



CITY OF CAMARILLO

PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, November 20, 2018 – 7:30 p.m.
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
Kane Thuyen, Deputy City Attorney
Dave Klotzle, Public Works Director
Jackie Lee, Principal Planner
Michelle Glueckert D'Anna, Senior Planner
Jamie Avila, Recording Secretary

There were 25 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Valenzano.

MINUTES – Regular Meeting of October 16, 2018

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

PUBLIC COMMENTS

There were no public comments.

A moment of silence was observed for the victims of the Borderline shooting.

PUBLIC HEARING

CUP-394, North Pleasant Valley Groundwater Desalter Facility

The applicant requested approval of Conditional Use Permit No. 394 (CUP-394) to authorize the construction and use of a 4.7-acre site for the North Pleasant Valley Groundwater Treatment Facility (Desalter) located northwest of the intersection of Las Posas Road and Lewis Road.

Principal Planner Jackie Lee gave an overview of the project utilizing a PowerPoint presentation and made herself available for questions.

The Commission asked questions which staff answered to their satisfaction.

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

Applicant, Lucie McGovern made herself 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 Murphy reported that the Committee reviewed the project design, and stated that they recommend approval of the architecture for the project.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-19, approving CUP-394, North Pleasant Valley Groundwater Treatment Facility, subject to all conditions of approval.

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

PUBLIC HEARING

CUP-379, Pleasant Valley Mutual Water Company Desalter Facility

The applicant requested approval of Conditional Use Permit No. 379 (CUP-379) to install a new desalter facility within a new prefabricated 1,896-square-foot structure, ancillary to the existing water distribution facility. The CUP will include the new facility as well as three existing wells and a filter plant to bring the site into compliance.

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

The Commission asked questions which staff answered to their satisfaction.

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

Applicants, William Manser and Jerry Doran made themselves available for questions.

Gary Johnson spoke in opposition of the proposed project. Mr. Johnson expressed his concern regarding noise generated from the machines used at the facility.

Staff addressed Mr. Johnson's concerns to the Commission's satisfaction.

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

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.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-20, approving MND 2017-11 for CUP-379, Pleasant Valley Mutual Water Company Desalter Facility.

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

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-21, approving CUP-379, Pleasant Valley Mutual Water Company Desalter Facility, subject to all conditions of approval.

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

LD-544/RPD-203, Habitat for Humanity of Ventura County

The applicant requested approval of Land Division 544 (LD-544) and Residential Planned Development Permit 203 (RPD-203) for the development and construction of two units to be sold to low income families on City-owned property located at 2521 Barry Street.

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

The Commission asked questions which staff answered to their satisfaction.

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

Applicants, Darcy Tarlor and Lorne Henkel made themselves available for questions.

Mr. and Mrs. Figueiroa, residents on Barry Street, spoke in opposition of the project.

Staff addressed their concerns to the Commission's satisfaction.

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

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

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-22, approving LD-544, Habitat for Humanity of Ventura County, subject to all conditions of approval.

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

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-23, approving RPD-203, Habitat for Humanity of Ventura County, subject to all conditions of approval.

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

Similar Uses Permitted by Planning Commission Determination, Medical Office Use in the L-M Zone

A request was received for a determination by the Planning Commission as to whether medical office use is a similar use to those uses otherwise permitted in the Limited Manufacturing (L-M) Zone. The intent of the applicant was to provide a facility that could accommodate the medical spectrum, ranging from larger medical groups such as Kaiser Permanente to smaller specialty groups in the 1,000-square-foot range, within an industrial tenant space located at 5153 and 5155 Camino Ruiz.

Senior Planner Michelle Glueckert D'Anna gave an overview of the project utilizing a PowerPoint presentation and made herself available for questions.

The Commission asked questions which staff answered to their satisfaction.

Applicants, John Espada and Scott Siegel gave a brief overview of the request and were available for questions.

The Commission asked questions which the applicants and staff answered to their satisfaction.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2018-24, approving a Similar Use Determination in the L-M Zone.

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

2019 Meeting Schedule

At the end of each year, the Planning Commission adopts a meeting schedule for the following year.

Assistant Director David Moe gave an overview of the 2019 Planning Commission meeting schedule.

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

DIRECTOR'S REPORT – Assistant Director David Moe reminded the Commission of the Planning Commissioners training on January 15, 2019, and the AB1234 Ethics training on January 23, 2019.

COMMISSION COMMENT – None.

ADJOURNMENT

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 9:52 p.m.

Respectfully submitted,

Secretary of the Commission

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