



CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Special Meeting
Tuesday, November 28, 2017 – 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 and Murphy
Absent: Commissioner Valenzano
Staff Present: Joe Vacca, Director of Community Development
David Moe, Assistant Director of Community Development
Kane Thuyen, Deputy City Attorney
Tom Fox, Assistant City Manager
Dave Klotzle, Director of Public Works
Tali Tucker, Assistant Director of Public Works / City Engineer
Lucie McGovern, Deputy Director of Public Works / Environmental Engineer
Bill Golubics, Deputy Director of Public Works / Transportation
Jackie Lee, Principal Planner
Laura Fox, Recording Secretary
Jamie Avila, Recording Secretary
City Consultants: Bob Burrow, Charles Abbott and Associates
Michael Brown, Cadence Environmental Consultants

There were 14 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Hemmens.

MINUTES – Regular Meeting of October 17, 2017

It was **MOVED** by Commissioner Hemmens to approve the minutes for the October 17, 2017 meeting. Vice-Chair Edsall **SECONDED**. With a vote of 4 in favor, with Commissioner Valenzano absent, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

Second Supplemental Environmental Impact Report, General Plan Amendment (GPA 2017-4), Annexation (A-113), and Change of Zone (CZ-325) for the North Pleasant Valley Groundwater Treatment Facility (Desalter), City-Initiated

The City of Camarillo initiated proceedings to consider the Second Supplemental Environmental Impact Report and the following applications related to a 4.7-acre site, generally located northwest of the intersection of Las Posas Road and Lewis Road:

1. General Plan Amendment (GPA 2017-4) to change the Land Use Element designation from Agriculture to Quasi-Public.

2. Annexation (A-113) to amend the City's Sphere of Influence boundary line, annex the 4.7-acre project site and adjacent 3.06-acre church property into the City limits, and reorganization of jurisdictional boundaries.
3. Change of Zone (CZ-325) to prezone the annexation area to the City's Rural Exclusive (RE) Zone. The current County zoning for the site is Agricultural Exclusive, 40 Acre Minimum Lot Size (AE-40 Acre).

A 3.06-acre property owned by the Church of Jesus Christ of Latter Day Saints and developed with church and parking facilities and located west of the project site was included in the above applications.

Assistant City Manager Tom Fox gave a PowerPoint presentation on the background of the desalter project.

Michael Brown with Cadence Environmental Consultants gave an overview of the Second Supplemental Environmental Impact Report prepared for the project.

Jackie Lee, Principal Planner, gave an overview of the proposed project applications utilizing a PowerPoint presentation.

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

Siddharth R. Mehrotra asked why the City is proposing to build the facility on agricultural land as opposed to industrial space. Mr. Fox responded that only a specific area would be viable for the project to remove the salt plume.

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

There were no further questions or comments from the Commissioners.

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-21, recommending approval to the City Council of a Second Supplemental Environmental Impact Report (SCH# 2013091065) for the North Pleasant Valley Groundwater Treatment Facility.

Vice-Chair Edsall MOVED, Commissioner Murphy SECONDED, to waive further reading and adopt. With a vote of 4 in favor, with Commissioner Valenzano absent, the **MOTION CARRIED**.

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-22, recommending approval to the City Council of an amendment to the City of Camarillo General Plan Land Use Element, GPA 2017-4 (City-Initiated).

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

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-23, recommending approval to the City Council of an amendment to the sphere of influence boundary line, A-113 and CZ-325 (City-Initiated).

Vice-Chair Edsall MOVED, Commissioner Murphy SECONDED, to waive further reading and adopt. With a vote of 4 in favor, with Commissioner Valenzano absent, the **MOTION CARRIED**.

PUBLIC HEARING

EIR 2017-8, Agreement for the Sale and Development of Real Property / CPD-246 / CUP-384, Mian Plaza and Conference Center of Camarillo

Consultant Bob Burrow presented a PowerPoint on a request from T.M. Mian for a Commercial Planned Development Permit (CPD-246) to develop two hotels providing up to approximately 277 rooms, 17,500 square feet of conference facility space, 10,450 square feet of retail space, 15,500 square feet of

restaurant space, and related parking and landscape improvements at the project site. The request also included CUP-384 for an increase in building height from two stories/35 feet to four stories for the two hotel structures and up to 62 feet and 71.4 feet for the hotel towers. The project also included an Agreement for the Sale and Development of Real Property between the City of Camarillo and the project applicant. Michael Brown with Cadence Environmental Consultants gave an overview of the Environmental Impact Report prepared for the project.

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

Architect, Robert Sauvageau: Mr. Sauvageau gave a brief overview of the proposed 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**.

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.

The Commissioners stated their support of the project.

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-24, recommending approval to the City Council to certify Environmental Impact Report (EIR) No. 2017-8.

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

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-25, recommending approval to the City Council of an Agreement for the Sale and Development of Real Property for the 14 acre site; CPD-246 for the development of two hotels providing up to 277 rooms, 17,500 square feet of conference facility space, 10,450 square feet of retail space, and 15,500 square feet of restaurant space; and CUP-384 for an increase in the building heights of up to four stories.

Vice-Chair Edsall MOVED, Commissioner Murphy SECONDED, to waive further reading and adopt. With a vote of 4 in favor, with Commissioner Valenzano absent, the **MOTION CARRIED**.

Acquisition and Disposition of Certain Property Located on Arneill Road between Pickwick Drive and East Daily Drive

Deputy City Attorney Kane Thuyen gave an overview of the proposed property acquisition by the City of Camarillo to acquire, by eminent domain, certain real property interests, along Arneill Road between Pickwick Drive and East Daily Drive (the "Project"). The Planning Commission is requested to review the submitted materials and report on whether the location, purpose, and extent of the proposed acquisition of the Project is in conformance with the General Plan.

There were no further questions or comments from the Commissioners.

In response to a call for a resolution by Chairman Lusk, Director Vacca introduced PC Resolution No. 2017-26, recommending approval to the City Council, making certain findings that the Vacation, Acquisition, and Disposition of certain property is in conformance with the General Plan pursuant to California Government Code Section 65402.

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

DIRECTOR'S REPORT – Mr. Vacca reminded the Commission of the Employee Recognition Dinner on December 9, 2017. He also stated that staff anticipates cancelling the December 5, 2017 Planning Commission meeting.

COMMISSION COMMENT – None.

ADJOURNMENT

There being no further business before the Commission, Chairman Lusk adjourned the meeting at 9:45 p.m.

Respectfully submitted,

Secretary of the Commission

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