

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, NOVEMBER 19, 2014**

CALL TO ORDER/ROLL CALL

Mayor Kildee called the meeting to order at 5:02 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  
Dave Norman, Community Development Director  
Dan Paranick, Assistant City Manager  
Richard Petropulos, General Services Director  
Brian Pierik, City Attorney  
Guy Stewart, Police Department Commander  
Carrie Weal, Deputy City Clerk

I. AMENDMENTS TO THE AGENDA

Item IX B was removed from the agenda.

II. PRESENTATIONS

General Services Director Petropulos introduced George Winkler, the new Russell Fischer Business Collection Coordinator.

III. CONSENT CALENDAR

Councilmember Craven moved, seconded by Vice Mayor Little, to approve Consent Calendar Items A through J, with the exception of item III I.

A. Minutes

Approved the minutes of the City Council meeting held November 19, 2014, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2014-115 approving disbursements dated on or before November 12, 2014.

C. Financial Reports – October 2014

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

1. Investment Report dated October 31, 2014

2. Chronological Investment Activity Report for the Month Ended October 31, 2014
3. General Fund Comparative Balance Sheet, August 31, 2014, and September 30, 2014 and September 30, 2013
4. Minutes of the October 20, 2014 Investment Committee Meeting

D. Alcoholic Beverage License - Go to Gifts, Inc.

Indicated the City does not wish to protest issuance of the license.

E. Alcoholic Beverage License - Village Greens Market

Indicated the City wishes to protest issuance of the license pending approval of a conditional use permit.

F. Professional Services Agreement - GS-2013-8 - Americans with Disabilities Act Self-Evaluation and Transition Plan

Authorized the City Manager to enter into Agreement No. 2014-106 with Sally Swanson Architects, Inc., in an amount not-to-exceed \$34,172.60.

G. Award of Contract – ST-14-03 2014 Annual Overlay Program

Awarded the bid and authorized the City Manager to execute Agreement No. 2014-107 with Toro Enterprises, Inc., for the base bid and additive alternate bids 1, 2, 3, 4, and 5, in the amount of \$3,460,480.82.

H. Resolution Accepting Improvements and Exonerating Securities – IPD-382 LD-513A Darcom Construction

Adopted Resolution No. 2014-116 accepting public improvements and a warranty security and exonerating the appropriate performance securities for IPD-382 (LD-513A), Darcom Construction.

J. Christmas Parade – Special Event Permit

Authorized the temporary closure of the streets being used for the annual Christmas Parade.

Motion carried 5-0.

I. Resolution Approving Improvement Plans and Securities - Tract 5561-1 and Tract 5671-1 elacora Springville, LLC

Adopted Resolution No. 2014-117 approving improvement plans and acknowledging receipt of agreements, securities, and other necessary documents, and authorizing the City Engineer to sign improvement plans.

Councilmember Craven moved, seconded by Vice Mayor Little, to approve Consent Calendar Item I.

Motion carried 4-1 (McDonald dissenting).

IV. CITY COUNCIL

A. Formation of Invocation Ad Hoc Committee

City Manager Feng recommended the Council appoint a City Council ad hoc committee to evaluate invocations at Council meetings. Mayor Kildee recommended

appointing Bill Little and Charlotte Craven to the ad hoc committee.

Councilmember McDonald moved, seconded by Mayor Kildee, to authorize the Mayor to establish an Invocation Ad Hoc Committee and appoint Bill Little and Charlotte Craven serve on the Ad Hoc Committee.

Motion carried 5-0.

V. FINANCE – NONE

VI. PUBLIC WORKS – NONE

VII. COMMUNITY DEVELOPMENT

A. Professional Services Agreement – Noise Element Update

Associate Planner Lee stated the City is updating the Noise Element of the General Plan. Staff recommended a consultant be retained to facilitate the preparation of the noise element to ensure compliance with state guidelines. Requests for proposals were sent to nine firms, and after reviewing the proposals, the consulting firm of Rincon Consultants, Inc., is being recommended.

Vice Mayor Little asked if there had been any changes to requirements in state laws since the last update. Associate Planner Lee indicated there have not been significant changes in the state guidelines since the last update. The consultant will review all of the current requirements to the noise element to assure the City is in compliance.

Councilmember Morgan moved, seconded by Vice Mayor Little, to authorize the City Manager to execute Agreement No. 2014-108 with Rincon Consultants, Inc., in an amount not-to-exceed \$42,834.

Motion carried 5-0.

VIII. CITY ATTORNEY – NONE

IX. CITY MANAGER

A. Public Hearing - Resolution of Formation - Camarillo Tourism Marketing District

City Manager Feng stated the Camarillo Chamber of Commerce and lodging businesses requested the City Council adopt a Resolution establishing the Camarillo Tourism Marketing District (CTMD). He gave an overview of the proposed CTMD. The CTMD would be comprised of a seven member board. He would serve as the City member until the district is established.

Councilmember Morgan requested periodic updates from the board on the hotel businesses. Gary Cushing, Camarillo Chamber of Commerce, indicated annual reports are mandated, but the Board can provide quarterly updates.

PUBLIC HEARING OPENED

Three non-verbal comment cards in support of the CTMD were received and read by the Council.

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

Councilmember Morgan moved, seconded by Councilmember Craven, to adopt Resolution No. 2014-118 establishing the Camarillo Tourism Marketing District.

Motion carried 5-0.

B. Local Emergency Update - Camarillo Springs Debris Flow

This item was removed from the agenda.

X. CITY CLERK – NONE

XI. GENERAL SERVICES – NONE

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Café Operator – General Services Director Petropulos indicated the operator is in the permit process with the County of Ventura which may take up to twenty days to complete.

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.

Happy Thanksgiving – Councilmember McDonald wished everyone a Happy Thanksgiving Day.

Southern California Water Summit – Councilmember Morgan reported on his attendance at the conference.

Veteran Resource Center – Mayor Kildee attended the ribbon cutting of the new resource center at the library.

St. John's Pleasant Valley Hospital – Mayor Kildee reported on a meeting with Darren Lee, the new CEO of St. John's Pleasant Valley Hospital.

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 5:32 p.m. The Mayor called the Study Session to order at 5:43 p.m.

XIV. STUDY SESSION

A. Camarillo Business Development Board

City Manager Feng gave an overview of the Camarillo Business Development Board. The board requested the use of the City logo.

Councilmember Craven stated she supported the board but was concerned over their use of the city logo. She felt the logo should not remain with the organization especially if the City does not support their activities in the future. The Council agreed to allow use of the logo for a period of six months and to evaluate future use

at that time.

B. Design and Dispersal of Affordable Units

Community Development Director Norman gave a PowerPoint presentation on the Design & Dispersal of Affordable Housing Units.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 6:10 p.m. to consider the following items:

A. Conference with Legal Counsel – Anticipated Litigation

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9; Number of Cases: One.

B. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – 2000, 2024 and 2028 Ventura Boulevard; APNs 162-0-104-010, 162-0-135-050 and 162-0-135-060
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, and Finance Director
4. Negotiating Parties – Ventura Investment Co./KL Associates and Cabrillo Economic Development Corporation
5. Under Negotiation – Price and terms of payment

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Mayor reconvened the regular meeting of the City Council at 7:30 p.m., with no action to report from Closed Session.

FLAG SALUTE

Councilmember McDonald led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Claudia Richardson, owner of the Bags to Riches and Green Goddess stores on Ventura Boulevard, asked the Council to consider an ordinance allowing outdoor clothing display racks.

XVIII. PUBLIC HEARINGS

A. Introduction of an Ordinance Amending Chapters of the Camarillo Municipal Code Zoning Ordinance Pertaining to Breweries, Wineries, Distilleries, and Tasting Areas in Industrial Zones

Community Development Director Norman stated the proposed amendments to

Chapters 19.04 (Definitions), 19.27 (SC - Service Commercial Zone), 19.28 (LM - Limited Manufacturing Zone), 19.30 (M-1 - Light Manufacturing Zone), and 19.32 (M-2 - General Manufacturing Zone) would allow breweries, wineries, and distilleries to operate in all industrial zones with a conditional use permit (CUP), allow for the sampling or sale of alcoholic beverages that are brewed/fermented/distilled on-site, allow for bottling and canning operations in all industrial zones, allow for restaurants, with or without alcohol, in the SC, LM, and M-1 Zones with a CUP, define tasting areas apart from bars, and prohibit bars and/or other drinking establishments in any industrial zone. He presented a PowerPoint on the breweries, wineries, and distilleries in Industrial Zones and recommendations for amendments to the zoning code.

PUBLIC HEARING OPENED

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

City Attorney Pierik read the title of Ordinance No. 1099.

Councilmember Craven moved, seconded by Vice Mayor Little, to waive further reading and introduce Ordinance No. 1099 amending various sections of Title 19 of the Camarillo Municipal Code involving Zoning.

Motion carried 5-0.

B. Introduction of an Ordinance Amending Camarillo Municipal Code Zoning Ordinance Tables 19.44.030 and 19.44.125 Chapter 19.44 (Off-Street Parking), Pertaining to Parking Requirements for New Residential Multifamily Ownership Projects

Community Development Director Norman stated the proposed amendments to Tables 19.44.030 and 19.44.125 of the Camarillo Municipal Code, Chapter 19.44 (Off-Street Parking), would increase the parking requirements for new residential, multifamily ownership projects (condominiums, townhouses, or other common interest developments). He presented a PowerPoint on the parking requirements for new condos and townhomes and proposed new parking standards.

PUBLIC HEARING OPENED

Mike Mishler agreed there is a need for more parking spaces in multi-unit condo-type complexes. He recommended an alternative formula for calculating the total number spaces based on the total number of bedrooms.

Staff acknowledged they received his proposal and recommended moving forward with the proposed amendments to the tables due to time constraints on current projects and then for higher type bedroom communities consider an additional ratio factor to the parking formula at a later date.

Dennis Hardgrave recommended an alternate hybrid to the designs depicted. Offset double garages would offer architectural relief to the projects.

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

The Council discussed a number of alternatives to the parking requirements. They

concurred to revise the wording for Table 19.44.030, No. 3 to read: "Townhouse, condominium, or other multi-family ownership project three bedrooms and fewer." Required Number of Spaces – revise "three" open guest spaces for every five units...to "four."

The Council concurred to revise the wording for Table 19.44.125, No. 2 to read: "Multi-family residential-townhouse or condominiums three bedrooms and fewer." Required Number of Spaces – revise "three" open guest spaces for every five units to "four."

Community Development Director Norman stated if the proposed ordinance is amended to apply to projects with three bedrooms or fewer, staff would need to bring back another proposed ordinance for residential projects with four bedrooms or more.

Councilmember McDonald stated her preference was that every unit should have a parking apron in order to accommodate guest parking unless there is a unique reason not to have aprons. Councilmember Craven agreed that parking aprons are preferable.

Councilmember McDonald stated she could support the ordinance with the revisions as discussed as long as there was a future discussion on aprons and parking requirements for units with four bedrooms or more.

Councilmember Craven moved, second by Vice Mayor Little, to further amend Tables 19.44.030 and 19.44.125 of the Camarillo Municipal Code as discussed above.

Motion carried 5-0.

City Attorney Pierik read the title of Ordinance No. 1100.

Councilmember Craven moved, seconded by Councilmember Morgan, to waive further reading and introduce Ordinance No. 1100 with the revisions as discussed amending Tables 19.44.030 and 19.44.125 of the Camarillo Municipal Code regarding parking requirements for new residential multifamily ownership projects.

Motion carried 5-0.

C. Resolution Approving Tentative Tract Map 5945 Hawkeye Investments, LLC Village Gateway Townhomes (former Imation Site)

Senior Planner Mitchell stated an application was received requesting approval of a tentative tract map application for condominium purposes. The application proposes to subdivide the recently-approved RPD-188 residential townhome project into 87 for-sale, airspace condominium units with common landscaping, access, and parking. Under Chapter 18.10 of the Camarillo Municipal Code, the City Council shall make a determination on a tentative map within thirty days of receiving the Planning Commission's recommendation. The project site is located on 7.85 gross acres within the former Imation site located at 350 South Lewis Road in the RPD-30U (Residential Planned Development, 30 dwelling units per acre maximum) Zone. He presented a PowerPoint on Tentative Tract 5945.

PUBLIC HEARING OPENED

Mike Mishler stated these high density developments should consider that Pleasant Valley Fields is a sports complex not a regional park.

Ed McCoy, Hawkeye Investments, LLC stated the project was designed to exceed the city's requirements. He requested the tentative tract map be approved.

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

Councilmember McDonald requested clarification on open space within the project. Senior Planner Mitchell indicated open space is provided in three recreation court yards, regional bike path, and each unit has an ground floor patio and second floor balcony.

Vice Mayor Little moved, seconded by Councilmember Morgan, to adopt Resolution No. 2014-119 approving Tentative Tract Map 5945, subject to the conditions of approval.

Motion carried 4-1 (McDonald dissenting).

D. Resolution 2015 Development Allocation Cycle/Award of Development Allotments

Consultant Bob Burrow stated the 2015 residential development allotment applications were reviewed by the Residential Development Evaluation Board on November 4, 2014. This year, there are seven projects which have qualified for an allocation request totaling 396 allotments. He presented a PowerPoint reviewing the 2015 Development Allotment applications.

PUBLIC HEARING OPENED

A non-verbal card from Dave Hasson, Representing Crestview Ranch LLC., was received and read by the Council.

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

Councilmember Craven moved, seconded by Councilmember Morgan, to confirm the point ratings, as recommended by the Residential Development Evaluation Board, and adopt Resolution No. 2014-120 awarding the 2015 Development Allocations.

Motion carried 4-1 (McDonald dissenting).

E. Resolution of Necessity for the Acquisition of 10,595 Square Feet of Permanent Easement and 9824 Square Feet of Temporary Construction Easement on the property located at 6529 Santa Rosa Road (APN: 172-040-045) -- ST-05-01 Santa Rosa Road Widening

City Attorney Pierik stated the public hearing was noticed for November 19, 2014, and requested the item be continued to December 10, 2014.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor continued the

hearing to December 10, 2014.

Motion carried 5-0.

XIX. DEPARTMENTAL – NONE

XII. CLOSED SESSION (continued)

The City Council recessed to Closed Session at 9:53 p.m. to consider the following item:

A. Public Employee Performance Evaluations

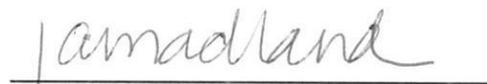
1. Authority - Government Code Section 54957
2. Titles - City Manager and City Attorney

XX. ADJOURN

The meeting adjourned at 1:30 a.m. to December 3, 2014, at 7:30 p.m. with no reportable action from the Closed Session.

ATTEST:

  
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Mayor

  
\_\_\_\_\_  
City Clerk