

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, MARCH 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
 Jeffrie Madland, City Clerk
 Monica McGrath, Police Department Commander
 Dave Norman, Assistant City Manager
 Richard Petropulos, General Services Director
 Brian Pierik, City Attorney
 Tali Tucker, Assistant Public Works Director
 Joe Vacca, Interim Community Development Director

I. AMENDMENTS TO THE AGENDA

Consent Calendar Item III H was pulled for discussion.

II. PRESENTATIONS

A. Certificates of Recognition - Adolfo Camarillo High School Wrestling Team

The Mayor presented Certificates of Recognition to the Adolfo Camarillo High School Wrestling Team in recognition of their CIF Championship.

III. CONSENT CALENDAR

Councilmember Craven moved, seconded by Councilmember Kildee, to approve the Consent Calendar, with the exception of Items C, F, and H.

A. Minutes

Approved the minutes of the City Council meeting held February 25, 2015, as presented.

B. Resolution – Approval of Disbursements

Adopted Resolution No. 2015-21 approving disbursements dated on or before March 4, 2015.

D. Resolution Accepting Improvements and Exonerating Securities - CPD-20M(3) Solimar Farms, Inc.

Adopted Resolution No. 2015-24 accepting improvements and exonerating

securities.

- E. Ordinance No. 1105, an Ordinance of the City Council of the City of Camarillo, California, Adding Chapter 9.22 (Safer Sex In The Adult Film Industry) to Title 9 (Health and Safety) of the Camarillo Municipal Code, Establishing Permits for the Production of Adult Films within the City

Adopted Ordinance No. 1105, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

- G. Request to Sell Alcoholic Beverages - Fundraiser

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

- H. Permanent Easement and Temporary Construction Easement - ST-05-01 Santa Rosa Road Widening Project

Pulled for discussion as Item VI A.

- I. Resolution Extending Emergency Proclamation – Camarillo Springs Debris Flow

Adopted Resolution No. 2015-25 extending the Emergency Proclamation.

- J. Request to Sell Alcoholic Beverages - Celtic Fair

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

Motion carried 5-0.

- C. Resolutions Approving Tract Maps and Improvement Plans - Tracts 5561-2 and -3, elacora Springville, LLC

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Resolution Nos. 2015-22 and 2015-23 approving the tract maps and improvement plans and acknowledging receipt of agreements, securities, and other necessary documents and authorizing the Mayor and the City Engineer to sign the tract maps and authorizing the City Engineer to sign improvement plans.

Motion carried 4-1 (McDonald dissenting).

- F. Ordinance No. 1107, an Ordinance of the City Council of the City of Camarillo, California, Rezoning Certain Real Property from LM (Limited Manufacturing) to RPD-15U (Residential Planned Development, 15 Dwelling Units Per Acre Maximum) for 8.66 Acres Located at the Southwest Corner of Verdugo Way and Camino Ruiz, North of the U.S. Highway 101/ Ventura Freeway, East of Santa Rosa Road, South of Verdugo Way, and West of Camino Ruiz, Further Described as Change of Zone 318

Councilmember Craven moved, seconded by Vice Mayor Morgan, to adopt Ordinance No. 1107, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

Motion carried 4-1 (McDonald dissenting).

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Permanent Easement and Temporary Construction Easement - ST-05-01 Santa Rosa Road Widening Project – Joe L. Mandel as Trustee of the Country Breeze Residential Trust (formerly Item III H)

Councilmember McDonald asked whether a solution to the driveway issue was reached. Principal Civil Engineer Matsuoka indicated staff was able to accommodate the left-turn pocket at 6529 Santa Rosa Road.

Councilmember Kildee moved, seconded by Councilmember Craven, to authorize the City Manager to execute Easement Agreement No. 2015-12 and accept the corresponding deeds.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY

A. Introduction of Ordinance Amending Chapter 5.36 Taxicab Permits of the Camarillo Municipal Code

City Attorney Pierik stated the proposed ordinance would amend Chapter 5.36 Taxicab Permits to update the City's taxicab regulations for operators and drivers located in or operating within the City, including implementing controlled substance and alcohol testing requirements for drivers, consistent with state law. Additionally, the proposed ordinance would authorize City officials to investigate a taxicab company upon receipt of a complaint, as specified, and makes other non-substantive changes.

Councilmember McDonald stated there are more than four taxicab companies throughout the city. City Attorney Pierik indicated under the current ordinance, tax certificates are required for companies domiciled within the city and for companies that do not have a permit elsewhere in the county. The proposed ordinance amendment would continue to require licenses for those companies domiciled within the city and would require them to obtain licenses if they pick up passengers within the city.

Councilmember McDonald asked which department would be responsible for locating taxicab companies that are not licensed. City Attorney Pierik indicated the enforcement would be complaint driven.

Mayor Little asked how a taxicab would identify itself on the exterior of the vehicle as being licensed by the city. City Attorney Pierik indicated the ordinance requires the display of a license in the compartment. Staff could look into the options for requiring an external display.

Councilmember McDonald asked about the current maximum amount of the tariffs that can be charged, as established by the City. City Attorney Pierik indicated staff would have to look into it.

The Council requested additional information and changes to the ordinance which will be brought back at a future meeting.

IX. CITY MANAGER

A. 2015 Legislative Platform

Assistant City Manager Norman stated per City Council Policy 2.02, the Council Legislative Committee reviewed the City's current Legislative Platform and recommend changes for the 2015 legislative session. He reviewed minor changes to the Platform.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt the 2015 Legislative Platform.

Motion carried 5-0.

X. CITY CLERK – NONE

XI. GENERAL SERVICES – NONE

XVII. PUBLIC COMMENTS

The following University Glenn residents expressed opposition to the CSUCI 2025 Vision Plan and urged Councilmember Craven's support of their position as the City's representative on the CSUCI Site Authority:

Ross Petruzzelli
Susan Engelmann
Miriam Olson
Kim Petruzzelli
Diane Estes

Councilmember Craven stated she also has concerns about the plan. She has an appointment with Dr. Rush and will express her concerns to him. She recommended the residents also relay their concerns to the Ventura County Board of Supervisors.

Mayor Little recommended the University Glen residents attend the hearing before the City of Long Beach Board of Trustees.

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 6:15 p.m.

XIV. STUDY SESSION

A. FY 15/16 Community Service Grants

Finance Director Campbell and Assistant Finance Director Uribe reviewed Community Service Grant requests and staff's recommended grant awards. The Council discussed the requests and requested additional information on several applications.

XII. CLOSED SESSION

The City Council recessed at 6:58 p.m. to Closed Session to consider the following

items:

A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9; Number of cases: Two.

B. 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.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

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

FLAG SALUTE

Councilmember Kildee led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Matthew Lorimer expressed concern over a Notice of Rent Increase he received. He opposed providing free police services to the Premium Outlets.

XVIII. PUBLIC HEARINGS

A. Introduction and Adoption of a Zoning Ordinance Amendment - Chapter 19.76 - Wireless Communication Facilities

Assistant City Attorney Davis recommended the Council consider an ordinance amending the City's Zoning Ordinance (Title 19) to establish comprehensive regulations regarding the siting, design, development, and operation of wireless communication facilities throughout the City, including the public right-of-way. Because of recent changes in federal law regarding applications to modify existing facilities which go into effect on April 9, 2015, the new regulations are being presented for adoption as both an urgency measure and a regular ordinance. He presented a PowerPoint reviewing the issues and background of the wireless communication facilities ordinance.

Councilmember McDonald asked whether there is an appeal process under the administrative approval process for the public. Assistant City Attorney Davis indicated there is a limited appeal process mostly for the applicants.

PUBLIC HEARING OPENED

Jesus Torres, Verizon, reviewed his issues with the ordinance including, residential setbacks of 150% from the property line will not allow wireless companies on some

residential right of ways, the estimated number of users is irrelevant, and request for a reduction to a half mile radius under Section 19.76.050(5) Alternative Site Analysis.

Maria Ventura, Southern California Gas Company, thanked city staff for allowing SoCal Gas the opportunity to weigh in on the ordinance.

Assistant City Manager Norman indicated the setback requirement is designed to protect the public from debris from the impact of a falling tower.

Assistant City Attorney Davis indicated the provision for estimated number of users is from case law. It is information the courts consider if there is issue with closing a gap in coverage. If labeled as proprietary information, it would not be disclosable as a public record. The one mile radius requirement was reduced from two and staff recommended maintaining it.

Tripp May, Legal Consultant, provided clarification on several provisions in the ordinance and stated the city could put itself at risk if it did not adopt an ordinance that contained detailed requirements applicable to all applicants.

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

Councilmember Kildee stated staff and the consultant have worked very hard on this ordinance and it is clearly an improvement on the current regulations.

Councilmember McDonald stated Camarillo is ahead of other cities on adopting these regulations. She thanked the industry for working with city staff.

City Attorney Pierik read the title of Ordinance No. 1108.

Councilmember Craven moved, seconded by Councilmember Kildee, to waive further reading and adopt Urgency Ordinance No. 1108 adding a new Chapter 19.76 Wireless Communication Facilities to the Camarillo Municipal Code and making conforming amendments to Title 19.

Motion carried 5-0.

City Attorney Pierik read the title of Ordinance No. 1109.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1109 adding a new Chapter 19.76 Wireless Communication Facilities to the Camarillo Municipal Code and making conforming amendments to Title 19.

Motion carried 5-0.

B. Resolution Approving 2015-16 CDBG Funding Allocations

Associate Planner Smith stated the Department of Housing and Urban Development (HUD) has determined Camarillo's FY 2015-16 CDBG funding amount to be \$285,078. He presented a PowerPoint reviewing the FY 2015-16 Action Plan process and stated the allocations will be incorporated in the annual Action Plan, which will be approved at the City Council meeting of May 13, 2015.

Councilmember McDonald questioned why the Winter Warming Shelter did not request funds. She expressed concern over the possibility of having to find funds

elsewhere if the warming shelter requests funding as the next winter approaches. Councilmember Craven shared the concern since it fills a great need in Camarillo.

PUBLIC HEARING OPENED

Linda Fisher-Helton, Area Housing Authority (AHA), urged the Council to support their request to provide renovations for the Bradford Apartments.

Michael Nigh, Deputy Director, AHA, indicated in their effort to keep rents low and affordable, there is little extra money for maintenance. The renovations would include new roofing for two buildings, new windows throughout the complex, and energy efficient lighting. There is no federal funding assistance available for the property because it is locally owned.

The following people spoke in support of their funding requests and thanked the Council for their continued support:

Michael Weaver, Turning Point

Lisa Nagy, OASIS

Felipe Flores, Habitat for Humanity

Leo Mulitor, Long Term Care Ombudsman

Marc Wilde, Livingston Memorial Visiting Nurse Association

Kelly Brown, Interface 211 Program

Tina McDonald, RAIN Project – Operations

Tammy Glenn, Caregivers, thanked the Council for entertaining their request for funding. Caregivers served 80 seniors in the past year and works with 120 programs throughout the County of Ventura to serve seniors through the end of life.

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

Councilmember Craven acknowledged the excellent service AHA provides to the Camarillo and the County but indicated the funding just isn't available.

Councilmember McDonald stated the AHA needs to figure out how to accumulate funds for deferred maintenance. She supported funding the current rehabilitation programs which help seniors stay in their homes. Vice Mayor Morgan concurred.

Mayor Little stated Bradford Apartments has been a valuable asset to the community. He felt some of the rehabilitation funds could be provided to the AHA.

Councilmember Kildee expressed concern over not funding the AHA. Assistant City Manager Norman indicated that in addition to pulling the funds away from the existing rehabilitation programs, the AHA's use of the funds would trigger prevailing wage requirements. The City would need to hire a consultant to administer the reporting requirements.

Councilmember Kildee moved, seconded by Councilmember Craven, to approve Resolution No. 2015-26 setting forth the FY 2015-16 allocation of CDBG funds to various agencies and programs as submitted.

Motion carried 5-0.

XIX. DEPARTMENTAL

A. General Plan Amendment (GPA) Referral Status - GPA 2007-3, Shea Homes, St. John's Seminary

Interim Community Development Director Vacca stated the Council previously referred an application for a proposed amendment to the City's General Plan Land Use Element for approximately 90.6 acres located on the St. John's Seminary property on the north side of Upland Road, east of Lewis and Somis Roads, and south of the unincorporated area to the north of the City limits. He presented a PowerPoint reviewing a status update of the GPA application.

John Danvers and Kevin Harbison, Shea Homes, presented a PowerPoint reviewing the modified project concept for an active adult community and the history of the project. The seminary library is intended to be preserved. Market research is showing the house pricing to be between \$500,000 and \$850,000. The project would provide an agricultural heritage public park and trailhead.

Tom Underwood supported the development. He felt it would be a unique community.

Lori Rotvik supported the development. It would be a viable option for her parents, who were now empty nesters, and other seniors in the community.

Bob Yoder, Shea Homes, stated the seminary feels the project is a compatible fit to the area. He requested the Council's approval of the continuance of the referral.

Brittany Holmes spoke in support of the development. She felt it was a great fit for Camarillo.

Edward O'Donnell also supported the project. It was just the type of housing he was interested in and it is not otherwise available in the Camarillo community.

Roy Villa opposed the project. He felt the Council should concentrate on modest homes for Camarillo's younger residents.

Merrill Berge opposed the project. The project provides no public benefit and she expressed concern about the drought.

Beatriz Montalvo expressed concern over the loss of green space. She did not want any more housing developments in the community.

Matt Lorimer opposed the development and expressed concern about increased traffic.

Councilmember Craven stated this project has been pending for 8 years. She felt the City needed a policy that would expire referrals after several years. She supported rescinding the referral.

Councilmember Kildee stated the community's senior population is growing and there is a demand for single story homes. If the developer cannot procure the water rights, the project will not move forward. He supported allowing the referral to proceed.

Councilmember McDonald stated the modified project is a much better project but she felt the timing was not right. She did not think Shea Homes would be able to solve the water issue and the project is not necessary to meet the City's RHNA numbers. She supported rescinding the referral. Vice Mayor Morgan concurred.

Mayor Little stated there is demand for senior housing within the community. The Council has already approved housing for the younger generations. The development would be an asset to the community and should be allowed to proceed.

Councilmember Craven moved, seconded by Councilmember McDonald, to rescind the General Plan Amendment Referral for Shea Homes - St. John's Seminary and direct staff to stop processing the General Plan Amendment.

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

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Update – City Manager Feng stated city staff and VCTC met regarding the architect selection for the Old Courthouse building, he and Consultant Burrow interviewed potential hotel/convention developers, and he along with other cities in the county met with Congresswoman Brownley to discuss potential transportation funding.

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.

Drive-Through Starbucks – Interim Community Development Director Vacca indicated the grading is almost complete. The construction will take 3 to 5 months.

Abandoned 76 Service Station – Interim Community Development Director Vacca indicated Code Compliance was working with the property owner to have the area fenced off. A demolition permit has been issued.

Camarillo Ranch Foundation – Mayor Little stated the Ranch Director resigned. The Board has begun the recruitment process.

XII. CLOSED SESSION (continued)

The City Council recessed to Closed Session at 11:30 p.m. to consider the following items:

A. Conference with Legal Counsel - Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9; Number of cases: Two.

B. Conference with Legal Counsel – Anticipated Litigation

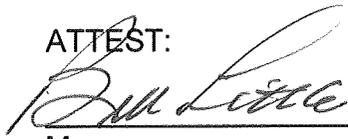
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Government

Code Section 54956.9; Number of cases: One.

XX. ADJOURN

The meeting adjourned at 12:40 a.m. with no reportable action from the Closed Session.

ATTEST:



Mayor



City Clerk