

**MINUTES**  
**CITY OF CAMARILLO PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, DECEMBER 5, 2023**

**MEETING CALLED TO ORDER - 6:30 PM**

**ROLL CALL**

Commission Present    Beverly Vandermeulen, Chair  
                                 David Edsall, Vice-Chair  
                                 Gladys Limon, Commissioner  
                                 Tom Murphy, Commissioner  
                                 Rob Davidson, Commissioner

Staff Present            David Moe, Interim Director of Community Development  
                                 Justin Tamayo, Deputy City Attorney  
                                 James Campero, Assistant Director of Public Works  
                                 Rick Gallegos, Senior Civil Engineer  
                                 Jason Samonte, Transportation Engineer  
                                 Jaclyn Lee, Planning Manager  
                                 Paul McClaren, Senior Planner  
                                 James Fowler, Senior Planner  
                                 Janessa Gutierrez, Management Assistant  
                                 Sean Konenakeaw, Administrative Specialist II

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONSENT**

- A. Minutes – Approve minutes of the meeting held October 3, 2023

**MOTION to approve Consent Calendar Items A.**

Murphy moved, Davidson seconded.

Yes:                      Limon, Vandermeulen, Edsall, Murphy, Davidson

Absent:                None

No:                     None

**PUBLIC COMMENTS**

Chair Vandermeulen opened the public comments for any items not on the agenda. However, no comments were received.

## **PUBLIC HEARINGS**

### **B. Subsequent MND 2023-4, CPD-226M(5), and CUP-422, Costco Wholesale**

Jaclyn Lee, City consultant Michael Brown of Cadence Environmental Consultants, and Jason Samonte presented a PowerPoint Presentation of the proposed project. Staff and consultant responded to questions of the Planning Commission. Chair Vandermeulen opened the public hearing. The applicants, Diana Salazar, Steve Orozco, Chris Ferko, Kristine Connolly, and Dale Goldsmith presented a PowerPoint Presentation of the proposed project. One verbal and six written comments were provided in support of the project. Six verbal and 18 written comments were provided in opposition to the project. Chair Vandermeulen closed the public hearing. Commissioner Murphy gave an overview of the Architectural Review Committee report and recommended approval of the architecture to the Planning Commission. Vice Chair Edsall called for resolution with the conditions to include the recommendations from the Ventura County Air Pollution Control District letter dated December 4, 2023, Item 7, with the exception of “compressed work schedules” and “reducing number of fuel pumps or staging area capacity”, and the recommendations from the Ventura County Resource Management Agency Environmental Health Division letter dated November 15, 2023.

#### **MOTION to adopt PC Resolution 2023-28 approving Second Subsequent Mitigated Negative Declaration (MND) 2023-4.**

Edsall moved, Davidson seconded.

Yes: Vandermeulen, Edsall, Murphy, Davidson

Absent: None

No: Limon

#### **MOTION to adopt PC Resolution 2023-29 approving a Commercial Planned Development Modification (CPD-226M(5)) for the construction of a new 163,397-square-foot retail warehouse with a free-standing fuel facility and a Conditional Use Permit (CUP-422) for the off-sales of alcoholic beverages located south of U.S. 101, north of West Ventura Boulevard, approximately 980 feet east of Springville Drive, and west of Home Depot.**

Davidson moved, Edsall seconded.

Yes: Vandermeulen, Edsall, Murphy, Davidson

Absent: None

No: Limon

## **RECESS**

Planning Commission took a short recess at 9:10 p.m. and reconvened at 9:21 p.m.

C. Proposed Zoning Ordinance Amending Certain Sections and Adding Chapter 19.34 to Title 19 of the Camarillo Municipal Code

James Fowler presented a PowerPoint Presentation of the proposed Zoning Ordinance Amendment and made himself available for questions, which were answered to the Planning Commission's satisfaction. Chair Vandermeulen opened the public hearing. There were no comments, and the public hearing was closed.

**MOTION to adopt PC Resolution 2023-30 recommending approval to the City Council of an ordinance adding to and amending certain sections of Title 19 of the Camarillo Municipal Code to implement state law related to residential development in commercial zones, accessory dwelling units, density bonus, parking requirements, and urban dwelling units.**

Davidson moved, Limon seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: None

No: None

## DISCUSSION ITEM

D. IPD-409, D-G Acquisition #7, LLC

Paul McClaren presented a PowerPoint Presentation of the proposed project and made himself available for questions, which were answered to the Planning Commission's satisfaction. Commissioner Murphy gave an overview of the Architectural Review Committee report and recommended approval of the architecture to the Planning Commission.

**MOTION to adopt PC Resolution 2023-31 recommending approving a request by Robert Goetsch of D-G Acquisition #7 LLC, for an Industrial Planned Development Permit for the construction of an industrial business park consisting of four units with a total of 39,411 square feet located at 375, 380, 385, & 390 Cortez Circle within the Limited Manufacturing (LM) Zone further described as IPD-409.**

Davidson moved, Limon seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: None

No: None

## DIRECTOR'S REPORT

David Moe notified the Commissioners that in 2024 the Planning Commission meetings will take place at the Camarillo Public Library during the Council Chambers renovation.

## **COMMISSION COMMENTS**

Chair Vandermeulen commented on a unique year and the variety of projects in 2023. Commissioner Limon inquired about facilitating information sharing.

## **ADJOURNMENT - 10:02 PM**

Respectfully submitted,

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Secretary of the Commission