



Camarillo City Council

AGENDA REPORT

Date: November 13, 2024

To: Honorable Mayor and City Councilmembers

From: Greg Ramirez, City Manager

Submitted by: David Sanchez, Community Development Director

Subject: Addendum to Final Mitigated Negative Declaration 2009-6, Village at the Park Specific Plan Amendment, Change of Zone No. 336, and Commercial Planned Development Permit No. 255, Hiji Investment & TFR Investment Companies

BACKGROUND

The City is considering requests from Hiji Investment & TFR Investment Companies for the following:

- An amendment to the Village at the Park Specific Plan to change the Specific Plan designation from Mixed Use to Commercial on 0.94 acres and allow for drive-through uses within the Commercial Specific Plan designation.
- Change of Zone (CZ-336) to change the zoning on Parcel A of Lot Line Adjustment 563A, consisting of 0.94 acres from Village Commercial Mixed Use (CMU) to Commercial Planned Development (CPD).
- Commercial Planned Development Permit (CPD-255) to construct a 2,190-square-foot Starbucks coffee shop with a drive-through lane and pick-up window on 0.94 acres. The project includes the grading of Lots 1 through 6 of Tract 5753 on approximately six acres to provide parking and access, located in the Village at the Park Specific Plan area, south of U.S. 101, between Village at the Park Drive and Westpark Court.

DISCUSSION

Parcel and Area Characteristics

The project site is located in the southeast area of the city, south of U.S. Highway 101, between Village at the Park Drive and Westpark Court in the Village at the Park Specific Plan area.

Entitlement History

The Village at the Park Specific Plan was adopted by the City Council in 2001. In accordance with Tract 5350 that subdivided the nearly 330-acre Specific Plan area, including the project site, the backbone infrastructure, grading and drainage improvements were completed.

In 2009, the City Council approved Tract 5753 for the subdivision of 10 acres into eight lots, located on the triangular piece of land south of U.S. 101, between Village at the Park Drive and Westpark Court. Additionally, CUP-307 and CPD-236 were approved for the development of 42,630 square feet of commercial space and 36 townhome units. The 36 townhomes have been developed; however, the commercial buildings were never constructed. The project proposes to develop a drive-through on 0.94 acres and grade the remaining six acres of vacant land to complete the internal circulation through the site and provide parking.

Project Description

The request is to allow the development of a new 2,190-square-foot, one-story Starbucks coffee shop with a drive-through, indoor seating, and outdoor patio seating. The project site is located within a half mile of the Metrolink Station and therefore under AB 2097, the City cannot impose minimum parking requirements, however the applicant has elected to provide 26 on-site parking spaces for customer convenience. The area north of the Starbucks site adjacent to the freeway is within a Structural Setback Zone for the Camarillo fault. As no structures are permitted in this area, it will be improved as a paved parking lot and landscaping and will provide an additional 134 parking spaces for the project and future uses.

The drive-through will have two lanes to enter for greater queuing capacity that will merge into one lane for ordering and pick-up. This will provide queuing for 15 vehicles, which meets the required minimum of ten vehicle stack-up spaces pursuant to CMC 19.44.105(A)(1).

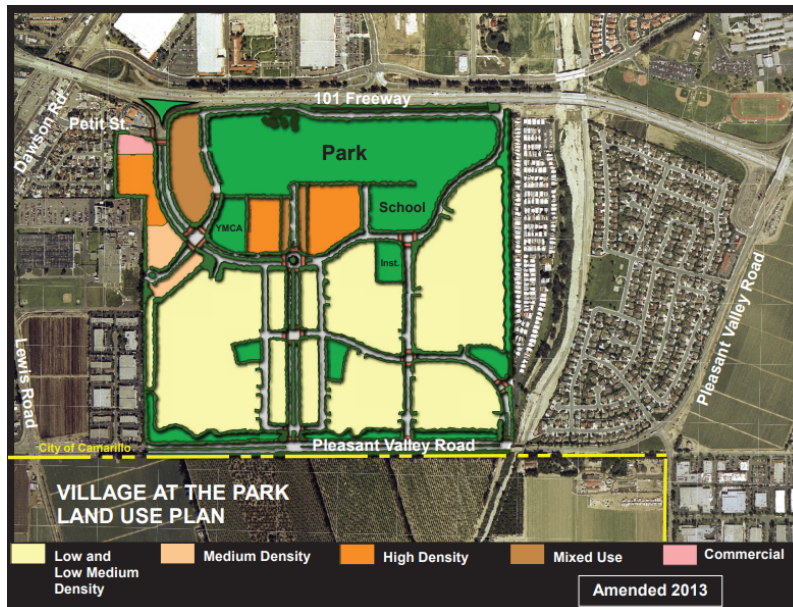
The proposed Starbucks coffee shop building measures 35 feet in height to the top of the tower, the tallest portion of the building. The proposed project is designed with Spanish-style architecture, including stucco walls, and colors consistent with the architectural style, which consist of red barrel tile for the roof and beige, bronze, and brown for the walls and trims.

The Starbucks drive-through will employ 20-30 people and will operate from 4:30 a.m. to 10:00 p.m., seven days per week. The drive-through speaker is conditioned to have automatic volume control that will adjust the outbound volume based on the outdoor, ambient noise level.

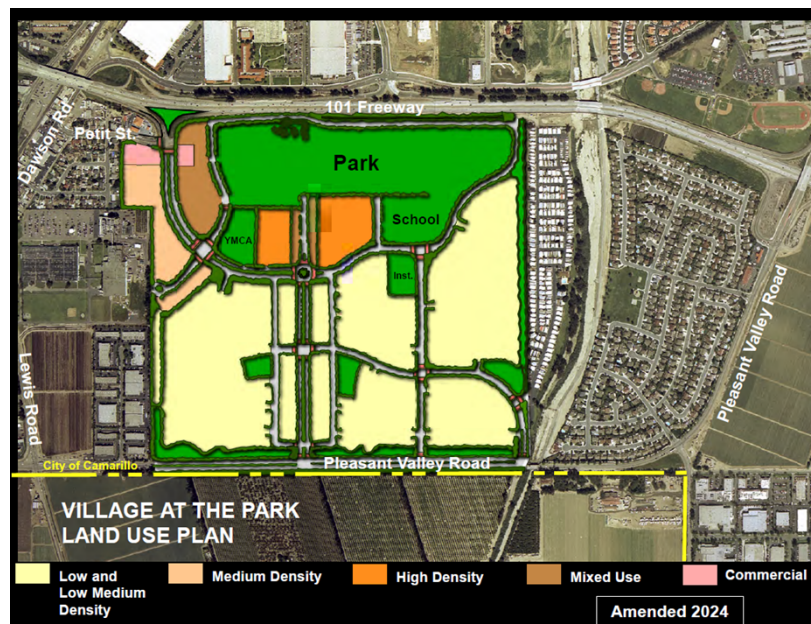
The project proposes to grade Lots 1 through 6 of Tract 5753 that will allow the on-site circulation to be completed, extending the driveway from the existing traffic circle on the south end of the property to the cul-de-sac at the end of Westpark Court. There are no pending applications on the remaining lots within Tract 5753, however, it is designated in the certified 2021-2029 Housing Element as a by-right high density residential site.

The applicant is requesting an amendment to the Village at the Park Specific Plan to redesignate the Specific Plan designation on the 0.94-acre Starbucks site from Mixed Use to Commercial. Additionally, the Specific Plan Amendment proposes changes to section 3.2.3.c – Commercial Development Standards (page 3-9) to delete the following text, “Drive thru uses are discouraged” and to add the following text, “Drive through uses are allowed, subject to review and approval of the drive-through design by the Planning Commission under the planned development permit process.”

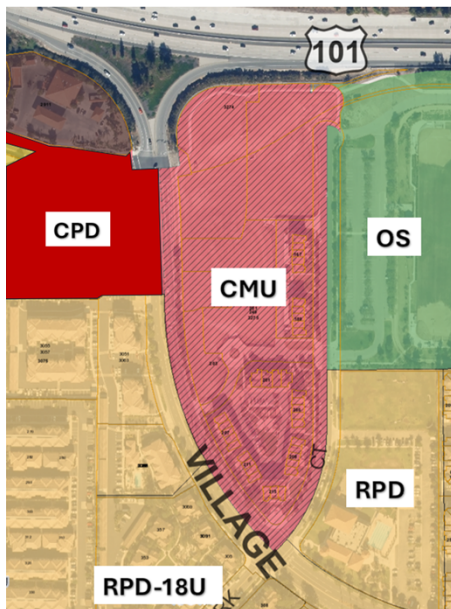
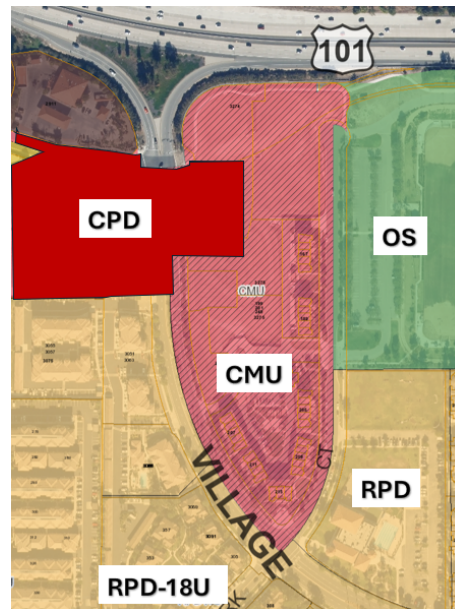
Current Specific Plan Map



Proposed Specific Plan Map



The applicant is also requesting approval of a Change of Zone from CMU to CPD on the 0.94-acre Starbucks site, which will align with the Specific Plan amendment from Mixed Use to Commercial. The zone change will also allow for the drive-through component of the Starbucks coffee shop, which the current CMU zoning does not allow. The drive-through coffee shop use is consistent with the underlying General Plan land use designation of General Commercial, therefore, no amendment to the General Plan is required.

Current ZoningProposed Zoning

Planning Commission Recommendation

The Planning Commission reviewed and found the proposed project to be consistent with the applicable goals and policies of the City's General Plan, the Village at the Park Specific Plan, the Economic Development Strategic Plan, and the development standards set forth in the Zoning Ordinance.

At the conclusion of the October 15, 2024 public hearing and after considering all testimony and information presented at the hearing, the Planning Commission voted unanimously (5-0) to adopt resolutions recommending to the City Council approval of an Addendum to MND 2009-6, approval of an Amendment to the Village at the Park Specific Plan, approval of CZ-336, and approval of CPD-255.

FISCAL IMPACT

There is no budget impact as a result of this action.

CEQA DETERMINATIONS

In 2009, Final Mitigated Negative Declaration (MND) 2009-6 was adopted for a Tentative Tract Map (TT-5753), Conditional Use Permit (CUP-307), Commercial Planned Development (CPD-236), and Change of Zone (CZ-310) for a commercial mixed-use project on approximately 10 acres within the Village at the Park Specific Plan area. The proposed drive-through coffee shop development is located within the site previously evaluated under MND 2009-6.

An Addendum to MND 2009-6 was prepared for the proposed project, in accordance with Section 15164 of the State CEQA Guidelines, which concluded that substantial changes are not proposed nor have substantial changes occurred that will require major revisions to the adopted Final MND 2009-6. The project will result in no new impact or mitigation information of substantial importance that will generate new, more severe impacts or require new mitigation measures compared to those identified in the adopted Final MND 2009-6. The proposed project will not result in conditions identified in State CEQA Guidelines Section 15162 requiring Subsequent environmental review or a Subsequent EIR. The proposed project will remain subject to all previously adopted mitigation measures included in the adopted Final MND 2009-6.

RECOMMENDATION

1. Adopt a resolution approving an Addendum to Mitigated Negative Declaration 2009-6;
2. Adopt a resolution approving an Amendment to the Village at the Park Specific Plan;
3. Introduce an Ordinance approving Change of Zone No. 336 on 0.94 acres from Commercial Mixed Use to Commercial Planned Development; and
4. Adopt a resolution approving Commercial Planned Development Permit No. 255, subject to the recommended conditions of approval.

ATTACHMENTS

1. Resolution for Addendum to MND 2009-6
2. Resolution for Village at the Park Specific Plan
3. Ordinance for CZ-336
4. Resolution for CPD-255
5. Planning Commission agenda report dated October 15, 2024
6. Location Map
7. Public Hearing Notice

REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL

None

SPA/CZ-336/CPD-255

November 13, 2024

Page 6 of 6