

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, FEBRUARY 25, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:13 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  
Tom Fox, Public Works Director  
Jeffrie Madland, City Clerk  
Monica McGrath, Police Department Commander  
Dave Norman, Assistant City Manager  
Richard Petropulos, General Services Director  
Brian Pierik, City Attorney  
Mark Uribe, Assistant Finance Director  
Joe Vacca, Interim Community Development Director

I. AMENDMENTS TO THE AGENDA

Consent Calendar items C, D, and E were pulled for discussion.

II. PRESENTATIONS – NONE

III. CONSENT CALENDAR

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to approve Consent Calendar Items A through H, with the exception of Items C, D, and E.

A. Minutes

Approved the minutes of the City Council meetings held February 4 and 11, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-16 approving disbursements dated on or before February 18, 2015.

C. Recycled Water Service Agreement - Village at the Park Master Association

Pulled for discussion as Item VI A.

D. Ordinance No. 1104, an Ordinance of the City Council of the City of Camarillo, California, Amending Chapter 19.68 (Administrative Minor Modifications) To Title 19 (Zoning) of the Camarillo Municipal Code

Pulled for discussion as Item VII A.

E. Professional Services Agreement - GS-2014-5 Library Wireless Technology Upgrade

Pulled for discussion as Item XI A.

F. Resolution Authorizing Filing a Claim for Transportation Development Act (TDA) Article 8 Funds for Fiscal Year 2014/2015

Adopted Resolution No. 2015-17 authorizing the Director of Finance to file with the Ventura County Transportation Commission the Transportation Development Act Article 8 claim for the additional funds in Fiscal Year 2014/2015.

G. Financial Reports - January 2015

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

1. Investment Report dated January 31, 2015
2. Chronological Investment Activity Report for the Month Ended January 31, 2015
3. General Fund Comparative Balance Sheet, November 30, 2014, and December 31, 2014 and December 31, 2013
4. Minutes of the January 26, 2015 Investment Committee Meeting

H. Request to Sell Alcoholic Beverages - United Way Fundraiser

Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverages Control.

Motion carried 5-0.

IV. CITY COUNCIL

A. Citizen Appointment Committee Recommendation

City Clerk Madland stated the City posted the appropriate notices to fill expired terms and unscheduled vacancies on City committees, boards, and commissions. The Citizen Appointment Committee reviewed applications and requests for reappointment and their recommendations are presented to the City Council.

Mayor Little stated there were a number of well qualified applicants. It was very difficult to make the final selections.

Councilmember Craven moved, seconded by Councilmember Kildee, to confirm appointments as recommended.

Motion carried 5-0.

B. Joint Meeting with Pleasant Valley School District

Mayor Little requested the Council consider a joint meeting with the Pleasant Valley School District (PVSD). He felt it was important to know what the area schools are doing and indicated the Superintendent of schools was in favor of a meeting.

The Council directed staff to schedule a Liaison Committee meeting with representatives of the PVSD Board to come up with topics for a joint meeting.

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Recycled Water Service Agreement - Village at the Park Master Association (formerly Item III C)

Councilmember McDonald felt it was important for the public to understand there are regulations in place governing the use of recycled water.

Deputy Director Public Works McGovern indicated this is an agreement with the Village at the Park Master Association to provide water services for landscape areas which are currently being irrigated with potable water. The agreement includes requirements for delivery from the California Department of Public Health including scheduled delivery times, personnel training requirements, and recordkeeping.

Councilmember Craven reported on her attendance at the CASA Conference. She noted all of the topics at the conference involved recycled water.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to authorize the City Manager to sign Recycled Water Service Agreement No. 2015-10.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT

A. Ordinance No. 1104, an Ordinance of the City Council of the City of Camarillo, California, Amending Chapter 19.68 (Administrative Minor Modifications) To Title 19 (Zoning) of the Camarillo Municipal Code (formerly Item III D)

Councilmember McDonald questioned the date in Section D of the ordinance. Assistant City Manager Norman indicated staff would correct the typographical error.

Councilmember Kildee moved, seconded by Councilmember McDonald, to adopt Ordinance No. 1104, which constitutes reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

Motion carried 5-0.

VIII. CITY ATTORNEY

A. Introduction of a Regular Ordinance and Adoption of an Urgency Ordinance Establishing Permits for the Production of Adult Films

City Attorney Pierik stated the proposed ordinances would add Chapter 9.22 Safer Sex in the Adult Film Industry to the Camarillo Municipal Code, establishing procedures for the issuance of adult film permits for the production of adult films within the City.

Councilmember Kildee asked if the City could legally prohibit this kind of filming in Camarillo. City Attorney Pierik indicated filming could not be prohibited, but the City could require safe sex practices. Assistant City Manager Norman indicated this type of ordinance has proven to be very effective. The adult film industry shows no interest in filming in cities with safe sex ordinances.

City Attorney Pierik read the title of Ordinance No. 1105.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1105 adding Chapter 9.22 Safer Sex in the Adult Film Industry to Title 9 Health and Safety of the Camarillo Municipal Code.

Motion carried 5-0.

City Attorney Pierik read the title of Urgency Ordinance No. 1106.

Vice Mayor Morgan moved, seconded by Councilmember Kildee, to waive further reading and adopt Urgency Ordinance No. 1106 adding Chapter 9.22 Safer Sex in the Adult Film Industry to Title 9 Health and Safety of the Camarillo Municipal Code.

Motion carried 5-0.

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

XI. GENERAL SERVICES

A. Professional Services Agreement - GS-2014-5 Library Wireless Technology Upgrade (formerly Item III E)

Councilmember McDonald asked about the discrepancy between the two lowest bidders. General Services Director Petropulos indicated the lowest bidder does not have the ability to provide the needed equipment.

Vice Mayor Morgan moved, seconded by Councilmember Kildee, to authorize the City Manager to execute Professional Services Agreement No. 2015-11 with Lanspeed in the amount of \$62,330.72.

Motion carried 5-0.

XII. CLOSED SESSION – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 5:52 p.m. The Mayor called the Study Session to order at 6:02 p.m.

XIV. STUDY SESSION

A. Parking Requirements - Multi-family Developments of Four Bedrooms or More

Interim Community Development Director Vacca presented a PowerPoint on proposed parking requirements for condominiums/townhomes with four or more bedrooms.

B. Economic Development Update

Senior Management Analyst Fraser presented a PowerPoint on the City's current economic development programs.

C. Chamber of Commerce Professional Services Agreement

City Manager Feng presented a revised service agreement with the Camarillo Chamber of Commerce.

D. Old Town Merchants Association

Jonathan Boring, President, Old Town Merchant's Association, presented several items for consideration to improve lighting, signage, and the overall visibility of the Old Town area, including designating the area as a historical district to promote tourism.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

The Study Session recessed at 7:19 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. City Tile - Jimmie Palacio

The Mayor presented a City Tile to the family of Jimmie Palacio in recognition of his service to the City of Camarillo.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Edwin LaRocque thanked city staff for the quick response to his request to remove the post blocking pedestrian access from the back parking lot at Carmen Plaza.

Don Newquist requested the Council consider promoting the use of solar by reducing or eliminating the permit fees while the 30% tax credit is still available. The Council requested staff look into it and report back to the Council.

XVIII. PUBLIC HEARINGS

A. Resolutions Approving Mitigated Negative Declaration and General Plan Amendment - MND- 2013-9/GPA-2013-3 PB Companies, Mission Oaks Townhomes

B. Introduction of an Ordinance Approving a Change of Zone - CZ-318 PB Companies, Mission Oaks Townhomes

(XVIII A & XVIII B were heard concurrently)

Senior Planner Mitchell presented a PowerPoint on PB Companies' modified GPA request. The original GPA request was for a change from Industrial to high-density residential land use (19-30 dwelling units/acre). The modified request is for a medium-density land use (11-18 dwelling units/acre) to accommodate a for-sale townhome project and a change in zone from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15-units per acre maximum) to accommodate the development of 129 residential units. The 8.66-acre vacant site is located north of the U.S. Highway 101/Ventura Freeway, east of Santa Rosa Road, south of Verdugo Way, and west of Camino Ruiz.

Councilmember McDonald expressed concern about building residential units in close proximity to the freeway. She asked for clarification regarding the studies evaluating water availability, noise, and air quality. Josh Janowicz, of Rincon Consultants Inc., indicated the environmental review studied noise, air quality and water, and appropriate mitigation measures were included. The project was reviewed and approved by the Ventura County Air Pollution Control District (VCAPCD). The project would be served by Camrosa Water District and they have indicated the ability to serve the project. He mentioned an addendum to the MND which was distributed to the Council via red folder.

Councilmember McDonald asked how this project fit into the City's housing needs. Mr. Janowicz stated that the City needs to provide moderate housing units which this project would provide.

Councilmember McDonald reiterated her request for a map showing approved projects, including number of units, zoning, planned construction dates and phases.

Senior Planner Mitchell confirmed the project would comply with the City's new parking requirements.

Vice Mayor Morgan stated the developer called him once about windows.

Mayor Little stated he talked to the developer twice; once about water and the second time about driveway placement.

#### PUBLIC HEARING OPENED

A non-verbal comment card was submitted in support of the project and the live-work environment it would create.

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

Vice Mayor Morgan confirmed VCAPCD reviewed the project and their standards are very strict.

Councilmember McDonald expressed concern over air quality and the current drought condition. She felt the environmental document did not provide an adequate review and could not support approving the document.

Mayor Little stated the Environmental Impact Report was thorough. The consultant has prepared numerous studies for the City.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-18 approving MND-2013-9.

Motion carried 4-1 (McDonald dissenting).

Councilmember Craven felt this was a good opportunity to see if a live/work project results in people living where they work.

Councilmember Kildee stated the City is clearly in need of housing over industrial properties at this time. He felt the reduced density was more appropriate for the site,

but noted there are several issues that need to be addressed including water and air quality.

Councilmember McDonald stated she could not support the modification to the GPA. She did not support building residential that close to the freeway. The project is not needed to meet Housing Element requirements, is out of character for Camarillo, and will increase existing traffic issues.

Vice Mayor Morgan stated there is a need to provide housing for those who work in the industrial area and would rather see homes than industrial in that area.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to adopt Resolution No. 2015-19 approving GPA-2013-3 changing the Land Use Element designation from Industrial to Medium-Density Residential.

Motion carried 4-1 (McDonald dissenting).

City Attorney Pierik read the title of Ordinance No.1107.

Councilmember Craven moved, seconded by Mayor Little, to waive further reading and introduce Ordinance No. 1107 approving a change of zone CZ-318 from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15-units per acre maximum).

Motion carried 4-1 (McDonald dissenting).

## XIX. DEPARTMENTAL

### A. Update on Mobile Home Park Issues

City Attorney Pierik stated there was a Spanish interpreter present and available. He presented a PowerPoint reviewing mobile home park rent control, the City's Rent Review Ordinance, and issues at Lamplighter Mobile Home Park involving parking, the long-term lease, and the financial assistance program. Assistant City Manager Norman reviewed the parking allowed under the current CUP and noted the park owner could apply for on street parking through the CUP process.

Councilmember McDonald asked if the Kavanau case factors were reviewed to see which ones would apply in this case. City Attorney Pierik indicated the factors would need to be reviewed based on a specific ordinance, which does not currently exist.

Councilmember McDonald asked if a long-term lease provides the same protection as a rent control ordinance. City Attorney Pierik indicated Lamplighter's current long-term lease is based upon CPI with 3.5% floor and a 6% cap, with no pass-throughs. Many of the rent control ordinances are based on CPI with floors and caps, and allow for pass-throughs for various items including capital improvements, operating expenses, insurance, and government requirements. He felt the City's Rent Review Ordinance, in combination with the long-term lease and the rental assistance program, was superior to a rent control ordinance. It provides the benefits of some certainty regarding future rents without the disadvantages.

The following people spoke in support of Rent Control, expressing frustration with IPG, the owners of Lamplighter Mobile Home Park, and the on-site management:

Craig Hull, GSMOL

Matt Lorimer, Lamplighter Mobile Home Park Homeowners' Association (HOA)

Kathy France

Sandy Lana

Diane Hauffen

Phillip Levine

Rene Ymzon

Terry Bray

The Spanish interpreter read several non-verbal comment cards opposing rent increases, the loss of parking within the park, and indicating they could not afford the noticed increases.

City Manager Feng indicated the City has made progress on the long-term lease, the rental assistance program, and maintenance issues within the park. As demonstrated, the case law has been thoroughly evaluated, as well as the Modesto Ordinance. The Rent Review Ordinance and long-term lease, are superior to the Modesto ordinance and the City does not run the risk of legal problems and expenses. The Lamplighter Mobile Home Park residents need to develop a business relationship with IPG and learn to negotiate with management to resolve their issues.

Councilmember Kildee stated the City has already spent thousands of dollars on this issue over the last two years. He felt the Rent Review Commission has proven successful by providing a forum for residents and management to discuss issues. Rent increases are inevitable; it is something everyone deals with.

Councilmember Craven stated she does not now, and has never, supported rent control of any kind.

Councilmember McDonald disagreed the Rent Review Commission has had great success given the small amount of cases it has heard in thirty years, but she was not sure that rent control was the answer either. She felt there was obviously a problem, it was going to take the residents coming together to solve the problem.

Vice Mayor Morgan stated the City has done what it could do to help and there have clearly been some concessions by IPG. He did not support a rent control ordinance.

Mayor Little stated the job of the City Attorney is to protect the City. He commended the City Attorney for his work on this issue and agreed the City cannot negotiate for the park residents.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to direct staff to continue to apply the Rent Review Ordinance and not pursue a rent control or rent stabilization ordinance.

Motion carried 5-0.

Councilmember McDonald moved, seconded by Vice Mayor Morgan, to refer the Rent Review Ordinance to the Policy Committee.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Camarillo Springs – City Manager Feng reported the Geotechnical Engineer has been hard at work and half of the red-tagged homes have received permits to enter their homes.

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.

National Alliance on Mental Illness (NAMI) – Vice Mayor Morgan announced the NAMI Walks Ventura County is on May 15.

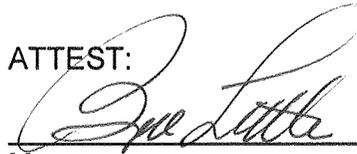
Proclamation of Local Emergency – Mayor Little reported the city received a response from the Governor's Office of Emergency Services denying the City's request for a State of Emergency proclamation for the Camarillo Springs debris flows.

Map – Councilmember McDonald requested staff provide the Council a map of approved developments for their agenda binders.

XX. ADJOURN

The meeting adjourned at 11:44 p.m.

ATTEST:

  
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Mayor

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