



City of Camarillo

Planning Commission AGENDA REPORT

DATE: December 5, 2023
TO: Planning Commission
FROM: David Moe, Interim Director of Community Development
SUBMITTED BY: Paul McClaren, Senior Planner
SUBJECT: IPD-409, D-G Acquisition #7, LLC

PROJECT INFORMATION SUMMARY

Request: The Applicant is seeking approval of an Industrial Planned Development permit (IPD-409) to construct a four-unit industrial business park consisting of a total of 39,411 square feet of industrial space on four lots comprising a total of 2.8 acres. The proposed construction is concrete tilt-up buildings in a modernist architectural style. The units range from 8,623 square feet to 10,393 square feet and can be rented or sold individually.

Applicant: Robert Goetsch, 2229 Hillsbury Road, Westlake Village CA 91361.

Property Owner: D-G Acquisition #7 LLC, 1200 Paseo Camarillo #155, Camarillo CA 93010.

Project Site Size, Location, and Parcel Number: Four Parcels of Tract No. 4930

| Lot | Acres | Lot Square-feet | Assessor's Number | Street Address |
|-----|-------|-----------------|-------------------|-------------------|
| 11 | 0.65 | 28,435 | 160-0-111-175 | 375 Cortez Circle |
| 12 | 0.76 | 32,937 | 160-0-111-185 | 385 Cortez Circle |
| 13 | 0.62 | 26,863 | 160-0-111-205 | 380 Cortez Circle |
| 14 | 0.77 | 33,728 | 160-0-111-195 | 390 Cortez Circle |

General Plan Land Use Designation: Industrial.

Zoning Designation: Light Manufacturing Zone (M-1).

Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 19.30.244 and 19.68.030 the Planning Commission is the decision-maker for the requested IPD.

These agencies and the study did not identify any significant effects on air quality, water quality, or traffic. The agencies recommended conditions of approval that have been included in the project conditions. As stated previously, improvements, including utilities and access, were constructed during the development of the tract and therefore, the site is served by adequate utilities and public services. The proposed project is intended to serve future industrial or warehousing tenants or owners. Since there is no way to determine the composition of the future tenants the analysis of the site was prepared using general estimates for similar uses.

Based on the above analysis of the project, staff has determined that the project meets the conditions described in the California Code of Regulations §15332(a-e) and is therefore found to be categorically exempt from CEQA as a Class 32, infill development project.

Parcel and Area Characteristics

The project site is surrounded by the following land uses:

| | GENERAL PLANLAND USE DESIGNATION | ZONING DESIGNATION | CURRENT LAND USE |
|---------------------|-----------------------------------------|----------------------------|-------------------------------------------|
| PROJECT SITE | Industrial | Limited Manufacturing (LM) | Vacant Land |
| NORTH | Industrial | Limited Manufacturing (LM) | Alpan Lighting and other industrial users |
| SOUTH | Industrial | Limited Manufacturing (LM) | Trojan Self Storage |
| EAST | Industrial | Limited Manufacturing (LM) | Vacant Land |
| WEST | Industrial | Limited Manufacturing (LM) | Secure Space Self Storage |



View of project from Cortez Circle looking south.

On December 15, 1993, the City Council approved Tract 4930, a subdivision of Lots 46-51 of Tract 2347-2 creating 16 new lots and associated improvements. Rough grading was completed, and the improvements were installed.

General Plan

The Camarillo General Plan Land Use Map designates the properties for industrial uses. Cortez Circle is designated as a local street in the General Plan Circulation Element. The site is surrounded by a variety of limited manufacturing, warehousing, and self-storage uses consistent with the Limited Manufacturing Zone. The project site has been designed to comply with the General Plan Community Design Element's Industrial Design Guidelines and incorporates design features consistent with these guidelines such as variation in wall planes, overhangs, articulating rooflines, changes in colors and textures, and focal corner elements.

Zoning

The proposed development is a permitted use in the LM Zone, subject to the approval of an IPD permit (CMC section 19.28.040). The proposed project meets the development and performance standards of the LM Zone as required by CMC sections 19.28.080 through 19.28.300 based on the analysis below.

Project Description

The request is to construct four new concrete tilt-up industrial buildings. The buildings and associated improvements are designed to accommodate a general industrial user, such as, administrative offices, accessory agricultural uses, manufacturing, assembly, warehousing, and other similar uses, along with ancillary uses in support of the permitted uses. As the buildings are leased or purchased the tenants will complete any necessary tenant improvements through the building permit process and the business will be approved through the administrative zoning approval process. The zoning approval process will allow, by right, any of the uses listed in §19.28.040 of the CMC.

| Lot | Lot Size | Building size | % Bldg. Coverage | % Parking | % Landscaping |
|-----|--------------------|--------------------|------------------|-----------|---------------|
| 11 | 28,313 square-feet | 10,120 square-feet | 35.7% | 14.7% | 49.6% |
| 12 | 33,104 square-feet | 8,623 square-feet | 26.0% | 54.8% | 19.2% |
| 13 | 27,006 square-feet | 10,275 square-feet | 38.0% | 16.7% | 45.3% |
| 14 | 33,540 square-feet | 10,393 square-feet | 31.0% | 19.7% | 49.3% |

Development Standards Consistency Analysis

| Lot 11 | | |
|---------------------------|-----------------------|-------------------|
| Zoning Standard | Ordinance Requirement | Proposed |
| Front Yard Setback | 30 feet | 30 feet |
| Side Yard Setback - North | Building Height | 36 feet |
| Side Yard Setback - South | 0 feet | 0 feet |
| Rear Yard Setback | Building Height | 67 feet |
| Height | 35 feet | 30 feet, 8 inches |

| Lot 12 | | |
|---------------------------|-----------------------|-------------------|
| Zoning Standard | Ordinance Requirement | Proposed |
| Front Yard Setback | 30 feet | 30 feet |
| Side Yard Setback - North | Building Height | 0 feet |
| Side Yard Setback - South | 0 feet | 55 feet, 4 inches |
| Rear Yard Setback | Building Height | 56 feet |
| Height | 35 feet | 30 feet, 8 inches |

| Lot 13 | | |
|---------------------------|-----------------------|-------------------|
| Zoning Standard | Ordinance Requirement | Proposed |
| Front Yard Setback | 30 feet | 30 feet |
| Side Yard Setback - North | Building Height | 38 feet |
| Side Yard Setback - South | 0 feet | 0 feet |
| Rear Yard Setback | Building Height | 38 feet |
| Height | 35 feet | 30 feet, 8 inches |

| Lot 14 | | |
|---------------------------|-----------------------|-------------------|
| Zoning Standard | Ordinance Requirement | Proposed |
| Front Yard Setback | 30 feet | 30 feet |
| Side Yard Setback - North | Building Height | 0 feet |
| Side Yard Setback - South | 0 feet | 55 feet |
| Rear Yard Setback | Building Height | 38 feet |
| Height | 35 feet | 30 feet, 8 inches |

Performance Standards Consistency Analysis

Chapter 19.54 of the CMC outlines the performance standards by which all commercial and industrial projects must adhere to ensure that developments in commercial or industrial zones minimize adverse environmental effects upon surrounding properties for the health, safety, and welfare of the community. The proposal has been reviewed and there are no aspects of the proposed project that would result in dangerous or objectionable elements, such as toxic gases, odors, hazardous materials, noise, or explosive materials, therefore, the project will comply with the provisions of CMC Chapter 19.54. As new tenants occupy the units, they will be evaluated to ensure that they are also in compliance with CMC Chapter 19.54.

Parking and Loading:

The design of the site includes access via three driveways from Cortez Circle. The two driveways on the north are existing and shared with the adjacent properties, the easements for which are included in Tract 4390. The driveways provide vehicular circulation around the sides, front, and rear of the buildings and access to loading areas and trash enclosures.

The project has been designed to comply with CMC 19.44-Off-Street Parking, which requires 81 parking spaces at ratios of 1:500 for industrial use (including up to 20% office use). The proposed plan includes 106 parking spaces.

In addition, the project complies with CMC Section 19.46.030.A. – Off-Street Loading, which requires industrial uses between 3,001 and 30,000 square feet to provide two, 12-foot by 50-foot loading spaces with a height clearance of 14 feet. When an industrial unit is 10,000 square feet or smaller the unit can provide a reduced sized loading space that is 12 feet by 24 feet.

| Lot | Required Parking | | | |
|-------|------------------|------------------|---------------------------|---------------------------|
| | Required Parking | Proposed Parking | Required Loading | Proposed Loading |
| 11 | 21 | 24 | 2 - 12 x 50 | 2 - 12 x 50 |
| 12 | 18 | 33 | 1 - 12 x 50 & 1 - 12 x 24 | 1 - 12 x 50 & 1 - 12 x 24 |
| 13 | 21 | 21 | 2 - 12 x 50 | 2 - 12 x 50 |
| 14 | 21 | 28 | 2 - 12 x 50 | 2 - 12 x 50 |
| Total | 81 | 106 | 8 | 8 |

Architecture

The proposed buildings will be concrete tilt-up construction with a common architectural style and color scheme in tans and browns with each building having an individual accent color that emphasizes the entrance. The buildings have articulation both horizontally and vertically. The horizontal articulation is further accented with powder coated corrugated metal panels in a Sierra Tan to complement the base color. The upper windows include metal awnings. Further articulation and height are added around the entrances with architectural columns and increased height.

The proposed architecture complies with the General Plan Community Design Element. Additionally, consistent with the General Plan Community Design Guidelines, the project will incorporate public art to be reviewed by the Planning Commission at a later date. Condition of approval 139 requires the public art to be approved by the Planning Commission and installed before the issuance of a Certificate of Occupancy.

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 Economic Development Strategic Plan. Additionally, staff reviewed the proposed project for consistency with the LM Zone development standards and has determined that it complies with all applicable standards, including building setbacks, lot coverage, landscaping, and loading.

Land Use Element Principles for Industrial Development

Industrial park concepts are encouraged:

- The proposed project has created a four-unit industrial park with a common architectural theme.

Promote visual improvement of industrial areas by including architectural and landscaping review:

- The proposed architecture for the project was reviewed and staff worked with the architect extensively to create a high quality architectural design that will enhance the visual aesthetic of this industrial area. Additionally, as the project moves forward landscape architecture will also be reviewed.

Ensure proper access, off-street parking, vanpools and off-street loading:

- The proposed project will provide 25 more parking spaces than required by the CMC. Conditions of approval require that some of the parking spaces be designated for ride share parking which will also help reduce vehicle miles traveled, and the development will have to include electric vehicle charging stations. All loading will occur on-site in the loading zones provided.

Community Design Element Objective Industrial Design Guidelines AI-1.3: *Design to respect the scale and development character of adjoining sites and work to mitigate negative visual and functional impacts that arise from scale, bulk and mass inherent to larger industrial developments.*

- The proposed design is in keeping with the scale and character of the adjoining sites because the surrounding buildings are of similar, or larger, size and because the proposed bulk and mass are broken up by architectural elements such as entry architectural features, tower elements, building articulation and the use of a variety of colors and textures.

Economic Development Strategic Plan 4E, Office/Business Park Capacity: *Maximize options for future office/business park development to accommodate business expansion in targeted industries.*

- The proposed project will create four new industrial units that are appropriately designed for small businesses and/or startups.

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

Staff recommends approval of IPD-409 subject to the attached recommended conditions of approval. If the Planning Commission concurs with the staff's recommendation to approve IPD-409, a resolution containing findings for approval of the request is attached to this report.

SUGGESTED ACTION

1. Find that the proposed project is categorically exempt from CEQA as a Class 32, infill development project.
2. Adopt a resolution approving IPD-409 subject to the recommended conditions of approval. The action of the Planning Commission is final unless an appeal is filed within ten (10) days of the date of their action.

ATTACHMENTS

1. Resolution
2. Traffic Study
3. Location Map