



# CITY OF CAMARILLO

## PLANNING COMMISSION MINUTES

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Regular Meeting  
Tuesday, February 6, 2018 – 7:30 pm  
City Council Chambers, 601 Carmen Drive

The meeting was called to order by Chairman Edsall at 7:30 p.m.

### ROLL CALL

Present: Chairman Edsall, Vice-Chair Hemmens, Commissioners Lusk, Murphy, and Valenzano

Absent: None

Staff Present: David Moe, Assistant Director of Community Development  
Kane Thuyen, Deputy City Attorney  
Tali Tucker, Assistant Director of Public Works / City Engineer  
Jamie Avila, Recording Secretary

There were 68 people in the audience.

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

**MINUTES** – Regular Meeting of January 16, 2018

It was MOVED by Vice-Chair Hemmens to approve the minutes for the January 16, 2018 meeting. Commissioner Lusk SECONDED. With a vote of 5 in favor, the **MOTION CARRIED**.

### PUBLIC COMMENTS

There were no public comments.

Due to the large amount of people in attendance, Chairman Edsall suggested to limit the public speaking time to three minutes, with the exception of the applicant. The Commission consented and the speaking time was limited to three minutes.

### RPD-198, Shea Homes Residential Community Project

The applicant requested approval of Residential Development Permit 198 (RPD-198) for the development of a senior citizen (55+) housing development of 281 residential units and an 11,297-square-foot bikeway trailhead for the City's Calleguas Creek bike path. The project site is approximately 83 acres and is part of the larger 134-acre property historically known as St. John's Seminary, generally located north of Upland Road and east of the Calleguas Creek.

Assistant Director David Moe gave an overview of the project utilizing a PowerPoint presentation and made himself available to the Commission for questions.

Commissioner Valenzano pointed out that in addition to the five letters received in their packet that were in favor of the project, there were eight additional letters received tonight, seven in favor and one opposing.

**Applicant, Kevin Harbison** – Mr. Harbison recognized staff for all their hard work, time, and effort. He then gave an overview of the proposed project and made himself available for questions.

**Architect, Steven Dewan** – Mr. Dewan gave a brief overview of the architecture for the proposed project.

The Planning Commission asked several questions regarding the project, which staff and Mr. Harbison answered to their satisfaction.

**Geologist, Ronald Shmerling** – Mr. Shmerling made himself available for questions.

Commissioner Lusk asked if there were any earthquake faults found on the project site. Mr. Shmerling stated there was a setback zone for one fault that was found but was not proven to be active nor non-hazardous.

Three people spoke in support of the proposed project.

1. Mary Little
2. Glen Douglas
3. Richard Guttman

One person spoke in opposition of the proposed project.

1. Kristine Teller

Chairman Edsall read the concerns of the opposing letter received by staff.

Staff and Mr. Harbison addressed the concerns of the opposing parties.

There were 19 non-verbal cards received, 17 were in support and two did not state whether they were in support or opposition of the proposed project.

**Architectural Review Committee Report:** Commissioner Lusk reported that the Committee reviewed the project design, and stated that they recommend approval of the architecture for the project.

Chairman Edsall called for Commission discussion. The Commissioners stated their support of the project.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-06, approving RPD-198, Shea Homes Residential Community Project, subject to all conditions of approval.

Commissioner Lusk **MOVED**, Commissioner Murphy **SECONDED**, to waive further reading and adopt. With a unanimous vote of 5 in favor, the **MOTION CARRIED**.

The Commission took a one minute recess and reconvened at 8:53 p.m.

#### **2018 Planning Commission Meeting Schedule Revision**

Mr. Moe explained to the Planning Commission that the City Council adopted a revised meeting schedule on January 24, 2018, which required the Planning Commission to amend their meeting schedule to accommodate City Council's order of review.

The Commission had no objections.

**DIRECTOR'S REPORT** – None.

**COMMISSION COMMENT** – None.

#### **ADJOURNMENT**

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 8:57 p.m.

Respectfully submitted,

Secretary of the Commission

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