

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, JUNE 10, 2015**

CALL TO ORDER/ROLL CALL

Mayor Little called the meeting to order at 5:03 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  
                                      Richard Petropulos, Administrative Services Director  
                                      Brian Pierik, City Attorney  
                                      Cory Rubright, Police Captain  
                                      Joe Vacca, Community Development Director

I.     AMENDMENTS TO THE AGENDA – NONE

II.    PRESENTATIONS

A.     Recognition of Doug Tapking, Executive Director, Ventura County Area Housing Authority

The Mayor presented a certificate to Doug Tapking in recognition of his retirement from the Area Housing Authority of County of Ventura.

III.   CONSENT CALENDAR

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

A.     Minutes

Approved the minutes of the City Council meetings held May 27, May 29, June 2, and June 3, 2015, as presented.

B.     Resolution – Approval of Disbursements

Adopted Resolution No. 2015-56 approving disbursements dated on or before June 3, 2015.

C.     Resolution Approving Title VI Plan - Camarillo Area Transit Services

Adopted Resolution No. 2015-57 approving a Title VI plan for Camarillo Area Transit services.

- D. Extension of Agreement - Tree Maintenance Services  
Extended Agreement No. 2007-27E with West Coast Arborist, Inc.
- E. Resolution Appointing Trustees to the Camarillo Library Board  
Adopted Resolution No. 2015-58 reappointing Kevin Kildee and Bill Little as Trustees to the Camarillo Library Board.
- F. Resolution Authorizing Application to the California Department of Resources Recycling and Recovery – Used Oil Payment Program  
Adopted Resolution No. 2015-59 authorizing the City Manager or designee to submit an application, execute any forms necessary to secure Used Oil Payment Program funds, and carry out the specified activities required by CalRecycle.
- G. Cooperative Purchase - Aerial Lift Truck  
Authorized the purchase of a 2015 Terex Aerial Lift truck through the National Joint Powers Alliance Cooperative Contract No. 031710-GII from Terex Utilities Inc. at the total delivered cost of \$99,114.
- H. Solicit Bids AS-2014-13 Building Roof Repairs on City Hall and Police Department Facilities  
Authorized staff to invite bids.
- I. 2015-2020 Capital Improvement Projects – Various Agencies  
Authorized staff to forward letters to the agencies informing them that their projects are consistent with the City's General Plan and a coordinated development plan is not necessary.
- J. Transfer of Cable Television Franchise with Verizon  
Adopted Resolution No. 2015-60 consenting to the transfer of the franchise to Frontier Communications Corporation.
- K. Resolution Exonerating Warranty Securities - LS-12-01 Ponderosa Drive Median Landscape  
Adopted Resolution No. 2015-61 exonerating warranty securities.

Motion carried 5-0.

IV. CITY COUNCIL

A. Request for Funding - St. John's Pleasant Valley Hospital Catheterization Lab

Mayor Little stated the City received a request from St. John's Healthcare Foundation's for a \$100,000 grant to the Foundation for equipment in the new Catheterization Lab which will be part of the expansion project scheduled to be completed in early 2018. He requested the item be placed on the June 24 agenda.

Debi Klein, St. John's Healthcare Foundation, asked the Council to consider their proposal which could be paid over a five-year period.

Councilmember Craven requested the City Attorney look into whether this would be considered a gift of public funds. City Attorney Pierik indicated staff would research the public purpose in terms of expenditure of city money and whether it would trigger prevailing wage issues.

The Council supported considering a grant between \$100,000 - \$200,000, to be paid over a five-year period.

Councilmember Kildee moved, seconded by Vice Mayor Morgan, to place this item on the June 24 agenda for further consideration and action.

Motion carried 5-0.

- V. FINANCE – NONE
- VI. PUBLIC WORKS – NONE
- VII. COMMUNITY DEVELOPMENT – NONE
- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. ADMINISTRATIVE SERVICES – NONE
- XII. CLOSED SESSION – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 5:27 p.m. The Mayor called the Study Session to order at 5:32 p.m.

XIV. STUDY SESSION

A. American Water Presentation on Joint Desalter Project

Mark Strauss, American Water, presented a PowerPoint on a proposed joint desalter project between the City and American Water. Councilmember Craven expressed her ongoing concern over public utilities being owned by private companies. The Council directed staff to continue to work with American Water to produce a presentation to the Groundwater Management Agency and to draft an agreement to develop the terms for a joint project.

B. Camarillo Commons Specific Plan

Councilmember Craven recused herself due to a financial conflict of interest and left the conference room.

Associate Planner Lee and Debbie Rudd, RRM Design Group, presented a PowerPoint on possible updates to the Camarillo Commons Strategic Plan in light of the dissolution of redevelopment.

Councilmember Craven returned to the meeting.

C. Noise Element Update

Associate Planner Lee and Greg Martin, Rincon Consultants, Inc., presented a PowerPoint on the General Plan Noise Element Update.

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 Craven led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

A. Recognition of Jane Rozanski, Chief Executive Director, Camarillo Health Care District

The Mayor presented a certificate to Jane Rozanski in recognition of her retirement from the Camarillo Health Care District.

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Jeff Malgren encouraged the City to pursue abatement proceedings against the Longo property in the Camarillo Springs area.

Stewart Krieger urged the Council not to terminate the emergency proclamation. Given the current drought, he questioned where the water would come from for 100 new dwellings that were recently approved.

Matthew Lorimer felt the Council should write a letter to IPG encouraging them to comply with the Rent Review Commission's decision on the April 24 Rent Review hearing.

XVIII. PUBLIC HEARINGS

A. Resolution Ordering Levy and Collection of Assessments for Fiscal Year 2015-16 for Camarillo Landscape Maintenance District Zones 1 through 10

Public Works Director Fox recommended the Council consider annual assessments for the cost of operations within the Camarillo Landscape Maintenance District. No levy is required in Zone 1. Assessments for Zones 2 through 10 are proposed to be levied.

PUBLIC HEARING OPENED

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

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2015-62 ordering the levy and collection of assessments for the

Camarillo Landscape Maintenance District Zones 1 through 10, as shown in the Engineer's Report.

Motion carried 5-0.

B. Introduction of an Ordinance - Amending Tables 19.44.030, 19.44.125 and Section 19.44.150 of the Camarillo Municipal Code, Chapter 19.44 Off-Street Parking

Community Development Director Vacca stated the proposed amendments to the Tables of Sections 19.44.030 and 19.44.125 and to Section 19.44.150 of the Camarillo Municipal Code (CMC) Chapter 19.44 (Off-Street Parking) would increase the parking requirements for new residential, multifamily-ownership projects (condominiums, townhouses, or other common interest developments) of four or more bedroom units and would prohibit tandem parking in multifamily-ownership projects. He reviewed the recent parking code updates, proposed amendments to Tables 19.44.030 and 19.44.125, proposed clarification on the definition of what is characterized as a bedroom for calculating parking, and a correction to Section 19.44.150 in the Ordinance.

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. 1110.

Councilmember Craven moved, seconded by Vice Mayor Morgan, to waive further reading and introduce Ordinance No. 1110 amending Chapter 19.44 of the Camarillo Municipal Code pertaining to parking requirements for new residential multifamily ownership projects, with the stated correction to Section 19.44.150.

Motion carried 5-0.

C. Resolution Approving Tentative Tract 5955 elacora Springville, LLC

Associate Planner Lee presented a PowerPoint the application for approval of Tentative Tract 5955 (companion application RPD 193) to subdivide a 5.76-acre parcel for the development of 99 residential airspace condominium units with common landscaping, access, and parking. The property is located at the southwest corner of Ponderosa Drive and Spring Oak Road within the Springville Specific Plan area. The site is zoned RPD-18U (Residential Planned Development, 18 dwelling units per acre maximum).

Councilmember McDonald asked if the parking Ordinance No. 1110 would apply to this project. Community Development Director Vacca indicated it would not affect this project. The parking complies with the Springville Specific Plan and the most recent ordinance regarding guest parking.

PUBLIC HEARING OPENED

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

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-63 approving Tentative Tract 5955, subject to recommended

conditions of approval.

Motion carried 4-1 (McDonald dissenting).

XIX. DEPARTMENTAL

A. Resolution Terminating the Emergency Proclamation – Camarillo Springs Debris Flow

City Attorney Pierik provided an update on the status of the Camarillo Spring debris flow and recommended terminating the Proclamation of Local Emergency. The City has begun issuing building permits to some of the homeowners to repair their homes. It would be inconsistent for the City to issue building permits while at the same time declaring that a state of emergency exists.

Public Works Director Fox indicated there is no funding available through NRCS for further remediation work. NRCS has engineering staff that will continue to work with the City to review the remediation plan to see if there are adjustments that make sense.

The following people thanked the Council for their continued support and urged the City to extend the Emergency Proclamation and continue to help the community with ongoing safety concerns including pursuing nuisance abatement proceedings against the Longo property to mitigate future risk:

Jim Lingl  
Leonard Siegel, HOA Attorney  
Barbara Williams, Camarillo Springs HOA President  
Al Kliman  
Ted Koupal  
Matthew Lorimer  
Stan Roberts  
Bob Spielman, Camarillo Springs Community (CCB)

Councilmember Craven asked for clarification regarding the purpose of the Emergency Proclamation, the benefits, and, if terminated, would the City still be able to address the hillside.

City Attorney Pierik stated the Emergency Proclamation was issued because the City Manager determined the debris flow created an emergency condition. It provides the City Manager authority if necessary to utilize emergency powers to address safety issues and respond to the emergency situation.

City Manager Feng reviewed the process of the Emergency Proclamation. It allows the City to order and direct additional safety personnel to respond and react to the situation and also allows for reimbursement of costs. City staff are processing building permits to allow residents to reoccupy their properties which cannot occur if an emergency situation exists. If a new emergency were to occur, a new proclamation could be declared. With respect to homeowners insurance, the policies will be extended based upon issuance of the first emergency proclamation. The City will continue to work with the NRCS and stakeholders to get a resolution on the hillside.

The Councilmembers stated the proclamation had been extended to provide comfort

to the residents, but an emergency no longer existed and many homeowners were moving forward with repairs to reoccupy their homes. The Council was still determined to pursue all efforts to bring the parties together to resolve the issues in the Camarillo Springs area.

Councilmember Craven moved, seconded by Councilmember Kildee, to adopt Resolution No. 2015-64 terminating the proclamation of emergency.

Motion carried 4-1 (Morgan dissenting).

B. Resolution Approving Environmental Impact Report - North Pleasant Valley Groundwater Treatment Facility WT-11-01

Deputy Director Public Works McGovern recommended the Council consider adopting the Final Environmental Impact Report (EIR) and Mitigated Monitoring Plan for the North Pleasant Valley Groundwater Desalter Treatment Facility. She presented a PowerPoint on the background, description, and benefits of the project.

Councilmember Craven stated the letter from the Fox Canyon Groundwater Management Agency raises concerns over the point of ownership. Public Works Director Fox indicated the EIR does not address the issue of ownership.

Councilmember Craven noted a correction to page 8 regarding wetlands – the sites are located in the County.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2015-65 certifying the EIR along with the Mitigation Monitoring Plan.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

A. City Manager

Channel Counties Meeting – City Manager Feng reported on his attendance at the League of California Cities Channel Counties Division quarterly meeting.

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.

Shred Event – Vice Mayor Morgan reported the recent shred event was a success. He recommended holding two shred events a year.

Calleguas Creek Bike Path Fence – Public Works Director Fox indicated the City has been unable to complete the project because a hawk is currently nesting in the area.

Landscaping and Irrigation Guidelines – Councilmember Craven requested a review of the Landscaping and Irrigation Guidelines with respect to turf percentages given the current drought conditions.

Second Residential/Dwelling Units – Councilmember Craven requested review of the

square footage standard for Second Residential/Dwelling Units. The Council directed staff to provide a report on a future agenda.

XX. ADJOURN

The meeting adjourned at 10:37 p.m.

ATTEST:

  
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Mayor

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