

## **ITEM 10.A.**

### MINUTES OF THE CITY COUNCIL

Moorpark, California

September 11, 2013

An Adjourned Meeting of September 4, 2013, of the City Council and Successor Agency of the Redevelopment Agency of the City of Moorpark was held on September 11, 2013, in the Council Chambers of said City located at 799 Moorpark Avenue, Moorpark, California.

1. CALL TO ORDER:

Mayor Parvin called the meeting to order at 7:12 p.m.

Mayor Parvin announced that the adjourned meeting was called for a portion of Items 8.A, 8.B, and 8.C. only.

2. PLEDGE OF ALLEGIANCE:

Mayor Parvin announced the Pledge of Allegiance would be dedicated to the memories of the lives lost on September 11, 2001.

Joseph Vacca, Principal Planner, led the Pledge of Allegiance.

3. ROLL CALL:

Present: Councilmembers Mikos, Millhouse, Van Dam, and Mayor Parvin.

Absent: Councilmember Pollock

Staff Present: Steven Kueny, City Manager; Deborah Traffenstedt, Deputy City Manager; David Bobardt, Community Development Director; Jeremy Laurentowski, Parks and Recreation Director; Joseph Vacca, Principal Planner; Captain Wade, Sheriff's Department; and Maureen Benson, City Clerk.

4. PROCLAMATIONS AND COMMENDATIONS:

None.

5. PUBLIC COMMENT:

Rob Glushon, attorney with Luna and Glushon, 16255 Ventura Boulevard, Suite 1016, Encino, California, representing Kavlico Corporation, spoke in opposition to Item 8.A. for Ordinance No. 419 and requested the Council reconsider the use of a CEQA Class 1 Exemption for this facility and consider processing a new environmental review due to the introduction of an entirely new use.

Richard Green, representing Sunbelt Enterprises, 1801 Solar Drive, Oxnard, California, owner and landlord of 14501 Princeton Avenue, the subject property affected by Item 8.A, spoke in support of adopting Ordinance No. 419.

6. REORDERING OF, AND ADDITIONS TO, THE AGENDA:

None.

7. ANNOUNCEMENTS, FUTURE AGENDA ITEMS, AND REPORTS ON MEETINGS/CONFERENCES ATTENDED BY COUNCILMEMBERS AND MAYOR:

Councilmember Mikos reported on having attended a Chamber Mixer on September 10, 2013.

Mayor Parvin asked the Council if they would consider a potential special meeting, if needed, to discuss the expansion of the Grimes Rock Mining Facility prior to the October 1, 2013 hearing scheduled by the Ventura County Board of Supervisors.

CONSENSUS: It was the consensus of the Council to schedule, if needed, a future Special City Council meeting to discuss the Grimes Rock Mining Facility Expansion Final Environmental Impact Report.

8. PUBLIC HEARINGS:

- A. **Consider Ordinance Approving Zoning Ordinance Amendment No. 2013-04: An Amendment to Section A (Retail and Service Uses) of Table 17.20.060 of Section 17.20.060 (Permitted Uses in Commercial and Industrial Zones) of Title 17 (Zoning) of the Moorpark Municipal Code to Allow Retail Uses in the M-1 Zone with a Conditional Use Permit When Immediately Adjacent to a Freeway Interchange, on the application of Manny Asadurian, Jr.** 1) Open the public hearing, accept public testimony; and close the public hearing; 2) **Introduce Ordinance No. 419** for first reading, which includes the determination of exemption under the California Environmental Quality Act, waive full reading, and **place this ordinance on the agenda for an adjourned regular meeting to be held at 7:00 p.m. on September 11, 2013, for purposes of providing second reading and adoption of the ordinance. ROLL CALL VOTE REQUIRED** (Staff: David Bobardt)

Mr. Kueny stated that based upon the information provided tonight and the letter from Luna and Glushon Attorneys, staff is requesting this item be continued with the public hearing closed, to the regular meeting of October 2, 2013.

ORDINANCE NO. 419

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 2013-04: AN AMENDMENT TO SECTION A (RETAIL AND SERVICE USES) OF TABLE 17.020.060 OF SECTION 17.20.060 (PERMITTED USES IN COMMERCIAL AND INDUSTRIAL ZONES) OF TITLE 17 (ZONING) OF THE MOORPARK MUNICIPAL CODE TO ALLOW RETAIL USES IN THE M-1 ZONE WITH A CONDITIONAL USE PERMIT WHEN IMMEDIATELY ADJACENT TO A FREEWAY INTERCHANGE, ON THE APPLICATION OF MANNY ASADURIAN, JR.

CONSENSUS: It was the consensus of the Council to continue the closed public hearing for the second reading and adoption of Ordinance No. 419 to the regular meeting of October 2, 2013.

- B. **Consider an Ordinance Approving Zoning Ordinance Amendment No. 2012-02 to Amend Chapters 17.08 (Definitions), 17.20 (Uses by Zone), and 17.32 (Off-Street Parking Requirements), and to Add Subdivision "I" (Farm Worker Dwellings) to Section 17.28.020 (Standards Relating to Dwellings) and Subdivision "G" (Requests for Reasonable Accommodations) to Section 17.44.040 (Discretionary Permits and Exceptions) of the Moorpark Municipal Code to Address Farm Worker Housing, Residential Parking Requirements, and Reasonable Accommodation Procedures, and Make a Determination of Exemption Under CEQA, in Connection Therewith.** Open the public hearing, accept public testimony; and close the public hearing; 2) Introduce **Ordinance No. 420**, approving Zoning Ordinance Amendment No. 2012-02, for first reading, waive full reading, and **place this ordinance on the agenda for an adjourned regular meeting to be held at 7:00 p.m. on September 11, 2013, for purposes of providing second reading and adoption of the ordinance. ROLL CALL VOTE REQUIRED** (Staff: David Bobardt)

Ms. Benson read the title of Ordinance No. 420:

ORDINANCE NO. 420

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 2012-02 TO AMEND CHAPTERS 17.08 (DEFINITIONS), 17.20 (USES BY ZONE), AND 17.32 (OFF-STREET PARKING REQUIREMENTS),

AND TO ADD SUBDIVISION "I" (FARM WORKER DWELLINGS) TO SECTION 17.28.020 (STANDARDS RELATING TO DWELLINGS) AND SUBDIVISION "G" (REQUESTS FOR REASONABLE ACCOMMODATIONS) TO SECTION 17.44.040 (DISCRETIONARY PERMITS AND EXCEPTIONS) OF THE MOORPARK MUNICIPAL CODE TO ADDRESS FARM WORKER HOUSING, RESIDENTIAL PARKING REQUIREMENTS, AND REASONABLE ACCOMMODATION PROCEDURES, AND MAKE A DETERMINATION OF EXEMPTION UNDER CEQA IN CONNECTION THEREWITH

**MOTION:** Councilmember Millhouse moved and Councilmember Van Dam seconded a motion to waive further reading and declare Ordinance No. 420 read for the second time and adopted as read. The motion carried by roll call vote 4-0, Councilmember Pollock absent.

- C. **Consider: 1) Resolution Adopting a Negative Declaration; 2) Ordinance Approving Zoning Ordinance Amendment No. 2013-03 to Amend Chapters 17.12 (Establishment of Zones, Boundaries and Maps) and 17.20 (Uses by Zone), and to Add Chapter 17.76 (Residential Planned Development 20 Units to the Acre [RPD-20U-N-D], to the Moorpark Municipal Code; 3) Resolution Approving General Plan Amendment No. 2013-01; and Amendment No. 2 to Specific Plan No. 1995-01 (Downtown Specific Plan) on a 1.36 Acre Site, Located at the Southeast Corner of Moorpark Avenue and Everett Street; 4) Ordinance Approving Zone Change No. 2013-01, Approving a Zone Change of a 23.44 Acre Site, Located within the Southeastern Portion of Specific Plan 1, Hitch Ranch Specific Plan, a Zone Change of a 1.36 Acre Site, Located at the Southeast Corner of Moorpark Avenue and Everett Street; and a Zone Change of a 1.34 Acre Site, Located at the Southeastern End of Majestic Court, All to Residential Planned Development 20 Units to the Acre, (RPD20U-N-D) Zone.** Staff Recommendation: Open the public hearing, accept public testimony; and close the public hearing; 2) Adopt Resolution No. 2013-\_\_\_\_, adopting the Negative Declaration; 3) Introduce **Ordinance No. 421**, approving Zoning Ordinance Amendment No. 2013-03, for first reading, waive full reading, and **place this ordinance on the agenda for an adjourned regular meeting to be held at 7:00 p.m. on September 11, 2013, for purposes of providing second reading and adoption of the ordinance;** 4) Adopt Resolution No. 2013-\_\_\_\_, approving General Plan Amendment No. 2013-01, and Amendment No. 2 to Specific Plan No. 1995-1; and 5) Introduce **Ordinance No. 422**, approving Zoning Change No. 2013-01, for first reading, waive full reading, and **place this ordinance on the agenda for an adjourned regular meeting to be held at 7:00 p.m. on September**

**11, 2013, for purposes of providing second reading and adoption of the ordinance. ROLL CALL VOTE REQUIRED** (Staff: David Bobardt)  
Ms. Benson read the title of Ordinance No. 421:

ORDINANCE NO. 421

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONING ORDINANCE AMENDMENT NO. 2013-03, TO AMEND CHAPTERS 17.12 (ESTABLISHMENT OF ZONES BOUNDARIES AND MAPS) AND 17.20 (USES BY ZONE), AND TO ADD CHAPTER 17.76 (RESIDENTIAL PLANNED DEVELOPMENT 20 UNITS TO THE ACRE [RPD-20U-N-D]), TO THE MOORPARK MUNICIPAL CODE TO ENSURE COMPLIANCE WITH THE ADOPTED HOUSING ELEMENT, AND CONSISTENCY WITH CHANGES IN FEDERAL AND STATE LAW ON THE APPLICATION OF THE CITY OF MOORPARK

MOTION: Councilmember Millhouse moved and Councilmember Van Dam seconded a motion to waive further reading and declare Ordinance No. 421 read for the second time and adopted as read. The motion carried by roll call vote 4-0, Councilmember Pollock absent.

Ms. Benson read the title of Ordinance No. 422:

ORDINANCE NO. 422

AN ORDINANCE OF THE CITY OF MOORPARK, CALIFORNIA, APPROVING ZONE CHANGE NO. 2013-01, TO REZONE THE FOLLOWING THREE SITES TO RESIDENTIAL PLANNED DEVELOPMENT 20 UNITS TO THE ACRE (RPD20U-N-D) ZONE: (1) A 23.44 ACRE SITE (LOCATED WITHIN THE SOUTHEASTERN PORTION OF SPECIFIC PLAN 1, HITCH RANCH SPECIFIC PLAN PROPERTY), (2) A 1.36 ACRE SITE (LOCATED AT THE SOUTHEAST CORNER OF MOORPARK AVENUE AND EVERETT STREET), AND (3) A 1.34 ACRE SITE (LOCATED AT THE SOUTHEASTERN END OF MAJESTIC COURT), ON THE APPLICATION OF THE CITY OF MOORPARK

MOTION: Councilmember Millhouse moved and Mayor Parvin seconded a motion to waive further reading and declare Ordinance No. 422 read for the second time and adopted as read. The motion carried by roll call vote 4-0, Councilmember Pollock absent.

9. PRESENTATION/ACTION/DISCUSSION:

None.

10. CONSENT CALENDAR: (ROLL CALL VOTE REQUIRED)

None.

11. ORDINANCES: (ROLL CALL VOTE REQUIRED)

None.

12. CLOSED SESSION:

None was held.

13. ADJOURNMENT:

MOTION: Councilmember Millhouse moved and Councilmember Mikos seconded a motion to adjourn. The motion carried by voice vote 4-0, Councilmember Pollock absent. The time was 7:25 p.m.

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Janice S. Parvin, Mayor

ATTEST:

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Maureen Benson, City Clerk