



Camarillo Planning Commission

AGENDA REPORT

Date: September 17, 2024

To: Planning Commission

From: David Sanchez, Director of Community Development

Submitted by: Melissa Beebe, Associate Planner

Subject: CPD-256, Texas Roadhouse Holdings

BACKGROUND

Request: The applicant is requesting approval of a Commercial Planned Development (CPD) permit to construct a new 8,307-square-foot restaurant within the existing Camarillo Premium Outlets shopping center.

Applicant: Janet Reid with GreenbergFarrow for Texas Roadhouse, 6040 Dutchmans Lane, Louisville, KY 40205

Property Owner: Blue Astera, LLC, 650 Ventura Boulevard, Camarillo, CA 93010

Project Site Size, Location, and Parcel Number: The 0.47-acre parcel is located at 650 Ventura Boulevard in the City of Camarillo. The Tax Assessor's Parcel Number is 229-0-340-060.

Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 19.26.200(B), the Planning Commission is the decision-maker for the requested CPD.

General Plan Land Use Designation: General Commercial

Specific Plan: Prado de Las Posas Specific Plan – Village Commercial

Zoning Designation: CPD

DISCUSSION

Project Description

The proposed 8,307-square-foot restaurant will consist of a 5,101-square-foot dining area, with the remaining interior space dedicated to food preparation, waiting areas, a carryout service, storage, and an office. The carryout service will be a small room with a separate entrance for picking up orders. A new trash enclosure is also proposed, and parking will be provided on-site.

The project complies with the required setbacks and height for the CPD Zone as shown in the table below:

| | Zoning Ordinance Requirement | Proposed |
|--|------------------------------|-------------------|
| Front Yard Setback to Nearest Public Right-Of-Way (Min/Max) | 10 Feet / 50 Feet | 40 Feet |
| Minimum Side Yard Setback – Northeast | 0 Feet | 28 Feet |
| Minimum Side Yard Setback – Southwest | 0 Feet | 5 Feet |
| Minimum Rear Yard Setback | 10 Feet | 28 Feet |
| Maximum Height | 35 Feet | 28 Feet 10 Inches |

The Prado de Las Posas Specific Plan requires a 30-foot landscaped setback from the public right-of-way for parking and structures, which is provided by an existing landscaped berm that includes a meandering sidewalk and extends along the entire Camarillo Promenade adjacent to Ventura Boulevard.

Background

The proposed project is consistent with the previously approved commercial planned development for the Camarillo Promenade, CPD-197M(1), which anticipated a restaurant with a sit-down dining experience on the subject parcel. The project complies with the applicable provisions of the CPD Zone, and it is consistent with the Community Design Element of the General Plan, including the Heritage Zone design standards. There are currently no open code violations on this property, and there have been no modifications or changes to the underlying CPD-197 or surrounding area that will make the proposed project incompatible with the area.

Parcel and Area Characteristics

The project site is rectangular and is located within the Promenade section of the Camarillo Premium Outlets (Promenade). The site is currently vacant and surrounded by the following land uses:

| | GENERAL PLAN LAND USE DESIGNATION | ZONING DESIGNATION | CURRENT LAND USE |
|--------------|---|-----------------------|--|
| PROJECT SITE | General Commercial | CPD | Vacant |
| NORTH | General Commercial | CPD | Ventura Boulevard / Hotel and Conference Center Under Construction |
| SOUTH | General Commercial | CPD | Outlet Shopping Center |
| WEST | General Commercial | CPD | Outlet Shopping Center |
| EAST | General Commercial | CPD | Outlet Shopping Center |



View of the site from Promenade Drive facing North

Environmental Review

The City reviewed the environmental impacts of the Project under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”).

The development of the original Camarillo Premium Outlets, not including the Camarillo Promenade, was evaluated in an Environmental Impact Report (EIR 90-7), certified by the City Council in 1995. The Camarillo Promenade portion of the Premium Outlets was evaluated in the Subsequent EIR (SEIR 90-7, SCH No. 2004101107), certified by the City Council in 2005, for the development of a 242,474-square-foot shopping center. In 2009, the City adopted an addendum to the Subsequent EIR for the Camarillo Promenade for the subdivision of the property to create separate parcels for five restaurant pads. The addendum included an additional allocation of 30,562 square feet of development to the Camarillo Promenade for a total development threshold of 273,036 square feet. The subject project is proposed on one of the five restaurant pads.

An Initial Study was completed (Attachment 1, Exhibit C) which verifies that the design and intensity of the development are consistent with the analysis provided in SEIR 90-7 and that the project will not cause any additional significant effect on the environment beyond what was considered in the Subsequent EIR and the Addendum to the Subsequent EIR. There have not been substantial changes to the project since the certification of SEIR 90-7 and the Addendum to SEIR 90-7 that will require revision of either document. The proposed project will bring the total development of the site to 270,152 square feet, out of the 273,036 square feet evaluated under SEIR 90-7 and the Addendum to the SEIR. The City filed a notice of determination pursuant to 14 Cal. Code of Regs. 15087 with the Ventura County Recorder's Office for the EIR and Subsequent EIR for the Camarillo Promenade. Therefore, no further environmental review is required.

The applicable mitigation measures from SEIR 90-7 for air quality measures during construction have been included as conditions of approval for CPD-256, to be consistent with the findings of the Subsequent EIR.

General Plan

The Camarillo General Plan designates the project site for commercial uses, the General Plan Circulation Element identifies Ventura Boulevard as a secondary arterial street, and the subject property is within the Heritage Zone in the Camarillo General Plan Community Design Element. The proposed restaurant is consistent with the land use designation for commercial use, is not anticipated to generate additional traffic beyond that evaluated under SEIR 90-7 and the Addendum to SEIR 90-7, and is consistent with the design guidelines of the Heritage Zone as it is designed in a modern interpretation of an Early California architectural style.

Prado de Las Posas Specific Plan

The proposed restaurant use and building architecture have been reviewed and determined to be consistent with the Village Commercial land use designation and the design guidelines of the Prado de Las Posas Specific Plan. The Village Commercial designation allows for restaurants. The specific plan's design guidelines allow for buildings that incorporate an Early California influence with a more contemporary style, encouraging a balance of windows and wall mass, with the use of elements like towers to balance the massing and create interest, all of which the proposed project includes. The project utilizes the earth-tone color scheme required by the design guidelines, and a parapet wall is used to screen rooftop equipment.

Zoning

The property is in the CPD Zone, and the proposed restaurant is permitted in the zone subject to the approval of a CPD permit. The use complies with the setback and height requirements and provides sufficient parking through a shared parking agreement with the Promenade. Additionally, the proposed restaurant is consistent with the commercial performance standards as described in CMC Chapter 19.54.

Parking and Loading

Parking at the Promenade has been previously evaluated, inclusive of the subject site and four other restaurant pads, and sufficient parking has been provided to accommodate the proposed use of the site with a surplus of parking. 16 parking spaces are provided on-site, and the remaining required parking will be provided by a parking agreement with the Promenade.

CMC Section 19.46.030.D states that a restaurant shall have the number and size of loading spaces determined in conjunction with review of the planned development permit. The project will be adequately serviced by the provided 40' by 25' loading space on the southeast side of the building.

Architecture and Building Height

The proposed building complies with the design criteria of the Prado de Las Posas Specific Plan and the Heritage Zone in the General Plan Community Design Element. The General Plan requires development within the Heritage Zone to be in the Mission, Monterey, Early California, Spanish, or Mediterranean architectural style, or a modern interpretation of these styles.

The project demonstrates a modern interpretation of an Early California architectural style, which is permitted in the Heritage Zone, and is still seen in some buildings in Camarillo's Old Town. The style is also captured in historical photographs in and near Camarillo during the early 1900s (Attachment 4). A Cracker Barrel restaurant, on one of the nearby restaurant pads in the Promenade, is also designed with the Early California style.

The proposed design includes rustic wood siding and brick veneer, with a standing seam metal roof. A parapet wall screens the rooftop equipment. The building, including accents, will be painted in earth-tone colors, and gooseneck lights provide subtle enhancement to the architectural features. The trash enclosure utilizes the same materials and colors as the building, for an unobtrusive appearance. The elevations will also be filtered with complimentary perimeter landscaping, including an existing wide landscaped area separating the project site from Ventura Boulevard.

The proposed building height is 28 feet 10 inches, which is below the maximum height in the CPD Zone and below the lowest height zone permitted in the Height Restriction Zone of the Airport North Specific Plan, both 35 feet.

STAFF REVIEW & RECOMMENDATION

The proposed restaurant building has been reviewed and is in compliance with the development standards of the Municipal Code, the design guidelines of the Community Design Element of the General Plan including Heritage Zone requirements, and the Prado de Las Posas Specific Plan.

Evaluated below is the consistency of the proposed project with the applicable policies of the City of Camarillo's General Plan and Prado de Las Posas Specific Plan.

Community Design Element Policy CD-1.4.2 a. through h.: *Enhance design for all new development and redevelopment through application of materials and design elements including:*

- a. *Richness and authenticity of material surface and texture.*
- b. *Muted earth tone colors (such as off-whites, ochres, siennas, umbers, beiges, tans, browns or other similar subdued colors) for primary building surfaces, with more intense colors limited to accents.*
- c. *Significant wall articulation (insets, canopies, wing walls, trellis features, arcades, colonnades).*
- d. *Full-sloped roofs, multi-planed roofs (combination of pitched and flat roofs).*
- e. *Roof overhangs, articulated eaves, and parapets.*
- f. *Window configurations compatible with the design of the building.*
- g. *Articulated building mass and form.*
- h. *Landscape elements, which include planting and hardscape that complement the style of architecture, enhance building site design and are integrated into the surrounding context.*

- The proposed new restaurant building is consistent with the character of the surrounding shopping center and the Heritage Zone design standards, as the building is proposed to be a contemporary interpretation of Early California style architecture and provides rustic wood siding, brick veneer, earth-tone colors, and gooseneck lights.

General Plan Land Use Element, Commercial Principle: *Provide adequate land and proper location for the various types of commercial activities so that they can provide optimum service to the community and surrounding service area.*

- The proposed project will construct a new restaurant on a vacant pad previously designated for a future restaurant use in the Promenade that will serve the residents of the City and surrounding areas. The proposed restaurant is a permitted use and complies with the development standards of the CPD Zone and is consistent with the General Plan Land Use designation for Commercial use.

Prado de Las Posas Specific Plan, Land Use Goals: *The Prado de Las Posas Specific Plan ensures that the proposed land uses form a balanced and cohesive project that: (1) provides service opportunities, (2) reduces travel for goods and services for City residents, (3) is economically viable, (4) sensitive to environmental concerns and community aesthetics, (5) reflective of the City's general plan policies and development standards, (6) can be implemented in a timely and efficient manner, and (7) can be adequately served and maintained by responsible agencies.*

- The proposed project will provide an opportunity to service residents and visitors to the City, reduce travel for residents to dine at restaurants by adding capacity in the city, and enhance the economic viability of the Promenade by providing additional convenience services. It is consistent with SEIR 90-7, complies with the Community Design Element and the Heritage Zone

guidelines, meets the City's commercial performance and development standards, and can be adequately served by existing utilities and public services.

Economic Development Specific Plan, Action Item 4d, Retail Repositioning:
Coordinate with commercial property owners on retail/restaurant tenant recruitment to support long-term market strengthening and/or needed repositioning of existing retail shopping facilities.

- The proposed project will serve visitors of the Camarillo Premium Outlets, which will encourage the large number of external/regional shoppers to continue visiting the shopping center, as well as reduce retail leakage to surrounding cities.

Findings

Staff has reviewed and found the proposed project to be consistent with the applicable goals and policies of the City's General Plan, the Prado de Las Posas Specific Plan, and the development standards set forth in the Zoning Ordinance.

Staff therefore recommends approval of CPD-256, subject to the attached recommended conditions. At the conclusion of public testimony, if the Planning Commission concurs with staff's recommendation, a resolution containing findings for approval of the request is attached to this report.

RECOMMENDATIONS

1. Find that the project is consistent with the Subsequent Environmental Impact Report (EIR) to the Prado de Las Posas Specific Plan EIR (State Clearinghouse No. 2004101107) prepared for the Camarillo Promenade shopping center.
2. Adopt a resolution approving CPD-256 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. Location Map
3. Historical Photographs

REFERENCE MATERIALS – AVAILABLE FOR REVIEW AT CITY HALL AND ON THE CITY WEBSITE [APPROVED PROJECTS PAGE](#)

1. Prado de Las Posas Specific Plan
2. Subsequent EIR for the Prado de Las Posas Specific Plan
3. Addendum to the Subsequent EIR for the Prado de Las Posas Specific Plan