

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, SEPTEMBER 25, 2013

CALL TO ORDER/ROLL CALL

Mayor Craven called the meeting to order at 5:05 p.m.

Councilmembers Present: Kevin Kildee, Vice Mayor
 Bill Little, Councilmember
 Jeanette McDonald, Councilmember
 Michael Morgan, Councilmember

Absent: Charlotte Craven, Mayor

Staff Present: Bruce Feng, City Manager
 Ronnie Campbell, Finance Director
 Tom Fox, Public Works Director
 Jeffrie Madland, City Clerk
 Dave Norman, Community Development Director
 Dan Paranick, Assistant City Manager
 Richard Petropulos, General Services Director
 Brian Pierik, City Attorney
 Guy Stewart, Police Department Commander

- I. AMENDMENTS TO THE AGENDA – NONE
- II. PRESENTATIONS – NONE
- III. CONSENT CALENDAR

Councilmember McDonald moved, seconded by Councilmember Little, to approve Consent Calendar Items A through J.

A. Minutes

Approved the minutes of the City Council meeting held September 11, 2013, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2013-98 approving disbursements dated on or before September 18, 2013.

C. Financial Reports – August 2013

Received and filed the following financial reports pursuant to the City's Investment Policy and State law:

- 1. Investment Report dated August 31, 2013
- 2. Chronological Investment Activity Report for the Month Ended August 31, 2013

- 3. General Fund Comparative Balance Sheet, June 30, 2013 and July 31, 2013, and July 31, 2012
- 4. Minutes of the August 28, 2013 Investment Committee Meeting
- D. Ordinance No. 1079, an Ordinance of the City Council of the City of Camarillo, Adding Chapter 19.74 to Title 19 (Zoning) of the Camarillo Municipal Code Pertaining to Cottage Food Operations and Making Other Conforming Amendments to Title 19
 Adopted Ordinance No. 1079, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.
- E. Amendment to Work Scope – Rehabilitate Well D
 Authorized the additional work scope and appropriation not-to-exceed \$80,000.
- F. Amendment to Memorandum of Understanding – Watersheds Coalition of Ventura County (WCVC)
 Authorized amendment to the WCVC Memorandum of Understanding.
- G. Resolution Amending Schedule of Fees - City Clerk Department
 Adopted Resolution No. 2013-99 amending the Fee Schedule to eliminate the "Solicitor – Non-profit Permit" fee.
- H. Agreement with J.P. Morgan Chase -- Credit and Debit Card Processing Transaction Services
 Authorized J.P. Morgan Chase to provide credit and debit card transaction processing services and authorized the City Manager to execute Agreement No. 2013-52 for the prices quoted in the proposal.
- I. Maintenance Services Contract – Traffic Signal LED Modules TM-2013-4
 Authorized the City Manager to sign Agreement No. 2013-53 with Siemens Industry, Inc. in the amount of \$21, 300.
- J. Revised Resolution Initiating Proceedings - Annexation 110 and Introduction of an Ordinance Pre-zoning for Change of Zone 316, Oxnard Union High School District (OUHSD)
 Adopted Resolution No. 2013-91R initiating proceedings Annexation A-110 for OUHSD.
 Motion carried 4-0-1 (Mayor Craven absent).
- IV. CITY COUNCIL – NONE
- V. FINANCE – NONE
- VI. PUBLIC WORKS – NONE
- VII. COMMUNITY DEVELOPMENT
- A. Annexation Request – Crestview Ranch, LLC
 Consultant Bob Burrow stated Crestview Ranch, LLC, requests annexation to the

City of Camarillo and Camarillo Sanitary District for a parcel located on the north side of Crestview Avenue. The parcel contains approximately 19.15 acres and is contiguous to the City limits of the City of Camarillo. The adjoining property owners will be contacted to see if they are interested in annexing their properties to the City.

Dave Hasson, Applicant Representative, thanked the Community Development and Public Works staff for their excellent work in assisting him through this process.

Councilmember Morgan moved, seconded by Councilmember Little, to authorize the processing of the annexation application and direct staff to conduct the appropriate public hearings for Planning Commission and City Council consideration.

Motion carried 4-0-1 (Mayor Craven absent).

- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. GENERAL SERVICES – NONE
- XII. CLOSED SESSION – NONE
- XIII. NEW BUSINESS – ORAL COMMUNICATIONS
 - A. City Manager – None
 - B. City Attorney – None
 - C. Members of City Council

AB 1234 – Reports on Meetings Attended – The Councilmembers reported on attendance at outside agency and Council committee meetings.

League of California Cities Annual Conference – Councilmembers McDonald and Morgan, and Vice Mayor Kildee reported on their attendance at the conference.

Student Housing – Councilmember McDonald questioned whether a study session relating to student housing and the role the City will play had been scheduled. City Manager Feng indicated a study session would be scheduled.

State of the City – Councilmember Morgan commended Mayor Craven on a great presentation.

Emergency Preparedness Expo – Councilmember Morgan commended John Fraser, Management Assistant, on a successful expo.

Toland Road Landfill – Vice Mayor Kildee stated he attended the Oxnard City Council Meeting where they discussed disposal at Toland Landfill. The matter went late into the evening and was continued for a week at the request of the County.

Phillip Daily – Vice Mayor Kildee requested the meeting be adjourned in the memory of Phillip Daily, Stan Daily's older brother. Mr. Daily helped Vice Mayor Kildee during his first campaign. He was a fine person, good business man, and always had a smile on his face. Councilmember Little stated he served with Mr. Daily on a number of community organizations.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed at 5:35 p.m. The Vice Mayor called the Study Session to order at 6:30 p.m.

XIV. STUDY SESSION

A. Circulation Element Update

RRM Design Group representatives and Associate Planner Lee presented a PowerPoint on the overview of the Circulation Element Update. The Council provided comments on the draft and requested the item come back with detailed information regarding what has been added and/or changed in the new draft.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:12 p.m. The Vice Mayor reconvened the regular meeting of the City Council at 7:30 p.m.

FLAG SALUTE

Councilmember Morgan led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Certificate of Recognition - Camarillo Girls Softball Association U-12 Gold Team

The Mayor presented certificates of recognition to members of the Camarillo Girls Softball Association U-12 Gold Team in recognition of their success.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Alan Hohmes, Ventura County Transportation Commission, encouraged everyone to participate in Rideshare Week.

Matthew Lorimer stated the Lamplighter Mobile Home Park is in disarray and requested an item on an agenda regarding rent control. He felt the city should provide funding for the Senior Center.

Natalia Steneva, New West Symphony, stated the New West Symphony recently relocated to the new Ventura County Community Foundation building in Camarillo. She invited everyone to participate in the upcoming concert season.

Anthony McDemas, Tourism Marketing Director, gave an update on his activities.

Rebekah Evans, Ventura County Lodging Association, introduced herself as the new Executive Director of VCLA. She would like to meet with the City to showcase what they are doing for the community.

XVIII. PUBLIC INFORMATION ITEMS – NONE

XVIII. PUBLIC HEARINGS

- A. Resolution Approving Mitigated Negative Declaration (MND) 2013-5, General Plan Amendment 2012-1, Village Gateway, Components A and B (Items XVIII A, XVIII B, XVIII C, XVIII D, and XVIII E were heard concurrently)

Senior Planner Mitchell presented requests for amendment to the Land Use Element of the General Plan for the former Imation industrial site. Component A would change a 27.56-acre parcel from Industrial to High-Density residential and Component B would change 4.63 acres from Industrial and Commercial to High-Density Residential. Component C, the application from Rexford, was withdrawn and no longer under consideration. The subject site is located on the east side of Lewis Road, south of U.S. Highway 101/ Ventura Freeway, west of the Village at the Park neighborhood, and north of the Constitution Avenue industrial area. He gave an overview of all of the public hearings items.

Councilmember McDonald questioned how the Hiji properties became part of the General Plan Amendment. She felt the MND did not adequately respond to all of the potential impacts. She questioned how the City planned to provide the necessary water to all the proposed residences. She was concerned about the effect of traffic on the properties along Westpark Court and the lack of privacy for the Calleguas Gardens neighborhood. She noted the project was not necessary to meet the City's housing requirements because they have already been met.

Michael Brown, Cadence Environmental, indicated a water supply assessment was performed and the property owner has an allocation of water rights in excess of the demand for the proposed project. Additionally, the plan is for the exterior water supply to come from the recycled water line through Village at the Park. The City Engineer has reviewed the traffic impact analysis prepared for the project. He did not study privacy issues, but there is a sufficient setback so that no one will be looking down into the other properties. The housing numbers were projected to meet the City's future housing needs.

Councilmember Little stated he did not have a problem with the proposed zoning because the area is in transition. He expressed concern over 722 apartments in such a confined area. He felt a mixture of housing types would be preferable. He expressed concern about egress and ingress on Lewis Road.

Councilmember Morgan concurred with Councilmember Little's suggestion for mixed use.

PUBLIC HEARING OPENED

Ed McCoy, Fairfield Residential, felt the project would help the community grow and sustain itself. There will be parking on Westpark Road and traffic circles to slow down the traffic. The proposed density is less than allowed by the zoning.

Councilmember McDonald expressed concern over the lack of green space. Mr. McCoy indicated the project includes a fitness center, swimming pools, tot lots, and paseos. There is more passive open space, then active, and the project exceeds the open space requirements for each of the properties.

Larry Scott, Fairfield Residential, stated the project will be luxury market-rate rental

units. It is not intended for students, but if students meet the rental qualifications, they would be allowed to live there. Parcel 3 will be a multi-family community, which could be considered for a for sale program. Parcel 2 will be a 100% tax credit, affordable project that will be developed by Fairfield Residential along with a nonprofit organization. The tax credit parcel will be developed first because it is exempt from the allotment process.

Dennis Hardgrave, Hiji Investment Co., addressed and clarified the CEQA component related to water quality. The change of zone is logical and will address the consistency of land use.

Councilmember McDonald asked what happened to the "village" at Village at the Park. Dennis Hardgrave indicated there were key issues that affected the viability of a market. The village component is just beginning to come to life.

Matthew Lorimer felt the project is a good fit for the area.

Hearing no requests to speak, either for or against the item, the Vice Mayor declared the PUBLIC HEARING CLOSED

Vice Mayor Kildee requested clarification regarding the project's approval process. City Attorney Pierik stated the project will go next to the Planning Commission. If there is some question about the Planning Commission's decision, it could be appealed to the City Council; otherwise, the Planning Commission decision would stand.

Councilmember McDonald felt the Council should not take action on parcels near the university until the City has had a discussion on student housing. This is a prime parcel to accommodate student housing and she recommended continuing the item until the Council had the opportunity to discuss student housing needs.

Councilmember Morgan disagreed. The project will help the City meet its housing needs. There are other properties that could be used for student housing. The adjacent neighborhoods are happy with the change from industrial. He supported the project.

Councilmember Little stated he was not sure the City was responsible for providing student housing. The project should be considered on its own merits. He felt the City should preserve the industrial uses on the East side and allow this area to transition to residential along with Village at the Park. He hoped the applicant addressed the concerns raised by the Council. He felt it was a good project and supported it.

Vice Mayor Kildee agreed that student housing is something the City needs to address, but this project is not student housing. He felt the project is appropriate for the parcel and a good reuse for the location. Although he was concerned about the number of units, he supported the project.

Councilmember Little moved, seconded by Councilmember Morgan, to adopt Resolution No. 2013-100 approving Mitigated Negative Declaration 2013-5.

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

Councilmember Morgan moved, seconded by Councilmember Little, to adopt Resolution No. 2013-101 approving General Plan Amendment GPA 2012-1, to change the Land Use Element designation from Industrial to High-Density Residential for a 27.56-acre site (Component A) and from Commercial and Industrial to High-Density Residential for a 4.63-acre site (Component B).

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

B. Introduction of an Ordinance Approving a Change of Zone - CZ-315 Village Gateway FF Realty, LLC

Senior Planner Mitchell stated FF Realty, LLC, requested a change in zone from M-1 (Light Manufacturing) to RPD-30U (Residential Planned Development, 30 units per acre maximum) for a 27.56-acre parcel (APN 229-0-070-210) at the former Imation industrial site located at 350 South Lewis Road.

PUBLIC HEARING OPENED

Ed McCoy stated he received a letter of support from the Camarillo Chamber of Commerce and the Camarillo YMCA.

Hearing no requests to speak, either for or against the item, the Vice Mayor declared the PUBLIC HEARING CLOSED

Councilmember McDonald felt it was necessary to have the discussion on student housing before approving a future development on this site. If appropriate, the City needs to provide student housing and the necessary amenities and this would be the most logical site given its proximity to the University.

Councilmember Little indicated this project is not intended for student housing. He agreed the discussion about student housing needs to occur, but outside of this project.

City Attorney Pierik read the title of Ordinance No. 1080.

Councilmember Morgan moved, seconded by Councilmember Little, to waive further reading and introduce an ordinance approving a change of zone for CZ-315 from M-1 (Light Industrial) to RPD-30U (Residential Planned Development, 30 units per acre maximum) for the subject site.

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

C. Introduction of an Ordinance Approving a Change of Zone - CZ-317 Village Gateway Hiji Investment Company, LLC

Senior Planner Mitchell stated Hiji Investment Co., LLC, requested a change in zone from M-1 (Light Manufacturing) and CPD (Commercial Planned Development) to RPD-30U (Residential Planned Development, 30 units per acre maximum) for a 4.63-acre parcel at the north-east corner of the former Imation industrial site adjacent to Village at the Park Drive and Westpark Court.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Vice Mayor declared the PUBLIC HEARING CLOSED

Councilmember Morgan felt the project shows good planning.

City Attorney Pierik read the title of Ordinance No. 1081.

Councilmember Morgan moved, seconded by Councilmember Little, to waive further reading and introduce an ordinance approving a change of zone CZ-317 from M-1 (Light Industrial) for APN 229-0-320-085 and from CPD (Commercial Planned Development) for APNs 229-0-320-095 and -105 to RPD-30U (Residential Planned Development, 30 units per acre maximum).

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

D. Resolution Amending Dawson Drive Area Concepts and Design Guidelines - GPA 2012-1 Component A Village Gateway

Senior Planner Mitchell presented a request to amend the Dawson Drive Area Concepts and Design Guidelines, a Specific Plan, to allow for Multi-Family Residential Development on a portion of the former Imation industrial site in conjunction with an application for a General Plan Amendment (GPA 2012-1) and Zone Changes for several parcels (CZ-315 and 317). The subject area is generally south of the Calleguas Gardens residential neighborhood, west of Village at the Park Drive, north of Pleasant Valley Road and east of Lewis Road.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Vice Mayor declared the PUBLIC HEARING CLOSED

Councilmember Little moved, seconded by Councilmember Morgan, to adopt Resolution No. 2013-102 approving amendments to the Dawson Drive Area Concepts and Design Guidelines.

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

E. Resolution Amending the Village at the Park Specific Plan - GPA 2012-1 Component B Village Gateway

Senior Planner Mitchell presented a request to amend the Village at the Park Specific Plan to allow for Multi-Family Residential Development on three contiguous properties originally designated as CPD (Commercial Planned Development) and M-1 (Light Industrial) (APNs 229-0-320-085, -095 and -105) with a total area of 4.63 acres. Two of the parcels (APN 229-0-320-095 and APN 229-0-320-105) are within the Village at the Park Specific Plan area located to the immediate east of the former 3M/Imation parcels along Village at the Park Drive. The third parcel (APN 229-0-320-085) is immediately north of the former Imation plant and is to be included in the Village at the Park Specific Plan through the proposed amendment.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Vice Mayor declared the PUBLIC HEARING CLOSED

Councilmember Little moved, seconded by Councilmember Morgan, to adopt Resolution No. 2013-103 approving the amendments to the Village at the Park Specific Plan.

Motion carried 3-1-1 (McDonald dissenting; Craven absent).

XIX. DEPARTMENTAL – NONE

XX. ADJOURN

The meeting adjourned at 9:56 p.m. in the memory of Phillip Daily.

ATTEST:



Mayor



City Clerk