



CITY OF CAMARILLO  
**PLANNING COMMISSION MINUTES**

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Regular Meeting  
Tuesday, July 16, 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  
Kayne Thuyen, Deputy City Attorney  
Tali Tucker, Assistant Director of Public Works/City Engineer  
Jason Samonte, Traffic Engineer  
Jackie Lee, Principal Planner  
Carlos Torres, Assistant Planner  
Jamie Avila, Recording Secretary

There were eight people in the audience.

**THE PLEDGE OF ALLEGIANCE was led by Commissioner Espinosa**

**MINUTES** – Regular Meeting of July 2, 2019

It was **MOVED** by Commissioner Espinosa to approve the minutes for the July 2, 2019 meeting, **SECONDED** by Commissioner Talmadge to approve the minutes as submitted. With a vote of 5 in favor, the **MOTION CARRIED**.

**PUBLIC COMMENTS**

There were no public comments.

**CONTINUED 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 18,352-square-foot, three-story mixed-use building, measuring 39 feet, 6 inches in height. The project consists of 1,384 square feet of usable commercial space on the ground floor and 12 apartment units on the second and third floors. The applicant also requested two concessions per Camarillo Municipal Code (CMC) Chapter 19.49 (Density Bonus) for a reduction in the required rear yard area, and an increase to the allowable lot coverage. In exchange, the developer will provide two very-low

income units within the project. The .25-acre project site is located at 75 and 99 South Glenn Drive, within the Camarillo Old Town Zone.

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.**

Applicant Rick Town gave an overview of the proposed project and made himself available for questions. The Commission asked questions, which Mr. Town and staff answered to their satisfaction.

Hearing no further requests to speak, either for or against the item, Chairman Edsall 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.

During the Commission Comment period, the Commission expressed concerns regarding ingress and egress, height of the building, lot coverage, and setbacks for the proposed building. Staff addressed the Commissions comments to their satisfaction.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2019-09, approving CUP-391, 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 3 in favor, with Commissioner Espinosa opposed and Vice-Chair Murphy abstained, the **MOTION CARRIED.**

Vice-Chair Murphy rejoined the meeting.

## **PUBLIC HEARING**

### **CUP-396, Beach Dog Fun Doggy Daycare & Boutique**

The applicant requested approval of a Conditional Use Permit (CUP-396) to authorize the use of an existing 2,776-square-foot industrial space for a dog kennel named Beach Dog Fun Doggy Daycare & Boutique. The 4.32-acre project site is located at 4035 Adolfo Road, Unit L, within the Light Manufacturing (M-1) Zone.

Associate Planner Oksana Buck presented an overview of the project using a PowerPoint presentation and made herself available for questions.

The Commission asked a question, which staff answered to their satisfaction.

Chairman Edsall called for public comments.

Representative for Beach Dog Fun Doggy Daycare & Boutique, Melissa Blackwell, gave a brief overview of the project and made herself available for questions. The Commission asked questions, which Ms. Blackwell answered to their satisfaction.

Hearing no further requests to speak, either for or against the item, the Chairman ended the public comment period.

In response to a call for a resolution by Chairman Edsall, Assistant Director Moe introduced Resolution No. PC 2019-10, approving CUP-396, Beach Dog Fun Doggy Daycare & Boutique, subject to all conditions of approval.

Vice-Chair Murphy 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** – None.

### **ADJOURNMENT**

There being no further business before the Commission, Chairman Edsall adjourned the meeting at 8:34 p.m.

Respectfully submitted,

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Secretary of the Commission

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