



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, July 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 Hemmens and Valenzano, Vice-Chairman Lusk, and Chairman Davis

Absent: Commissioner Edsall

Staff Present: Joe Vacca, Director
David Moe, Assistant Director
Brian Pierik, City Attorney
Dave Klotzle, Director of Public Works
Tali Tucker, City Engineer
Bill Golubics, City Traffic Engineer
Steve Mitchell, Principal Planner
Laura Fox, Recording Secretary

There were approximately 35 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Valenzano.

MINUTES – Regular Meeting of June 14, 2016

It was **MOVED** by Commissioner Hemmens, **SECONDED** by Commissioner Valenzano, to approve the minutes as submitted. With a vote of three (3) in favor, with Vice Chairman Lusk abstaining and Commissioner Edsall absent, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

GPA 2014-3 / CZ-321, Camarillo Village Homes and Dawson Drive Specific Plan

The City of Camarillo has received the following applications related to an approximately 23-acre site located at the northeast corner of Lewis and Pleasant Valley Roads:

1. A request for a General Plan Amendment (GPA 2014-3) seeking a change in the Land Use Element designation from "Industrial" to "Medium-Density Residential" and "Commercial Mixed Use."
2. An application for a Change of Zone (CZ-321), seeking a change of zone from Light Manufacturing (M-1) to Residential Planned Development, 15 units per acre (RPD-15U), and Commercial Mixed-Use (CMU).
3. A request for an amendment to the Dawson Drive Area Concepts and Design Guidelines.

Principal Planner Steve Mitchell gave an overview of the projects utilizing a PowerPoint presentation.

Chairman Davis called for a **MOTION** to restrict the speakers to three minutes. Commissioner Valenzano **MOVED**, Commissioner Hemmens **SECONDED**, to limit speakers to three minutes. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

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

Brandon Mann, applicant: Mr. Mann stated that this is the last piece of property before the University (California State University – Channel Islands) and will provide for-sale townhome units. The project will provide needed housing and commercial uses to the growing population at the University. He explained that the University reached out to this project due to limited space by the University.

Speakers who spoke in favor of the project:

Penny Teague clarified that this is a townhome project and not an apartment project, as literature she received from Sustain Camarillo had stated. She stated that she was able to get 20 signatures supporting the project in 30 minutes.

Gerald Marcil explained that this project will use less water than the row crops and will also provide improvements to the City. He also stated that this property is currently zoned industrial and reviewed the benefits to a residential use and the improvements this project will provide.

Speakers who spoke in opposition of the project:

John Dempsey spoke in opposition of the project due to overbuilding, traffic, water, destruction of farm land, and additional pressure on essential services concerns.

James Avallone stated that he is a fairly new resident, but that he cherishes the open space, and it breaks his heart when open space is paved over.

Jameson Lingl stated his concerns regarding traffic and water.

Merrill Berge stated her concerns over the local groundwater. She asked that the Planning Commission wait to approve the project until the Fox Canyon Groundwater Sustainability Plan is available.

Matt Lorimer expressed his reasons in opposition of the project regarding water and traffic impacts.

Kit Anderson explained her concerns regarding water.

Additionally, the Planning Commission received four non-verbal cards in opposition to the project.

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.

Vice-Chairman Lusk stated that he does not feel there is the need currently to add to the water and traffic burden.

Chairmen Davis stated, for the record, that staff received several emails, and that the Commission had received copies of them. He explained that the only impact in the EIR (Environmental Impact Report) that cannot be mitigated is the conversion of the agricultural land to an urban use, which he feels will occur with either industrial or residential development. He said that, in his opinion, the project has merit, and that there are conditions established that the developer would have to meet before the project can proceed. He added that if the conditions cannot be met, then the development will not be built.

Commissioner Valenzano stated that he feels the EIR was completed appropriately and can be forwarded on to the City Council. He stated that he supports the recommendation of the General Plan to Commercial Mixed Use for the 2.8 acres, but that he disagrees with the change of zone for the 19.88-acre industrial parcel at the northeast corner of Lewis and Pleasant Valley Road, as he feels it should be a low-density project, rather than medium-density to lessen the impacts. Commissioner Valenzano stated that he feels that the property will be developed, regardless of the decision of the Commission.

Commissioner Hemmens stated that he does not feel there is a demand for the townhomes, but feels that the land will develop either as industrial, service commercial, or residential. He explained that once the property is developed, it is there for many years. He stated he will support the project as it is currently zoned industrial, not agricultural, and something will be built on the property at some point in the future, and he feels that a large part of the demand will be the University.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-13, recommending approval to the City Council of Environmental Impact Report (EIR) 2014-2. Commissioner Valenzano MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of three (3) in favor, with Vice-Chairman Lusk abstaining and Commissioner Edsall absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-14, recommending approval to the City Council of the proposed General Plan Amendment application, General Plan Amendment 2014-3. Commissioner Hemmens MOVED, Chairman Davis SECONDED, to waive further reading and adopt. With a vote of two (2) in favor, with Commissioner Valenzano dissenting, Vice-Chairman Lusk abstaining, and Commissioner Edsall absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-15, recommending approval to the City Council certification of the amendment to the Dawson Drive Area Concepts and Design Guidelines. Commissioner Valenzano MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-16, recommending approval to the City Council of Change of Zone No. 321. Commissioner Hemmens MOVED, Chairman Davis SECONDED, to waive further reading and adopt. With a vote of two (2) in favor, with Commissioner Valenzano dissenting, Vice-Chairman Lusk abstaining, and Commissioner Edsall absent, the **MOTION CARRIED**.

RECESS

The Commission recessed at 9:10 p.m. and reconvened at 9:20 p.m., with Commissioners Hemmens, Valenzano, Vice-Chairman Lusk, and Chairman Davis present.

PUBLIC HEARING

TT-5969, Camarillo Village Homes

An application has been received from Camarillo Village Homes, LLC, of Palos Verdes Estates, California, requesting approval of a tentative tract map application, TT-5969, to divide the approximately 23-acre site into two parcels (Lots 1 and 2) and to further subdivide Lot 1 for condominium purposes. The application proposes to subdivide this parcel for future development of a residential townhome project under pending application, RPD-196, that would provide 285 for-sale, airspace condominium units with common landscaping, access, and parking. The project is located at the northeast corner of Lewis and Pleasant Valley Roads.

Principal Planner Steve Mitchell gave an overview of the project 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**.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-17, recommending approval to the City Council of the proposed tentative tract map application, TT-5969, subject to the recommended conditions of approval. Vice-Chairman Lusk MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

PUBLIC HEARING – RPD-196, Camarillo Village Homes - CANCELLED

This public hearing was cancelled.

PUBLIC HEARING – CUP-369, Camarillo Village Homes - CANCELLED

This public hearing was cancelled.

PUBLIC HEARING

GPA 2014-02, Selleck Commercial

This report is for Planning Commission consideration of a request by Bob Selleck – Springville, LLC, for approval of an application for a General Plan Amendment (GPA 2014-2), seeking a change in the Land Use Element designation from Industrial to General Commercial, and an amendment to the Airport North Specific Plan and Change of Zone (CZ-322); a Regional Destination Retail Use Agreement and Subsequent Final EIR No. 2014-08. The application covers approximately 26 acres of the applicant's 46-acre site and proposes up to approximately 268,500 square feet of commercial uses. The project area is located south of the U.S. Highway 101/Ventura Freeway, west of Springville Drive, north of the Camarillo Airport, and just east of West Ventura Boulevard, and is described and depicted on the attached site plan. The 5.5 acres south of Ventura Boulevard is intended to remain Limited Manufacturing (LM) zoned, and the remaining approximately 14 acres of the property (also north of Ventura Boulevard) is proposed to retain the existing LM land use designation and could be developed for industrial/office space.

Director Joe Vacca gave an overview of the project utilizing a PowerPoint presentation.

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

Robert Selleck, applicant, said that talks are continuing with the destination retailer and feels that an agreement and lease can be developed within six months. He stated that he feels that the destination retailer will be a catalyst for other retailers to be a part of the project. He also explained that he is under a confidentiality agreement at this time.

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

Commissioner Valenzano stated that he feels this project will not have a big impact on traffic and minimally on water.

Commissioner Hemmens stated that a commercial use is much more advantageous on the freeway frontage than an industrial use.

Chairman Davis stated that the key element for him is that it is designed to be something that would not replicate or compete against other uses currently in the City.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-18, recommending approval to the City Council of the certification of Environmental Impact Report (EIR) 2014-8 for GPA 2014-2, CZ-322, and companion applications. Commissioner Valenzano MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-19, recommending approval to the City Council of the proposed General Plan Amendment application, General Plan Amendment 2014-2. Commissioner Valenzano MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-20, recommending approval to the City Council of Change of Zone 322. Commissioner Valenzano MOVED, Commissioner Hemmens SECONDED, to waive further reading and adopt. With a vote of four (4) in favor, with Commissioner Edsall absent, the **MOTION CARRIED**.

DIRECTOR'S REPORT

Director Vacca reported that the next Planning Commission meeting is scheduled for August 16, 2016.

COMMISSION COMMENT

Commissioner Valenzano requested the parking for Institution Ale be reviewed by staff.

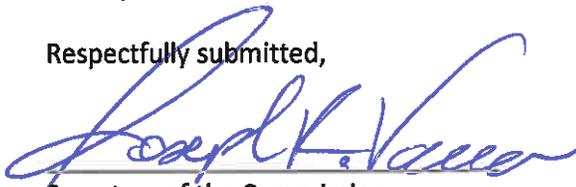
Vice-Chairman Lusk inquired if an information on the duties of the Planning Commission can be provided to help educate the public. Director Vacca responded that as the City website is updated, he would like to provide additional background information on the Planning Commission and its purpose and charge.

There were no further Commission comments.

ADJOURNMENT

There being no further business before the Commission, Chairman Davis adjourned the meeting at 10:09 p.m.

Respectfully submitted,



Secretary of the Commission

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