



# City of Camarillo

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## Planning Commission AGENDA REPORT COVER

**DATE:** April 18, 2023

**TO:** Planning Commission

**FROM:** Joseph R. Vacca, AICP, Director of Community Development

**SUBMITTED BY:** Mike Cepak, Associate Planner

**SUBJECT:** MND 2023-2, IPD-405, CUP-419, D-G Acquisition #8, LLC  
Adopt Resolutions Approving MND 2023-2, IPD-405, CUP-419

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### PROJECT INFORMATION SUMMARY

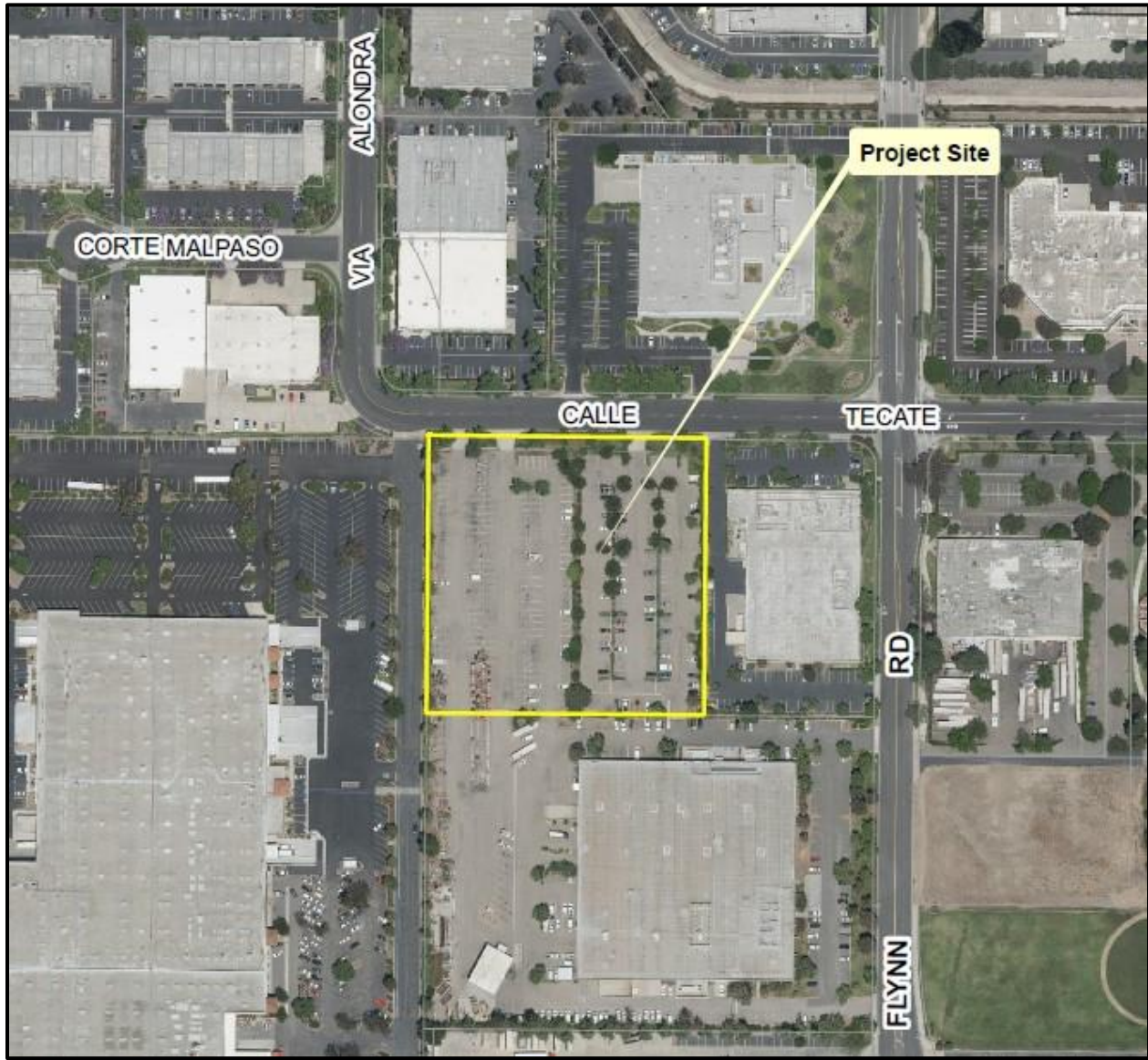
Request: The Applicant is seeking approval of an Industrial Planned Development permit (IPD-405) to construct a new 62,777-square-foot industrial building with a 6,029-square-foot mezzanine and a Conditional Use Permit (CUP-419) to allow an increase in the maximum building height allowed in the zone of 40 feet, to a proposed building height of 46 feet, on a 3.92-acre parcel located at 3400 Calle Tecate within the Light Manufacturing (M-1) Zone. Additionally, the Planning Commission will consider the adoption of a Mitigated Negative Declaration (MND) for the project.

Applicant: Robert Goetsch, D-G Acquisition #8 LLC, 2229 Hillsbury Road, Westlake Village CA 91361.

Property Owner: D-G Acquisition #8 LLC, 1200 Paseo Camarillo #155, Camarillo CA 93010.

Project Site Size, Location, and Parcel Number: The 3.92-acre parcel is located at 3400 Calle Tecate in the City of Camarillo. The Tax Assessor's parcel number is 160-0-140-335.

## Location Map



Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 19.30.244 and 19.68.030 the Planning Commission is the decision-maker for the requested IPD and CUP.

General Plan Land Use Designation: Industrial.

Zoning Designation: Light Manufacturing Zone (M-1).

## **PUBLIC NOTICE**

A Notice of Public Hearing has been advertised for the Planning Commission meeting on April 18, 2023, with notices mailed to all property owners and occupants within a 600-foot radius of the subject site, inclusive of the Told Center Community Property Management HOA, posted at City Hall, as well as on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)), and published in a newspaper (Camarillo Acorn) of general circulation within the area. Additionally, an on-site sign advertising the meeting has been placed on the project site and notice was provided to the relevant local Tribal Groups as well as all parties registered on the interested parties list.

## **DISCUSSION**

### Environmental Review

With the assistance of the City's environmental consultant, Envicom Corporation, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA guidelines, as well as the City's environmental guidelines. Based on the information contained in the Initial Study, a Mitigated Negative Declaration (MND) was prepared and available for public review and comment from March 21, 2023 to April 10, 2023.

Prior to the start of the public review and comment period, a Notice of Intent (NOI) to Adopt an MND was mailed to all property owners and occupants within a 600-foot radius of the subject site, inclusive of the Told Center Community Property Management HOA, posted at City Hall as well as on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)), and published in a newspaper (Camarillo Acorn) of general circulation within the area. Additionally, an on-site sign of the NOI was placed on the project site and notice was provided to the relevant local Tribal Groups as well as all parties registered on the interested parties list.

The City received five comment letters on the Draft MND from Lozeau | Drury LLP, Mitchell M. Tsai | Attorney At Law, Ventura County Air Pollution Control District, Ventura County Environmental Health District and Ventura County Public Works Groundwater Resources Section, which are attached. Although a written response is not required, the City's consultant is preparing responses, which will be distributed to the Planning Commission before the hearing.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified three potentially significant effects on the environment, but proposals made by, or agreed to by, the applicant before the MND was released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified potential impacts to Biological Resources for nesting birds during construction activities, Cultural and Tribal Resources for the unexpected discovery of unknown historical, archaeological and Tribal resources and the unexpected

discovery of unknown human remains and Transportation for the increase in the number of vehicle miles travelled, above that defined in the City of Camarillo CEQA Guidelines, as a result of the daily operations of the project site once completed.

- 1. Findings for Adoption of an MND:** CEQA Guidelines Section 15074(b) states that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The three areas of concern identified in the MND that contained potentially significant impacts were able to be mitigated to a less than significant level with the implementation of the Mitigation Monitoring and Reporting Program (MMRP).

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND reflects the City's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** CEQA Guidelines Section 15074(d) states that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

The MMRP identifies eight mitigation measures to reduce the impacts to Biological Resources, Cultural and Tribal Resources and Transportation to a less than significant impact. Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines, attached as Exhibit L to MND 2023-2, and addresses the following areas of potentially significant impact.

- Biological Resources addresses the impacts to protected nesting birds by restricting disturbance to native and non-native vegetation, structures and substrates) between March 1<sup>st</sup> and August 31<sup>st</sup> without weekly biological surveys.
- Cultural Resources and Tribal Resources addresses the impacts to historical, archaeological and Tribal resources and human remains by implementing a discovery protocol and the application of the State of California Health and Safety Code Section 7050.5 protocols.



- Transportation addresses impacts of the increase of vehicle miles travelled, above that defined in the City of Camarillo CEQA Guidelines, as a result of the daily operations of the project site once completed by offering alternative work schedules, educating the occupants on their impact of travel choices, providing opportunities to alter their community habits, subsidizing transit fares, informing of site specific transportation options and the effects of travel choices and providing bicycle racks.

### Parcel and Area Characteristics

The project site is located within the Flynn Industrial Area and is surrounded by the following land uses:

	GENERAL PLAN LAND USE DESIGNATION	ZONING DESIGNATION	CURRENT LAND USE
<b>PROJECT SITE</b>	Industrial	Light Manufacturing (M-1)	Asphalt Parking Lot and Ornamental Landscaping
<b>NORTH</b>	Industrial	Light Manufacturing (M-1)	R&D and Life Sciences across Calle Tecate (YTC America Inc.)
<b>SOUTH</b>	Industrial	Light Manufacturing (M-1)	Utility (Frontier California)
<b>EAST</b>	Industrial	Light Manufacturing (M-1)	Warehouse/Manufacturing (Furniture and Office Wholesale)
<b>WEST</b>	Industrial	Light Manufacturing (M-1)	Multi-tenant Industrial



View of project from Calle Tecate looking southeast.

On August 16, 1983, the Planning Commission approved IPD-146 for the construction of a 104,325-square-foot single-story office and industrial building with an approximately 470 parking space parking lot, consisting of the project site and Frontier Communication building to the south. The site underwent several, relatively minor, modifications. The

business operations changed from office to predominantly a yard for Frontier vehicles, resulting in a substantial reduction in required on-site parking. On November 12, 2019, the Planning Commission approved LD-545 for the subdivision of the original IPD-146 into two lots, creating the separate 3.92-acre legal lot for the project site.

### General Plan

The Camarillo General Plan Land Use Map designates the property for industrial uses. Calle Tecate is designated as a local street in the General Plan Circulation Element. The site is also located in the Flynn Industrial Area where a variety of light manufacturing, warehousing and office uses are currently permitted. Finally, the project site is subject to General Plan Community Design Element's Industrial Design Guidelines and incorporates design features consistent with these guidelines such as variation in wall planes, overhangs, broken up rooflines, changes in colors and textures and focal tower elements.

### Zoning

The proposed industrial building is permitted in the M-1 Zone, subject to the approval of an IPD permit (CMC section 19.30.030). The proposed project meets the development standards of the M-1 Zone and the performance standards required by CMC section 19.30.055, as described in CMC Chapter 19.54, based upon the analysis further below. Additionally, the proposed building height increase from the maximum allowable height in the zone of 40' to 46' is permitted in the M-1 Zone, subject to a CUP (CMC section 19.30.090).

### Project Description

The request is to construct a new 62,777-square-foot concrete tilt-up industrial building with a 6,029-square-foot mezzanine and a Conditional Use Permit to allow an increase in the maximum building height allowed in the zone of 40 feet, to a proposed building height of 46 feet. The project site proposes 100 on-site parking spaces, inclusive of 17 EV-charging stalls and a total of 14 loading bays.

The proposed facility has been designed to accommodate the growing needs of Custom Packaging Supply (CPS), who currently occupies a suite in the adjacent Rexford Industrial complex to the west. The proposed building will contain 54,688 square feet of ground floor area dedicated to warehousing, 1,045 square feet of ground floor area dedicated to industrial activity and 13,073 square feet of ground floor and mezzanine office area. The office component will not only be utilized for managing day-to-day operations and for Research and Development purposes.

Of the 3.92-acre project site, the site plan indicates the building coverage amounts to 62,777 square feet (37%), landscaped area amounts to 27,727 square feet (16%), and paving area amounts to 80,253 square feet (47%). The project will provide two separate trash enclosures located at the rear of the building.

## Development Standards Consistency Analysis

<b>Zoning Standard</b>	<b>Zoning Ordinance Requirement</b>	<b>Proposed</b>
<b>Front Yard Setback (Min/Max)</b>	<b>20 Feet/50 Feet</b>	<b>32 Feet</b>
<b>Minimum Side Yard Setback – East</b>	<b>0 Feet</b>	<b>76 Feet 4 Inches</b>
<b>Max Side Yard Setback – West</b>	<b>25 Feet (unless parking and other uses require a greater setback)</b>	<b>53 Feet</b>
<b>Maximum Height</b>	<b>40 Feet</b>	<b>46 Feet (with a CUP for increased height)</b>
<b>Minimum Rear Yard</b>	<b>0 Feet</b>	<b>153 Feet (inclusive of loading and maneuvering area)</b>

## Performance Standards Consistency Analysis

Chapter 19.54 of the CMC outlines the performance standards by which all commercial and industrial projects must adhere to order to ensure that any development in a commercial or industrial zone will be located in a manner that minimizes any adverse environmental effect upon surrounding properties for the health, safety, and welfare of the community. The proposal has been reviewed and there are no aspects of the proposed project that would result in dangerous or objectionable elements, such as toxic gases, odors, hazardous materials, noise, or explosive materials, therefore, the project will comply with the provisions of CMC Chapter 19.54.

### Parking and Loading:

The property will be served by two separate driveways from Calle Tecate that provide vehicular circulation around the sides and rear of the building and will provide access to loading areas. Security gates are proposed at the two drive aisles along the side of the building, which will still allow for 11 guest parking spaces in front of the gates.

The project has been designed to comply with CMC 19.44-Off-Street Parking, which requires 83 parking spaces at ratios of 1:500 for industrial use (including up to 20% office use) and 1:1,000 for warehousing use. The site plan shows 100 parking spaces would be provided, including 17 EV charging stations, therefore exceeding CMC parking requirements.

However, during the processing of the entitlement, AB 2097 went into effect on January 1, 2023 adding Section 65863.2 to the Government Code, which prohibits a public agency from imposing any minimum automobile parking requirement on any residential,

commercial, or other development project, as defined, that is located within 0.50 mile of public transit. The project site is approximately 0.36 miles from the Metrolink Station.

Notwithstanding AB 2097, the proposed project will continue to comply with CMC parking requirements by providing 83 parking spaces.

In addition, the project complies with CMC Chapter 19.46-Off-Street Loading, which requires industrial uses between 30,001 and 90,000 square feet to provide three, 12-foot wide by 50-foot long with a height clearance of 14 feet per CMC Section 19.46.030.A. The site plan shows that 12 15-foot by 60-foot and two 12-foot by 50-foot loading spaces will be provided, which exceed the City's minimum loading requirements.

### Building Height and Architecture

The M-1 Zone allows for buildings up to 40 feet in height however, CMC 19.30.090 allows buildings in the M-1 Zone to exceed the maximum height under a conditional use permit. The applicant is requesting a proposed building height of 46 feet to accommodate their unique storage requirements. The building will be occupied by CPS, a company which designs, manufactures and sells corrugated cardboard storage solutions, which by their nature are light yet bulky in size. The additional interior height will allow the business to scale up their operations from their existing location, which they have outgrown.

The highest point of the building will be at 46 feet to accommodate a central tower element which serves as a focal design point. The predominant roofline would be at 42 feet with segments that range from 40 to 44 feet to break up the long roofline and allow for any rooftop mechanical equipment to be screened from public view.

As described above, the proposed building will be of concrete tilt-up construction. The proposed elevations will be carried out in a smooth finish and painted a mix of off-white, light and darker gray. The building will benefit from large, glazed windows on the street facing (north) elevation. Further window element will continue on either side of the corner elements. Additional definition to the windows will be provided by a pattern of decorative coping. In addition to providing articulation, the buildings central and corner tower elements, as well as the overhangs above the three separate entryways and the staff patio will serve as anchor architectural elements grounding the design in the modern interpretation of the Spanish style found across the surrounding industrial area. Finally, additional architectural texture detail will be provided by the addition of a high-quality powder coated corrugated metal element, most prominently displayed on the central tower element.

As described above, the proposed architecture complies with the General Plan Community Design Element. Additionally, consistent with the General Plan Community Design Guidelines, the project will incorporate public art to be reviewed by the Planning Commission at a later date. A condition of approval has been added requiring the public art to be approved by the Planning Commission and installed prior to the issuance of a Certificate of Occupancy.



## **STAFF REVIEW AND RECOMMENDATION**

Evaluated below is the consistency of the proposed project with the applicable policies of the City of Camarillo's General Plan and Economic Development Strategic Plan. Additionally, staff reviewed the proposed project for consistency with the M-1 Zone development standards and has determined to be in compliance with all applicable standards, including building setbacks, lot coverage, landscaping, and loading.

**Community Design Element Objective Industrial Design Guidelines AI-1.3:** *Design to respect the scale and development character of adjoining sites and work to mitigate negative visual and functional impacts that arise from scale, bulk and mass inherent to larger industrial developments.*

- The proposed design is in keeping with the scale and character of the adjoining sites because the surrounding buildings are of similar, or larger, size and because the proposed the bulk and mass is broken up by architectural elements such as entry overhangs, tower elements, building articulation and the use of a variety of colors and textures.

**Community Design Element Objective Industrial Design Guidelines AI-1.310.5.3.a:** Appropriate setbacks should be provided. A variety of setbacks should be encouraged along the street and buildings with greater heights should have greater setbacks.

- The proposed building will have appropriate setbacks because the plans show a front yard setback of 32 feet along Calle Tecate which will be landscaped, consistent with the setback requirement of no less than 20 feet up to a maximum of 50 feet.

**Economic Development Strategic Plan Recommended Strategic Focus: Existing firm retention/expansion:**

- The proposed project will allow for retention and facilitate for expansion of an existing business operating in the City of Camarillo because it will result in the construction of a larger facility for CPS, an existing business located in the City that has outgrown its current location.

**Economic Development Strategic Plan Recommended Strategic Focus: Accommodate high-quality office/business park development:**

- The proposed project will accommodate high quality office development because the proposal includes an 13,073-square-foot office element, a portion of which will be dedicated to research and development.

## Findings

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

Staff recommends approval of IPD-405 and CUP-419, subject to the attached recommended conditions. If the Planning Commission concurs with staff's recommendation to approve IPD-405 and CUP-419, a resolution containing findings for approval of the request is attached to this report.

## **SUGGESTED ACTION**

1. Adopt a resolution approving Mitigated Negative Declaration 2023-2. The action of the Planning Commission is final unless an appeal is filed within ten (10) days of the date of their action.
2. Adopt a resolution approving IPD-405 and CUP-419 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 Approving MND 2023-2
2. Resolution Approving IPD-405 and CUP-419
3. MND Comments
4. Location Map
5. Public Hearing Notice/Notice of Intent to Adopt MND 2023-2