



CITY OF CAMARILLO PLANNING COMMISSION MINUTES

Regular Meeting
Tuesday, July 2, 2019 – 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 Murphy, Commissioners Espinosa, Talmadge, and Vandermeulen

Absent: None

Staff Present: David Moe, Assistant Director
Tali Tucker, Assistant Director of Public Works/City Engineer
Jackie Lee, Principal Planner
John Novi, Senior Planner
Carlos Torres, Assistant Planner
Sam Dominguez, Planning Technician
Jamie Avila, Recording Secretary

There were 20 people in the audience.

THE PLEDGE OF ALLEGIANCE was led by Vice-Chair Murphy

MINUTES – Regular Meeting of June 18, 2019

It was **MOVED** by Commissioner Vandermeulen to approve the minutes for the June 18, 2019 meeting, **SECONDED** by Commissioner Espinosa to approve the minutes as submitted. With a vote of 5 in favor, the **MOTION CARRIED**.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARING

CUP-261M(1), The Local

The applicant requested approval of a modification to a previously approved Conditional Use Permit (CUP-261) to allow for the sales of wine, beer, and distilled spirits for on-site consumption under a Type 48 Alcoholic Beverage Control (ABC) license at an existing drinking establishment. The applicant currently operates under a Type 42 ABC license, which is limited to the sales of beer and wine only, for on-site consumption. As with a Type 42 ABC license, food service is not required under a Type 48 ABC license. The project site is located at 795 Camarillo Springs Road, Unit E.

Assistant Director David Moe 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**.

Applicants Michael and Bonnie Delahunty made themselves available for questions.

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

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2019-06, approving CUP-261M(1), The Local, subject to all conditions of approval.

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

PUBLIC HEARING

CUP-391, Lustra Development, Inc.

The applicant requested approval of a Conditional Use Permit, CUP-391, for the demolition of an existing 8,333-square-foot commercial building and the development of a new 18,098-square-foot, three-story mixed-use building, measuring 39 feet, 6 inches in height. The project consisted of 1,392 square feet of commercial space on the ground floor and 12 apartment units. The applicant requested a density bonus and other incentives for a reduction in the required rear yard setback. In exchange, the developer will provide one very low-income affordable unit within the project. The project site is located at 75 and 99 South Glenn Drive.

It was requested by staff that the item be continued to July 16, 2019.

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

Hearing no requests to speak, either for or against the item, Chairman Edsall called for continuance of the Public Hearing to July 16, 2019.

Commissioner Vandermeulen MOVED, Commissioner Espinosa SECONDED, to continue the Public Hearing open to the next regular meeting of July 16, 2019. With a unanimous vote of 5 in favor, the **MOTION CARRIED**.

PUBLIC HEARING

RPD-202, Lustra Development, Inc.

The applicant requested approval of a Residential Planned Development Permit, RPD-202, for the development of an 11,830-square-foot apartment complex consisting of eight, two-bedroom rental units. The applicant requested a density bonus and other incentives for a reduction in open space. In exchange, the developer will provide one low-income affordable unit within the project. The project site is located on the southeast corner of Glenn Drive and Chapel Drive.

Vice-Chair Murphy recused himself due to a conflict of interest with the Architect associated with the project.

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 Lustra Development, Inc., Andy Bratz and Rick Town, gave a brief overview of the project and made themselves available for questions.

The following people spoke in opposition of the proposed project and expressed their concerns regarding parking, traffic, construction noise, water, crime rates going up due to the increase in population, losing the small town feel, privacy, trash receptacles, lighting, and also requested a four-way stop sign at Glenn Drive and Chapel Drive.

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|------------------------|-------------------|---------------------|
| 1. Leah Gayle Crabtree | 4. Candy Vasquez | 7. Edward Gabriel |
| 2. Carol Duron | 5. Vanessa Blaser | 8. Lorraine Coats |
| 3. Deborah Schmidt | 6. Mike Schilling | 9. Veronica Fallara |

One non-verbal comment card was received in opposition of the project from Nanette Alforque. Staff also received two emails in opposition of the project from Pete Wessel and Linda Peterson.

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.

Staff and Mr. Town addressed the concerns of the public.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2019-07, approving RPD-202, Lustra Development, Inc., 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 abstained, the **MOTION CARRIED.**

The Commission took a short recess from 9:15 p.m. to 9:19 p.m.

IPD-145M(8), Neuhar

The applicant requested approval of a modification to a previously-approved Industrial Planned Development Permit (IPD-145) to enclose 14 existing second floor balconies, remove and replace existing storefront glass, upgrade existing ground floor patios, add second floor awnings, and provide site upgrades for disabled access. The project site is located at 741 Calle Plano.

Senior Planner John Novi presented an overview of the project using a PowerPoint presentation and made himself available for questions.

Chairman Edsall called for public comment.

Representative for Neuhar, Bob Boyer, gave a brief overview of the project and made himself available for questions.

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, Assistant Director Moe introduced Resolution No. PC 2019-08, approving IPD-145M(8), Neuhar, subject to all conditions of approval.

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

DIRECTOR'S REPORT – None.

COMMISSION COMMENT – Commissioner Talmadge asked that the meeting be adjourned in honor of the Independence Day holiday and all who serve our Country.

ADJOURNMENT

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 9:29 p.m.

Respectfully submitted,

Secretary of the Commission

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