



# City of Camarillo

Department of Community Development  
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## NOTICE OF PUBLIC HEARING

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, June 6, 2023** at 6:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, CA 93010 on the following agenda item:

### CUP-371M(1), Village Greens Market

The City of Camarillo received an application from Village Greens Market seeking approval of a modification to Conditional Use Permit 371 (CUP-371) on a 0.91-acre parcel located at 795 Camarillo Springs Road, Suite F (the "Subject Property") in the Commercial Planned Development (CPD) Zone. CUP 371 was previously approved in 2016, permitted the off-site sale of alcoholic beverages at the Subject Property, and imposed conditions restricting the shelving and display area and total gross floor area that could be dedicated to alcoholic beverages. Pursuant to CUP-371, the existing business sells beer, wine, and distilled spirits under a Type 21 Alcoholic Beverage Control (ABC) License. The proposed Conditional Use Permit Modification (CUP-371M(1)) seeks to allow an increase in the shelving and display area dedicated to the off-sale of alcoholic beverages and increase the overall percentage of gross floor area dedicated to alcoholic beverage sales.

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines, and was determined to be categorically exempt from the provisions of CEQA under a Class 1 exemption, Existing Facilities (CEQA Guidelines Section 15301) because the proposed modification is a minor interior alteration and negligible expansion of use. Therefore, no additional environmental review is necessary.

The Planning Commission may make recommendations or other adjustments deemed to be appropriate or propose conditions to the application. Any person interested in this matter is invited to attend and present testimony either for or against the proposed application. If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

For further information regarding this application, you may contact the City of Camarillo, Department of Community Development and speak with Paul McClaren, Senior Planner, at 805.388.5365 or via email at [pmccclaren@cityofcamarillo.org](mailto:pmccclaren@cityofcamarillo.org). You may also review copies of the application materials on the City's website at [www.cityofcamarillo.org/planningcommission](http://www.cityofcamarillo.org/planningcommission) or at the Community Development Department, City Hall, 601 Carmen Drive, Camarillo, California, prior to the Planning Commission meeting.

You may observe the Planning Commission meeting via live broadcast on the Local Government Channels – Spectrum Channel 10 and Frontier Channel 29, or via the City's YouTube channel [www.youtube.com/user/thecityofcamarillo/live](http://www.youtube.com/user/thecityofcamarillo/live).

You may submit written comments on a specific agenda item via email to the Department of Community Development at [www.cityofcamarillo.org/publiccomment](http://www.cityofcamarillo.org/publiccomment). Please send your email no later than **4:00 p.m. on June 6, 2023**. The Department of Community Development will distribute copies to all Planning Commissioners, prior to the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 805.388.5316. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure participation in this meeting. (28 CFR 35.102-35.104 ADA Title II.)

Joseph R. Vacca,  
Planning Commission Secretary