



**MINUTES**  
**CITY OF CAMARILLO CITY COUNCIL**  
**REGULAR MEETING**  
**WEDNESDAY, OCTOBER 25, 2023**

**CALL TO ORDER**

The Mayor called the meeting to order at 4:00 p.m.

**ROLL CALL**

Council Present: Susan Santangelo, Mayor  
Tony Trembley, Vice Mayor  
Kevin Kildee, Councilmember  
Martita Martinez-Bravo, Councilmember  
David Tennessen, Councilmember

Staff Present: Greg Ramirez, City Manager  
Carmen Nichols, Assistant City Manager  
Kristy Buxkemper, City Clerk  
Dave Klotzle, Public Works Director  
David Moe, Assistant Community Development Director  
Rachel Richman, City Attorney  
Eric Tennessen, Police Department Commander  
Mark Uribe, Finance Director  
Silvia Jaquez, Deputy City Clerk

**CLOSED SESSION**

City Attorney Richman requested a motion, as permitted by the Brown Act, to add an additional Significant Exposure to Litigation item under Closed Session related to a letter the City received on October 24, 2023 from Manatt on behalf of NUWI Camarillo, LLC. The letter was submitted after the publication of the agenda and received the day before the meeting and, as it relates to an item on the agenda this evening, it is necessary to add an additional closed session item. The received letter was immediately made available to the public.

**MOTION to add an additional Significant Exposure to Litigation item, as permitted by the Brown Act, to be added to the City Council Closed Session Agenda related to the letter from Manatt dated October 24, 2023.**

Councilmember Kildee moved, Vice Mayor Trembley seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Trembley, Tennessen

No: None

Absent: None

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
Significant Exposure to Litigation Pursuant to Government Code Section 54956.9  
(d)(2)  
Number of Potential Cases: ~~One~~ Two (*additional case added per approved motion*)

**5:00 P.M. - CALL TO ORDER – OPEN SESSION**

## **CLOSED SESSION REPORT**

City Attorney Richman reported out for the record that an additional item was added to the Closed Session agenda to address a letter received from Manatt, NUWI Camarillo, LLC attorney, on October 24, 2023, pertaining to Agenda Item Q. Within the letter, there were statements regarding Brown Act concerns for the description of the posted item, which questioned whether sufficient actions were specified. Although the City does not agree with the allegation, in order to accommodate the applicants' stated concerns as it relates to the referral and, in an abundance of caution, the City Council will limit the Triennial Review to only accepting presentations from staff and the applicant and will receive public comment on the item. Richman also announced that at the end of public comments, the Council will consider a motion to recess and continue the item to November 8, 2023, where specific actions will be identified on the agenda pertaining to the GPA referral and will include options for the City Council to continue to study the referral or rescind the referral as provided for in Council Policy 7.01E Triennial Review. At the November 8, 2023 meeting, any person that did not provide public comment this evening will be permitted to provide public comments before Council discussion and deliberation on the item.

## **ROLL CALL**

## **APPROVAL OF AGENDA**

The agenda was approved.

## **PRESENTATIONS**

### **B. Red Ribbon Week Presentation**

Commander Tennesen announced October 23-31 is Red Ribbon Week, which highlights the importance of living a drug-free life and encouraged community awareness.

## **COUNCIL AND STAFF COMMENTS AND REPORTS**

The Councilmembers reported on attendance at outside agency and Council committee meetings.

Councilmember Tennesen requested the meeting adjourn in memory of the late Deputy Eugene Kostiuchenko on the nine-year anniversary of his passing.

Councilmember Martinez-Bravo announced Camarillo Police Department's Trunk or Treat is October 26. She shared an American Psychological Association article *How does marijuana affect the brain? Psychological researchers examine impact on different age groups over time*.

Vice Mayor Trembley stated the Postmaster's response to the letter sent by the City relating to significant quantities of mail theft at the Camarillo Post Office was unacceptable. He requested staff send a copy of the letter to Congresswoman Julia Brownley, Senator Alex Padilla, and Senator Laphonza Butler to request immediate action by the United States Postal Service to employ security measures to assure residents and businesses that the protection of their mail is a priority.

## CONSENT CALENDAR

C. [City Council Meeting Minutes](#)

Approved the minutes of the regular meeting of October 11, 2023.

D. [Disbursements](#)

Adopted Resolution No. 2023-82 approving the disbursements.

E. [Revenue & Expenditure Report for September 2023](#)

Received and filed the report.

F. [Investment Reports for September 2023](#)

Received and filed the reports.

G. [Annual Review of Policy 3.09 Other Post-Employment Benefits \(OPEB\) Trust Investment](#)

Adopted City Council Policy 3.09 Other Post-Employment Benefits (OPEB) Trust Investment.

H. [Annual Review of Policy 3.16 Pension Rate Stabilization Program \(PRSP\) Trust Investment](#)

Adopted City Council Policy 3.16 Pension Rate Stabilization Program (PRSP) Trust Investment.

I. [Youth Employment Services Quarterly Report – July, August, and September 2023](#)

Received and filed the report.

J. [Sustainability Master Plan for Municipal Operations](#)

Adopted Resolution No. 2023-83 approving the Sustainability Master Plan for Municipal Operations.

K. [First Amendment to Professional Services Agreement with Peckham & McKenney to Conduct Recruitment Services](#)

1. Authorized the City Manager to execute the First Amendment to CC Agreement No. 2023-132A with Peckham & McKenney for an amount of \$54,000 for a total authorized expenditure of \$81,000; and
2. Authorized the City Manager to execute future amendments up to the authorized contingency amount.

L. [Professional Services Agreement - CDBG Entitlement Program Administration Amendment](#)

1. Found the amendment to the Professional Services Agreement with Veronica Tam and Associates, Inc. for the administration of the CDBG Program is not subject to in California Environmental Quality Act (CEQA) Guidelines pursuant

to Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the administration of the CDBG program may have a significant effect on the environment; and

2. Approved Resolution No. 2023-84 and authorized the City Manager to amend the Professional Services Agreement for CDBG program administration with Veronica Tam and Associates, Inc. by increasing the maximum contract expenditure amount by \$18,000 for FY 2023/24 plus 10% contingency and extending the existing agreement through Fiscal Year 2024/25, for the amount of \$56,040 plus a 10% contingency to be funded through CDBG and CDBG-CV grant funds.

M. [Dizdar Park Renovation and Expansion \(Project No. CP-5095\) – Authorization to Solicit Bids for Construction](#)

Adopted Resolution No. 2023-85 approving Dizdar Park Renovation and Expansion Project No. CP-5095; approving the plans, specifications, and notice inviting bids; and authorizing staff to invite bids.

N. [Ratification of Urgency Purchase for City Hall Fire Incident](#)

1. Ratified the duct and vent cleaning by ACCO in the amount of \$117,339; and
2. Authorized an appropriation of \$117,339 in General Fund, City Hall Facility Operations Account Number 101-5750-419.35-72.

O. [SB 1383 Local Assistance Grant Program – Adopt a Resolution Authorizing Submittal of an Application to California Department of Resources Recycling and Recovery \(CalRecycle\)](#)

Adopted Resolution No. 2023-86 authorizing the City Manager to submit an application to CalRecycle to execute any forms necessary to secure SB 1383 Local Assistance Grant Program funds and carry out the specified activities required by CalRecycle.

**MOTION to approve Items C through O.**

Councilmember Kildee moved, Vice Mayor Trembley seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Trembley, Tennessen

No: None

Absent: None

**PUBLIC HEARINGS**

P. [Zoning Ordinance Amendment to Section 19.055.030 and 19.32.040 and the Addition of Section 19.32.325 to the CMC for Medicinal Cannabis, as Mandated by State Law SB 1186](#)

City Attorney Richman provided an overview of the proposed Ordinance amendment to the Camarillo Municipal Code by providing exceptions to the City's prohibition on cannabis activities for medicinal cannabis deliveries and imposing reasonable regulations governing non-storefront medicinal cannabis businesses in accordance with State law.

**PUBLIC HEARING OPENED**

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

**MOTION to approve the following recommended actions:**

1. Found the proposed Ordinance is exempt from the California Environmental Quality Act ("CEQA") Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000, specifically: Section 15060(c)(2), because the proposed Ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment; and Section 15061(b)(3), because the Ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

2. At the Council's request, City Attorney Richman read the title of Ordinance No. 2014:

*Amendment to Section 19.055.030 and 19.32.040 and the Addition of Section 19.32.325 to the CMC for Medicinal Cannabis as Mandated by State Law SB 1186*

3. Waived further reading and introduced Ordinance No. 2014.

Vice Mayor Trembley moved, Councilmember Tennesen seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennesen, Trembley

No: None

Mayor Santangelo requested the meeting adjourn in memory of City of Camarillo employee Jillian Landsman. She requested a moment of silence in her honor.

The City Council recessed for a brief break.

**6:00 P.M. GENERAL PUBLIC COMMENTS**

The following people addressed the City Council: Gerritt Bently and Anthony Timpe.

**DISCUSSION ITEM**

Q. [Triennial Review of Referral for NUWI Camarillo, LLC](#)

City Attorney Richman re-stated for the record that an additional item was added to the Closed Session agenda to address a letter received from Manatt, NUWI Camarillo, LLC attorney, on October 24, 2023. Within the letter, there were statements regarding Brown Act concerns pertaining to the description of the posted item, which questioned whether sufficient actions were specified. Although the City does not agree with the contention, in order to accommodate the applicants' stated concerns as it related to the referral, and in an abundance of caution, the City Council will limit the Triennial Review to only accepting presentations from staff and the applicant and will receive public comment on the item. Richman also re-stated that at the end of public comments, the Council will consider a motion to recess and continue the item to November 8, 2023, where specific actions will be identified on the agenda pertaining to the GPA referral and will include options for the City Council to continue to study the referral or rescind the referral, as provided for in Council Policy 7.01E Triennial Review. At the

November 8, 2023 meeting, any person who did not already provide public comment this evening will be permitted to provide public comments before Council discussion and deliberation on the item.

Planning Manager Lee presented a PowerPoint reviewing the background and status of the Triennial Review of Referral for NUWI Camarillo LLC. The referral request is to amend 31 acres of the existing Camarillo Springs Golf Course, from Quasi-Public land use designation to low-medium density residential, with the remaining 151 acres of the golf course to remain as Quasi-Public for golf course use.

Jonathan Frankel, representing NUWI Camarillo, LLC, presented a PowerPoint reviewing the proposed flood safety system, construction of a 12-hole golf course concept, and the economic impact of the project on property values. Mr. Frankel indicated that Pacific Advanced Civil Engineering, Inc. (PACE) staff were available to address questions from the Council.

The following people addressed the Council and provided public testimony on this item:

Scot Taylor, Dean Garcia, Jeanette Bradfield, Jackson Piper, Mark Malloy, Susan King, Lisa Stedman, Faith Laplant, Mark Pettit, Gabriel Magyar, Larry Acosta, Katia Wright, TJ Caparelli, Gene Krekorian, Jillian Hall (on behalf of John Gardner), Karen Fraser, Harold Hymoun, Bruce Johnson, Vicky Andreini, Chris Andreini, Louisa Levine, Sean Kalbale, Brian Morris, Wesley Ponder, Andrew Thompson, Cheryl Harwood, Don Christl, Michael Morris, Jane Watson, Tom Tran, Chris Clark, Kelly Spratley, John Carey, Cynthia Kester, Deb Morris, and Joann Iaccino.

The following people submitted non-verbal comment cards on this item:

Tomm Carlson, David Baykaff, James Houston, Sharon Ball, Scot Taylor, Laurie Moore, Patricia Ediger, John Hook, Beth Blackley, Hilary Lewis, Stephanie Zierhut, Ellen Owens, Lorraine Villarreal, Ted Elliott, Sandy Wilson, Jackson Stimer, Linda Toutz, Tony Capparelli, Leon Helfet, Cynthia Kester, Darryl Joynt, Kaith Mays, Jeanne Mays, Jack Geary, Kaden Andrew Lilienthal, Ben Caron, Carmen Cason, Jonathan Severn, Mark Cason, Angelique Sieverson, Richard Wagner, Nancy Gulsvig, Greg Wood, Sean Kalbak, Nathan Ponder, Bob Latunski, Joan Barker, Maddy Kilkenny, Laraine Benyo, Gerry Wilson, Joann Iaccino, Ken Moore, Summer Patton, Lucy Gardner, Judy Cash, Dick Cash, Jacob Lusk, Kurt Zierhart, Robert Blackley, Frank Lilienthal, Pierra Forgette, Mark Lowe, Kathy Werthein, Dave Peterson, Jim Wolfrey, Christine Roberts, Keith Roberts, Linda Mather, Jim Mather, Joan Frank, Karen Dworsky, Jane Watson, Alfonso Boto, Katherine Mitchell, Suzanne Hunt, and Tom Skrip.

Additional public comments, submitted electronically prior to the Council meeting, were distributed and reviewed by Council as they were received pertaining to GPA 2017-2, and are included as part of the administrative record on the City's website.

City Attorney Richman announced that the Council could consider a motion to recess and continue the item to November 8, 2023, at which time any new members of the public who did not provide public comment tonight will be permitted

to provide public comment before Council discussion and deliberation. Richman stated that the agenda description for the November 8, 2023 meeting will include potential actions the Council may take pertaining to the GPA Referral which will include options for the City Council to continue to study the referral or rescind the referral as provided for in Policy 7.01E Triennial Review and Decision Whether to Rescind.

**MOTION to recess and continue the item to November 8, 2023, consistent with City Attorney's recommended action as stated to recess and continue the item to November 8, 2023, at which time any new members of the public who did not provide public comment tonight will be permitted to provide public comment before Council discussion and deliberation, and to include on the agenda actions the Council may take to continue to study the referral or rescind the referral as provided for in Policy 7.01E Triennial Review.**

Vice Mayor Trembley moved, Councilmember Martinez-Bravo seconded.

Yes: Kildee, Martinez-Bravo, Santangelo, Tennessen, Trembley

No: None

## **ADJOURN**

The meeting adjourned at 8:02 p.m. in memory of Eugene Kostiuchenko and Jillian Landsman.

ATTEST:

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Mayor

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City Clerk