

MINUTES
CITY OF CAMARILLO CITY COUNCIL
REGULAR MEETING
WEDNESDAY, JANUARY 27, 2016

CALL TO ORDER/ROLL CALL

Mayor Morgan called the meeting to order at 5:17 p.m.

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

Staff Present: Bruce Feng, City Manager
 Ronnie Campbell, Finance Director
 Tom Fox, Public Works Director
 Dave Klotzle, Public Works Director
 Jeffrie Madland, City Clerk
 Monica McGrath, Police Department Commander
 Dave Norman, Assistant City Manager
 Richard Petropulos, Administrative Services Director
 Brian Pierik, City Attorney
 Joe Vacca, Community Development Director

I. **AMENDMENTS TO THE AGENDA**

Item III G was pulled for discussion as item VI A.

II. **PRESENTATIONS – NONE**

III. **CONSENT CALENDAR**

Jameson Lingl opposed adoption of Ordinance No. 1120 as it would ban personal cultivation for medical purposes. Councilmember Kildee requested item III F be pulled for discussion as item VIII A.

Councilmember Craven moved, seconded by Councilmember Kildee, to approve Consent Calendar Items A through K, with the exception of F and G.

A. **Minutes**

Approved the minutes of the City Council meeting held January 13, 2016, as presented.

B. **Resolution – Approval of Disbursements**

Adopted Resolution No. 2016-5 approving disbursements dated on or before January 20, 2016.

C. **Financial Reports – December 2015**

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

1. Investment Report dated December 31, 2015
2. Chronological Investment Activity Report for the Month Ended December 31, 2015
3. General Fund Comparative Balance Sheet, October 31, 2015, and November 30, 2015 and November 30, 2014
4. Minutes of the December 9, 2015 Investment Committee Meeting
5. Minutes of the December 9, 2015 Finance Committee Meeting

D. Youth Employment Service Quarterly Activity Report – October, November, and December 2015

Received and filed the Boys & Girls Club of Camarillo's Youth Employment Service Quarterly Activity Report.

E. Ordinance No. 1119, an Ordinance of the City Council of the City of Camarillo, California Amending Sections 19.12.145, 19.14.135, 19.16.175, And 19.44.030 Of Title 19 (Zoning) Of The Camarillo Municipal Code Related To Allowable Square Footage And Parking Space Requirements For Second Dwelling Units

Adopted Ordinance No. 1119, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

F. Ordinance No. 1120, an Ordinance of the City Council of the City of Camarillo, California Amending Chapter 19.55 (Medical Marijuana Facilities) of Title 19 of the Camarillo Municipal Code Pertaining to the Regulation of Medical Marijuana Cultivation

Pulled for discussion as VIII A.

G. Resolution Adopting Mitigated Negative Declaration (MND) - CC-11-01 Camarillo Hills Drain Cap Project

Pulled for discussion as VI A.

H. Resolution Accepting Public Improvements and Warranty Security and Exonerating Performance Securities – CUP-337 Hiji & TFR Investment Co.

Adopted Resolution No. 2016-7 accepting public improvements and warranty security, and exonerating the appropriate performance securities for CUP-337 Hiji & TFR Investment Co., located in the CMU (Village Commercial Mixed Use) Zone on the west side of the existing cul-de-sac terminus of Village Commons Drive.

I. Resolution Summarily Ordering the Vacation of a Portion of Sidewalk Easement - CUP-337 Hiji & TFR Investment Co.

Adopted Resolution No. 2016-8 summarily ordering the vacation of a portion of sidewalk easement located in the CMU (Village Commercial Mixed Use) Zone on the west side of the existing cul-de-sac terminus of Village Commons Drive.

J. Resolution Approving the Final Pay Estimate and Accepting Improvements - WT-14-02 Wickford Pump Station Relocation

Adopted Resolution No. 2016-9 approving the final pay estimate in the amount of \$15,295.97, accepting improvements, and authorizing the Mayor to sign the Notice of Completion.

K. Professional Services Agreement with Martino's Catering

Authorized the City Manager to execute Professional Services Agreement No. 2016-5 with Martino's Catering for catering services at the Camarillo Public Library.

Motion carried 5-0.

IV. CITY COUNCIL

A. Employment Agreement - City Manager

City Attorney Pierik stated the proposed employment agreement with Dave Norman would be effective April 6, 2016, upon retirement of the current City Manager.

Councilmember Kildee stated, based upon Mr. Norman's performance as Community Development Director and Assistant City Manager, and his interactions with City staff and the public, he felt Mr. Norman is very qualified to run the City.

Councilmember Craven supported appointing Mr. Norman due to his strong work ethic and his leadership in mentoring staff in the Community Development Department and his performance as Assistant City Manager. She was comfortable that he is a very good fit for the City.

Vice Mayor McDonald stated recruitments can be expensive and are not always productive. Mr. Norman has proven his ability and the City is very fortunate to have him. He fits in well and is part of the Camarillo City family.

Councilmember Little stated he supports recruiting for the City Manager position because he felt it is a beneficial process. However, he was confident in Mr. Norman's qualifications and believed he will be a successful City Manager.

Mayor Morgan also supported the agreement with Mr. Norman due to his proven abilities.

Councilmember Craven moved, seconded by Vice Mayor McDonald, to authorize the Mayor to execute Agreement No. 2016-6 with David Norman.

Motion carried 5-0.

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Resolution Adopting Mitigated Negative Declaration (MND) - CC-11-01 Camarillo Hills Drain Cap Project (formerly Item III G)

Public Works Director Klotzle reviewed the Camarillo Hills Drain Cap project which will cap the open channel drainage facility at the City's property located on the southeast corner of the US 101 Ventura Freeway interchange at Las Posas Road and Ventura Boulevard. The City has conducted the appropriate environmental

review as required by the California Environmental Quality Act (CEQA) and the City's environmental guidelines.

Councilmember Kildee moved, seconded by Vice Mayor McDonald, to adopt Resolution No. 2016-6 approving the MND and the Mitigation Monitoring Reporting Program for the Camarillo Hills Drain Cap for the 12-acre site between the southeast corner of the US 101 Ventura Freeway interchange at Las Posas Road and Ventura Boulevard.

Motion carried 5-0.

VII. COMMUNITY DEVELOPMENT – NONE

VIII. CITY ATTORNEY

A. Ordinance No. 1120, an Ordinance of the City Council of the City of Camarillo, California Amending Chapter 19.55 (Medical Marijuana Facilities) of Title 19 of the Camarillo Municipal Code Pertaining to the Regulation of Medical Marijuana Cultivation (formerly Item III F)

City Attorney Pierik stated this is the second reading of the Ordinance and reviewed the City's current law that prohibits medical dispensaries, but allows the delivery of marijuana to residents by a primary caregiver. This ordinance relates to cultivation and it would ban all instances with no exceptions. This ordinance would become effective February 26 which would be in time to meet the March 1 deadline for the City to retain local control.

Jameson Lingl urged the Council to consider other options such as a 45 day moratorium.

The Council supported the Ordinance as their opportunity to retain local control.

Councilmember Little moved, seconded by Councilmember Craven, to adopt Ordinance No. 1120, which constituted reading of the title as stated in the agenda, and waiver of reading of the Ordinance.

Motion carried 5-0.

IX. CITY MANAGER – NONE

X. CITY CLERK – NONE

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Council recessed to a Study Session at 6:06 p.m. The Mayor called the Study Session to order at 6:12 p.m.

XIV. STUDY SESSION

A. Sign Ordinance

Assistant City Attorney Davis and Community Development Director Vacca reviewed the proposed changes to the sign ordinance.

XII. CLOSED SESSION

The City Council recessed to Closed Session at 7:00 p.m. to consider the following

items:

A. Conference with Legal Counsel - Anticipated Litigation.

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2); Number of Cases: four.

B. Conference With Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – A portion of APN 156-0-180-385, 5 acres located at the west end.
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Public Works Director, Community Development Director, and Finance Director
4. Negotiating Parties – Oxnard Union High School District
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 7:32 p.m. with no reportable action from the Closed Session.

FLAG SALUTE

Councilmember Little led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS

- A. Recognized Camarillo Region 68 AYSO Extra Program Boys U-12 Team for Their Season
- B. Announced the Chamber of Commerce Top Ten Community Award Winners

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Ronnie Vang stated he is currently homeless and asked the Council to consider using the former fire station as a warming shelter for the homeless.

Matt Lorimer stated the City Council should consider alternative uses for the former fire station other than a restaurant.

Dan Harris submitted a non-verbal comment card requesting a moment of silence for International Holocaust Remembrance Day. Mayor Morgan called for a moment of silence.

XVIII. PUBLIC HEARINGS – NONE

XIX. DEPARTMENTAL

- A. 2016 General Plan Amendment (GPA) Referral Requests and Update of Existing GPA Referrals

Community Development Director Vacca stated the City received two requests for

general plan amendments. He gave a PowerPoint presentation reviewing the status of pending applications and the two general plan amendment applications.

Shea Homes (St. John's Seminary property) – The request is for an amendment to the General Plan Land Use Element designation from the current agriculture designation to residential and quasi-public for 134 acres located on the north side of Upland Road, easterly of Lewis and Somis Roads, and southerly of the unincorporated area to the north of the City limits. The applicant had a previous General Plan Amendment referral (2007-03) that was rescinded by the City Council on March 11, 2015. This proposal would provide between 270-300 age-restricted housing units, with the anticipated gross density being less than four dwelling units per acre.

Kevin Harbison, Shea Homes, and Brandon Mann, Hawkeye Investments, in response to questions, stated this proposal addresses prior concerns about secondary access. They are working on mitigating water impacts with Camrosa Water District and noted there is increased resident support for the project due to the lack of senior retirement housing with active living amenities.

The following people spoke in support of the development noting there are many people within the community wanting to down size to single story housing within adult/senior type communities:

Bob Klope	Joe Revere
Penny Teague	Lori Rotvik
Terri Bogdanowicz	Sue Sandlin
Barbara Revere	Gerri Lapour
Father Patrick Mullen, Padre Serra	Lorraine Johnson
Robert Olavarrieta	Carolyn Gaye
Steve Berman	
Jean Norman and Jerri Belzer, Berkshire Hathaway Home Services	

The following people spoke in opposition to the project expressing concerns regarding traffic and water availability. Additionally, they felt there was an adequate supply of senior housing in the community.

Barbara Williams
Matt Lorimer

Ed Butorac requested postponing action so he could present an alternative proposal for a multi-purpose business including a winery, hotel, and wedding venue.

Councilmember Kildee stated there is a growing demand for this type of housing in Camarillo, plus it could open up housing for families within the community. He acknowledged the project needs to overcome several issues but supported referring the project for further study.

Councilmember Little stated there is a need for a newer senior community development and he supported the referral as the project would benefit the seminary and provide needed housing for seniors.

Councilmember Craven stated she supported referral because it will address the

increasing demand for senior housing. She would like to see the triangle at Lewis and Upland Roads remain undeveloped.

Vice Mayor McDonald stated there will be single story housing in the Springville development and noted the project will have several large hurdles to overcome. She was interested in the existing housing stock that would become available by people downsizing into an active retirement community.

Mayor Morgan supported referring the project for further review noting there are several issues which will need to be addressed.

Councilmember Little moved, seconded by Councilmember Kildee, to refer the project for further review.

Motion carried 5-0.

Hiji Investment Co. LLC – The request is a change to the Land Use Element designation for 4.63 acres located on the west side of Village at the Park Drive, from High-Density Residential (maximum 30 units per acre) to Medium Density Residential (maximum 18 units per acre).

Dennis Hardgrave, representing the owners, stated they are requesting the change from an apartment project to townhomes due to a market change in decreased availability of for-sale product and noted it would be a better fit for the area.

The Council supported the reduction in density and the switch to a for sale product.

Councilmember Craven moved, seconded by Councilmember Kildee, to refer the project for further review.

Motion carried 5-0.

B. ER-15-02 Camarillo Springs Debris Flow Barriers

Public Works Director Klotzle reviewed a PowerPoint giving an overview of the project. The Camarillo Springs Debris Flow Barriers project is now substantially complete and staff recommends authorizing the release of contract retention and approving Change Order No. 3 for debris removal.

Barbara Williams stated the homeowners association has hired a consultant to evaluate the project following the recent rains and the need for additional work. She urged the Council to delay the action until their consultant's report was complete.

Councilmember Little moved, seconded by Councilmember Craven, to (1) declare the project substantially complete and authorize the release of \$85,200 in retention, (2) to authorize the City Manager to execute Change Order No. 3 in an amount not to exceed \$119,000 for ER-15-02, Camarillo Springs Debris Flow Barriers, and (3) to approve an appropriation of \$119,000 to Account No. 101-3101-431.35-02 Project ER-15-02.

Motion carried 5-0.

XI. ADMINISTRATIVE SERVICES

A. Resolution Amending the 2015/16 Compensation and Classification Schedule by Adjusting the Assigned Salary Band for the Position of City Manager

Administrative Services Director Petropulos stated the 2015-16 Compensation and

Classification Schedule was revised to reflect the recent change in the assigned salary band for the City Manager position.

Councilmember Kildee moved, seconded by Councilmember Craven, to adopt Resolution No. 2016-10 approving the amended 2015/16 Compensation and Classification Schedule.

Motion carried 5-0.

XIII. NEW BUSINESS – ORAL COMMUNICATIONS

- A. City Manager – None
- 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.

Rain Barrels - Councilmember Craven requested an article in the CityScene providing information on rebates for rain barrels.

Village Square Shopping Center - Councilmember Craven requested staff continue to work on a replacement grocery store for the center.

Rod Moore and Warren Harwood - Councilmember Craven asked the meeting be adjourned in memory of former City Councilmember Rod Moore and Warren Harwood who served as the city's representative on the Area Housing Authority.

Restaurants at Outlets - Councilmember Craven stated she was encouraged about the recruitment of a sit-down restaurant at the outlets.

California Association for Local Economic Development (CALED) - Councilmember Craven encouraged staff to attend the annual conference to learn about new economic opportunities for the city.

Winter Warming Shelter - Councilmember Craven asked staff to consider another opportunity to assist the homeless in the city that are utilizing the winter warming shelter in Oxnard. Assistant City Manager Norman stated staff is exploring a hotel voucher program.

Southern California Association of Governments (SCAG) - Vice Mayor McDonald thought it would be beneficial for the Council to view a video regarding SCAG's 2016-2040 Draft Regional Transportation Plan/Sustainable Communities Strategy.

Website Status - Administrative Services Director Petropulos stated the consultant started a kick-off meeting this week and they will begin working with a staff committee to develop the website.

Food Processing Plants - Councilmember Little reported this type of business could provide an opportunity for additional jobs for the area given the surrounding agricultural lands.

Podium Microphone - Councilmember Little requested a stronger mic at the public speaker podium.

Police Services at Outlet - Councilmember Little commented on a letter to editor about the City's use of police services during black Friday at the outlet mall. He

noted it is a minor investment to ensure public safety given the outlet is the largest sales tax generator in the city.

Airports - Mayor Morgan requested a presentation by the Department of Airports to provide an update on airport operations and planned capital improvements.

XII. CLOSED SESSION

The City Council recessed back to Closed Session at 11:35 p.m.

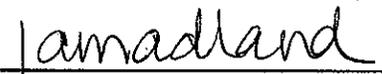
XX. ADJOURN

There was no action to report from Closed Session. At 12:20 p.m., the Council adjourned to February 3, 2016, at 6:30 p.m., at the Camarillo Public Library, in the memory of former Councilmember Roderick B. Moore and Warren Harwood.

ATTEST:



Mayor



City Clerk