

# City of Camarillo

## Planning Commission

### AGENDA REPORT

**DATE:** June 15, 2021

**TO:** Planning Commission

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

**SUBMITTED BY:** Sam Dominguez, Planning Technician

**SUBJECT:** CUP-409, Springville Market & Deli, Inc.

#### PROJECT INFORMATION SUMMARY

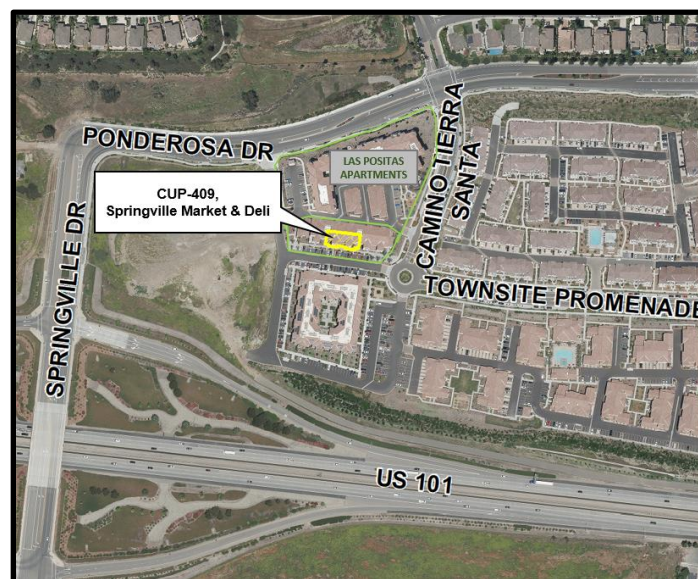
Request: The applicant requests approval of a Conditional Use Permit (CUP-409) to allow the sale of beer, wine, and distilled spirits for off-site consumption under a Type 21, General, Off-Sale Alcoholic Beverage Control (ABC) license within a 2,278-square-foot commercial space for the Springville Market & Deli, located at 634 Camino Tierra Santa, Suites 102 and 103.

Applicant: Salam Barakat, Springville Market & Deli, Inc., 2624 Nutmeg Circle, Simi Valley, CA 93065

Property Owner: Salam & Naser Barakat, 2624 Nutmeg Circle, Simi Valley, CA 93065

Project Site Size, Location, and Parcel Number: The project site is located at 634 Camino Tierra Santa, Suites 102 & 103, within an existing two-story mixed-use building in the Springville Specific Plan area within the City of Camarillo. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 157-0-230-045 and -055.

#### Location Map



Decision-Making Authority: Pursuant to Camarillo Municipal Code (CMC) Section 19.23.040.G, the Planning Commission is the decision-maker for the requested CUP.

General Plan Land Use Designation: Commercial Mixed-Use

Springville Specific Plan Land Use Plan Designation: Mixed-Use Village Square

Zoning Designation: Village Commercial Mixed-Use (CMU)

## **PUBLIC NOTICE**

A Notice of Public Hearing has been advertised for the Planning Commission meeting of June 15, 2021, with notices mailed to all property owners and HOAs within a 600-foot radius of the subject site, posted at Camarillo City Hall, as well as on the City's website ([www.cityofcamarillo.org](http://www.cityofcamarillo.org)), and published in a newspaper of general circulation within the area (Camarillo Acorn). Additionally, an on-site sign advertising the meeting has been placed on the project site.

## **DISCUSSION**

### Environmental Review

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 Class 1, Existing Facilities (CEQA Guidelines section 15301) because the proposed project consists of licensing and operations within the interior of the building, and use and improvement, of an existing structure involving no exterior expansion. Therefore, no additional review is necessary.

### Parcel and Area Characteristics

The project site is located within two individual suites on the first floor of Building C of the Las Positas Apartments development within the Springville Specific Plan. The Las Positas Apartments were approved under a Conditional Use Permit (CUP-350) for two residential buildings and the subject mixed-use building, consisting of a total of 50 rental units and 6,000 square feet of ground floor commercial space. The project site is surrounded by the following land uses:

	<b>GENERAL PLAN LAND USE DESIGNATION</b>	<b>ZONING DESIGNATION</b>	<b>CURRENT LAND USE</b>
<b>PROJECT SITE</b>	Commercial Mixed-Use	Village Commercial Mixed-Use	Commercial Mixed-Use
<b>NORTH</b>	Commercial Mixed-Use	Village Commercial Mixed-Use	Multi-Family Residential
<b>SOUTH</b>	High Density Residential	Village Commercial Mixed-Use	Age Restricted Apartments
<b>EAST</b>	Medium Density Residential	Residential Planned Development	Townhomes
<b>WEST</b>	Commercial Mixed-Use	Commercial Planned Development	Vacant



View of project site from the southeast corner of the site looking northwest.

### General Plan

The Camarillo General Plan Land Use Map designates the property for Commercial Mixed-Use development. The General Plan Circulation Element identifies Las Posas Road as a primary arterial street. In addition, the project is within the Springville Specific Plan area and Heritage Zone.

### Zoning

The sale of packaged alcoholic beverages for off-site consumption is a permitted use in the CMU Zone, subject to the approval of a CUP per CMC Section 19.23.040.G. The proposed use has been reviewed and found to be in compliance with applicable development standards, including parking.

### Proposed Use

The applicant currently owns the Village Commons Market at 231 Village Commons Boulevard within the Village at the Park Specific Plan area, and wishes to expand to a second market located at 634 Camino Tierra Santa, Suites 102 and 103. The request is to allow for the sale of beer, wine, and distilled spirits for off-site consumption at the Springville Market and Deli.

There are three remaining commercial suites in the building that are currently vacant and do not have any proposed uses at this time. The applicant at Springville Market & Deli is only proposing interior tenant improvements for the two middle suites which will include combining Suites 102 and 103. There will be no exterior changes to the building or site.

The market and deli will occupy 2,278 square feet of building area with a total retail area of 1,917 square feet. The display area and overstock dedicated to the sale of alcoholic beverages will consist of approximately 164 square feet, or nine percent of the total floor area. The floor plan shows a 677-square-foot walk-in beer cave and a remaining market area of 1,240 square feet.

Springville Market & Deli has indicated that their hours of operation will be daily from 8:00 a.m. to 11:00 p.m.

## Parking and Loading

Pursuant to Camarillo Municipal Code (CMC) Section 19.44.080(6), the market and deli is required to provide a total of nine parking spaces. The residential units are required to provide 106 spaces (CMC Section 19.44.030.2). The total number of parking spaces required for the overall mixed-use development is 130 spaces. There is a total of 140 parking spaces provided, including 10 on-street spaces and 57 enclosed garage parking spaces for the residential units, resulting in a surplus of 10 parking spaces. Additionally, there is an existing 12-foot by 24-foot loading space in front of the mixed-use building to serve the use.

### Parking Calculations for Existing and Proposed Uses

Proposed Use	Parking Ratio CMC Section 19.44.090	Square Footage	Required Parking Spaces	Parking Provided
<b>CUP-409, Springville Market and Deli</b>	Market (1:250)	2,278	9	<b>140</b> <b>(surplus of 10 parking spaces)</b>
<b>Future Commercial Tenants</b>	Commercial (1:250)	3,722	15	
<b>Total Commercial:</b>		<b>6,000</b>	<b>24</b>	
<b>Residential</b>	1 BR units: 1.5 x 29 units		44	
	2 BR units: 2 x 21 units		42	
	Guest: 2 per every 5 units		20	
<b>Total Residential:</b>		49,443	106	
<b>TOTAL:</b>		<b>53,165</b>	<b>130</b>	

## **STAFF REVIEW**

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

**Springville Specific Plan Objective, Section 1.3:** *To provide neighborhood retail and office services to serve the neighboring and local residents in a mixed-use, village square venue.*

- The proposed project is a market and deli that will serve the needs of the residents of the mixed-use apartment complex where the project is located, and surrounding residents and businesses in the Springville Specific Plan area.

**General Plan Land Use Element, General Commercial Principle:** *To achieve a balance of commercial areas that will provide for the retail business, professional and service needs of the residents of Camarillo, as well as attracting customers from the surrounding service areas.*

- The proposed project is a market and deli that will serve the needs of residents of the mixed-use apartment complex where the project is located as well as the surrounding commercial and residential uses.

The project site is located within Census Tract 52.05, which encompasses the far western area of the City, south of Bella Vista/Las Posas Estates, west of Las Posas Road, north of U.S. 101/Ventura Freeway and east of Beardsley Road. The Department of Alcoholic Beverage Control recommends 6 on-sale and 4 off-sale alcohol licenses. This approval will not exceed the recommended off-sale number for the tract. With the issuance of a Type 21 license for Springville Market and Deli, there will be two off-sales licenses within Census Tract 52.05, the other belonging to Las Posas Country Club, which holds a Type 20 (beer and wine, off-sales) ABC license .

There are no schools or churches located within 600 feet from the building to be occupied by Springville Market and Deli.

A copy of the CUP application has been forwarded to the Camarillo Police Department for review. Staff has been notified by Senior Deputy Virginia Tinoco that the Police Department does not have any issues with respect to Springville Market and Deli, nor their pursuit of the ABC license. However, the Police Department has made recommendations that have been included in the proposed conditions of approval related to security, lighting, and employee training.

The project includes a recommended condition of approval that requires the business owner to provide surveillance recording devices that capture the front entrance, the cash registers, and the overall area where retail beverages are being sold and that no alcoholic beverages be sold within 10 feet of the front entrance. Additionally, the recommended conditions of approval require that the business provide employee training on how to operate the security system should the police need to review any video recordings.

The sales area for distilled spirits would be located approximately 12 feet from the front entrance on the left-hand side of the store behind the cashier. Beer and wine will be located on the right-hand side of the store and in a walk-in cooler at the back of the market.

There are no active code compliance violations on the property.

Staff therefore recommends approval of CUP-409, subject to the recommended conditions of approval attached to the resolution. At the conclusion of the public hearing, should the Planning Commission concur with staff's recommendation, a resolution containing findings for approval of the request, is attached to this report.

## **SUGGESTED ACTION**

Adopt a resolution approving CUP-409, 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**

- Resolution
- Location Map
- Public Hearing Notice

F:\CUP\400-499\CUP-409, Springville Market and Deli\Agenda Report.docx

## RESOLUTION 2021-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMARILLO, CALIFORNIA, APPROVING A REQUEST BY SPRINGVILLE MARKET & DELI, INC. FOR A CONDITIONAL USE PERMIT (CUP) FOR THE SALE OF PACKAGED BEER, WINE AND DISTILLED SPIRITS FOR CONSUMPTION OFF SITE UNDER A TYPE 21, GENERAL, OFF-SALE ALCOHOLIC BEVERAGE CONTROL LICENSE AT 634 CAMINO TIERRA SANTA, SUITES 102 AND 103 IN THE VILLAGE COMMERCIAL MIXED USE (CMU) ZONE, FURTHER DESCRIBED AS CUP-409**

**The Planning Commission of the City of Camarillo resolves as follows:**

**SECTION 1. General Findings.** The Planning Commission finds as follows:

A. Springville Market & Deli, Inc. has submitted an application for a Conditional Use Permit (CUP) to allow the sale of packaged beer, wine, and distilled spirits for consumption off site as a permitted use within a 2,278-square-foot commercial space in the Las Positas Apartments Mixed-Use Building C located at 634 Camino Tierra Santa, Suites 102 and 103 in the Village Commercial Mixed Use (CMU) Zone within the Springville Specific Plan area, in accordance with the procedures established by Camarillo Municipal Code (CMC) Chapters 19.23 and 19.62.

B. CMC Chapter 19.62 specifies the procedure and assigns certain authority to the Planning Commission to review the application.

C. The Planning Commission conducted a duly noticed public hearing on the application on June 15, 2021 and has considered all testimony and evidence presented at the hearing.

**SECTION 2. Environmental Review.** 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 Class 1, Existing Facilities (CEQA Guidelines section 15301) because the proposed project consists of licensing and operations within the interior of the building, and use and improvement, of an existing structure involving no exterior expansion. Therefore, no additional review is necessary.

**SECTION 3. Project Findings.** The Planning Commission, after reviewing the application and receiving testimony at a public hearing, finds that the request may be approved based on the following findings:

- A. The use applied for at the location set forth in the application is properly one for which a CUP is authorized by CMC Chapters 19.23 and 19.62 because the off-sale of alcoholic beverages is a conditionally permitted use in the CMU Zone subject to conditions of approval.

- B. The use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the General Plan, and is not detrimental to existing uses, or to uses specifically permitted in the Zone in which the proposed use is to be located, because the recommended conditions of approval would ensure compatibility with the surrounding properties and the Springville Specific Plan area.
- C. The site for the intended use is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust the use to those existing or permitted future uses on land in the neighborhood, because the use is proposed in an existing commercial/residential mixed-use building that was constructed in compliance with CUP-350, which was approved to accommodate the commercial spaces while providing appropriate setbacks, walls and fences, landscaping, and other features in accordance with CMC Chapter 19.23 and the Springville Specific Plan.
- D. The site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated, or to be generated by the proposed use, because the proposed CUP is for the sale of packaged alcoholic beverages for consumption off-site within a commercial space located within an existing mixed-use building permitted under CUP-350, the approval of which included access to the site by existing, improved streets adjacent to the site.
- E. The conditions set forth as part of the approval of the CUP are deemed necessary to protect the public health, safety, and general welfare, because under CMC Section 19.23.040, such conditions may be imposed to ensure that the use is compatible with surrounding uses, and specifically, include conditions regarding signage, security, lighting and that all employees obtain proper training for the responsible sale of alcohol. Additionally, appropriate security measures are in place at the recommendation of police.

**SECTION 4. Approval of CUP-409.** Based on the above findings, the Planning Commission approves CUP-409, including the plans labeled Exhibit A, subject to the conditions labeled Exhibit B, which are attached and made a part of this resolution, as well as all applicable general Municipal Code requirements and development standards.

**SECTION 5. Office of Record.** The record of proceedings upon which this decision is based is located in the Department of Community Development, which is the office of record for the matter.

APPROVED AND ADOPTED on June 15, 2021 by members of the Planning Commission voting as follows:

AYES:

NOES:

ABSENT:

ABSTAINED:

---

Chairman

ATTEST:

---

Secretary

copy: Community Development Department  
Administrative Services Department (Information Systems Division)  
Salam Barakat



# TENANT IMPROVEMENT FOR SPRINGVILLE MARKET & DELI, INC.

633 CAMINO TIERRA SANTA, SUITES 102 & 103  
CAMARILLO, CALIFORNIA 93010

SCOPE OF WORK:

THE FOLLOWING SCOPE OF WORK DESCRIPTION IS A GENERALIZED SUMMARY AND NOT A COMPREHENSIVE DESCRIPTION OF THE REQUIRED CONSTRUCTION WORK. REVIEW ALL PLANS SHEETS FOR A COMPLETE DEPICTION OF THE WORK OF THESE PLANS.

INTERIOR IMPROVEMENTS INCLUDING:

1. PROVIDE WALLS FOR BACKROOM PER PLAN.
2. PROVIDE WALK-IN COOLER PER PLAN AND DESIGN/BUILD SHOP DRAWINGS.
3. PROVIDE SALES COUNTER AND PRODUCT DISPLAY SHELVES PER PLANS.
4. PROVIDE NEW PLUMBING FIXTURES AND EQUIPMENT PER PLANS.
5. CONVERT EXISTING TOILET ROOM TO AN OFFICE.
6. PROVIDE NEW WALL & FLOOR FINISHES PER PLANS.
7. PROVIDE NEW ELECTRICAL LIGHTING & RECEPTACLES PER PLANS.
8. PROVIDE NEW MECHANICAL UNIT PER PLANS.

- NO EXTERIOR WORK PROPOSED
- A DEFERRED SUBMITTAL WILL BE REQUIRED IF THE FIRE SPRINKLER SYSTEM IS EXTENDED, ALTERED OR AUGMENTED TO MAINTAIN PROTECTION IN ACCORDANCE WITH CALIFORNIA FIRE CODE.

CODE ANALYSIS / PROJECT DATA

APN:	157-0-230-045 & 157-0-230-055
LEGAL DESCRIPTION:	TRACT 598100, LOTS 4 & 5
ZONE:	CMU COMMERCIAL MIXED USE
CONSTRUCTION TYPE:	V-A FIRE SPRINKLERED
OCCUPANCY GROUP(S):	R-2 RESIDENTIAL M MERCANTILE (COMMERCIAL) S-2 LOW HAZARD STORAGE (GARAGE)
BUILDING AREA:	(E) BUILDING 'C' (NO CHANGE)
FIRST FLOOR:	
RESIDENTIAL	3,455 S.F.
COMMERCIAL	7,864 S.F.
GARAGE	5,477 S.F.
TOTAL	16,796 S.F.
SECOND FLOOR:	
RESIDENTIAL	12,391 S.F.
TOTAL BUILDING:	29,187 S.F.
PROJECT SUITE AREA:	2,278 S.F. (COMMERCIAL)

SHEET INDEX

GENERAL:

T TITLE SHEET

ARCHITECTURAL:

A-0.1 LEGEND & ABBREVIATIONS  
A-1.1 SITE PLAN  
A-2.1 FLOOR PLAN  
A-2.2 REFLECTED CEILING PLAN  
A-3.1 SCHEDULES & DETAILS

STRUCTURAL:

S-1 GENERAL NOTES  
S-2.1 FOUNDATION PLAN  
S-2.2 SECOND FLOOR FRAMING PLAN  
S-2.3 ROOF FRAMING PLAN  
S-3 DETAILS

MECHANICAL:

MP0.1 MECHANICAL / PLUMBING COVER SHEET  
M1.01 H.V.A.C. FLOOR PLAN  
M1.02 H.V.A.C. ROOF PLAN  
M2.01 H.V.A.C. SCHEDULES & DETAILS  
M2.02 H.V.A.C. DETAILS  
M3.01 ENERGY ANALYSIS FORMS  
M3.02 ENERGY ANALYSIS FORMS

PLUMBING:

P1.01 PLUMBING FLOOR PLAN - WASTE & VENT  
P1.02 PLUMBING FLOOR PLAN - CW, HW & GAS  
P2.01 PLUMBING SCHEDULES & DETAILS

ELECTRICAL:

E-1.0 NOTES, SYMBOLS, ABBREVIATIONS  
E-1.1 SINGLE LINE DIAGRAM, PARTIAL SITE PLAN, PANEL SCHEDULES  
E-2.0 LIGHTING PLAN  
E-2.1 POWER PLAN  
E-2.2 ROOF POWER PLAN  
E-3.0 TITLE-24 NRCC-LTI-E  
E-3.1 TITLE-24 NRCC-LTO-E  
E-3.2 TITLE-24 NRCC-ELE-E

PROJECT TEAM:

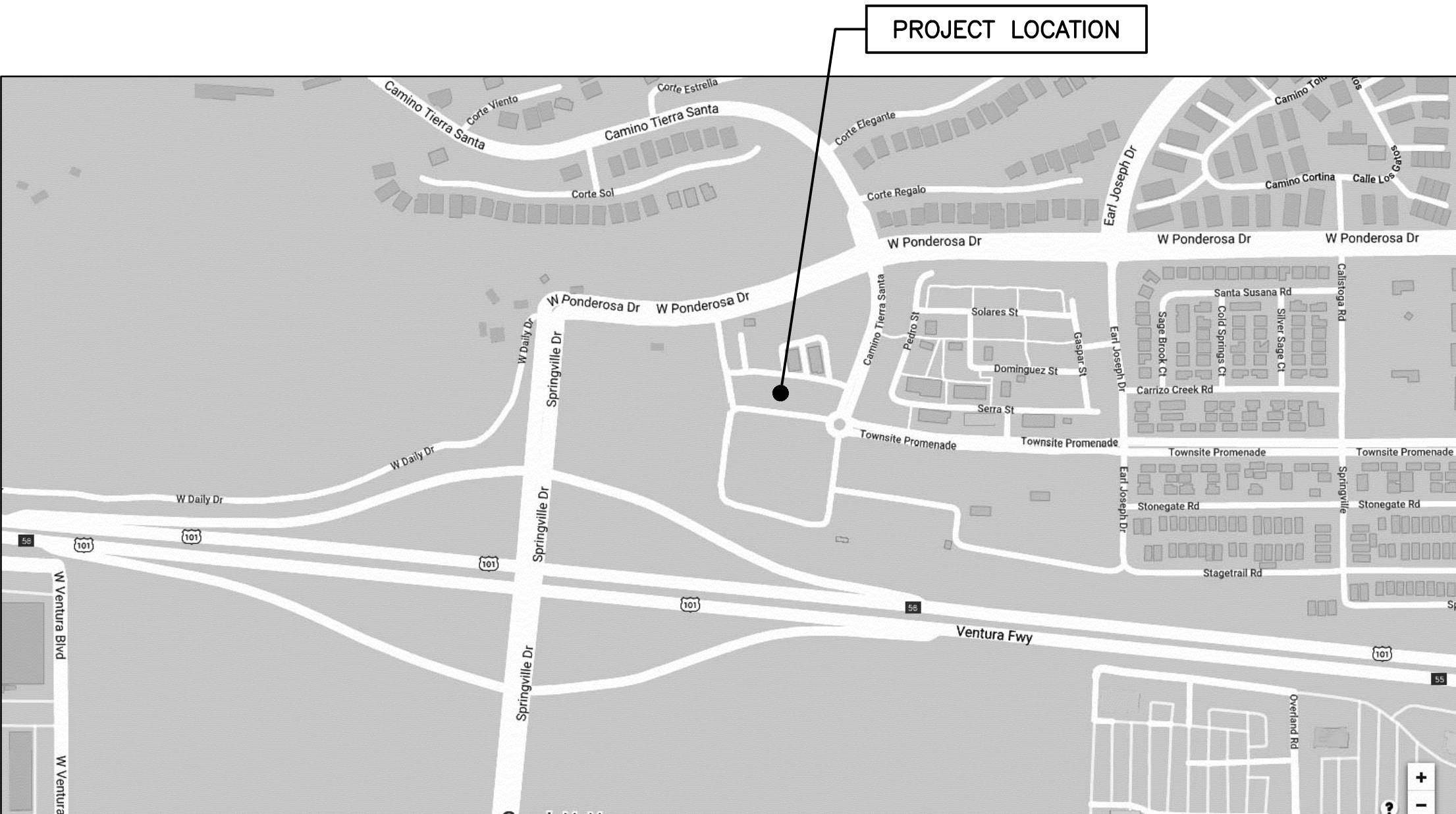
TENANT:  
SPRINGVILL MARKET & DELI, INC.  
5775 E. LOS ANGELES AVENUE, SUITE 101  
SIMI VALLEY, CA 93063  
CONTACT: SAM BARAKAT

ARCHITECT:  
E.C. LIND ARCHITECT, LLP  
1243 FLYNN ROAD, SUITE #513  
CAMARILLO, CA 93012  
PHONE: 805-389-6644; FAX: 805-389-6655  
EMAIL: eric@eclindarchitect.com  
CONTACT: ERIC LIND

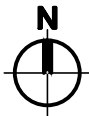
STRUCTURAL:  
PARKER RESNICK STRUCTURAL ENGINEERING  
1219 FLYNN ROAD #203  
CAMARILLO, CA 93012  
PHONE: 805-484-4115  
FAX: 805-484-4112  
EMAIL: steve.cox@parkerresnick.com  
CONTACT: STEVE COX

MECHANICAL / PLUMBING:  
NIBECKER & ASSOCIATES, INC.  
1320 FLYNN ROAD, SUITE 404  
CAMARILLO, CA 93012  
PHONE: 805-667-8253; FAX: 805-667-8255  
EMAIL: dni Becker@nibecker.com  
CONTACT: DON NIBECKER

ELECTRICAL:  
PARVIZ EBRAHIMI, INC.  
29395 AGOURA ROAD, SUITE 205  
AGOURA HILLS, CA 91301  
PHONE: 818-991-7371  
EMAIL: peinc@earthlink.net  
CONTACT: PARVIZ EBRAHIMI



VICINITY MAP  
SCALE: N.T.S.



REVISIONS		
NO.	REVISION	DATE

ARCHITECT:



E. C. LIND  
Architect, LLP

1243 Flynn Road, Suite #513  
Camarillo, California 93012  
Phone: 805-389-6644  
Fax: 805-389-6655

CONSULTANT:

PROJECT : TENANT IMPROVEMENT FOR

SPRINGVILLE MARKET & DELI, INC.

633 CAMINO TIERRA SANTA, SUITES 102 & 103  
CAMARILLO, CA 93010

SHEET TITLE :

TITLE SHEET

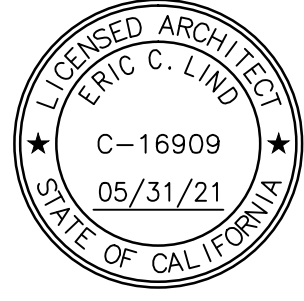
JOB NO: 20116

DRAWN: J.T.P.

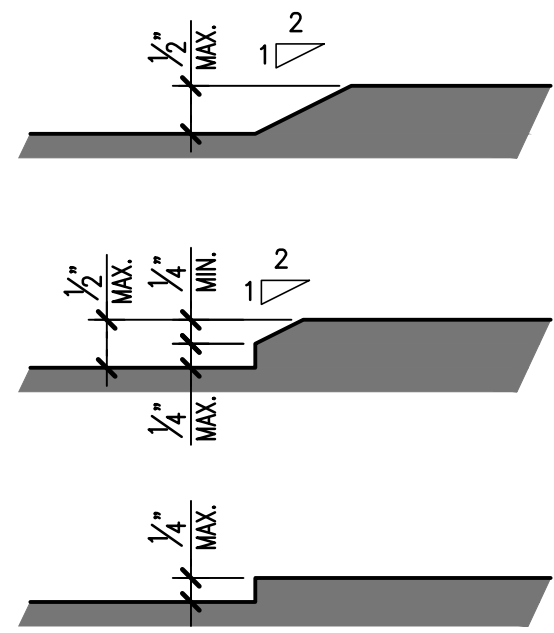
CHK'D BY: E.C.L.

DATE: 4-23-2021

STAMP:



T



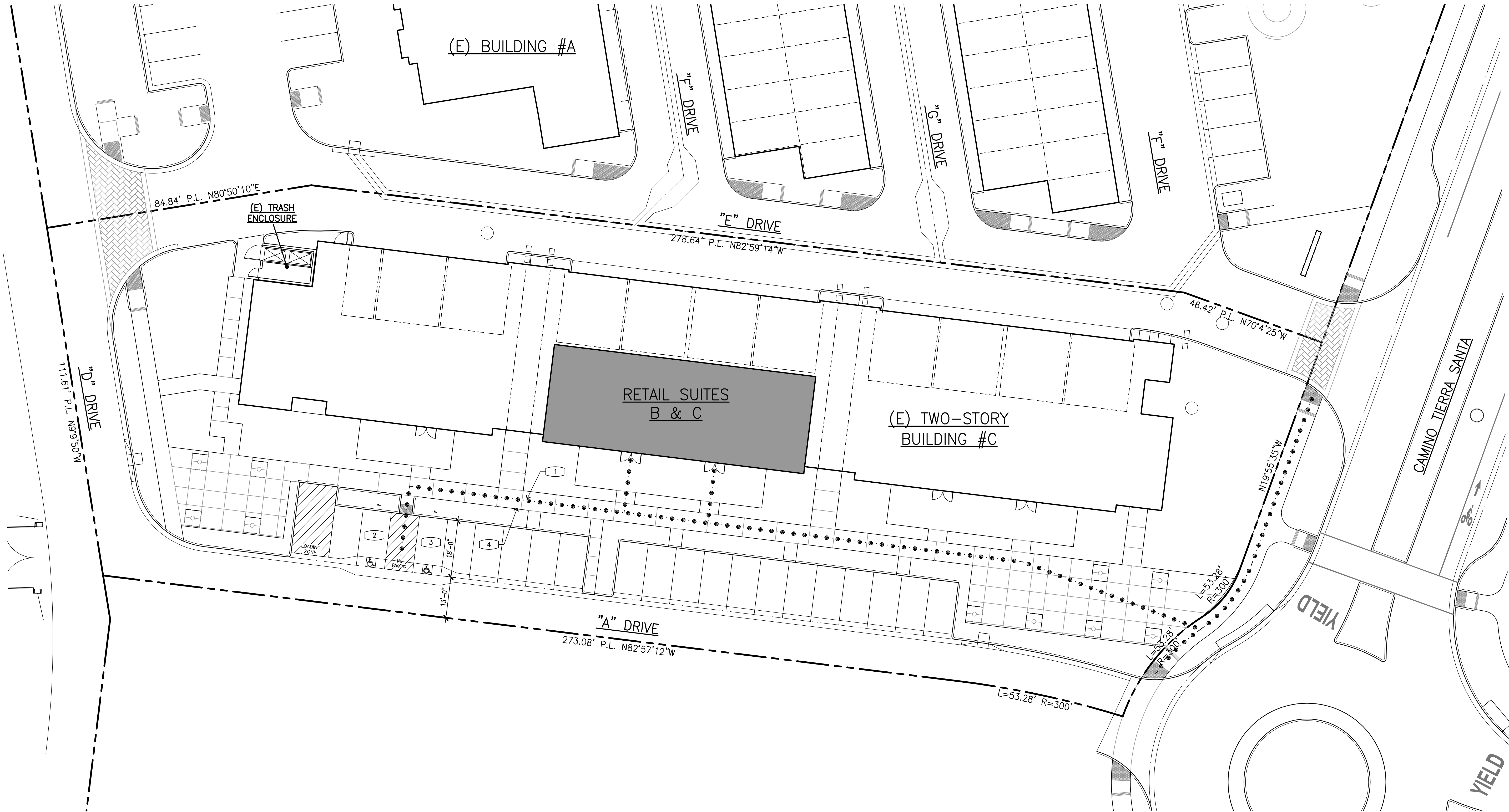
- KEY NOTES:**
- (E) ACCESSIBLE PATH OF TRAVEL, 1:20 (5%) MAX. SLOPE IN DIRECTION OF TRAVEL WITH 1:48 (2%) MAX. CROSS SLOPE. ANY VERTICAL CHANGES OF LEVEL MUST COMPLY WITH DTL 1/A-1.1.
  - (E) 9'-0"x18'-0" VAN ACCESSIBLE PARKING SPACE.
  - (E) 9'-0"x18'-0" STANDARD ACCESSIBLE PARKING SPACE.
  - (E) CONCRETE WALKWAY

NOTE: ANY VERTICAL CHANGES IN LEVEL ALONG A WALKING SURFACE WITHIN AN ACCESSIBLE ROUTE, INCLUDING AT DOOR THRESHOLDS, MUST COMPLY WITH THE FOLLOWING:

- CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT.
- CHANGES IN LEVEL OF BETWEEN 1/4" HIGH AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOTE STEEPER THAN 1:2.

## 1 CHANGES IN LEVEL

SCALE: 6" = 1'-0"



## SITE PLAN

SCALE: 1/16" = 1'-0"

REVISIONS		
NO.	REVISION	DATE

ARCHITECT:

**E. C. LIND**  
Architect, LLP

1243 Flynn Road, Suite #513  
Camarillo, California 93012  
Phone: 805-389-6644  
Fax: 805-389-6655

CONSULTANT:

PROJECT : TENANT IMPROVEMENT FOR

**SPRINGVILLE MARKET & DELI, INC.**

633 CAMINO TIERRA SANTA, SUITES 102 & 103  
CAMARILLO, CA 93010

SHEET TITLE :

**SITE PLAN**

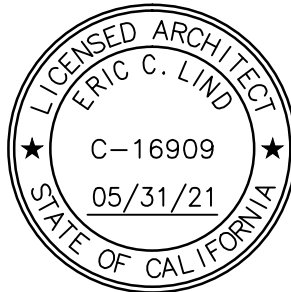
JOB NO: 20116

DRAWN: J.T.P.

CHK'D BY: E.C.L.

DATE: 4-23-2021

STAMP:



## A-1.1



REVISIONS		
NO.	REVISION	DATE
1	CUP SUBMITTAL	5-17-21

ARCHITECT:



**E. C. LIND**  
Architect, LLP

1243 Flynn Road, Suite #513  
Camarillo, California 93012  
Phone: 805-389-6644  
Fax: 805-389-6655

CONSULTANT:

PROJECT : TENANT IMPROVEMENT FOR

**SPRINGVILLE MARKET & DELI, INC.**  
634 CAMINO TIERRA SANTA, SUITES 102 & 103  
CAMARILLO, CA 93010

SHEET TITLE :

**FLOOR PLAN**

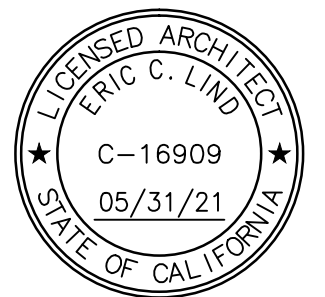
JOB NO: 20116

DRAWN: J.T.P.


CHK'D BY: E.C.L.

DATE: 4-23-2021

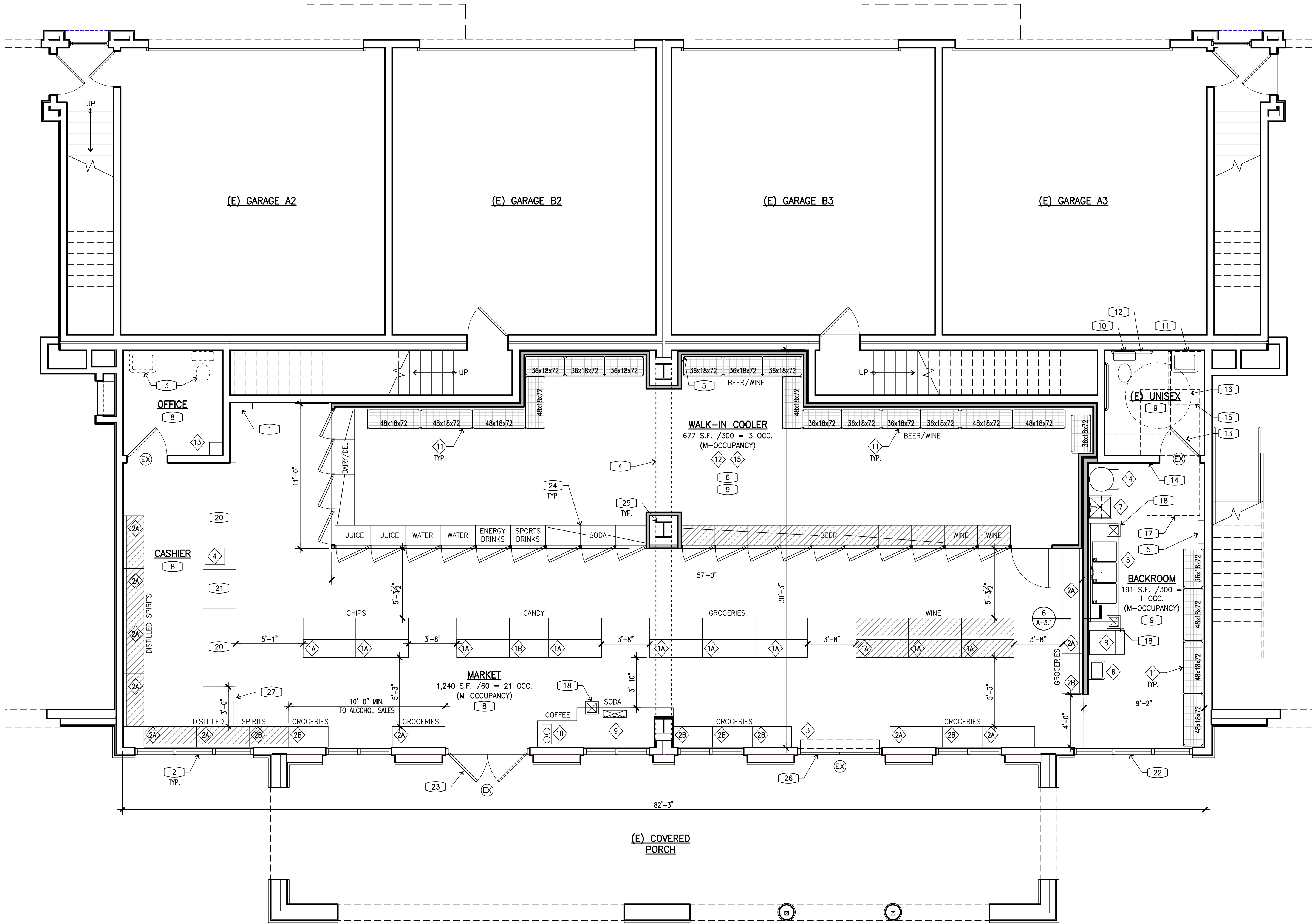
STAMP:



AREA CALCULATIONS:

ALCOHOL SALES:	
	
SPIRITS	40 S.F.
WINE	32 S.F.
CHILLED BEER	30 S.F.
CHILLED WINE	7.5 S.F.
TOTAL RETAIL ALCOHOL	109.5 S.F.
OVERSTOCK BEER & WINE IN COOLER:	54 S.F.
TOTAL ALCOHOL AREA:	163.5 S.F.
RETAIL AREA:	
NON-ALCOHOL	1,753.5 S.F. (91%)
ALCOHOL	163.5 S.F. (9%)
TOTAL RETAIL	1,917 S.F. (100%)
LEASE AREA:	
TOTAL LEASABLE AREA	2,278 S.F.
TOTAL LEASABLE SPACE FOR ALCOHOL	163.5 S.F. (7%)

- KEY NOTES:
- (E) ELECTRICAL PANEL TO REMAIN
  - (E) STOREFRONT GLAZING, MULLIONS AND DOORS TO REMAIN.
  - REMOVE (E) PLUMBING FIXTURES AND ACCESSORIES. CUT & CAP OFF (E) PLUMBING LINES BELOW LEVEL OF FINISHED FLOOR.
  - REMOVE PORTION OF (E) LOAD BEARING WALL. SEE STRUCTURAL PLANS.
  - RELOCATE (E) ELECTRICAL PANEL TO (N) LOCATION.
  - PROVIDE FIRE SPRINKLER HEADS IN WALK-IN COOLER. SPACING & FLOW REQUIREMENTS PER CODE.
  - PRODUCT DISPLAY SHELVING INSIDE OF COOLER DOORS. SHELVING SHOULD BE DURABLE, WASHABLE, IMPERVIOUS TO MOISTURE, AND REMOVABLE.
  - PROVIDE SEALED CONCRETE FLOOR
  - PROVIDE APPROVED EPOXY FLOOR COATING
  - (E) ACCESSIBLE TOILET TO REMAIN.
  - (E) ACCESSIBLE LAVATORY W/ POINT-OF-USE HOT WATER HEATER UNDER SINK.
  - PROVIDE ACCESSIBLE GRAB BARS PER DTLs 1 & 2/A-3.1.
  - PROVIDE TOILET ROOM DOOR SIGN PER DTL 4/A-3.1.
  - PROVIDE TOILET ROOM WALL SIGN PER DTL 5/A-3.1.
  - (E) CLEAR FLOOR SPACE AT FIXTURE
  - 60"ø CLEAR TURNING RADIUS
  - REQUIRED CLEARANCE AT DOOR PER DTL 3/A-3.1.
  - FLOOR SINK
  - PROVIDE SHELF ABOVE MOP SINK FOR CLEANING MATERIALS.
  - 36" HIGH COUNTERTOP & CABINET BY OWNER.
  - 36" MINIMUM LENGTH ACCESSIBLE HEIGHT (34" MAXIMUM) CASHIER'S COUNTERTOP BY OWNER.
  - PROVIDE "BLACK-OUT" FILM FOR (E) STOREFRONT WINDOW AND DOOR AND PROVIDE AUTOMATIC CLOSURE FOR DOOR.
  - (E) EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (CBC 1010.1.9). NO ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN 10' OF FRONT ENTRANCE.
  - PRODUCT DISPLAY SHELVING INSIDE OF COOLER DOORS. SHELVES SHOULD BE DURABLE, WASHABLE, IMPERVIOUS TO MOISTURE, AND REMOVABLE.
  - (N) STEEL COLUMNS PER STRUCTURAL.
  - DOOR TO REMAIN LOCKED AT ALL TIMES EXCEPT IN CASES OF EMERGENCY OR TO PERMIT DELIVERIES
  - LATCHED COUNTER HEIGHT EMPLOYEE GATE



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NOTE: (E) FOUNDATION AND CONCRETE FLOOR IS POST TENSION. SEE STRUCTURAL PLANS.

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**CONDITIONS OF APPROVAL**

**CUP-409, Springville Market & Deli, Inc.**

**POLICE**

**SECURITY**

1. The front-loading doors to the establishment must be closed and secured at all times except in cases of emergency and to permit deliveries.
2. No landscaping or manmade structure must be placed along the outside of the premises which would lead to easy access to the roof.
3. If the premises contain an alarm, the applicant must register with the Camarillo Police Department as required by the City of Camarillo Municipal Code.
4. Security cameras (with the ability to record and store footage for at least 2 weeks) must be installed that monitor (at a minimum) the following:
  - a. Cash registers
  - b. Front entrance
  - c. Aisle(s) where alcoholic beverages are being sold
5. Applicant must maintain a security plan.

**LIGHTING**

6. Lighting devices must be high enough to eliminate anyone on the ground from tampering with them.
7. Lighting devices must be protected against the elements and constructed of vandal resistant materials.
8. Applicant must maintain a lighting plan.

**ALCOHOL ISSUES**

9. Management and employees must adhere to the conditions outlined in their State of California Department of Alcoholic Beverage Control (ABC).
10. It is the responsibility of the applicant to provide the employees with the knowledge and skills that will enable them to comply with their responsibilities under state and city laws and ordinances.
11. Alcoholic beverages must not be sold within 10 feet of the front entrance.
12. The applicant must submit a request for address/location change to ABC.

**RECYCLING/REFUSE**

13. That the user submit a recycling plan illustrating the programs that will be employed by the individual use.
14. In addition to the usual trash receptacles, that space be provided in the trash enclosure for the storage of containers for recycling and organic waste; or a separate enclosure must be provided depending on the amount of recyclable and organic waste material.

15. During construction, the developer must divert 65 percent of all non-hazardous construction materials from landfill (CalGreen Building Code Part II of Title 24 California Code of Regulations. Recycling bins must be made available during construction and labeled "Recycling Only," or bins containing mixed material must be sent to a State-approved recycling center or transfer station where the material is to be sorted for proper recycling.  
  
Prior to issuance of a building permit, the developer must submit a Construction and Demolition Materials Management Plan Estimate to the Building and Safety Division for recycling of waste materials consistent with the aforementioned requirement. The Construction and Demolition Materials Management Plan Estimate must include estimated quantities for each type of material to be diverted or landfilled.  
  
Prior to final inspection, the developer must submit a Final Report Construction and Demolition Waste Letter of Documentation to the Building and Safety Division, demonstrating compliance with the Construction and Demolition Materials Management Plan Estimate and indicate the total amount of construction and demolition waste diverted.
16. Development must include post-consumer recycled materials in the construction of the project with a minimum of five percent (5%) of the total estimated project cost--excluding land costs and grading costs and government fees to be used as the guide. *Prior* to zone clearance, the Developer must submit a list of material to be used and an indication of the total percentage of the construction cost. Prior to final inspection, the Developer must submit written certification describing compliance with this condition.

#### **NOISE**

19. Site preparation and construction activities must be limited to between the hours of 7 a.m. and 7 p.m., and *not* on Sundays or holidays, in accordance with the City's Noise Ordinance.

#### **GENERAL**

13. That the applicant must obtain appropriate permits and a Zone Clearance must be obtained from the City Departments of Community Development, Public Works/Land Development Division, and Building and Safety. Additional information and fees may be required from these departments, such as: school fees, traffic fees, soils reports, geologic studies, grading plans, utility fees, encroachment permit fees, and building code requirements. The building plans will also be coordinated with other governmental agencies (i.e., fire, water, environmental health, etc.). It is the applicant's responsibility to ensure that all City of Camarillo and interested parties' requirements have been met.
14. That the permit is granted for the land as described in the application and any attachment thereto and as shown on the site plan and floor plan submitted labeled, Exhibit A.
15. That the location of all buildings, fences, roadways, security measures, alcohol sales areas, parking areas, landscape, and other facilities or features must be substantially as shown on the plan labeled, Exhibit A, and in conformance with the conditions labeled, Exhibit "B".
16. The applicant must sign a statement that he is aware and understands and agrees to abide and adhere to all conditions attached to the conditional use permit, CUP-409, prior to occupancy.
17. That unless the use is inaugurated and diligently pursued not later than twelve (12) months from the date this permit is granted, this permit will automatically expire on that date.

However, if there have been no changes in the proposed plot plan or adjacent area, the Director of Community Development may grant additional time extensions for use inauguration.

18. The Director of Community Development may approve minor changes, as provided by Section 19.68.020 of the Municipal Code, but any substantial change requires the filing of a modification application to be considered by the Planning Commission.
19. Additions, changes, exterior modifications, rooftop equipment, and storage or equipment enclosures may be built **only** after receiving Department of Community Development approval and appropriate permits.
20. The applicant agrees, as a condition of issuing this permit, to pay all legal and expert fees and expenses of the City in defending any legal action brought against the City, other than one by the applicant, challenging the issuance of the permit, or any action or failure to act by the City relating to the environmental review process pursuant to the California Environmental Quality Act. In the event such a legal action is filed against the City, the City must estimate its expenses for the litigation, and the applicant must deposit said amount with the City or enter into an agreement with the City to pay such expenses, as they become due.
21. The applicant must reimburse the City for all attorneys' fees expended by the City, which are directly related to the processing of this development/project. No *Certificate of Occupancy* or other final occupancy approval must be given until attorneys' fees billed to date have been paid.

#### **SECURITY REQUIREMENTS**

17. All persons doing business in the City of Camarillo in connection with the project must have a current Business Tax Certificate prior to commencing construction.
18. Any deposit or security required by any ordinance, resolution, policy, or condition must be delivered to the City of Camarillo in a form acceptable to the City.

#### **SPECIAL**

22. Applicant, by acceptance of the approval of this conditional use permit (CUP-409), agrees to indemnify, defend, and hold the City harmless from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, and costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements (collectively, "Claims"), which the City may suffer or incur, or to which the City may become subject, by reason of or arising out of the City's approval of this project, or the activities undertaken by the applicant under this permit and any related project approvals. If any Claim is brought against the City by legal action or otherwise, applicant agrees to defend the City at the City's request and with counsel satisfactory to City. For the purposes of this section, "City" includes the City of Camarillo's officials, officers, employees, and agents.
23. The owner of the property must regularly and promptly remove any and all graffiti from the project; must maintain exteriors in a clean and attractive condition; and must maintain all landscaping required for the project in a healthy, orderly, and aesthetically pleasing condition. All parking areas under use by the facility must be maintained and kept free of litter and debris at all times. In instances where the Department of Community Development determines that a violation of this condition exists, the owner must act

promptly to correct the condition in accordance with the direction of the Director of Community Development.

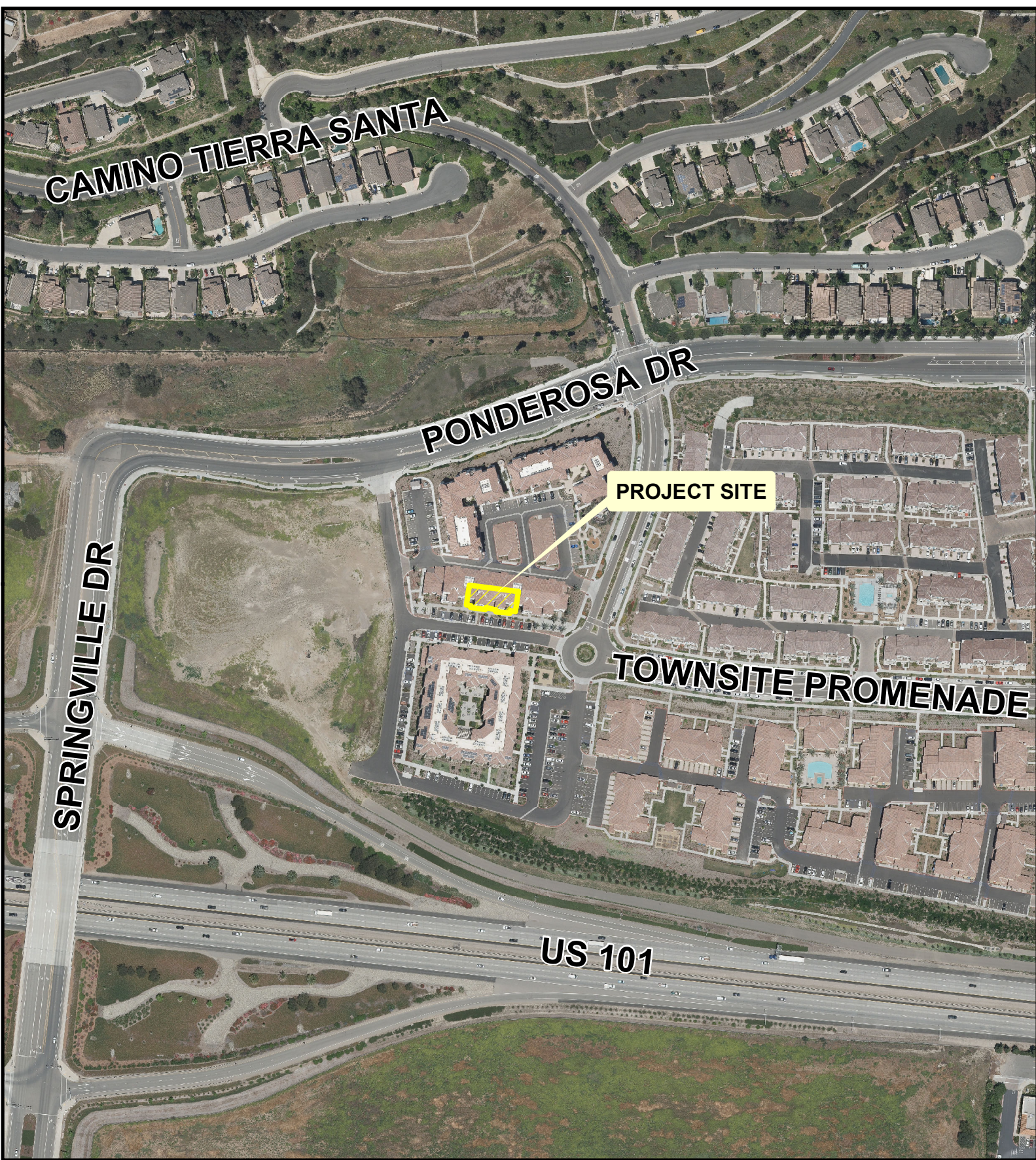
24. The applicant must obtain and maintain all licenses required by the Alcoholic Beverage Control Act. A copy of the Alcoholic Beverage Control Act License must be provided to the Community Development project manager prior to occupancy.
25. The applicant must comply with all regulations of the Alcoholic Beverage Control Act and the regulations promulgated by the Alcoholic Beverage Control Board.
26. The Department of Community Development and the Police Department must be notified of any change of ownership of the approved use. Said notification must be provided *in writing* within ten (10) days of the completion of the change of ownership.
27. All employees involved in the sale of alcoholic beverages to patrons must enroll in and complete a Responsible Beverage Service (RBS) certified training program approved by the State Department of Alcoholic Beverage Control (ABC) for the responsible sales of alcohol within ninety (90) days of the date of hire. A copy of the employee certification must be provided to the Community Development project manager within ninety 90 days of occupancy.
28. Any and all employees directly involved or supervising the sale of alcoholic beverages must provide evidence and the business must maintain records that employees have:
  - Completed training from ABC, Santa Barbara District Office-administered Leadership and Education in Alcohol and Drug (LEAD) program in the form of an ABC-issued certificate; or,
  - Completed an accepted equivalent training by the ABC, Santa Barbara District Office, to ensure proper distribution of wine to adults of legal age. If any prospective employee designated to sell alcoholic beverages does not currently have such training, then,
    - ◆ The ABC-licensed proprietors must have confirmed with the Community Development Department within thirty (30) days of the final project approval that a date certain has been scheduled within the local ABC office to complete the LEAD course, and,
    - ◆ Within thirty (30) days of taking said course, the responsible employer or business manager must deliver each required certificate showing completion to the Police Department and the Community Development Department project manager.

A letter from the applicant must be provided to the Community Development Department project manager prior to occupancy indicating that the business owner agrees to complete the LEAD course. A copy of the LEAD course certification must be submitted to the Community Development Department project manager within 180 days of inauguration of the use.

29. No person under the age of eighteen (18) may sell packaged alcoholic beverages.
30. The applicant, or his/her designee, must be responsible, to police, for the exterior of the business to assure that no alcoholic beverages are consumed within the parking lot. The applicant must not permit any loitering in the parking lot or in areas adjacent to the facility. The applicant must provide a letter to the City agreeing to enforce this condition prior to occupancy.
31. All windows must be clear of window signage and advertisements and must remain clear.

32. The applicant must maintain a fully operational video/camera system that continuously records throughout the inside of the business, with specific recording devices capturing any cabinets or refrigerators that contain alcohol for sale. In addition, recording devices must be maintained that capture the door entrance leading into the business and the parking lot area directly behind the business. This provision will be included on the development plans and verified by the Community Development project manager prior to final inspection. In addition, prior to final inspection, the employee/manager on duty must be trained in how to operate and download the camera system (DVD recordings) in the event a disturbance/crime occurs inside or outside of the establishment, so the Camarillo Police Department can review the video. A letter must be provided to the Community Development Case Planner ensuring that this training has occurred and will be ongoing, prior to final inspection. If a disturbance/crime does occur, the Camarillo Police Department dispatch must be contacted at (805) 654-9511, or by calling 911 and reporting the disturbance immediately.
33. No exterior advertising of any kind or type is allowed promoting or indicating the availability of alcoholic beverages. Interior display/advertising of beer, wine, or liquor that are clearly visible to the exterior is a violation of this condition. Interior advertising or promotion of availability of beer, wine, and liquor may only be located within areas approved for the interior display of beer, wine, and liquor merchandise, subject to the Community Development Director's approved floor plan on file with the Department of Community Development.
34. Areas inside the establishment open to customers must be illuminated sufficiently to allow for the identification of persons to the satisfaction of the Camarillo Police Department prior to occupancy.
35. Overall sales dedicated to sale of alcohol must be restricted to nine percent of the total floor area. This must be demonstrated in a plan to be reviewed and approved by the Director of Community Development prior to occupancy.
36. Distilled spirits must be sold only in container sizes of 750 ml or larger unless they are kept in a locked shelving unit accessed for customers by staff. This restriction does not apply to beer and wine.
37. Drinking of alcohol must not occur on site or outside of the building, and no loitering in the parking lot areas adjacent to the facility is permitted, in accordance with the approved plan and the Department of Alcoholic Beverage Control. A letter signed by the business owner agreeing to enforce this condition must be submitted to the Community Development project manager prior to occupancy.
38. If the use ceases to exist, the Conditional Use Permit may be subject to revocation per Camarillo Municipal Code, Chapter 19.62.
39. The applicant must correct any safety or security problem within thirty (30) days upon written notice of such a problem from the Camarillo Police Department.
40. The hours of operation for the sale of alcoholic beverages approved by CUP-409, is limited to the hours of 8 a.m. and 11 p.m., daily.
41. The development must remain in substantial conformance with the plans, as submitted and approved in conjunction with the application for CUP-409, except any modification as may be required to meet specific code standards or other conditions stipulated herein.

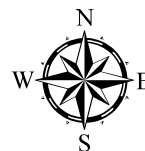




**Springville Market & Deli**  
**CUP-409**

**634 Camino Tierra Santa, Ste 102 & 103**

City of Camarillo  
Department of Community Development  
6/15/2021



0 75 150 300 450 600 Feet  
PC Item 7 | Page 17 of 18





# ***City of Camarillo***

**Department of Community Development**

**805.388.5360 | | 805.388.5388 fax**

## **NOTICE OF PUBLIC HEARING**

The City of Camarillo Planning Commission will conduct a public hearing on **Tuesday, June 15, 2021** at 6:30 p.m. in the City Hall Council Chambers, 601 Carmen Drive, Camarillo, on the following agenda item:

### **CUP-409, Springville Market & Deli, Inc.**

An application has been received from Sam Barakat of Springville Market & Deli, Inc. seeking approval of a Conditional Use Permit (CUP-409) for the sale of beer, wine, and distilled spirits for off-site consumption under a Type 21, General, Off-Sale Alcoholic Beverage Control (ABC) License. The project site is located at 634 Camino Tierra Santa, Suites 102 and 103 in the Las Positas Apartments mixed-use building. The site is designated Mixed Use Village Square in the Springville Specific Plan and is zoned Village Commercial Mixed Use (CMU).

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 Class 1, Existing Facilities (CEQA Guidelines section 15301) because the proposed project consists of licensing and operations within the interior of the building, and use and improvement, of an existing structure involving no exterior expansion. Therefore, no additional 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 the case planner, Sam Dominguez, at 805.383.5613 or [sdominguez@cityofcamarillo.org](mailto:sdominguez@cityofcamarillo.org). You may review copies of the application materials on the City's website at [www.cityofcamarillo.org/planningcommission](http://www.cityofcamarillo.org/planningcommission) or at City Hall, Community Development Department, 601 Carmen Drive, Camarillo, California, prior to the Planning Commission meeting.

Please check the Agenda on the City's website for instructions on how you can participate in the hearing or contact the Department of Community Development at 805.388.5630 or by email at [planning@cityofcamarillo.org](mailto:planning@cityofcamarillo.org).

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.)

Para asistencia en español, por favor de contactar el Departamento de Desarrollo Comunitario y comunicarse con Monique Martinez al 805.388.5360.

Joseph R. Vacca,  
Planning Commission Secretary