

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, FEBRUARY 11, 2015

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:06 p.m.

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

Staff Present: Bruce Feng, City Manager
 Ronnie Campbell, Finance Director
 Tom Fox, Public Works Director
 Jeffrie Madland, City Clerk
 Dave Norman, Assistant City Manager
 Brian Pierik, City Attorney
 Guy Stewart, Police Department Commander
 John Thomas, Assistant General Services Director
 Joe Vacca, Interim Community Development Director

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

Councilmember Craven moved, seconded by Vice Mayor Morgan, to approve Consent Calendar Items A through F.

A. Minutes

Approved the minutes of the City Council meeting held January 28, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-13 approving disbursements dated on or before February 4, 2015.

C. Ordinance No. 1103, an Ordinance of the City Council of the City of Camarillo, California, Adding Chapter 19.61 (Temporary Use Permits) to Title 19 (Zoning) of the Camarillo Municipal Code

Adopted Ordinance No. 1103, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

D. Annual Committee Reports

Received and filed the annual reports for Area Housing Authority of the County of

Ventura, Camarillo Council on Aging, Ventura County Area Agency on Aging Advisory Council, Ventura County Air Pollution Control District Advisory Committee, and Ventura County Citizens Transportation Advisory Committee.

E. Professional Services Agreement - Access Information Management

Authorized a one-year extension of Agreement No. 2012-32 with Access Information Management for off-site record storage services.

F. Resolution Initiating Proceedings for Camarillo Landscape Maintenance District and Ordering Preparation of an Engineer's Report

Adopted Resolution No. 2015-14 initiating proceedings for Camarillo Landscape Maintenance District and ordering the preparation of an Engineer's Report.

Motion carried 5-0.

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS – NONE

VII. COMMUNITY DEVELOPMENT

A. Shea Homes - St. John's Seminary General Plan Amendment 2007-3 Referral Status Report

Interim Community Development Director Vacca presented a PowerPoint reviewing the history of General Plan Amendment 2007-3 (GPA) which involves approximately 90.6 acres of St. John's Seminary property located on the north side of Upland Road, east of Lewis and Somis Roads. The draft Environmental Impact Report was never prepared for the original proposal and the project was put on hold during the economic downturn. The developer has revised their original proposal from an open traditional housing project to a gated and age-restricted community with a reduced number of units.

Kevin Harbison, Community Development Manager, Shea Homes presented a PowerPoint showing the conceptual site development plan for the revised project.

Councilmember McDonald stated she requested review of the GPA due to the amount of time that has lapsed since the initial referral and the significant changes to the original concept. There are enough projects in process to meet the City's housing requirements through 2021. She didn't see the need for new development unless it was something the community supported. The residents adjacent to the proposed site have expressed several concerns about the project. She supported rescinding the referral.

Councilmember Craven stated the information provided served as an update but was not thorough enough for the Council to make a determination regarding the referral. She supported bringing the matter back for further review. She recommended the Policy Committee consider a sunset provision for general plan amendment referrals.

Vice Mayor Morgan stated the revised project is an improvement, but supported reviewing the project due to the amount of time that had passed.

Mayor Little agreed the proposed changes were an improvement and noted there are no other similar proposed age-restricted projects.

Councilmember Kildee stated there was not enough information at this time to rescind the project. The delay and revised project was understandable due to the recession. He agreed there needed to be a process to review GPA's after a certain time-frame.

Councilmember McDonald moved, seconded by Councilmember Craven, to bring General Plan Amendment 2007-3 back for a complete review and consideration of the options on the referral.

Motion carried 5-0.

Councilmember McDonald requested the review include information on the funding arrangements between Shea Homes and the Seminary.

VIII. CITY ATTORNEY

A. Resolution Extending Emergency Proclamation – Camarillo Springs Debris Flow

City Attorney Pierik reported on the need to extend the proclamation on the Camarillo Springs debris flow area.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-15 extending the Emergency Proclamation.

Motion carried 5-0.

IX. CITY MANAGER

A. Santa Maria Rail Spur Extension Project

Assistant City Manager Norman presented a PowerPoint on the Phillips 66 Company Santa Maria Rail proposed Spur Extension Project. He noted the length of the train could severely impact traffic if the train became incapacitated and the increased risks if the trains began transporting more volatile oil.

The following people spoke encouraging the Council to oppose the project:

Rick Gardner, President of the Democratic Club of Camarillo

Todd Shuman, Ventura County Climate Hub

Ron Whitehurst, Ventura County Climate Hub and Citizens for Responsible Oil & Gas

Carla Castille, representing Senator Hannah-Beth Jackson

Councilmember Craven did not support opposing the project noting oil trains already go through Camarillo and didn't feel an additional five trains a week would present a significant danger since there are no conditions on or around the tracks to create an increased risk of train derailment. She felt there was more risk if the oil was transported on the highways and noted the transportation commission is responsible for reviewing rail traffic. While she supported renewable and alternate energy sources, we are not at the point where we don't need oil.

Councilmembers Kildee, McDonald, and Vice Mayor Morgan expressed concerns

regarding public safety including the proximity of the rail tracks to residential neighborhoods, fumes emitting from tankers, noise, traffic impacts, and derailment concerns. They supported sending a letter opposing the project and expressing concern about the public safety issues.

Mayor Little stated the country is dependent on oil and the oil will be transported either by rail or road and he felt the tracks in Camarillo are safe. He noted that since the public comment period had closed, any comment by the City would be symbolic only.

Councilmember Kildee moved, seconded by Councilmember McDonald, to direct staff to prepare a letter for the Mayor's signature expressing the City Council's objections regarding public safety concerns to the Santa Maria Rail Spur Extension Project.

Motion carried 3-2 (Craven and Little dissenting).

- X. CITY CLERK – NONE
- XI. GENERAL SERVICES – NONE
- XII. CLOSED SESSION – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:33 p.m. The Mayor called the Study Session to order at 6:40 p.m.

XIV. STUDY SESSION

- A. Mid-Year Budget Report (Joint with the Camarillo Sanitary District)

Finance Director Campbell and Assistant Finance Director Uribe gave a PowerPoint presentation on the mid-year budget review which included amendments to the budget.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:25 p.m. The Mayor reconvened the regular meeting of the City Council at 7:32 p.m.

FLAG SALUTE

Vice Mayor Morgan led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

- A. Recognition of Outgoing Police Commander Guy Stewart

Mayor Little presented a City Tile to Police Commander Guy Stewart in recognition of his service to the Camarillo community.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Claudia Richardson, Ventura Boulevard business owner, thanked the City for the trolley program to support tourism. She expressed concern about the 2-hour parking limit on Ventura Boulevard, which is not conducive to promoting a walk and shop environment. She also recommended that business owners and employees be encouraged to park behind the stores on the boulevard. Public Works Director Fox noted the restrictions were put in place many years ago at the request of the local businesses. Council requested staff to review the parking limit and to bring it back for Council discussion.

Matthew Lorimer, Lamplighter Mobile Home HOA President, distributed information to the Council regarding the recent rent review hearings and leases with IPG.

Terry Bray, Lamplighter Home park resident, believed the city did not comply with the rent review ordinance for the recent hearing and did not agree with the rent review commission's decision.

Renee Ymzon, Lamplighter Mobile Home HOA Secretary, felt IPG is coercing residents into signing long-term leases.

XVIII. PUBLIC HEARINGS

A. Ordinance Amending the Camarillo Municipal Code Zoning Ordinance Regarding Chapter 19.68 Modifications

Assistant City Manager Norman presented a PowerPoint on the proposed Ordinance which would amend the title of Chapter 19.68 from Administrative Minor Modifications to "Modifications;" establish three categories of modification requests: Administrative Permit Adjustments, Administrative Minor Modifications, and Major Modifications; and provide the Director of Community Development the ability to refer architectural design modification requests to the Planning Commission Architectural Review Committee.

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.1104.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1104 amending Chapter 19.68 (Modifications) to Title 19 (Zoning) of the Camarillo Municipal Code.

Motion carried 5-0.

XIX. DEPARTMENTAL

A. 2014/15 Mid-Year Budget Report (Joint with Camarillo Sanitary District)

Finance Director Campbell and Assistant Finance Director Uribe presented a PowerPoint on the mid-year budget report and proposed amendments to the budget.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to approve the

2014/15 Mid-Year Budget Report and authorize the City Manager to adjust the 2014/15 Budget and make the necessary appropriations.

Motion carried 5-0.

The Council recessed at 8:30 p.m. for the Special meeting and reconvened the regular meeting at 9:30 p.m.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

- A. City Manager - City Manager Feng reported on meetings he attended and thanked Commander Stewart for his service to the community.
- 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.

Vacant Gas Station - Councilmember Kildee inquired on the status of the property at the corner of Arneill and Ponderosa roads. Assistant City Manager Norman stated there is a developer interested in the property; they are getting ready to remove the tanks and test the soil for contamination.

Restaurants - Councilmember Kildee expressed concern about recent restaurant closures. He wanted to assure staff is working with businesses. City Manager Feng confirmed there is an active outreach program with businesses and brokers.

Trucks - Councilmember Kildee questioned the trucks which appear to be stored at the Smart & Final shopping center on Arneill Road.

Joint Land Use Study (JLUS) - Councilmember McDonald reported the study is almost ready to be circulated for comments and input. The study is very informative and will be non-binding.

XX. ADJOURN

The meeting adjourned at 9:51 p.m.

ATTEST:



Mayor



City Clerk