

**MINUTES**  
**CITY OF CAMARILLO PLANNING COMMISSION**  
**REGULAR MEETING**  
**TUESDAY, December 3, 2024**

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

**ROLL CALL**

Commission Present    Dave Edsall, Chair  
                                 Gladys Limon, Vice-Chair  
                                 Beverly Vandermeulen, Commissioner  
                                 Tom Murphy, Commissioner

Commission Absent    Rob Davidson, Commissioner

Staff Present            David Sanchez, Director of Community Development  
                                 David Moe, Assistant Director of Community Development  
                                 Karl Mallick, Deputy Director of Public Works  
                                 Justin Tamayo, Deputy City Attorney  
                                 Jaclyn Lee, Planning Manager  
                                 Melissa Beebe, Associate Planner  
                                 Brett McMahon, Assistant Planner  
                                 Janessa Gutierrez, Management Assistant  
                                 Genesis Bouchard, Administrative Specialist II  
                                 Sean Konenakeaw, Administrative Specialist II

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CONSENT**

- A. Minutes – Approve minutes of the meeting held October 15, 2024
- B. Amend Planning Commission Bylaws
- C. RPD-150M(4), Allure Apartments Multi-Family ADU Submittal

**MOTION to approve Consent Calendar Item A & C**

Vandermeulen moved, Murphy seconded.

Yes:                    Edsall, Limon, Murphy and Vandermeulen

Absent:                Davidson

No:                    None

Vice-Chair Limon requested Item B to be pulled. Vice-Chair Limon ask questions regarding the Bylaws, which were answered to her satisfaction and suggested amendments to the revised Bylaws. Commissioner Murphy motioned with the amendments made by Vice-Chair Limon.

**MOTION to approve PC Resolution 2024-16 amending and adopting Planning Commission Bylaws.**

Murphy moved, Vandermeulen seconded.

Yes: Edsall, Limon, Murphy and Vandermeulen

Absent: Davidson

No: None

**PUBLIC COMMENTS**

Chair Edsall opened public comments for any items not on the agenda. Ronald Arruejo, of the Oxnard Planning Commission, spoke to the Commission seeking support for their commissioners to receive a stipend.

**PUBLIC HEARINGS**

D. CUP-432, ARCO Mini-Mart and Alcohol Sales

Vice-Chair Limon noted a conflict of interest and recused herself. Vice-Chair Limon left the room.

Melissa Beebe presented a PowerPoint Presentation on the proposed project. Melissa made herself available for questions which were answered to the Planning Commission's satisfaction. Chair Edsall opened the public hearing for public comments. The applicants, Lizzette Euenes and Steve Sedighan, answered questions to the Planning Commission's satisfaction. Chair Edsall closed the public hearing and called for resolution.

**MOTION to adopt PC Resolution 2024-17 recommending the approval of a request from ARCO, for a Conditional Use Permit (CUP) for the concurrent use of a mini-mart and the sale of beer and wine with a service station at 650 Arneill Road in the Commercial Planned Development (CPD) Zone, further described as CUP-432.**

Murphy moved, Vandermeulen seconded.

Yes: Edsall, Murphy, and Vandermeulen

Absent: Limon and Davidson

No: None

Vice-Chair Limon rejoined the meeting and resumed her seat at the dais.

E. CUP-434, 76 Gas Station Alcohol Sales

Melissa Beebe presented a PowerPoint Presentation on the proposed project. Melissa made herself available for questions which were answered to the Planning Commission's satisfaction. Chair Edsall opened the public hearing for public comments. The applicant, Steve Rawlings, answered questions to the Planning Commission's satisfaction. Chair Edsall closed the public hearing and called for resolution.

**MOTION to adopt PC Resolution 2024-18 recommending the approval of a request from 76 Gas Station, for a Conditional Use Permit (CUP) for the concurrent sale of beer and wine with a service station at 100 Las Posas Road in the Commercial Planned Development (CPD) Zone, further described as CUP-434.**

Vandermeulen moved, Murphy seconded.

Yes: Edsall, Limon, Murphy and Vandermeulen

Absent: Davidson

No: None

**DISCUSSION ITEMS**

**DIRECTOR'S REPORT**

David Sanchez announced that this was the last Planning Commission Meeting of the year and wished everyone happy holidays.

**COMMISSION COMMENTS**

In honor of Mike Morgan, former Mayor and City Council Member of Camarillo, Chair Edsall adjourned the meeting in his memory and asked everyone to keep Mike's wife, Donna, in their prayers for her recovery.

**ADJOURNMENT - 7:21 PM**

Respectfully submitted,

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Secretary of the Commission