

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
April 24, 2007

DRAFT

A. ROLL CALL/POSTING OF AGENDA

At 7:05 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers concurrently with the Community Development Commission. Councilmembers Thomas E. Holden, Andres Herrera, Dean Maulhardt, John C. Zaragoza, and Timothy B. Flynn were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Matt Wineger, Development Services Director; Sal Gonzalez, Housing Director; Allen Homlberg, Assistant City Attorney; Anthony Emmert, Water Superintendent; and Brian Pendleton, Redevelopment Services Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States by Darlena Morris, Ritchen School, first place winner of a city-wide African-American Speech Essay contest, followed by a moment of silence.

E. CEREMONIAL CALENDAR

2. SUBJECT: Presentation by Bonnie Weigel regarding the 2007 California Strawberry Festival.

DISCUSSION: Ms. Weigel presented posters to the City Council and invited the public to the 2007 California Strawberry Festival.

1. SUBJECT: Presentation by Jack Calhoun Representing the California Cities Gang Prevention Network.

DISCUSSION: Mr. Calhoun stated the goals of the partnership cities to be progressive to prevent unwanted behavior in the community.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Preston Davis, problems of Channel Islands Harbor.

Martin Jones, college park Quimby fees.

Ed Ellis, clean-up site.

Robert Thompson, a day for community record clean-up, Railroad crossing at Rose and Fifth Street, and Hemlock and Paterson Road.

Mary Ellen De Luca, and Jay Fuller, planning commission decision regarding storage space at Whitesail condominium development.

Steve Fleischer, governing board of the Heritage Board,

Trish Munro, El Rio Park space, and 2020 Plan meeting, new business.

Nancy Pedersen, Halaco site, future development,

Larry Stein, police staffing, public records, and former Rainbow House

Barbara Rasalan, supported a Rainbow House type facility.

Jean Joneson, wild animals in the community.

Shirley Godwin, environmental impact report of General Plan

Bert Perello, teleconferencing Planning Commission meeting.

Pat Brown, a bus company picking-up at the transportation center rather than the intersection of Fifth Street and Oxnard Boulevard.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

The following individuals expressed concern with the approval of I-5: Larry Stein and Bert Perello. The Water Superintendent reviewed the company being a sole source provider and testing process. The City Council discussed: cost-saving; sole-source provider.

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of Community Development Commission for January 9, 23, February 13, 27, March 6, 13, 20, and 27, April 3, 10 and 17, 2007. (001)
RECOMMENDATION: Approve.

City Treasurer Department

2. SUBJECT: Quarterly Investment Report for Third Quarter Fiscal Year (FY) 2006-2007. (019)
RECOMMENDATION: Accept the quarterly Investment Report for the Third Quarter FY 2006-2007.

Development Services Department

- 3. **SUBJECT:** Planning and Zoning Permit No. 06-300-2 (Final Map for Phase 4 of Tract No. 5643), Filed by RiverPark Legacy, LLC. (025)
RECOMMENDATION: Adopt a resolution approving Planning and Zoning Permit No. 06-300-2 (Final Map) for Phase 4 of Tract No. 5643, located east of North Oxnard Boulevard, south of Owens River Drive, and north of Moss Landing Boulevard and Lakeview Court, within the RiverPark Specific Plan area.

Finance Department

- 4. **SUBJECT:** Special Budget Appropriation for Bond and Disclosure Counsel Fees for the Remarketing of the City of Oxnard Financing Authority Variable Rate Demand Lease Bonds, 2003 Series B. (033)
RECOMMENDATION: Approve a special budget appropriation in the amount of \$86,250 from Financial Resources Miscellaneous Income/Other Reimbursement for the cost of Bond and Disclosure Counsel Fees associated with the remarketing of the City of Oxnard Financing Authority Variable Rate Demand Lease Revenue Bonds, 2003 Series B, in Fiscal Year 2006-07.

Public Works Department

- 5. **SUBJECT:** Blanket Purchase Order with Aqua Metric Sales Company and Appropriation of Interest Earnings. (037)
RECOMMENDATION: (1) Approve and authorize the Mayor to execute a blanket purchase order with Aqua Metric Sales Company, in an amount not to exceed \$3,415,000 for the purpose of purchasing water meters, and related parts; (2) Approve the appropriation of funds in the amount of \$2,430,000 from the 2004 and 2006 Water Revenue Project Bonds interest earnings to the Automated Meter Reading Retrofit Project for materials and contractual labor; and (3) Approve the appropriation of funds in the amount of \$900,000 from the Water Operation Fund Balance to the Automated Meter Reading Retrofit Project for materials and contractual labor.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.
(Herrera/Maulhardt) Ayes: Maulhardt, Zaragoza, Herrera, Flynn, and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented: a presentation would be made regarding the current LNG process during week of May 1; South Oxnard Library opening, Children Day including a healthy work program; Recreation and Community Services Department sponsor a kid-swap meet; and Peter Fletcher performing at the Main Oxnard Library.

DRAFTN. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

The City Council discussed: possible new State solid-waste diversion requirements; letter to EPA regarding proposed LNG; public comment period of the General Plan; and the delegation of Councilmembers to meet with a representative of the Governor office.

RECESS

At 8:49 p.m., the City Council recessed and at 9:01 p.m., the City Council reconvened.

O. REPORTSDevelopment Services Department

1. SUBJECT: Development Agreement for the Redevelopment of the Wagon Wheel Project Area with a Variety of Land Uses to be Located South of the 101 Freeway, West of Oxnard Boulevard, North of the Railroad Tracks, and East of Ventura Road, Filed by Oxnard Village Investments, LLC. (041)

RECOMMENDATION: Direct the City Manager to appoint a negotiating team to negotiate a development agreement with Oxnard Village Investments, LLC for the redevelopment of the Wagon Wheel project area.

DISCUSSION: The Development Services Director requested a negotiation team be created to begin the discussion process of the Wagon Wheel development.

Bert Perello, notification of neighborhood and school fees.

Barbara Macri-Ortiz, pre-mature to start negotiations without an Environmental Impact Report (EIR).

Trisha Munro, EIR and park size.

Pat Brown, traffic, school site, EIR.

Stephen Schafer, requested possible re-use of the Wheel Wagon Hotel due to historical significance.

The City Council commented: (1) re-location process; (2) time-line of the negotiation process; (3) traffic; (4) infrastructure, (5) Regional Housing Needs Assessment Allocation (RHNA) numbers, and (6) approval (of this item) would not be approving any development plan.

ACTION: Approved as recommended. (Maulhardt/Zaragoza) Ayes: Herrera, Zaragoza, Flynn, Holden, and Maulhardt.

RECESS

At 10:18 p.m., the City Council recessed and at 10:29 p.m., the City Council reconvened.

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O. REPORTS

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Development Services Department

- 2. **SUBJECT:** Pre-Application Review of a Proposal for the Development of 60 Townhomes and a Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing On-Site at the 5701-5721 and 5637-5693 Cypress Road, Filed by Patrick McCarthy. (047)

RECOMMENDATION: That City Council review and provide preliminary comments on a proposal to develop the 4.93-acre site with 60 market rate condominium units, located at 5701-5721 and 5637-5693 Cypress Road.

DISCUSSION: The Development Services Director outlined the proposed project and request of developer to pay in-lieu fees, and zone change. .

Mr. Pat McCarty reviewed past history of McCarty Construction Company, other housing, park site, and moving forward to meet with neighborhood council.

Shirley Godwin, concerns regarding waiving in-lieu fees.

Sylvia Preston, notification of neighborhood.

Trisha Munro, work-force housing.

Barbara Macri-Ortiz, view of building affordable housing.

The City Council commented on: density; affordable aspect of the development; and in-lieu fees.

ACTION: The City Council provided comments and directions to staff.

COMMUNITY DEVELOPMENT

At 11:14 p.m. the joint meetings with the Community Development Commission concluded.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

City Manager's Office

- 1. **SUBJECT:** Fiscal Year (FY) 2007-08 – FY 2011-12 Six-Year General Fund Financial Forecast. (061)

RECOMMENDATION: Consider a report on the Six-Year General Fund Financial Forecast and provide direction to staff concerning the preparation of the FY 2007-08 and FY 2008-09 Operating Budget.

ACTION: The City Council concurred to continue.

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Development Services Department

- 2. SUBJECT: Pre-Application Review of a Proposal for the Development of 542 Seniors Mixed Income Rental Units at the Former Home Depot site and 4.6 Acres of Proposed Annexed Land, Filed by D2 Development, Inc. (063)
RECOMMENDATION: Review and provide preliminary comments on a proposal to develop the former 11.37 acre Home Depot site and to annex a total of 4.6 acres for construction of 542 senior mixed use income rental units with a cultural arts/learning center, located at 2600 North Vineyard Avenue, and 2557 and 2571 Cortez Street.
ACTION: The City Council concurred to continue.

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 11:14 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
May 1, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:03 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers, concurrently with the City of Oxnard Financing Authority. Councilmembers Thomas E. Holden, Dean Maulhardt, Andres Herrera and Timothy B. Flynn were present. Councilmember John C. Zaragoza was absent. The Deputy City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Holden presided and called the meeting to order. Staff members present were: Karen Burnham, Assistant City Manager; Grace Hoffman, Deputy City Manager; Gary L. Gillig, City Attorney; and Lourdes A. Lopez, Deputy City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Additional staff members present were: Lou Balderrama, Design and Construction Services Manager; Martin Erickson, Legislative Affairs Manager; Alan Holmberg, Assistant City Attorney; and Dennis Scala, Special Assistant to the City Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Proclamation Designating the Month of May, 2007, as "Older Americans Month."
DISCUSSION: Presented to Jocelyn Peterson, Recreation Supervisor, Senior Services.
2. SUBJECT: Presentation of a Proclamation Designating May 19 – 26, 2007, as "Safe Boating Week."
DISCUSSION: Presented to Captain Bill Nugent, U. S. Coast Guard Auxiliary Channel Islands.
3. SUBJECT: Presentation of a Proclamation Designating the Month of May, 2007, as "Water Awareness Month."
DISCUSSION: Presented to Anthony Emmert, Water Superintendent.
4. SUBJECT: Presentation of a Proclamation Designating May 1, 2007, as "Law Day."
DISCUSSION: Presented to Matthew P. Guasco, Vice-President, Ventura County Bar Association; Joel Mark, President, Ventura County Trial Lawyers Association; Mark Fong, President, Asian American Bar Association; Michelle Montez, President, Tri-Counties Local Government Attorneys' Association; and Jesse E. Cahill, President, Ventura County Barristers.

- 5. SUBJECT: Presentation of Employee of the Quarter.
DISCUSSION: The Design and Construction Services Manager commented on the value of Ralph Alamillo to the Engineering Design Division. Mr. Alamillo thanked the City Council, City employees and family.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Martin Jones re quimby fees.

Corine Samaniego re lighthouse.

Mary Ellen DeLuca re condo complex cage issue.

Robert Sumpter re Windsor North Neighborhood Council.

Celina Zacarias re Hacienda Guadalupe.

Edgar A. Mohorro re upcoming event on June 11th.

John Korsten re lien on property.

Nancy Pedersen re liquefied natural gas.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The City Council concurred to remove Item Nos. 2 and 3 for discussion only.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

- 1. SUBJECT: Minutes of the Regular Meetings of City Council for March 20, 27, and April 3, 2007; Minutes of the Special Meeting of City Council for April 3, 2007. (001)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION I-1: Approved as recommended (Maulhardt/Herrera). Ayes: Holden, Maulhardt, Herrera and Flynn. Absent: Zaragoza.

City Manager Department

- 2. SUBJECT: Opposition to SB 303 (Ducheny) Local Government, Housing; Support of AB 1233 (Galgiani) State Library, Homework Assistance. (017)
RECOMMENDATION: (1) Execute a letter of opposition to SB 303; and (2) Execute a letter of support to AB 1233 (Galgiani).

Finance Department

- 3. SUBJECT: Consent to Assignment of Residence Inn by Marriott Parking Lot Sublease. (023)
RECOMMENDATION: Approve and authorize the Mayor to execute an estoppel and consent (the "Consent") consenting to the assignment of the sublease ("Sublease") wherein the City of Oxnard leases the parking lot servicing the Marriott Residence Inn (**A-6880**) located at 2201 West Vineyard Avenue (the "Hotel") to Sunstone O.P. Properties, L.L.C. ("Sunstone"), successor in interest to Ventura Hospitality Partners, L.P.

INFORMATION/CONSENT AGENDA ACTION: Approved Item Nos. 2 and 3 as recommended (Maulhardt/Holden). Ayes: Maulhardt, Herrera, Flynn and Holden. Absent: Zaragoza.

CITY OF OXNARD FINANCING AUTHORITY

At 8:13 p.m., the concurrent meeting with the City of Oxnard Financing Authority concluded.

- J. TRANSMITTAL OF INFORMATION ONLY ITEMS
- K. INFORMATION/CONSENT PUBLIC HEARINGS

Development Services Department

- 1. SUBJECT: Review of Theater Restriction Ordinance.
RECOMMENDATION: Continue to June 5, 2007.
ACTION: Unanimously approved (Holden/Herrera).

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER

- 1. SUBJECT: Status Report on Liquefied Natural Gas (LNG).
DISCUSSION: The Special Assistant to the City Manager updated the City Council on the status of the LNG, and stated that the U. S. Coast Guard and Federal Maritime Administration conducted a public hearing to receive testimony concerning the issuance of a license. The Maritime Administration cannot issue a license without the Governor's approval.

The Assistant City Manager commented on the May 16th Police memorial.

N. CITY COUNCIL COMMITTEE REPORTS

City Attorney Department

- 1. SUBJECT: Placement of the Halaco Engineering Company Facility (the "Halaco Site") on the Super Fund National Priority List ("NPL") under the Comprehensive Environmental Response, Compensation and Liability Act. (035)
RECOMMENDATION: Execute a letter to the United States Environmental Protection Agency supporting placement of the Halaco Site located at 6200 Perkins Road, on the NPL.
ACTION: Approved as recommended. (Herrera/Holden). Ayes: Herrera, Flynn, Holden and Maulhardt. Absent: Zaragoza.

- O. REPORTS
- P. PUBLIC COMMENTS ON REPORTS
- Q. APPOINTMENT ITEMS
- R. STUDY SESSION

Development Services Department

- 1. SUBJECT: 2020 General Plan Update and Notice of Preparation (NOP) for the Draft Environmental Impact Report (EIR).
RECOMMENDATION: Reschedule to a later date.

- S. PUBLIC COMMENTS ON STUDY SESSION
- T. ADJOURNMENT

At 8:40 p.m. the City Council concurred to adjourn.

LOURDES A. LOPEZ
Deputy City Clerk

THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
May 8, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:05 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Thomas E. Holden, Andres Herrera, Dean Maulhardt, John C. Zaragoza, and Timothy B. Flynn were present. The City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, City Clerk; Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Gary L. Gillig, City Attorney; and Grace Magistrale Hoffman, Deputy City Manager.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Additional staff members present were: Matt Wineger, Development Services Director; John Crombach, Police Chief; and Dennis Scala, Special Assistant to the City Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Proclamation Designating the Week of May 14 - 19, 2007, as "Law Enforcement Officers Memorial Week."
DISCUSSION: John Crombach, Police Chief, announced a memorial ceremony on May 16, 2007.
2. SUBJECT: Presentation of a Proclamation Designating the Month of May, 2007, as "Amyotrophic Lateral Sclerosis Awareness Month."
DISCUSSION: Ann Jackson, ALS, received the proclamation and commented

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Larry Stein, theater, traffic, former Rainbow House.

Margaret Cortese, invited the public to local theater play.

Patricia Valdes, distress regarding the closing of a Driffill School program.

Phil Molina, golf course and law.

Roger Pariseau, neighborhood sidewalks.

Bert Perello, talk to institutions regarding re-financing homes.

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John Korsten, property lien.

Nancy Pedersen, Ventura County Supervisors recognized Ormond Beach.

I.C. "Joe" Rusico, good-looking downtown, good work of Public Works, and good work of Councilmembers.

Pat Brown, commercial truck parking near her Mobile Home Park.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of City Council for April 10 and 17, 2007. (001)
RECOMMENDATION: Approve.

City Manager Department

2. SUBJECT: Support of AB 1611 (Nava), Legislation Supporting the State's Relinquishment of Oxnard Boulevard to the City of Oxnard. (011)
RECOMMENDATION: Execute a letter of support for AB 1611 (Nava), supporting the State's relinquishment of Oxnard Boulevard to the City of Oxnard.

Public Works Department

3. SUBJECT: Agreement with Kennedy Jenks Consultants for Blending Station No. 1 Fluoridation Project, at 251 South Hayes Avenue. (015)
RECOMMENDATION: Approve and authorize the Mayor to execute the agreement with Kennedy Jenks Consultants (A-6869) for \$382,852 for the Blending Station No. 1 Fluoridation Project.
4. SUBJECT: Acquisition Settlement Agreement with Spas West at 2595 East Ventura Boulevard for the Rice Avenue/Santa Clara Avenue Interchange Improvements on Highway 101 (017).
RECOMMENDATION: Approve and authorize the Mayor to execute the agreement between the City and Spas West (A-6874) in the amount of \$140,000 for acquisition of property located at 2595 East Ventura Boulevard for the Rice Avenue/Santa Clara Avenue interchange improvements on U.S. Highway 101.
5. SUBJECT: Amendment to Agreement with State of California Department of Transportation for Grant for Oxnard Boulevard Bicycle and Pedestrian Facility (019).
RECOMMENDATION: Approve and authorize the Mayor to execute Amendment No. 1 to the agreement between the City and State of California Department of Transportation (Caltrans) (A-6469) in the amount of \$585,000 for right of way for the Oxnard Boulevard bicycle and pedestrian facility between Vineyard Avenue and Second Street.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.
(Herrera/Maulhardt) Ayes: Maulhardt, Zaragoza, Herrera, Flynn and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMSCity Manager's Office

1. SUBJECT: Executed Contracts.
ACTION: Received and filed.

DRAFTK. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGSFinance Department

1. SUBJECT: Public Hearing to Consider Oxnard's Fiscal Year 2007-2008 Annual Action Plan, Component of the 2003-2008 Consolidated Plan, Including Applications to the U.S. Department of Housing and Urban Development and Projected Use of Community Development Block Grant, HOME Investment Partnership Act (HOME) and Emergency Shelter Grant Funds.
RECOMMENDATION: Continue to June 12, 2007.
ACTION: Approval as recommended. (Herrera/Holden) Unanimously.

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager commented: City Library Centennial Celebration events; National Bike to Work Week May 14-18; new Blending Station at Pleasant Valley Road; and the federal Water Recycling Act 2007 which will contribute to the Oxnard GREAT Program.

N. CITY COUNCIL/BUSINESS/COMMITTEE REPORTS

Councilmember Zaragoza reviewed discussed: possible new State solid-waste diversion requirements and possible unfunded mandates of vehicles, and visit of Washington D.C. including the Coast Guard training at Port Hueneme, and BRAC. Councilman Flynn requested the City Council review of Channel Islands working group presentation. (no majority agreement). Mayor Holden and Mayor Pro Tem Maulhardt reported on Sacramento meeting regarding Oxnard's LNG position.

O. REPORTSP. PUBLIC COMMENTS ON REPORTSQ. APPOINTMENT ITEMSCity Manager Department

1. SUBJECT: Fiscal Year (FY) 2007-08 – FY 2011-12 Six-Year General Fund Financial Forecast. (023)
RECOMMENDATION: Consider a report on the Six-Year General Fund Financial Forecast and provide direction to staff concerning the preparation of the FY 2007-08 and FY 2008-09 Operating Budget.
DISCUSSION: The Special Assistant to the City Manager reviewed the financial forecast including the economic outlook for California and local economy, the local real estate market, general fund revenues, sales tax, property tax, and vehicle licensing fees.

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The City Council discussed: estimated budget of the General Fund; the prediction process; property taxes; reserve amount; use of reserve, and services provided to the community that may not produce revenue to cover all costs such as Police, Parks and Recreation.

Larry Stein disputed several financial figures.

The Deputy City Manager stated the City budget is scheduled for review on June 5 & 6, 2007.

ACTION: The City Council provided comments to staff.

RECESS

At 8:56 p.m., the City Council recessed and at 9:04 p.m., the City Council reconvened.

R. STUDY SESSION

Development Services Department

1. SUBJECT: Status of 2020 General Plan Update and Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR). (027)
RECOMMENDATION: Consider a report and provide direction to the City Manager on the status of the 2020 General Plan Update and the NOP of the Draft EIR.
DISCUSSION: The Development Services Director reviewed aspects of the 2020 General Plan Update including Green Development, childcare services; climate change; growth of schools; housing development; macroeconomic analysis; traffic circulation; and time schedule.

Larry Stein, traffic conditions and addressing economic factors.

Don Hoffman, River Park traffic.

Roger Pariseau, traffic, climate change, and future housing.

Jerry Hopkins, opposed the port over-lay.

William Bill Terry, pollution due to port commerce.

Shirley Godwin, protection of coastal properties.

Rafaela Frausto, childcare facilities.

Eileen Tracy, traffic circulation and bicycle paths.

Bert Perello, parks, traffic, air quality, and water retention basins.

Pat Brown, traffic circulation problems, location of Big League development, and senior housing near community services.

Nancy Pedersen, pollution caused by port activities and port over-lay.

Larry Godwin, conservation uses of Ormond Beach.

The City Council commented: on the current SOAR Ordinance; open space classification; recycling projects; school growth; work force housing; retention water basins; park acreage; traffic circulation; balancing development; infrastructure and air quality.

The Development Services Director outlined how information is gathered and analysis of projected traffic and housing numbers.

ACTION: The City Council provided comments to staff.

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 10:59 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
May 15, 2007

A. ROLL CALL/POSTING OF AGENDA

At 5:33 p.m., the regular meeting of the Oxnard City Council convened in the Council Chambers. Councilmembers Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. The Assistant City Clerk stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Mayor Holden presided and called the meeting to order. Staff members present were: Ed Sotelo, City Manager; Karen Burnham, Assistant City Manager; Grace Magistrale Hoffman, Deputy City Manager; Gary L. Gillig, City Attorney; and Jill A. Beaty, Assistant City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

At 5:34 the City Council recessed to a closed session, pursuant to Government Code section 54956.9(a), to confer with its attorneys. The title and case number of the litigation discussed is City of Oxnard v. Prabhulal Virji Kanji, Ventura County Superior Court Case No. CIV 237708.

The City Council also recessed to a closed session, pursuant to Government Code section 54956.8, to give instructions to its negotiator, Edmund Sotelo, City Manager, regarding the price and terms of payment for the potential sale, lease or exchange by the City of approximately 28 acres of land located at 801 (LND) North Harbor Boulevard to the State of California.

At 6:30 p.m. the City Council recessed to the evening session.

D. OPENING CEREMONIES

At 7:02 p.m. the meeting opened with the pledge of allegiance to the flag of the United States, led by Mayor Pro Tem Maulhardt, followed by a moment of silence. Staff present included: Barbara Murray, Library Director; Ken Ortega, Public Works Director; Mark Norris, Assistant Public Works Director; Anthony Emmert, Water Resources Manager; Gil Ramirez, Recreation Superintendent; Martin Erickson, Legislative Affairs Manager; Sue Martin, Planning and Environmental Services Manager; Assistant Police Chief Jason Benitez; Matt Winegar, Development Services Director.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of **Resolution No. 13,219** Congratulating the Oxnard Public Library on Its 100th Anniversary. (001)
RECOMMENDATION: Approved (Maulhardt/Zaragoza); Ayes: Flynn, Herrera, Holden, Maulhardt, and Zaragoza.
DISCUSSION: Accepted by the Library Director.

MAY 15, 2007

OXNARD CITY COUNCIL

2. SUBJECT: Presentation of a Proclamation Designating the Week of May 20 – 26, 2007, as “Public Works Week.”
DISCUSSION: The Public Works Director and Assistant Public Works Director accepted the proclamation.
3. SUBJECT: Presentation of Water Conservation Poster Contest Winners.
DISCUSSION: The Water Resources Manager announced the student winners.
4. SUBJECT: Presentation of a Proclamation Designating the Week of May 14 - 18, 2007, as “Bike to Work Week.”
DISCUSSION: Accepted by the Recreation Director.
5. SUBJECT: Presentation of a Proclamation Designating the Week of May 14- 18, 2007, as “The Salvation Army Week.”
DISCUSSION: Accepted by Brigadier Whiteside and Glee Lewis.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Ernest Stein, invited the public to a recognition of Bishop Monderez’ service to the Catholic community and spoke in support of the Oxnard Police Department

John Korsten, tax lien on his property

Christina Martin, Vice Chair, South Bank Neighborhood Council, Police response to school incident

Service Employees International Union, Local 998 employees Kay Swenson and Rhea Voll and Danny Carillo, worksite organizer, seeking support in upcoming contract negotiations to achieve a fair and just contract

Phil Molina, various issues of financial reporting

Richard Francis, concerns over potential development outside the SOAR boundary

Larry Stein, downtown theater curfew law, financial reports

Susan Dirrim suggests a water park and a bike station

Edward Castillo, opposes large home development projects

Ed Ellis, opposes a Home Depot at the former K-Mart site in South Oxnard

Ventura Fernandez, culvert at River Ridge

Alfred Zarate, Police officer behavior during ticketing

G. REVIEW OF INFORMATION/CONSENT AGENDA**000017**

MAY 15, 2007

OXNARD CITY COUNCIL

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Bert Perello and Larry Stein (I-3) recommend seeking legal recourse if gypsum is contaminated; otherwise, they recommend it be sold. The Assistant Public Works Director & City Attorney commented about pending litigation against the contractor.

I. INFORMATION/CONSENT AGENDADevelopment Services Department

1. **SUBJECT:** Acceptance of a Portion of an Easement for Street and Public Utility Purposes and Rejection of an Easement for Public Utility Purposes Located East of Riverpark Boulevard in American River Court. (003)
RECOMMENDATION: Adopt **Resolution No. 13,220:** (1) Accepting a portion of an irrevocable offer for a street and public utility easement for American River Court located east of Riverpark Boulevard within the Riverpark Specific Plan; (2) Rejecting a portion of an irrevocable offer for a street and public utility easement for American River Court located east of Riverpark Boulevard within the Riverpark Specific Plan; and (3) Rejecting an irrevocable offer for a five foot wide public utility easement located adjacent to American River Court.
2. **SUBJECT:** Appropriation of Permit Center Improvement Fee Revenue to Civic Center Renovation Project. (011)
RECOMMENDATION: (1) Approve the appropriation of funds in the amount of \$257,554 from the Permit Center Improvement Fee to the Civic Center Renovation Project; and (2) Approve the appropriation of funds in the amount of \$102,769 from the General Fund Operating Reserves to the Civic Center Renovation Project.

Public Works Department

3. **SUBJECT:** Special Budget Appropriation for the Removal and Disposal of Gypsum from the City's Wasco Farm. (015)
RECOMMENDATION: Approve the appropriation of funds in the amount of \$1,600,000 from the Wastewater Treatment Fund Balance to the Biosolids Management Project for the disposal/removal of gypsum from the City's Wasco Farm, located in Kern County.
4. **SUBJECT:** Amendment to Agreement for Purchase of Repair Parts and Tires for the City Vehicle Fleet. (017)
RECOMMENDATION: Approve and authorize the Mayor to execute an amendment to the original agreement for purchase of repair parts and tires for the City's vehicle fleet, changing the agreement with Automotive Supply to Genuine Parts Company (**A-6801**), the NAPA Automotive parent company for the approximate amount of \$950,000 annually for a period of three years.
5. **SUBJECT:** Scheduling of Public Hearing and Adoption of Resolutions to Declare Intent to Levy Fiscal Year (FY) 2007-2008 Assessments for Landscape Maintenance Districts Nos. 1 through 3, and 7 through 26. (019)

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K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER

Grand opening of the new location of the Oxnard Convention & Visitors Bureau at the Welcome Center, 1000 Town Center Drive; the Strawberry Festival, May 19-20, and Library Centennial events.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

O. REPORTS

City Manager Department

1. **SUBJECT:** South Coast Area Transit (SCAT) Fiscal Year (FY) 2007/08 Capital and Operating Budget and Revisions to SCAT Joint Powers Agreement (JPA). (037)
RECOMMENDATION: (1) Support the SCAT Fiscal Year (FY) 2006/07 proposed capital and operating budget in an amount not to exceed \$3,987,397 for fixed route service, senior and disabled paratransit service, and the capital program; and (2) Authorize the following changes to SCAT JPA: Change the name of the transit agency to Gold Coast Transit; provide a pricing policy for express bus service that ensures only benefiting members will pay for it; stipulate that SCAT members may at their discretion pay for transit service with non-Transportation Development Act revenue; change the date of the JPA; bring language pertaining to personnel into agreement with the SCAT Personnel Rules; redefine Board Officer terms to run for a calendar year versus a fiscal year; make the August Board meeting optional rather than mandatory; allow 120 rather than 90 days to perform the annual financial audit and issue the audit report.
DISCUSSION: The Project Manager provided highlights of SCAT operations and future challenges. He summarized current issues, including an outreach campaign and changes that resulted in fixed ridership and revenue increases.

City Council comments: The goal of the SCAT Board is not only to provide options to those who don't have transportation but to those that do as an opportunity to ease traffic congestion and save money on rising gasoline prices.

Deborah Linehan, General Manager, SCAT, thanked the City Council for its support and policy leadership through the years.

ACTION: Approved (Herrera/Maulhardt); Ayes: Holden, Maulhardt, Zaragoza, Flynn, and Herrera.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

RECOMMENDATION: (1) Adopt **Resolutions Nos. 13,221 – 13,242** declaring Council’s intention to levy FY 2007-2008 assessments for Landscape Maintenance Districts Nos. 1 through 3, and 7 through 26 in the following tracts: **Resolution 13,221**, Tract No. 2247, District No. 1 (Summerfield); **Resolution 13,222**, Tract Nos. 4065, 4164, 4355 and 4225, District No. 2 (Channel Islands Business Park); **Resolution 13,223**, Tract No. 3384, District No. 3 (River Ridge); **Resolution 13,224**, Tract Nos. 4183 and 3943, Districts Nos. 7 and 8 (Northfield/Seagate Business Park); **Resolution 13,225**, Tract Nos. 3051-2, 3051-3, and 4351, District No. 9 (Strawberry Fields); **Resolution 13,226**, Tract No. 4405, District No. 10 (Country Club Estates); **Resolution 13,227**, Tract No. 4376, District No. 11 (St. Tropez); **Resolution 13,228**, Tract No. 4294, District No. 12 (Standard Pacific); **Resolution 13,229**, Tract No. 4424, District No. 13 (Le Village); **Resolution 13,230**, Tract No. 4492, District No. 14 (California Cove); **Resolution 13,231**, Tract No. 4443, District No. 15 (Pelican Pointe); **Resolution 13,232**, Tract No. 4810, District No. 16 (California Lighthouse); **Resolution 13,233**, Tract No. 4702, District No. 17 (Village of San Miguel); **Resolution 13,234**, Parcel Map Nos. 213-03-28 and 213-03-29, District No. 18 (St. John’s Regional Medical Center); **Resolution 13,235**, Tract No. 4827, District No. 19 (Shopping at the Rose); **Resolution 13,236**, Parcel Map Nos. 231-020-200, 210, 240, District No. 20 (Wallenius Vehicle Preparation Center); **Resolution 13,237**, Tract No. 3384-7, 8, District No. 21 (Cypress Pointe); **Resolution 13,238**, Tract No. 4611, District No. 22 (McDonald’s Median); **Resolution 13,239**, Tract No. 4529, District No. 23 (Greystone); **Resolution 13,240**, Tract No. 4529, District No. 24 (Vineyards); **Resolution 13,241**, Tract No. 4840, District No. 25 (The Pointe); **Resolution 13,242**, Parcel Map No. 94-5-25, District No. 26 (Albertson’s); and (2) Set a public hearing for June 12, 2007, on the levy of the proposed assessments in Landscape Maintenance Districts Nos. 1 through 3, and 7 through 26.

- 6. SUBJECT: Formation of Landscape Maintenance District No. 59. (025)
RECOMMENDATION: Adopt **Resolution No. 13,243** declaring Council’s intention to form and levy Fiscal Year 2007-2008 assessments in Landscape Maintenance District No. 59, consisting of Tract No. 5542 (Orbela), located south of Fifth Street between Northport Lane and Victoria Avenue, and setting a date for a public hearing thereon.

- 7. SUBJECT: Agreement with Black & Veatch for Blending Station No. 1 Site Improvements Phase I Project, at 251 South Hayes Avenue. (035)
RECOMMENDATION: Approve and authorize the Mayor to execute the agreement with Black & Veatch (A-6867) for \$251,000 for the design and construction administration of the Blending Station No. 1 Site Improvements Phase I Project.

- 8. SUBJECT: Support of Energy and Environment Block Grant Proposal Sponsored by Congressman Albert Wynn. (036.1)
RECOMMENDATION: Execute a letter of support to Congresswoman Lois Capps for the "Energy and Environment Block Grant Act of 2007" sponsored by Congressman Albert Wynn.

INFORMATION/CONSENT AGENDA ACTION: Approved (Herrera/Maulhardt); Ayes: Herrera, Holden, Maulhardt, Zaragoza, and Flynn. Abstain: Maulhardt on I-5, Districts 12 and 17; Zaragoza on I-5, District 3.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

R. STUDY SESSION

Development Services Department

1. **SUBJECT:** Medical Marijuana Dispensaries in the City. (049)
RECOMMENDATION: Consider this report on medical marijuana dispensaries and provide direction to the Planning and Environmental Services Manager regarding a medical marijuana dispensary ordinance.
DISCUSSION: The Planning and Environmental Services Manager reported on the findings of staff research: 1) the County is waiting for the outcome on pending case law based on the discrepancies of the State Compassionate Use Act and the federal Controlled Substance Act, 2) the pros: fulfilling need of City and County residents; program could be conducted through a highly regulated program; and 3) cons: increase in crime, inconsistency with federal law, storefront caregiver issues, labor-intensive monitoring. The Assistant Chief and Chief Deputy District Attorney Jeff Bennett outlined concerns of law enforcement and the recommendation against approval.

Jameson P. Lingl; Jennifer Nelson, Field Coordinator, Americans for Safe Access, on behalf of Oxnard members and patients; Lisa Schwarz, and Larry Stein spoke in support of the dispensaries.

The City Council commented on: proper use of medical marijuana; federal and State law discrepancies; the County's reluctance to get involved; being sympathetic with suffering individuals yet deferring to the recommendations of the Police Department and District Attorney's office.

ACTION: The City Council heard the report and provided direction to continue to monitor the cases until November.

2. **SUBJECT:** Pre-Application Review (PZ 07-600-4) of a Request to Master Plan a 165-acre, 2,500-Unit, Workforce and Affordable Housing Community, Located at 4324 East Vineyard Avenue, Filed by Oxnard Ranch, LLC. (053)
RECOMMENDATION: Review and provide preliminary comments on a General Plan Amendment pre-application to master plan a 165-acre, 2,500-unit workforce and affordable housing community located at 4324 East Vineyard Avenue, northeast of the El Rio community.
DISCUSSION: The Development Services Director outlined the aspects of the project, including 1) housing for moderate, low and very low income families, school and park, 18 dwelling units per acre, 2) significant planning issues: Project is outside the SOAR and CURB boundaries and within the Oxnard/Camarillo greenbelt, it is outside the City's sphere of influence, it is governed by the Williamson Land Conservation Act and subject to restrictions on urban use, appropriateness in density, traffic and transportation and roadways impacts; and 3) Next administrative steps : Initiate EIR and specific plan, annexation process, General Plan amendment and zone change. The City Manager reviewed potential state funding assistance as relayed by Lynn Jacobs, Director, California Department of Housing and Community Development.

MAY 15, 2007

OXNARD CITY COUNCIL

Pat Brown, Trisha Munro, Nancy Pederson, Burt Perello, Saul Medina, and Larry Stein expressed concerns.

Joseph O'Neill, if CURB boundary is to be expanded, call for a vote of the people.

Barbara Macri Ortiz and Lupe Anguino seek dialogue between the City and all affected parties, especially young families who wish to remain in the area.

The City Council commented their concerns over 1) the impacts on the City of such a project – overcrowding, parking, traffic congestion; 2) responding to the real need for affordable home ownership for those that wish to work and live in the City; 3) the projects already being proposed in the 2020 General Plan update; 4) respect for the SOAR and Greenbelt guidelines; 5) the expense of hooking up to sewer lines; 6) threat to local farmers and agricultural uses of land; 7) the challenge of allowing housing that provides community; and 8) accommodating people rather than creating growth.

ACTION: The City Council provided preliminary comments.

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 11:15 p.m. the City Council concurred to adjourn the meeting.

JILL A. BEATY
Assistant City Clerk

THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
April 24, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:05 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council. Commissioners Thomas E. Holden, Andres Herrera, Dean Maulhardt, John C. Zaragoza, and Timothy B. Flynn were present. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Chairman Holden presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Director; Gary L. Gillig, General Counsel; Karen Burnham, Assistant Executive Director

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

C. CLOSED SESSION

D. OPENING CEREMONIES

The meeting opened with the pledge of allegiance to the flag of the United States by Darlena Morris, Ritchen School, first place winner of a city-wide African-American Speech Essay contest, followed by a moment of silence.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of Community Development Commission for January 9, 23, February 13, 27, March 6, 13, 20, and 27, April 3, 10 and 17, 2007. (001)
RECOMMENDATION: Approve.

INFORMATION/CONSENT AGENDA ACTION: Approved as recommended.
(Herrera/Maulhardt) Ayes: Maulhardt, Zaragoza, Herrera, Flynn, and Holden.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

DRAFT

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

O. PUBLIC COMMENTS ON REPORTS

P. REPORTS

- 2. SUBJECT: Pre-Application Review of a Proposal for the Development of 60 Townhomes and a Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing On-Site at the 5701-5721 and 5637-5693 Cypress Road, Filed by Patrick McCarthy. (047)
RECOMMENDATION: That the Community Development Commission consider a request to make an in-lieu affordable housing payment to the Affordable Housing In-Lieu Fee Fund instead of providing on-site affordable housing units within the Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment project area.
DISCUSSION: The Development Services Director outlined the proposed project and request of developer to pay in-lieu fees, and zone change. .

Mr. Pat McCarty reviewed past history of McCarty Construction Company, other housing, park site, and moving forward to meet with neighborhood council.

Shirley Godwin, concerns regarding waiving in-lieu fees.

Sylvia Preston, notification of neighborhood.

Trisha Munro, work-force housing.

Barbara Macri-Ortiz, view of building affordable housing.

The Commissioners commented on: density; affordable aspect; and in-lieu fee.

ACTION: The Commissioners provided comments and directions to staff.

CITY COUNCIL

At 11:14 p.m. the joint meeting with the City Council concluded.

Q. APPOINTMENT ITEMS

R. PUBLIC COMMENTS ON STUDY SESSION

S. STUDY SESSION

T. ADJOURNMENT

At 11:14 p.m., the Community Development Commission concurred to adjourn the meeting.

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 1, 2007

Because there were no items requiring consideration on this date, there was no regular meeting.

LOURDES A. LÓPEZ
Deputy Secretary Designate

DR. THOMAS E. HOLDEN
Chairperson

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DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 8, 2007

Because there were no items requiring consideration on this date, there was no regular meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E. HOLDEN
Chairperson

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
May 15, 2007

Because there were no items requiring consideration on this date, there was no regular meeting.

JILL BEATY
Assistant Secretary Designate

DR. THOMAS E. HOLDEN
Chairperson