



# CITY OF CAMARILLO PLANNING COMMISSION MINUTES

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**Regular Meeting**  
**Tuesday, August 16, 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  
Kane Thuyen, Deputy City Attorney  
Steve Mitchell, Principal Planner  
Tim Moran, Planning Technician  
Sgt. Franchi, Camarillo Police Department  
Laura Fox, Recording Secretary

There were approximately 11 people in the audience.

**THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.**

**MINUTES – Regular Meeting of July 19, 2016**

Commissioner Valenzano requested that the minutes be re-examined to list his various corrections. The review of the minutes was continued until the next scheduled meeting.

## **PUBLIC COMMENTS**

There were no public comments.

### **IPD-402, County of Ventura Department of Airports**

An application has been received from the County of Ventura Department of Airports requesting approval of a new Industrial Planned Development permit, IPD-402, located at the Camarillo Airport (APN: 230-0-003-024) in the Light Manufacturing (M-1) Zone. The application proposed to make improvements to allow for outside storage of vehicles on a vacant 7.21-acre portion of the lot, which currently has no planned development permit.

Planning Technician Tim Moran gave an overview of the project utilizing a PowerPoint presentation.

**Todd McNamee, Department of Airports Director:** Mr. McNamee thanked staff and gave an update on the activities and developments at the Camarillo Airport.

Chairman Davis called for a discussion from the Commission.

The Commissioners stated that they supported the project.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-21, approving Industrial Planned Development 402 (IPD-402), subject to the conditions of approval. Vice-Chairman Lusk **MOVED**, Commissioner Edsall **SECONDED**, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED**.

## **PUBLIC HEARING**

### **Revocation of CUP-164**

On April 2, 1996, the Planning Commission approved Conditional Use Permit 164 (CUP-164) for Mobile Recycling Corporation to install and operate a recycling facility accessory to the former Vons Market located at 389 Arneill Road subject to 27 general and special Conditions of Approval. On March 1, 2012, Karen and Pogos Marinyan ("Owner") purchased the recycling facility and operated the business as Zhak, Incorporated. CUP-164 expired on April 2, 2001, and the facility has been operating in violation for 15 years. In addition to the expired CUP-164, the City has dealt with repeated violations of the original Conditions of Approval, since September 21, 2015. Although the CUP has, by its terms, expired because of the continued operation of the facility after such expiration, the City is proceeding with a formal revocation of the CUP.

Assistant Director David Moe gave an overview of the project utilizing a PowerPoint presentation. Sgt. John Franchi of the Camarillo Police Department gave an overview of the police activity at the site.

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

**Pogos Marinyan, owner:** Mr. Marinyan stated that the presentation was not accurate. He explained the process of the activities of the recycling center and how the violations and concerns have been addressed by him and his employees. He stressed that he has called the police department to help with problematic situations. He addressed several questions from the Commission and further explained the various procedures and activities of the recycling center.

#### **Speakers who spoke in favor of the project:**

**Mary Fox.** Ms. Fox stated that she is a volunteer at the Moose Family Center and that the organization uses the facility twice a week and is able to recycle approximately 800 pounds of material a month, and the money is used to fund various projects. She explained that the volunteers are able to walk to the facility and that she always feels safe.

**Ron Vang.** Mr. Vang stated that he is a roofless individual who does live in the area. He also stated that he uses the facility as his ATM (automatic teller machine) and that he helps to keep the area clean. He also indicated that the other recycling facilities would be a very long walk for him.

#### **Speakers who spoke in opposition of the project:**

**Matt Lorimer.** Mr. Lorimer stated that the Commission should take very seriously what the police department and other individuals who have said they find the business unacceptable, and he urged the Commission to follow through to close the facility down.

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.

Commissioner Valenzano stated various concerns which included that he felt 70 percent to 80 percent of the issues listed in the agenda report are probably due to the homeless encampment and he feels that there are items misstated in the agenda report. He concluded that he does believe that there are willful violations and that he does not necessarily believe that the business is being handled in a manner that would protect the public's health and safety.

Vice-Chairman Lusk agreed with staff's recommendations.

Commissioner Edsall stated that the testimony was sufficient to support Findings Nos. C.3. and C.4. Commissioner Hemmens stated that he has heard enough evidence to support staff's recommendations.

Upon a question from Chairman Davis, Director Vacca confirmed that if the CUP is revoked, it would not prevent another applicant to apply for a new conditional use permit at that location. He also clarified that if Finding E is modified to include the wording, "so as to constitute a public nuisance," to the current Municipal Code to ensure the use is adequately abated.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-22, revoking CUP-164 based on Finding C, Subsections 2, 3, and 4, and with an amendment to Finding E to add "so as to constitute a public nuisance" to the end. Commissioner Valenzano MOVED, Commissioner Edsall SECONDED, to waive further reading and adopt. With a unanimous vote of 5 – 0, the **MOTION CARRIED.**

## **PUBLIC HEARING**

### **Proposed Ordinance Amendments to Section 17.04.090.K of Chapter 17.04 (Sign Regulations) Regarding Temporary Noncommercial Signs**

A public hearing is noticed for the Commission to consider a proposed ordinance that would amend Section 17.04.090.K of the City's sign regulations (Chapter 17.04). The proposed amendments would amend the sign regulations to confirm the right to place additional temporary noncommercial signs in the rear yard location of a private residential property during an election period. Staff further recommended amending Chapter 17.04 to establish height restrictions on such signs when placed on a fence or wall, and to clarify that all additional temporary noncommercial signs permitted during an election period must be removed within seven days following the end of the election period. After holding the public hearing, and subject to any comments that the Commission had regarding the proposed ordinance ("Proposed Ordinance"), staff suggests that the Commission recommend approval for the City Council to adopt the Proposed Ordinance.

Director Joe Vacca gave an overview of the proposed ordinance amendment.

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

There were 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.

The Commissioners stated that they support the amendment.

In a response to a call for a resolution by Chairman Davis, Director Vacca introduced PC Resolution No. 2016-23, recommending approval to the City Council of the proposed Sign Ordinance Amendment, Section 17.04.090.K. Commissioner Valenzano MOVED, 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 next meeting is scheduled for September 6, and it is anticipated to be cancelled. He said that the next scheduled meeting is on September 20. Director Vacca also stated that there is an anticipated joint study session with the City Council on September 28.

## **COMMISSION COMMENT**

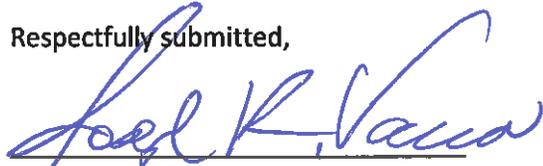
Commissioner Valenzano requested information be brought back to the Commission regarding a process on tracking expiring permits. He also expressed his concern with the fact that the County does not have an ordinance to address parking recreational vehicles on the streets just outside the City limits, nor with individuals who may be in the nude over the age of ten years old. He inquired if staff can contact the County. Upon a comment from Commissioner Valenzano regarding homeless encampments, Sgt. Franchi explained the process of how the police handle the homeless encampments.

There were no further Commission comments.

**ADJOURNMENT**

There being no further business before the Commission, Chairman Davis adjourned the meeting at 9:05 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Joel R. Vauca". The signature is written in a cursive style with a long, sweeping underline that extends to the left.

Secretary of the Commission

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