

**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, AUGUST 24, 2016**

**CALL TO ORDER/ROLL CALL**

Mayor Morgan called the meeting to order at 5:09 p.m.

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

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

**I. AMENDMENTS TO THE AGENDA**

Item III F was pulled for discussion as VI A.

**II. PRESENTATIONS – NONE**

**III. CONSENT CALENDAR**

Councilmember Craven moved, seconded by Councilmember Little, to approve Consent Calendar Items A through Q, with the exception of Items F and M.

**A. Minutes**

Approved the minutes of the City Council meeting held July 27, 2016, as presented.

**B. Resolution – Approval of Disbursements**

Adopted Resolution No. 2016-96 approving disbursements dated on or before August 17, 2016.

**C. Financial Reports – July**

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

1. Investment Report dated July 31, 2016
2. Chronological Investment Activity Report for the Month Ended July 31, 2016
3. General Fund Comparative Balance Sheet, May 31, 2016 and June 30, 2016, and June 30, 2015

4. Minutes of the July 25, 2016 Investment Committee Meeting
- D. Solicit Bids to Purchase Fleet Vehicles - AS-2016-1, -2, and -3  
Directed staff to invite bids.
- E. Resolution - Institute for Local Government's Beacon Award Program  
Adopted Resolution No. 2016-97 approving the City's participation in the Beacon Award Program.
- F. Request for Qualifications - Camarillo Ranch House Paving CR-16-01  
Pulled for discussion as VI A.
- G. Resolution Approving Improvement Plans and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - IPD-53M(7) Rexford Industrial LLC  
Adopted Resolution No. 2016-98 approving improvement plans and acknowledging receipt of agreements, securities, and other necessary documents, and authorizing the City Engineer to sign improvement plans, agreements and other necessary documents.
- H. Resolutions Approving Parcel Map and Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - LD-532 and IPD-400 Felsenthal Property Management Inc.  
Adopted Resolution Nos. 2016-99 and 2016-100 approving the parcel map and improvement plans and acknowledging receipt of agreements, securities, and other necessary documents and authorizing the Mayor and City Engineer to sign the parcel map, the City Manager and City Engineer to sign agreements and other necessary documents and the City Engineer to sign improvement plans.
- I. Agreement Amendment – Filippin Engineering Inc. ST-05-01 Santa Rosa Road Widening  
Authorized the City Manager to sign Additional Work Request No. 2, Agreement No. 2015-82B for an amount not-to-exceed \$83,812.
- J. Resolution Exonerating Securities - Tract 4103-2 Lot 70 Dreher Residence  
Adopted Resolution No. 2016-101 exonerating the securities.
- K. Resolution Exonerating Securities - Tract 4227-1 Lots 46 and 47 Hartman Residence  
Adopted Resolution No. 2016-102 exonerating the securities.
- L. Resolution Approving Improvement Plans and Acknowledging Receipt of Agreements - Tract 4227-3 Lot 166 Ciccone Residence  
Adopted Resolution No. 2016-103 approving improvement plans and acknowledging receipt of agreements, and authorizing the City Engineer to sign improvement plans and the City Manager to sign agreements.

N. Solicit Bids - Traffic Signal Rewire TM-2016-1

Directed staff to invite bids.

O. Award of Contract – TS-12-01 Dunnigan Street Traffic Signal Project CML-5393 (033)

Authorized the City Manager to execute Agreement No. 2016-42 for the subject project with Traffic Development Services Inc. in the amount of \$361,780, and authorizes the appropriation of \$200,000 from the Traffic Mitigation Fees Account No. 410-0000-341.51-05.

P. Request to Sell Alcoholic Beverages – Camarillo Hospice Chili Cook-Off

Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverage Control for this event at the Camarillo Ranch House.

Q. Request to Sell Alcoholic Beverages – Christmas at the Ranch

Indicated the Council does not object to the issuance of a one-day beer and wine permit by the Department of Alcoholic Beverage Control for this event at the Camarillo Ranch House.

Motion carried 5-0.

Councilmember Craven moved, seconded by Councilmember Kildee, to approve Consent Calendar Item M.

M. Resolution Approving Tract Map and Improvement Plans, and Acknowledging Receipt of Agreements, Securities and Other Necessary Documents - Tract 5956/RPD-194 elacora Mission Oaks LLC

Adopted Resolution No. 2016-104 approving the tract map 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 map and authorizing the City Engineer to sign improvement plans.

Motion carried 4-1 (McDonald dissenting).

IV. CITY COUNCIL – NONE

V. FINANCE – NONE

VI. PUBLIC WORKS

A. Request for Qualifications - Camarillo Ranch House Paving CR-16-01 (formerly III F)

Vice Mayor McDonald questioned the need for additional parking.

Councilmember Craven stated it is difficult for people with walkers, canes, and wheelchairs to move through the gravel. The Camarillo Ranch Foundation requested the area be paved and reserved for handicapped parking because the demand for handicap spaces is increasing.

Vice Mayor McDonald felt the existing parking lot was the best location for

handicapped parking.

Councilmember Craven moved, seconded by Councilmember Little, to direct staff to issue a RFQ.

Motion carried 4-1 (McDonald dissenting).

## VII. COMMUNITY DEVELOPMENT

Vice Mayor McDonald excused herself from the meeting because the developer is a client of her employer. She left the dais.

### A. Agreement - Sale and Development of Real Property for the Cedar-Oak Mixed-use Project

Bob Burrow, Charles Abbott and Associates, presented an Agreement with Aldersgate Investment LLC for the sale and development of real property for the Cedar Oak Mixed-Use project in Old Town. He presented a Powerpoint on the proposed development.

Councilmember Craven felt the project will reenergize the Old Town area. Mayor Morgan agreed.

Councilmember Craven moved, seconded by Councilmember Little, to authorize the City Manager to execute Agreement No. 2016-43 with Aldersgate Investment LLC.

Motion carried 4-0-1 (McDonald absent).

Vice Mayor McDonald rejoined the meeting.

## XII. CLOSED SESSION

Michael Ronan, Principal at St. Mary Magdalen School, stated the offer from St. Mary Magdalen School still stands. The vision for the property is to move the parish offices and food pantry to that location which will allow the current office location to become a gymnasium for the school.

John Germann spoke in favor of the sale of the Former Fire Station to St. Mary Magdalen School.

Additionally, the Council received non-verbal comment cards supporting the sale of the Former Fire Station to St. Mary Magdalen School from the following people:

Catherine Vitelli  
Dana and Jasch Janowicz  
Michelle and Dan Kolder  
Steve Carrigan  
Marcella Friedrich  
Bonnie Rossi  
Stephanie and Daniel Ramsey  
Kathleen Deutschman  
Tracey Crowley  
Petula Rodriguez

Jessica Haff  
Erica Salazar  
Dr. Andrew Meyer  
Brendan P. Purdy  
Pamela and Larry Heron  
John and Marcia Germann  
Cassie DeBusschere  
Tracey and Joe Ozmina  
Katie Norton  
Kathleen Daily

RECESS/RECONVENE TO THE ADMINISTRATIVE CONFERENCE ROOM

The Mayor called the Study Session to order at 6:05 p.m.

XIV. STUDY SESSION

A. Constitution Park Memorial Plaques

Fleet and Facilities Manager Jorgensborg presented a PowerPoint reviewing the replacement of the Constitution Park plaques.

B. Pavement Management Plan Review

Public Works Engineer Matsuoka presented a PowerPoint reviewing the Pavement Management Plan.

XII. CLOSED SESSION (Continued)

The City Council recessed at 6:51 p.m. to Closed Session to consider the following items:

A. Conference with Real Property Negotiator

1. Authority – Government Code Section 54956.8
2. Property – former fire station, 2474 Ventura Boulevard; APN 162-0-160-230 and 160-0-160-445
3. Agency Negotiators – City Attorney, City Manager, Assistant City Manager, Community Development Director, Administrative Services Director, and Interim Finance Director
4. Negotiating Parties – St. Mary Magdalen School
5. Under Negotiation – Price and terms of payment

B. Conference with Legal Counsel – Anticipated Litigation

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

C. Conference with Legal Counsel – Existing Litigation

Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9; Name of case: Calleguas Land Company v. City of Camarillo, Case Number 56-2016-00483686-CU-WM-VTA.

RECESS/RECONVENE/CALL TO ORDER/ROLL CALL

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

FLAG SALUTE

Councilmember Little led the Pledge of Allegiance to the Flag.

AMENDMENTS TO AGENDA – NONE

XV. PRESENTATIONS – NONE

XVI. PUBLIC SAFETY/INFORMATION – NONE

XVII. PUBLIC COMMENTS

Amar Singh asked if he could park a taco truck outside of his business at 205 N. Glenn Drive while he takes the necessary steps to get his physical business permitted and open.

Kathy France, resident at Lamplighter Mobile Home Park, stated she met with Geisele Getz, VCDS, regarding the leases. Ms. Getz contacted IPG with questions but neither the residents, nor Ms. Getz, have heard back from IPG.

Marty Lince presented a petition asking the Council to work with the Pleasant Valley Recreation and Park District (PVRPD) to build a new Senior Center. Councilmember Craven recommended another meeting with PVRPD. City Manager Norman stated the meeting would be more appropriate once the needs assessment is complete.

Dennis Fercho, American Legion, asked the Council to revise the bingo ordinance to allow remote caller bingo to increase fundraising opportunities for local charities. The Council referred the item to staff.

Matthew Lorimer reiterated his concerns regarding Lamplighter Mobile Home Park and the Planning Commission's recent review of the recycling facility located at 389 Arneill Road.

XVIII. PUBLIC HEARINGS

A. Resolutions Certifying EIR 2014-2; Approving GPA 2014-3 and Dawson Drive Specific Plan Amendment; and Introduction of an Ordinance Approving Change of Zone - CZ-321 for Camarillo Village Homes LLC

Assistant Community Development Director Moe presented requests for a 23-acre site located at the northeast corner of Lewis and Pleasant Valley Roads: (1) General Plan Amendment (GPA 2014-3) would change the Land Use Element designation from Industrial to Medium-Density Residential and Commercial Mixed-Use (CMU); (2) Change of Zone (CZ-321) would change the zoning from Light Manufacturing (M-1) to Residential Planned Development, 15 units per acre (RPD-15U), and CMU; and (3) Amendment to the Dawson Drive Area Concepts and Design Guidelines to include a re-designation of the project site from an Industrial Park/University Serving to a Residential/Commercial Mixed-Use Village. He presented a PowerPoint reviewing the project.

Michael Brown, Cadence Environmental Consultants Inc., was available to respond to questions.

PUBLIC HEARING OPENED

Jerry Marcel, on behalf of Camarillo Village Homes, stated the project uses less water than the existing use, would improve irrigation systems elsewhere in the City, result in less traffic than the current industrial designation, provide roadways to alleviate already burdened streets, improve medians on Pleasant Valley and Lewis Roads, and provide a class one bicycle and jogging trail. The project would provide an increase in property tax assessment. This is the last undeveloped parcel that can

be used to benefit the University. The estimated sale price for the ownership units is \$500,000.

Brandon Mann, Hawkeye Investments LLC, was available to respond to questions.

Penny Teague stated she received positive feedback regarding the housing and presented a petition from people supporting the project. The project would serve both University students and first time homebuyers.

Martin Teitelbaum, owner of buildings on Constitution Avenue, asked that there be a block wall between the project and the industrial area. He asked if there would be a traffic signal installed on Constitution Avenue. Deputy Director Public Works/Transportation Golubics indicated there are no plans currently for a traffic signal at Constitution Avenue.

Jerry Marcel, Camarillo Village Homes, stated there is a 54 foot setback between the property and the adjacent industrial park with the block wall.

Jameson Lingl stated he supported smart growth and expressed concern over the uncertainty of water supply and transportation issues.

Matt Lorimer questioned the stated traffic counts. Deputy Director Public Works/Transportation Golubics indicated the traffic during the peak hours would generate 314 trips, with 70 trips affecting the freeway.

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

Councilmember Little stated there has been no interest for industrial use on the site for many years. There is a shortage of housing in both the city and county. The City needs to provide housing for University students. He stated he supported the project. Councilmember Craven agreed.

Councilmember Craven stated SOAR requires denser housing because the City has to provide housing within its limits. She has always felt this was the perfect location for student housing. She supported the project.

Vice Mayor McDonald stated there are enough projects in the queue to meet the City's housing demand and RHNA requirements. She felt the project was not the best use for the site and not necessary at this time. She was concerned that the "ownership" aspect would prevent both the City and University from regulating the activities of the students which could create problems for other residents.

Councilmember Kildee stated he was convinced the project would be turned into rental housing for students and he preferred to see a first-time buyer/family-oriented project on the site. The City needs housing for the younger generations and the elderly.

Mayor Morgan stated the University has impacted the City's housing needs. He supported housing over industrial because it uses less water and generates less traffic.

Vice Mayor McDonald and Councilmembers Craven and Kildee stated they did not have any contact with the applicant.

Mayor Morgan stated he spoke to the applicant about the project.

Councilmember Little stated he spoke to the applicant about the water program.

Councilmember Craven moved, seconded by Councilmember Little, to adopt Resolution No. 2016-105 approving the Findings of Fact and Statement of Overriding Considerations, and certifying EIR 2014-2.

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

Councilmember Craven moved, seconded by Councilmember Little, to adopt Resolution No. 2016-106 approving GPA 2014-3, to change the Land Use Element designation of the approximately 23-acre parcel at the northeast corner of Lewis Road and Pleasant Valley Road from Industrial to approximately 2.81 acres of Commercial Mixed Use, and approximately 19.88 acres of Medium-Density Residential.

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

Councilmember Craven moved, seconded by Councilmember Little, to adopt Resolution No. 2016-107 approving an amendment to the Dawson Drive Area Concepts and Design Guidelines.

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

City Attorney Pierik read the title of Ordinance 1127.

Councilmember Craven moved, seconded by Councilmember Little, to waive further reading and to introduce Ordinance No. 1127 approving CZ-321 to change the zoning designation of approximately 2.81 acres from Light Industrial to Commercial Mixed Use and approximately 19.88 acres to Residential Planned Development - (15 dwelling units per acre maximum).

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

**B. Resolution Approving Tentative Tract 5969, Camarillo Village Homes LLC**

Assistant Community Development Director Moe stated Camarillo Village Homes LLC is requesting approval of a tentative tract map application to divide approximately 23 acres into two parcels and further subdivide Lot 1 for condominium purposes. The application further proposes to subdivide this parcel for future development of a residential townhome project under pending application, RPD-196, that would provide 285 for-sale, airspace condominium units with common landscaping, access, and parking. The project is located at the northeast corner of Lewis and Pleasant Valley Roads. He presented a PowerPoint reviewing the project.

Vice Mayor McDonald stated townhouses should not be built without full driveways.

**PUBLIC HEARING OPENED**

Jameson Lingl stated there will be 4-6 students living in each of the 3 bedroom units.

Hearing no further requests to speak, either for or against the item, the Mayor

declared the PUBLIC HEARING CLOSED.

Councilmember Craven moved, seconded by Councilmember Little, to adopt Resolution No. 2016-108 approving Tentative Tract 5969, subject to the recommended conditions of approval.

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

- C. Resolutions Certifying Subsequent Final EIR No. 2014-08 and Approving General Plan Amendment No. 2014-2 and Airport North Specific Plan Amendment; Approval of Agreement Regarding General Plan Amendment and Zone Change; and Introduction of an Ordinance Approving Change of Zone 322 for Springville LLC (Bob Selleck)

Community Development Director Vacca stated this public hearing was noticed for August 24, 2016. The applicant requested the hearing be continued to September 28, 2016.

PUBLIC HEARING OPENED

Hearing no requests to speak, either for or against the item, the Mayor continued the hearing to September 28, 2016.

- XIX. DEPARTMENTAL – NONE

- VII. COMMUNITY DEVELOPMENT- Continued

- B. Master Agreement Authorizing Affordable Housing and Imposing Affordable Housing Resale Restrictions on Real Property - RPD-193 elacora Springville LLC

Associate Planner Buck stated Residential Planned Development RPD-193 and Tentative Tract Map 5955 is a project consisting of a 5.76-acre site containing 99 for-sale townhomes. The project site is located at the southwest corner of Ponderosa Drive and Spring Oak Road, within the Springville Specific Plan Area. The applicant requested a waiver for recreational vehicle parking which requires the applicant to provide affordable units. Three units, two very low-income and one low-income, will be dispersed throughout the project.

Vice Mayor McDonald stated she would approve the agreement because she supported the affordable housing, not the project.

Councilmember Little moved, seconded by Councilmember Craven, to authorize the City Manager to execute Agreement No. 2016-44 Authorizing Affordable Housing and Imposing Affordable Housing Resale Restrictions on Real Property for RPD-193.

Motion carried 5-0.

- C. Master Agreement Authorizing Affordable Housing and Imposing Affordable Housing Resale Restrictions on Real Property - RPD-194 Comstock Homes/Hawkeye Investments LLC

Associate Planner Buck stated Residential Planned Development 194 and Tentative Tract Map 5956 is a project consisting of an 8.66-acre site with 22 buildings containing 129 for-sale townhomes. The project site is bounded by U.S. Highway

101/Ventura Freeway to the south, Camino Ruiz to the east, Verdugo Way to the north, and existing properties to the west. The applicant requested a waiver of the recreational vehicle parking which required the applicant provide 13 townhomes, or approximately 10 percent of the 129 townhomes, to be affordable to moderate-income residents.

Councilmember Kildee stated he has had issues with this project but supported the affordability component.

Vice Mayor McDonald stated she did not support the project.

Councilmember Craven moved, seconded by Councilmember Kildee, to authorize the City Manager to execute Agreement No. 2016-45 Authorizing Affordable Housing and Imposing Affordable Housing Resale Restrictions on Real Property for RPD-194.

Motion carried 4-1 (McDonald dissenting).

- VIII. CITY ATTORNEY – NONE
- IX. CITY MANAGER – NONE
- X. CITY CLERK – NONE
- XI. ADMINISTRATIVE SERVICES – NONE
- 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.

Water Credit Program – Councilmember Craven asked if the City could provide ADA compliant toilets for the toilet replacement program.

Repair Job – Councilmember Craven reported there are street repairs required following SCE's recent underground work.

805 Area Code – Administrative Services Director Petropulos reported on his attendance at the California Public Utilities Commission (CPUC) meeting regarding changes in the 805 area code. The CPUC is currently leaning towards an overlay.

George Casiano – Councilmember Craven asked that the meeting be adjourned in the memory of former city employee George Casiano. George worked for the City for fifteen years as a Code Enforcement Officer. Councilmember Little stated George was the one that shaped the City's current code enforcement program.

Urban Forest – Vice Mayor McDonald stated Phoenix, Arizona plans to cover 25% of their city with trees by the year 2030.

Utility Bill Insert – Councilmember Little commended staff for the excellent utility bill insert regarding the City's change to Stage 1 Water status.

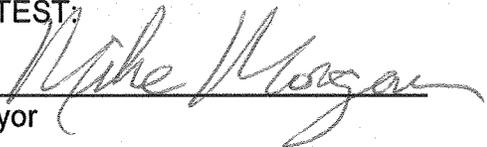
XII. CLOSED SESSION

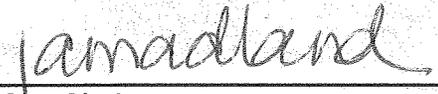
The City Council recessed back to Closed Session at 10:24 p.m.

XX. ADJOURN

With no information to report from Closed Session, the meeting adjourned at 11:00 p.m. in the memory of George Casiano.

ATTEST:

  
\_\_\_\_\_  
Mayor

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