



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, January 16, 2018 – 7:30 pm
City Council Chambers, 601 Carmen Drive

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

ROLL CALL

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

Absent: None

Staff Present: Joe Vacca, Director of Community Development
David Moe, Assistant Director of Community Development
Kane Thuyen, Deputy City Attorney
Tali Tucker, Assistant Director of Public Works / City Engineer
Carlos Torres, Assistant Planner
Ben Cereceres, Planning Technician
Jamie Avila, Recording Secretary

There were 14 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Valenzano.

MINUTES – Special Meeting of November 28, 2017

It was **MOVED** by Commissioner Hemmens to approve the minutes for the November 28, 2017 meeting. Commissioner Murphy **SECONDED**. With a vote of 4 in favor, with Commissioner Valenzano abstaining, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PLANNING COMMISSION REORGANIZATION FOR 2018

Director Vacca invited nominations for the new Chairman of the Planning Commission for the coming year. Commissioner Valenzano nominated David Edsall as the Chairman. Commissioner Hemmens seconded the nomination and moved that the nominations be closed. There being no further nominations, by a vote of five (5) in favor, Dave Edsall was confirmed as the 2018 Chairman of the Planning Commission. Chairman Edsall invited nominations for the 2018 Vice-Chairman. Commissioner Murphy nominated Commissioner Hemmens as the Vice-Chairman. Commissioner Lusk seconded the nomination and moved to close nominations. There being no further nominations, by a vote of five (5) in favor, Joe Hemmens was confirmed as the 2018 Vice-Chairman of the Planning Commission.

It was further confirmed by a vote of five (5) in favor that Commissioners Lusk and Murphy will serve on the Architectural Review Committee and Commissioners Hemmens and Valenzano will serve on the Ordinance Committee for the Year 2018.

PRESENTATION OF PLAQUE TO WALT LUSK

Chairman Edsall expressed his appreciation to Mr. Lusk for his service on the Planning Commission. Chairman Edsall presented Mr. Lusk with a plaque for his service as Chairman of the Planning Commission. Mr. Lusk addressed the audience, fellow Planning Commissioners, and staff to express his gratitude for

everyone's support of his role on the Planning Commission. Director Vacca also expressed his appreciation to Mr. Lusk.

PUBLIC HEARING

CUP-386, MCB Enterprises, Inc.

The City of Camarillo received a request for approval of a Conditional Use Permit (CUP-386), located at 126 N. Wood Road, Suites 100, 102, 104, and 106, to authorize an existing 2,826-square-foot winery with tasting room and 7,295-square-foot expansion for a brewery, distillery, and two additional tasting rooms.

Planning Technician Ben Cereceres gave a PowerPoint presentation of the proposed project.

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

Applicant, Mike Brown: Mr. Brown stated he agreed with the conditions for the project and made himself available for questions.

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

There Commissioners stated their support of the project.

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2018-01, approving CUP-386, MCB Enterprises, Inc., subject to all conditions of approval.

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

PUBLIC HEARING

TT-5979, PEGH Investment, LLC

The applicant requested approval of a Tentative Tract Map (TT-5979), located at east of the terminus of Camino Ruiz and Camino Carillo within the Mission Oaks Business Park, to combine eight existing lots (lots 59-66 of Tract No. 2374-2) into four proposed lots and shorten the length of Camino Carillo to comply with the Conditions of Approval of IPDs 390, 391, 392, and 393.

Assistant Director David Moe gave a PowerPoint presentation on the proposed project.

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

Engineer, Scott Uhles: Mr. Uhles approached the podium to answer any questions from the Commission. There were none.

Applicant, Valerie Draeger: Ms. Draeger gave a brief overview of the project and made herself available for questions.

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

The Commissioners stated their support of the project.

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2018-02, recommending approval to the City Council of TT-5979, PEGH Investments, LLC., subject to all conditions of approval.

Vice-Chair Hemmens **MOVED**, Commissioner Murphy **SECONDED**, to waive further reading and adopt. With a vote of 5 in favor, the **MOTION CARRIED**.

CPD-245, Waterdrops Carwash

The applicant requested approval of a Commercial Planned Development (CPD-245), located at 301 Daily Drive, to redevelop the former CoCo's Bakery Restaurant site as a new automated carwash.

Planning Assistant Carlos Torres gave a PowerPoint presentation on the proposed project.

Chairman Edsall called for Commission comments.

Commissioner Valenzano expressed concern about the vacuum stations not being screened completely from U.S. 101, as the freeway is designated a scenic corridor. The project architect acknowledged that the vacuum screen wall will cover the majority of the vacuum stations and that only the parking spaces for employees will be visible from Daily Drive. Staff stated that the project includes a condition of approval for the applicant to submit landscaping and irrigation plans for review and approval by the Director of Community Development, and through the plan check process, staff will work with the applicant to ensure adequate screening of the vacuum bays and parking area will be provided.

Vice-Chair Hemmens expressed concern regarding the on-site circulation of the carwash facility and turning eastbound onto Daily Drive from the project driveway. Deputy Director/Transportation Bill Golubics stated that the exit met all traffic criteria and pointed out that at the center of Daily Drive, a two-way-left turn is provided along the entire width of the project site that will help vehicles exit the project site when turning eastbound onto Daily Drive. In addition, Mr. Golubics stated that if there is a safety issue identified in the future, it may be reviewed by Streets and Transportation Committee and recommendations would be forwarded to the City Council.

Commissioner Lusk and Commissioner Murphy also expressed their concern about the on-site circulation turning east bound onto Daily Drive from the project driveway. Mr. Golubics reminded the Commission that the project meets all traffic criteria.

Chairman Edsall called for Public Comments.

Applicant, Sam Siam: Mr. Siam gave an overview of the proposed project and made himself available for questions.

Architect, Scott Boydston: Mr. Boydston also gave an overview of the proposed project and addressed the concerns of the Commission.

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

In response to a request from Commissioner Valenzano and Vice-Chair Edsall, Mr. Vacca stated that there are existing conditions of approval on the landscaping for the proposed project and that staff will put a note in the file paying special attention to the screening behind the proposed 42" high wall along Daily Drive.

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2018-03, approving CPD-245, Waterdrops Carwash, subject to all conditions of approval.

Commissioner Lusk **MOVED**, Vice-Chair Hemmens **SECONDED**, to waive further reading and adopt. With a vote of 4 in favor, with Chairman Edsall opposing, the **MOTION CARRIED**.

CPD-197M(13), Red Rock Restaurant and Brewery

The City received a request for a one-year time extension to approved Commercial Planned Development, CPD-197M(13) for Red Rock Restaurant and Brewery, located on the south side of Ventura Boulevard and east of Promenade Drive within the Camarillo Promenade Shopping Center. The time extension considered involved the construction of a 10,990-square-foot restaurant and brewery.

Chairman Edsall called for Public Comments.

Applicant, Constantino Papanicolaou: Mr. Papanicolaou informed the Commission that the delay of the project was due to issues with the original architect. They have since hired a new architect and are currently waiting for funding to be approved and look forward to moving forward with the project.

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2018-04, approving a one-year time extension for CPD-197M(13), Red Rock Restaurant and Brewery.

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

Disposition of 2521 Barry Street (Habitat for Humanity)

The City of Camarillo desired to sell its 2521 Barry Street property to Habitat for Humanity for the construction of two low income units (Project). The Planning Commission was requested to review the proposed sale of City property for the purposes of the Project to determine conformance with the Camarillo General Plan.

Assistant Director David Moe gave a PowerPoint presentation on the proposed disposition.

Chairman Edsall called for Commission comment.

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2018-05, making certain findings that the disposition of certain property located at 2521 Barry Street is in conformance with the City of Camarillo General Plan pursuant to California Government Code Section 65402.

Commissioner Valenzano MOVED, Vice-Chair Hemmens SECONDED, to waive further reading and adopt. With a vote of 5 in favor, the **MOTION CARRIED**.

2018 Planning Commission Meeting Schedule Revision

Mr. Vacca gave an overview of the 2018 Planning Commission meeting schedule revision.

The Commission had no objections.

DIRECTOR'S REPORT – Mr. Vacca reminded the Commissioners of the League of California Cities Planning Commissioners Academy to be held on April 4-6, 2018. He also notified the Commission that a copy of the 2018 Council Meetings, 2018 Events Calendar, and the 2018 Council Committee appointments were placed in their notebooks.

COMMISSION COMMENT – Commissioner Valenzano thanked his fellow Commissioners for their understanding and support in his involvement in the California Military Department. He also congratulated staff on the use of the Community Development Block Grant funds in purchasing the property at 2521 Barry Street.

ADJOURNMENT

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 9:18 p.m.

Respectfully submitted,



Secretary of the Commission

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