMMON FOLDER\Community Development\RECORDING SECRETARIES\2016 05-17 MIN.docx