

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

Commission Absent    Rob Davidson, Commissioner

Staff Present            David Moe, Interim Director of Community Development  
                                 Justin Tamayo, Deputy City Attorney  
                                 James Campero, Assistant Director of Public Works  
                                 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 September 19, 2023

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

Edsall moved, Limon seconded.

Yes:                    Limon, Vandermeulen, Edsall, Murphy

Absent:                Davidson

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. Addendum to the Final Subsequent Environmental Impact Report No. 2014-08, General Plan Amendment 2019-1, Airport North Specific Plan Amendment, and Change of Zone No. 335

Paul McClaren presented a PowerPoint Presentation of the proposed project. Paul McClaren, and the applicant, Dennis Hardgrave made themselves available for questions which were answered to the Planning Commission's satisfaction.

**MOTION to adopt PC Resolution 2023-22 recommending the approval to The City Council of an addendum to the Final Subsequent Environmental Impact Report (EIR) 2014-08 for General Plan Amendment 2019-1, Airport North Specific Plan Amendment, and Change of Zone No. 335.**

Edsall moved, Murphy seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

**MOTION to adopt PC Resolution 2023-23 recommending approval to The City Council of a request by Dennis Hardgrave for Ric (Springville), LLC for approval of an amendment to the Land Use Element of the General Plan involving approximately 26 acres, further described as General Plan Amendment 2019-01.**

Murphy moved, Edsall seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

**MOTION to adopt PC Resolution 2023-24 recommending approval to The City Council of a request by Dennis Hardgrave of Development Planning Services, representing Ric (Springville), LLC for an Amendment to the Airport North Specific Plan.**

Edsall moved, Limon seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

**MOTION to adopt PC Resolution 2023-25 recommending approval of a request by Dennis Hardgrave for Ric (Springville), LLC for a Change of Zone from CPD (Commercial Planned Development) to LM (Limited Manufacturing), involving approximately 26 acres, further described and set forth as Change of Zone 335.**

Edsall moved, Limon seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

C. Zoning Ordinance Amendment to CMC Chapter 19.65 – Home Occupations

Georg Winkler presented a PowerPoint Presentation of the proposed Zoning Ordinance Amendment. Georg Winkler made himself available for questions which were answered to the Planning Commission's satisfaction.

**MOTION to adopt PC Resolution 2023-26 recommending approval to The City Council of an amendment to the Zoning Ordinance of the Camarillo Municipal Code Chapter 19.65 for Home Occupations.**

Limon moved, Murphy seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

D. Proposed Zoning Ordinance Amendments to Sections 19.55.030, and 19.32.040 and the Addition of Section 19.32.325 to the Camarillo Municipal Code for Medicinal Cannabis

Justin Tamayo presented a PowerPoint Presentation of the proposed Zoning Ordinance Amendment. Justin Tamayo made himself available for questions which were answered to the Planning Commission's satisfaction.

**MOTION to adopt PC Resolution 2023-27 recommending approval to The City Council of an Ordinance amending Sections 19.55.030 and 19.32.040 and the addition of Section 19.32.325 of the Camarillo Municipal Code to implement state law related to Medicinal Cannabis.**

Murphy moved, Edsall seconded.

Yes: Limon, Vandermeulen, Edsall, Murphy

Absent: Davidson

No: None

## **DISCUSSION ITEM**

### **E. Assembly Bill 2097 Parking Informational Update**

Assembly Bill (AB) 2097 went into effect January 1, 2023. James Flower presented a PowerPoint Presentation of AB 2097 and the ramification the Bill has on the affected areas of the City. James Flower made himself available for questions which were answered to the Planning Commission's satisfaction. Staff received two written public comments from Jack Bernick and an anonymous submittal, both in opposition of AB 2097. This item was received and filed by the Planning Commissioners.

## **DIRECTOR'S REPORT**

David Moe notified the Commissioners that the next scheduled Planning Commission meeting on October 17, 2023 will be cancelled. A Special Meeting may be held in November, with a tentative date of November 7, 2023. If there is no Special Meeting, the next scheduled meeting will be held on December 5, 2023.

## **COMMISSION COMMENTS**

Commissioners thanked staff on a job well done.

## **ADJOURNMENT - 7:33 PM**

Respectfully submitted,

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Secretary of the Commission