



Camarillo Planning Commission

AGENDA REPORT

Date: May 20, 2025

To: Planning Commission

From: David Sanchez, Director of Community Development

Submitted by: Sean Konenakeaw, Assistant Planner

Subject: CUP-437, Green Room Golf LLC

BACKGROUND

Green Room Golf LLC requests approval of a Conditional Use Permit (CUP) to allow for the use of an indoor golf practice facility inside of a 4,011-square-foot unit within an existing multi-industrial building, located at 4023 Camino Ranchero Unit A, Camarillo, CA 93012.

Pursuant to Camarillo Municipal Code (CMC) Section 19.30.040 and Chapter 19.62, the Planning Commission is the decision-maker for the requested CUP.

Applicant: Green Room Golf LLC, 4023 Camino Ranchero Unit A, Camarillo, CA 93012

Property Owner: Gary Brown, 875 S Westlake Blvd, Suite 114, Westlake Village, CA 91362

Assessor's Parcel Number: 160-0-340-495

General Plan Designation: Industrial

Specific Plan Designation: None

Zoning Designation: Light Manufacturing (M-1)

PUBLIC NOTICE

A Notice of Public Hearing has been advertised for the Planning Commission meeting of May 20, 2025, with notices mailed to all property owners, residential occupants, and homeowner's associations within a 600-foot radius of the subject site, posted at Camarillo City Hall, as well as on the City's website (www.cityofcamarillo.org), and published in a newspaper of general circulation within the area (Camarillo Acorn). Additionally, an on-site sign advertising the meeting has been placed on the project site.

DISCUSSION

Parcel and Area Characteristics

The project site, approved under Industrial Planned Development permit (IPD-380), is located within the Camarillo Ranch Business Center and is surrounded by the following land uses:

	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	CURRENT LAND USE
PROJECT SITE	Industrial	Light Manufacturing	Multi-Tenant Industrial Building
NORTH	Industrial	Light Manufacturing	Multi-Tenant Industrial Building
SOUTH	Industrial	Light Manufacturing	Multi-Tenant Industrial Building
EAST	Industrial	Light Manufacturing	Multi-Tenant Industrial Building
WEST	Natural Open Space	Open Space (OS)	Bike Path and Calleguas Creek



View of project site from Calleguas Creek Bike Path looking southwest.

Zoning and Land Use Designation

The proposed indoor golf practice facility use is permitted in the M-1 Zone, subject to the approval of a CUP. Pursuant to CMC sections 19.30.040.1, 19.30.040.10, and 19.30.040.19, amusement parks and batting cage facilities, along with other indoor recreational uses such as gymnasium, martial arts clubs and indoor skating rinks are allowable uses within the M-1 Zone with a Conditional Use Permit. The proposed facility is similar in nature and no more intense than these uses, as it is an indoor, recreational use with limited occupancy, scheduled participation, and minimal external impacts. The use involves individual or small group participation within enclosed simulator bays, which produce no outdoor noise, no large crowds, and no significant traffic beyond typical business operations. As such, it is consistent with the intent of the M-1 Zone to accommodate compatible recreational and entertainment uses in industrial areas without adversely affecting surrounding properties or compromising the zone's primary industrial function. The Camarillo General Plan Land Use Map designates the property for industrial uses.

Proposed Use

The Applicant proposes using an existing 4,011-square-foot unit for an indoor golf practice facility. The unit is located within an existing 22,581-square-foot multi-tenant industrial building. The Applicant proposes no exterior changes to the building. The golf practice facility will include an office, a lobby, and five individual spaces, each functioning as an interactive golf bay. The bays will utilize virtual simulator technology to provide a unique golf training experience for individuals of all ages.

Each golf bay will be approximately 450 square feet in size and will accommodate a maximum of two people at a time. The business proposes to operate seven days a week, with hours of operation from 6:00 a.m. to 10:00 p.m. No food or drink service is proposed. The subject tenant space is located at the end of a multi-tenant industrial building, with the adjoining tenant space currently occupied by a wholesale/warehouse use.

A noise study by McKay Conant Hoover Inc, was submitted in conjunction with the application. The study evaluated the maximum noise levels anticipated to be generated by the indoor golf facility and concluded that the project will comply with the City of Camarillo's noise standards as established in the Camarillo Municipal Code. Specifically, the project will remain within the allowable exterior noise levels of 65 dBA from 7:00 a.m. to 9:00 p.m. and 55 dBA from 9:00 p.m. to 7:00 a.m., and no adverse noise impacts are anticipated to adjoining tenants or surrounding properties.

To ensure compatibility with adjacent industrial uses and maintain consistency with M-1 Zone standards, staff recommends special conditions including limiting the use to indoor recreational activities, prohibiting outdoor noise-generating equipment, requiring doors remain closed during operations, and maintaining on-site staffing. Additional conditions address noise control, entertainment restrictions, and food service compliance to minimize potential impacts.

Parking

Pursuant to Camarillo Municipal Code (CMC) Section 19.44.060.9, the proposed golf facility requires a total of seven (7) parking spaces. The industrial complex currently provides 103 parking spaces on-site. Based on the required parking ratio for industrial uses and office uses, a total of 57 spaces are required for the two multi-tenant industrial buildings, consisting of a

total of 42,098 square feet on the site, resulting in a surplus of 46 available spaces. The proposed use can therefore be accommodated within the existing parking supply.

Parking Calculations for Existing and Proposed Uses

Use	Square footage	Parking Ratio	Required Parking	Parking Provided
Green Room Golf LLC	5 Golf Bays 606 SF Office	1 per bay 1:250 for office use	7	103
Wholesale/warehouse	35,882	1:1000	36	
Office use	3,360	1:250	14	
TOTAL	42,098	varies	57	

STAFF REVIEW AND RECOMMENDATION

Evaluated below is the consistency of the proposed project with the applicable policies of the City of Camarillo's General Plan and the Economic Development Strategic Plan.

Land Use Element, Industrial Uses, Principles: *Ensuring compatibility by preventing the intrusion of incompatible uses which would reduce the efficiency of the industries that already exist.*

- The proposed use will complement existing industrial tenants without disrupting operations, traffic flow, or site functionality.

Economic Development Strategic Plan, Entrepreneurial Development, Principles: *Position Camarillo as a Place for Innovation.*

- The proposed use will provide an innovative and unique recreational use for the community.

Staff has reviewed and found the proposed project to be consistent with the applicable goals and policies of the City's General Plan and the development standards set forth in the Zoning Ordinance.

Staff therefore recommends approval of CUP-437, subject to the attached recommended conditions. If the Planning Commission concurs with staff's recommendation to approve CUP-437, a resolution containing findings for approval of the request is attached to this report.

CEQA DETERMINATION

CUP-437 is not subject to CEQA review pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities), which exempts from CEQA review projects that consist of the operation of existing public or private structures involving negligible or no expansion of existing or former use. This agenda item meets the criteria for this exemption because this request is limited to operational use only within existing structures and involves negligible expansion of use.

RECOMMENDATION

1. Find CUP-437 exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301 (Class 1 – Existing Facilities).
2. Adopt a resolution approving CUP-437, subject to the recommended conditions of approval.

ATTACHMENTS

1. Resolution
2. Location Map
3. Public Hearing Notice