

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JANUARY 22, 2014

CALL TO ORDER/ROLL CALL

Mayor Kildee called the meeting to order at 5:29 p.m.

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

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

Item III F was pulled for discussion.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Morgan moved, seconded by Vice Mayor Little, to approve Consent Calendar Items A through I, with the exception of Item F.

A. Minutes

Approved the minutes of the City Council meeting held January 8, 2014, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2014-8 approving disbursements dated on or before January 15, 2014.

C. Financial Reports – December 2013

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

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

3. General Fund Comparative Balance Sheet, October 31 and November 30, 2013 and November 30, 2012
4. Minutes of the December 11, 2013 Investment Committee and Finance Committee Meetings

D. Ordinance No. 1083 an Ordinance of the City Council of the City of Camarillo Amending Section 2.24.030 of the Municipal Code Relating to Positions in the Competitive Service

Adopted Ordinance No. 1083, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

E. Youth Employment Service Quarterly Activity Report – October, November, and December 2013

Received and filed the activity report.

F. Purchase Order – Furman Group WT-11-01

Pulled for discussion as Item VI A.

G. Resolution Accepting Improvements and Exonerating Securities – Tract 5350 Santa Rosa Road/Adolfo Road Phase 2 Western Pacific Housing, Inc.

Adopted Resolution No. 2014-9 accepting improvements and exonerating securities.

H. Resolution Approving Final Pay Estimate and Accepting Improvements – LS-09-01 Ponderosa Drive Channel Landscape Phase 2 RPSTPLE 5393 (030)

Adopted Resolution No. 2014-10 approving final pay estimate, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

I. Resolution Exonerating Securities – CPD-227M(1) Hiji Investment LLC/TFR Investment Co., LLC

Adopted Resolution No. 2014-11 exonerating securities and refunding unused development fees totaling \$23,900.87.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS – NONE

A. Purchase Order – Furman Group WT-11-01 (formerly Item III F)

Public Works Director Fox stated the newly enacted federal Water Resources Development Act will provide federal funding for conservation and development of water resources. The Furman Group has expertise in obtaining federal funding and this will allow the Group to assist the City with the application process. The participating agencies are aware of this effort and will ultimately share in the cost of the consultant.

Councilmember Morgan moved, seconded by Councilmember Craven, to authorize a purchase order to Furman Group not-to-exceed \$60,000.

Motion carried 5-0.

- VII. COMMUNITY DEVELOPMENT – NONE
- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. GENERAL SERVICES – NONE
- XII. CLOSED SESSION – NO ITEMS
- XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

State's Declaration of Drought Emergency - Public Works Director Fox stated the Governor's declaration provides access to federal assistance and encourages voluntary conservation. If the drought continues, there could be a need for mandatory conservation. Metropolitan Water District, which provides the City's imported water, has not yet declared its intention to seek mandatory conservation. However, the groundwater supplies are at historic lows. In 2009, the City declared a Stage 1 water supply warning which has remained in effect but, is not currently being enforced. Staff will continue to monitor and review long-term water needs.

B. City Attorney – None

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:07 p.m. The Mayor called the Study Session to order at 6:20 p.m.

XIV. STUDY SESSION

A. Review of Window Signage Regulations

Assistant City Attorney Davis and Community Development Director Norman gave a PowerPoint presentation on existing issues and proposed changes to window sign regulations. The Council felt the regulations should be similar for commercial and industrial and there should be some restrictions on shopping centers in addition to stores that front right-of-ways. Staff stated the recommendations would be incorporated into the proposed regulations and brought back to the Council for further discussion.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:21 p.m. The Mayor reconvened the regular meeting of the City Council at 7:30 p.m.

FLAG SALUTE

Councilmember McDonald led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Announcement of Chamber of Commerce Top Ten Community Award Winners

Mayor Kildee announced the Chamber of Commerce's Top Ten Community Award Winners.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS– NONE

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

A. 2014 General Plan Amendment Referral Requests

Community Development Director Norman stated the City received four requests for general plan amendments. He gave a PowerPoint presentation reviewing the status of pending applications, the four general plan amendment applications, and how the proposed projects would affect industrial land acreage and the ratio of owner-occupied versus renter-occupied households.

Rancho Associates – Request for a change in the Land Use Element designation for 3 acres at the northwest quadrant of the Springville Interchange from Institutional to Medium-Density Residential (maximum 18 units per acre)

Community Development Director Norman stated the applicant is proposing the change due to a lack of demand for new commercial/institutional properties. The proposed GPA would combine the subject 3 acres with the Medium Density Residential property to the west to make a 6.14-acre site for 124 apartments. The developer also submitted a proposal to convert a previously approved 163-unit apartment project (RPD 178) to 132 for-sale condominiums. The combined effect will reduce the number of apartments, by 39, in the Ran and Rancho portions of the Springville area. The remainder of the western portion of the property is proposed to be 122 single family homes and a 5-acre community park in which the Scholle farmhouse would be relocated and restored.

Dennis Hardgrave, representing Rancho Associates, reviewed the approved RPD projects under the tentative tract map and their reasons for requesting the change in designation. The owner is willing to consider for-sale medium density homes.

Vice Mayor Little supported referring the project but preferred more for-sale homes. Councilmembers Craven and Morgan concurred.

Councilmember McDonald thanked staff for the detailed report showing how the projects will affect the ratio of owner-occupied vs. renter-occupied households. In

the past, she has not supported projects in the Springville Specific Plan due to their high-density, but could support this project with the proposed reduction in units.

Mayor Kildee felt the change would provide a better range of housing options and he also supported having more ownership opportunities.

Vice Mayor Little moved, seconded by Councilmember Morgan, to refer the request for further review.

Motion carried 5-0.

ZDI, Incorporated/LBA RIV-Company XXIX, LLC – Request for a change in Land-Use Element designation from Industrial to High Density Residential for 14.5 acres of the 19-acre Mission Oaks Technology Center at the southeast corner of Verdugo Way and Camino Ruiz

Community Development Director Norman stated the parcel contains four commercial buildings. Two of the buildings on the northern portion of the parcel have been abandoned since 2001 and are considered functionally obsolete and too costly to renovate. The applicant is proposing demolishing the two buildings and constructing a mix of for-sale housing product. The adjacent 8-acre PEGH (Triliad) site was referred for study to convert from Industrial to High Density Residential in May 2013, but the project has not begun its environmental review. If Council decides to refer the LBA site for GPA review, staff suggests combining the environmental reviews for both projects.

Stephan Zimmerman, owner, stated he has experience in adaptive re-use of commercial buildings in the Los Angeles area. He felt the proposed residential units would work well in the industrial area.

The Council expressed concern about the loss of industrial space noting as the economy recovers, the industrial uses would provide future job opportunities and felt it would not be appropriate to have residential units surrounded by industrial uses.

Councilmember Craven moved, seconded by Councilmember Morgan, to deny the request.

Motion carried 5-0.

Springville, LLC/Selleck – Request for a General Plan Amendment to change 40 acres of Industrial designated property situated north of Ventura Blvd. and west of Springville Drive to approximately 21 acres of General Commercial and 19 acres of High Density Residential (maximum 30 units per acre)

Community Development Director Norman stated the request would require an amendment to the Airport North Specific Plan and a Zone Change. The developer is proposing to develop a combination of 350-450 apartments and 100 for sale dwelling units. The remainder of the property south of Ventura Boulevard would remain in its current industrial designation and zoned LM (Limited Manufacturing). Due to its proximity to the airport, the Airport Authority would need to review and find it was consistent with the Airport Comprehensive Land Use Plan. Noises generated by a helicopter training flight zone would need to be reviewed and mitigated. The developer is willing to enter into a Development Agreement to revert back to the

original designation if the retail project does not go forward.

Bob Selleck, developer, stated there is low demand for office and industrial uses. He has entered into a partnership with a destination retailer that is interested in locating to the northern portion of the parcel due to its high visibility to the freeway and right-hand turn access. The residential portion would subsidize the property costs to attract the retailer to the location.

Todd McNamee, Director of Airports, stated a residential project would not be appropriate for this location due to the exposure to noise from the helicopter training path and being adjacent to the aircraft take-off zone. He noted there were a number of pilots who were against the residential development on the north side of the freeway and this location would be even closer to the airport.

The Council did not support locating residential units between the freeway and the airport.

Vice Mayor Little inquired if the developer would consider zoning the entire property as commercial. Bob Selleck stated he did not believe the entire area could support commercial, but he would consider it.

Mayor Kildee agreed that the entire area probably could not support retail, but noted it could be utilized as an entry level residential rental property.

Councilmember McDonald moved to deny the request. The motion failed for lack of a second.

Councilmember Morgan moved, seconded by Councilmember Craven, to authorize the referral to review changing the designation for the northern portion to General Commercial and leaving the remaining parcel the same with the understanding that the northern portion would revert to the industrial designation if the applicant was unable to accomplish his retail goal.

Motion carried 4-0-1 (McDonald dissenting).

EJM-Arizona Commerceplex and Hawkeye Investments II, LLC – Request for a General Plan Amendment to change the Land Use Element designation for the approximately 23-acre EJM parcel at the northeast corner of Lewis Road and Pleasant Valley Road from Industrial to two acres (2) of General Commercial and approximately 21 acres of High-Density Residential

Community Development Director Norman stated the change in land use will necessitate an amendment to the Dawson Drive Area Concepts & Design Guidelines Specific Plan and a Zoning Change. The City Council had denied a previous request due to timeliness concerns related to the outcome of the Village Gateway and understanding University's needs. The proposal is to build approximately 11,000 square feet of drive-through retail at the northeast corner of Lewis Road and Pleasant Valley Road, 570 one- and two-bedroom apartments, and 30 two- and three-bedroom townhomes. Based on 600 total housing units, the developer would be required to build either 30 very low-income units or 60 low-income units based on the one concession of not building RV parking.

David Gilmore presented a PowerPoint to show the design concept for the project. He noted they are flexible on housing densities, street access, the number of for-sale units and retail uses.

Councilmember Craven stated she always felt this location would be ideal for student housing and she supported the project because it would provide necessary student housing.

Vice Mayor Little stated he supported the project if they could assure the student housing would be properly managed. He supported staff's suggestions regarding circulation.

Councilmember Morgan supported the project and wanted to see more of a village mixed-use. He felt it provided a great opportunity to integrate student housing near old-town.

Councilmember McDonald felt student housing needed to be controlled by the University to be managed effectively. She asked that her previous request for a presentation on student housing be scheduled and wanted more time to review the issue before making a decision on this parcel. If the project was approved for referral, she supported drive-through uses but noted this is a gateway to the City so it must be a quality project.

Mayor Kildee felt the project was premature. It is not the City's responsibility to provide student housing for the University. He preferred waiting until the adjacent projects were further along before considering a gateway project at this location.

Councilmember Craven moved, seconded by Vice Mayor Little, to refer the request.

Motion carried 3-0-2 (Kildee & McDonald dissenting).

XIII. NEW BUSINESS – ORAL COMMUNICATIONS (continued)

C. Members of City Council

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

Bay Delta Conservation Plan – Vice Mayor Little noted Metropolitan Water District is seeking comments on the Environmental Impact Report. He felt the State needed to address water storage in addition to pipelines. Public Works Director Fox stated staff has been participating in committees with the Calleguas Municipal Water District to respond to the EIR. The Council requested the EIR come back for discussion and input from the Council.

Mobile Billboards – Councilmember McDonald noted with the opening of Walmart there have been mobile billboards around the City. She requested an agenda item to discuss regulating this type of advertising.

XX. ADJOURN

The meeting adjourned at 10:21 p.m. to February 5, 2014, at 6:30 p.m., Camarillo Library Community Room, 4101 Las Posas Road, Camarillo, California.

ATTEST:

Kevin B. Kilday
Mayor

Jamadland
City Clerk