



CITY OF CAMARILLO
PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, May 14, 2019 – 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, Commissioners Espinosa, Talmadge, and Vandermeulen

Absent: Vice-Chair Murphy

Staff Present: Joe Vacca, Director
David Moe, Assistant Director
Kane Thuyen, Deputy City Attorney
Dave Klotzle, Director of Public Works
Tali Tucker, Assistant Director of Public Works/City Engineer
Ken Matsuoka, Principal Civil Engineer
Eric Maple, Senior Civil Engineer
Jackie Lee, Principal Planner
John Novi, Senior Planner
Carlos Torres, Assistant Planner
Jamie Avila, Recording Secretary

There were 10 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Commissioner Vandermeulen

MINUTES – Regular Meeting of February 19, 2019

It was **MOVED** by Commissioner Vandermeulen to approve the minutes for the February 19, 2019 meeting, **SECONDED** by Commissioner Espinosa to approve the minutes as submitted. With a vote of 4 in favor, with Vice-Chair Murphy absent, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

TT-6015, IPD-23M(25), IPD-23M(26), and IPD-132M(2), Keusder Homes, Inc

TT-6015 requested to subdivide two, single-tenant buildings into eight industrial airspace condominium units with common landscaping, access, and parking. IPD-23M(25) requested a modification to an existing 113,410-square-foot industrial development to add 145 square feet to Building E and 290 square feet to Building F. The request also included modifications to the site plan and building architecture. IPD-23M(26) requested a ten percent parking reduction. IPD-132M(2) requested modifications to an existing parking lot.

Assistant Planner, Carlos Torres, presented an overview of the project using 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**.

Representatives for Keusder Homes, Inc., John Muller and Jon Gambill of Johnson + Muller Architects, addressed the Planning Commission and made themselves 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 Talmadge 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, Director Vacca introduced Resolution No. PC 2019-02, recommending approval to the City Council of TT-6015, Keusder Homes, Inc., subject to all conditions of approval.

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

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2019-03, approving IPD-23M(25) & IPD-23M(26), Keusder Homes, Inc., subject to all conditions of approval.

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

In response to a call for a resolution by Chairman Edsall, Director Vacca introduced Resolution No. PC 2019-04, approving IPD-132M(2), Keusder Homes, Inc., subject to all conditions of approval.

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

CPD-2M(3) and CPD-2M(4), Motel 6

The applicant requested approval of a modification to a Commercial Planned Development Permit, CPD-2M(3) for the modification of an existing 11,234-square-foot motel building, which included modifications to the building façade, removal of an existing porte-cochere, and minor site improvements. The applicant also requested approval of CPD-2M(4), a modification for a ten percent parking reduction based on current parking requirements.

Assistant Planner, Carlos Torres, presented an overview of the report using a PowerPoint presentation and made himself available for questions.

The Commission had questions which staff answered to their satisfaction.

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

Representative for Motel 6, David Lundy of P.M. Design Group, Inc., addressed the Planning Commission 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 Talmadge 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, Director Vacca introduced Resolution No. PC 2019-05, approving CPD-2M(3) & CPD-2M(4), Motel 6, subject to all conditions of approval.

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

2019-2024 Capital Improvement Program (CIP) General Plan Conformity and Coordination Review

Staff conducted an annual review of all proposed capital improvement projects that are located within or near the City of Camarillo for consistency with the General Plan. This review included proposed capital improvement projects of the City and other agencies. Staff also reviewed all the proposed capital improvement projects to determine whether a coordinated program of improvements was necessary to reduce any inconvenience to the public and further assess possible reductions to the cost of improvements.

Assistant Planner, Carlos Torres, and Principal Civil Engineer, Ken Matsuoka, presented an overview of the CIP review using a PowerPoint presentation and were available for questions.

The Commission had questions which staff answered to their satisfaction.

Chairman Edsall called for Public Comment. There were no requests to speak either for or against the item.

Via **Minute Action**, with a vote of 4 in favor, with Vice-Chair Murphy absent, the Commission voted to recommend that the City Council make a finding that the proposed projects are consistent with the General Plan of the City of Camarillo, and that no further coordinated programs are required.

DIRECTOR'S REPORT – Director Vacca introduced new Senior Planner, John Novi, to the Commission. Director Vacca also announced that the annual Planning Commission Tour will be held on June 4, 2019 at 5 p.m.

COMMISSION COMMENT – Chairman Edsall stated that the Planning Commission was invited to attend the Memorial Day Service on May 27, 2019, held by Conejo Mountain Funeral Home.

ADJOURNMENT

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 8:21 p.m.

Respectfully submitted,

Secretary of the Commission

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