

MINUTES

OXNARD CITY COUNCIL
Regular Meeting
September 11, 2007**DRAFT**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: Edmund Sotelo, City Manager; Karen Burnham, Assistant City Manager; Gary L. Gillig, City Attorney and Jill Beaty, Assistant City Clerk.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMSC. CLOSED SESSION

At 5:35 p.m. 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 Lindholm v. Gillig, Ventura County Superior Court Case No. 56-2007-00303040-CU-WM-VTA.

The City Council also recessed to a closed session, pursuant to Government Code section 54957.6, to give instructions to its negotiators, Dennis Scala, Special Assistant to the City Manager; Lino Corona, Acting Human Resources Director; and Lynn Hutton, Human Resources Manager, regarding salaries, salary schedules or compensation paid in the form of fringe benefits for employees represented by the International Association of Firefighters AFL-CIO (IAFF), Local 1684, the Service Employees International Union (SEIU), Local No. 998, the Oxnard Peace Officers' Association (OPOA), and the Oxnard Public Safety Management Employees Association (OPSMEA), and other matters within the scope of representation.

At 6:40 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 7:06 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers, concurrently with the Industrial Development Financing Authority. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence for Susan Miller Perello and in remembrance of September 11. Mayor Holden presided with Councilmember Flynn absent. Additional staff members present were: Daniel Martinez, City Clerk; Dale Belcher, City Treasurer; Matthew Winegar, Development Services Director; Mark Norris, Utilities Services Branch Manager/Assistant Public Works Director; Michael Henderson, Maintenance Services Branch Manager/Deputy Public Works Director; and Sue Martin, Planning and Environmental Services Manager.

E. CEREMONIAL CALENDAR**000001**

DRAFT

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Harold Ceja, being the new Colonia Neighborhood Vice-Chairman.

John Korsten, loss of equipment and property lien.

Nancy Pedersen, recent community use of Ormond Beach.

The following individuals expressed concerns regarding discussion of affordable housing at the Jones Ranch site: Soledad Trevino; Florence Young and Trisha Munro.

Pat Brown, supporting AB 1542 regarding condominium conversion of Mobile Home Parks.

Shirley Godwin, supporting development of Ormond Beach.

Larry Godwin thanked the City for opposition of the Peaker plant at the beach.

Marisa Lopez, Ventura County United Way, invited the public to "Day of Caring" on September 29, 2007, with five projects being in Oxnard.

Larry Stein, concern with the process of 1450 Rose Avenue building.

Guadalupe Banuelos concerns regarding the development of Las Cortes and improvements to Colonia Memorial Park.

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Shirley Godwin, concerns with the Sakioka Farm development (I-5) agreement. The Development Services Director stated a specific plan was being prepared for the Sakioka Farm site and General Plan EIR.

Larry Stein, amount of time to get a business license (I-3).

Nancy Pedersen, opposes the Sakioka Farm (I-5) development.

Pat Brown supported having uniform newspaper racks in the city (I-8) and building of the Big League Dreams baseball field facility at the Sakioka Farm site (I-5).

I. INFORMATION/CONSENT AGENDA

City Attorney Department

1. SUBJECT: Ordinance Regarding the Recovery of Graffiti Abatement Costs. (001)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2746** adding section 7-93 to the Oxnard City Code regarding the recovery of graffiti abatement costs incurred by the City.

000002

City Clerk Department

2. SUBJECT: Minutes of the Regular Meetings of City Council for June 19, 26, July 10, 17, 24, and August 5, 2007. (005)
RECOMMENDATION: Approve.

City Treasurer Department

3. SUBJECT: Quarterly Investment Report for Fourth Quarter Fiscal Year (FY) 2006-2007.
RECOMMENDATION: Accept the quarterly Investment Report for the Fourth Quarter FY 2006-2007. (049)

Development Services Department

4. SUBJECT: **Ordinance No. 2745**, Establishing a Pilot Program in Bartolo Square North and South Neighborhoods and the Hill Street Neighborhood Relating to Curb Cuts and Front Yard Paving Area for Vehicles. (055)
RECOMMENDATION: Second reading and adoption.
5. SUBJECT: Approval for Development Agreement Negotiating Team for the Sakioka Farms Specific Plan, Located South of the Ventura Freeway Between Rice Avenue and Del Norte Boulevard. (059)
RECOMMENDATION: Direct the City Manager to appoint a team to negotiate a development agreement with Sakioka Farms, Inc. for the Sakioka Farms Specific Plan project.

Human Resources Department

6. SUBJECT: Amendment to Employment Agreement with City Manager. (063)
RECOMMENDATION: Approve and authorize the Mayor to execute an Amendment to the Employment Agreement (**A-5414**) between the City and City Manager.

Police Department

7. SUBJECT: Driving Under the Influence (DUI) Enforcement and Awareness Program Grant. (067)
RECOMMENDATION: Authorize the Chief of Police to submit an application to the State of California Office of Traffic Safety for \$450,000.00 in grant funds for the "DUI Enforcement and Awareness Program."
8. SUBJECT: Ordinance Regulating Newsracks on Public and Private Property. (069)
RECOMMENDATION: Approve the first reading by title only and subsequent adoption of **Ordinance No. 2747** amending section 7-110 of the Oxnard City Code ("OCC"), deleting section 7-113(A)(5), repealing and readopting section 7-113(B), and adding section 7-113(C) regarding the regulation of newsracks on public and private property.

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

INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY

At 7:41 p.m. the joint meetings with the Industrial Development Financing Authority concluded.

J. TRANSMITTAL OF INFORMATION ONLY ITEMSK. INFORMATION/CONSENT PUBLIC HEARINGS

Mayor Holden declared the public hearing open. The City Clerk reported on publication and that there were no written communications received.

Development Services Department

1. SUBJECT: Planning and Zoning Permit Nos. 06-500-10 (Special Use Permit), 07-510-1 (Special Use Permit), and 06-300-6 (Tentative Parcel Map), located at 1950 Solar Drive (APN: 231-0-052-035), Filed by T.M. Mian and Associates. (073)
RECOMMENDATION: Adopt **Resolution No. 13,345** 1) approving Planning and Zoning Permit No. 06-500-10, a special use permit for an extended stay hotel, subject to certain findings and conditions; **Resolution No. 13,346** 2) approving Planning and Zoning Permit No. 07-510-1, a special use permit for onsite sales of beer and wine, subject to certain findings and conditions; and **Resolution No. 13,347** 3) approving Planning and Zoning Permit No. 06-300-6, a tentative parcel map, subdividing one lot into two lots, subject to certain findings and conditions.

DISCUSSION: Alan Hurd, T.M. Mian and Associates, outlined the development for an extended stay hotel.

ACTION: Close the public hearing. (Holden/Maulhardt). Reopen the public hearing (Maulhardt/Holden).

DISCUSSION: Carolyn Bowker-Gonzales, Hilton Hotels, stressed the positive impacts the hotel would have on the community.

ACTION: Close the public hearing. (Maulhardt/Holden). Approval as recommended. (Maulhardt/Herrera) Ayes: Zaragoza, Herrera, Holden, and Maulhardt. Absent: Flynn.

L. PUBLIC HEARINGSDevelopment Services Department

1. SUBJECT: Planning and Zoning Permit Nos. PZ 06-620-02 (General Plan Amendment), PZ 06-640-01 (Specific Plan Review) and PZ 06-570-04 (Zone Change) for Redevelopment of the Courts Development, Located West of Rose Avenue, North of First Street, South of Camino Del Sol and East of Marquita Street, Filed by Steadfast Residential Development LLC., and Oxnard Housing Authority.

RECOMMENDATION: Continue to September 25, 2007.

ACTION: Approved as recommended. (Maulhardt/ Herrera) Unanimously.

Q. APPOINTMENT ITEMS

1. SUBJECT: Presentation by Ventura County Transportation Commission Regarding the Santa Paula Corridor Study.

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DISCUSSION: Ginger Gherardi, Executive Director, Ventura County Transportation Commission, reviewed possible options for a passenger service from Port Hueneme to Santa Clarita including estimated costs, possible time line, and possible commercial service.

The following individuals questioned the viability of a passenger service without commercial service which would be an impact to the community: Shirley Godwin; Nancy Pedersen; Pat Brown; Barbara Dubkin; and Larry Stein.

ACTION: The City Council received the report and provided comments.

S. PUBLIC COMMENTS ON STUDY SESSION

L. PUBLIC HEARINGS

Mayor Holden opened the public hearing. The City Clerk reported on publication and 15 letters in opposition were received.

Public Works Department

2. SUBJECT: Ordinances to Continue and Establish Water, Wastewater and Solid Waste System User Fees and Charges. (083)
RECOMMENDATION: (1) Hold a public hearing to receive public testimony concerning the adoption of ordinances continuing and establishing certain water, wastewater and solid waste system user fees and charges; and (2) Approve the first reading by title only and subsequent adoption **Ordinance No. 2750** continuing and establishing water, **Ordinance No. 2748** wastewater and **Ordinance No. 2749** solid waste system user fees and charges.
DISCUSSION: The Utilities Services Branch Manager briefly reviewed the proposed increase and rate comparison to other Ventura County cities.

Rev. Edgar Mohorko, need to consider low-income residents.

ACTION: Close the public hearing. (Holden/Maulhardt) Approval as recommended. (Herrera/Maulhardt) Ayes: Herrera, Holden, Maulhardt, and Zaragoza. Absent: Flynn.

M. REPORT OF CITY MANAGER

The City Manager commented on: Carnegie Art Museum exhibits; the local California Coastal Clean-up Day, September 15; Public Library presents "Mesoamerican History of the Americas"; Main Library's bilingual story program moving to Thursdays; and national/Canadian interest in the new South Oxnard Library's book return system.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

City Clerk Department

1. SUBJECT: Appointment of Councilmember and Alternate to the Economic Development Collaborative of Ventura County (EDC VC). (111)
RECOMMENDATION: That the Mayor, with the approval of the City Council, appoint two members of the City Council to the EDC VC, one as a regular member and the other as an alternate.

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ACTION: Mayor Holden appointed Councilmember Herrera as the regular member and Mayor Pro Tem Maulhardt as an alternate with approval from the City Council.

Councilmember Zaragoza reported on: (1) the recommendation made on behalf of the City to the Coastal Commission to oppose a Peaker Plant in Oxnard; (2) workshop regarding proposed stormwater regulations; and (3) local solid waste issues regarding bio-solids.

O. REPORTS

City Treasurer Department

- 1.. **SUBJECT:** Investment Policy and Annual Report of Investment Activity.
RECOMMENDATION: (1) Approve the Investment Policy for the City of Oxnard; and (2) Adopt **Resolution No. 13,348** delegating investment authority to the City Treasurer.
DISCUSSION: The City Treasurer reported on financial priorities of the City, financial process, bench marks and business license policy. The City Treasurer explained the license division was extremely busy due to the current annual renewal period and that the process required that all business licenses must be examine by a City employee.
ACTION: Approved (Maulhardt/Holden). Ayes: Holden, Maulhardt, Zaragoza, and Herrera. Absent: Flynn.

P. PUBLIC COMMENTS ON REPORTS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:19 p.m. the City Council concurred to adjourn the meeting.

DANIEL MARTINEZ
City Clerk

DR. THOMAS E. HOLDEN
Mayor

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

June 12, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:03 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council, Housing Authority and Financing Authority. Commissioners Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Chairman Thomas E. Holden was absent. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Vice-Chairman Maulhardt presided and called the meeting to order. Staff members present were: Daniel Martinez, Secretary Designate; Edmund F. Sotelo, Executive Secretary; Karen Burnham, Assistant Executive Secretary; Gary L. Gillig, General Counsel.

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, led by Manny Ortiz, followed by a moment of silence.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

E. OPENING CEREMONIES

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

Community Development Department

1. SUBJECT: Appropriation of Interest Earnings. (001)
RECOMMENDATION: Approve the appropriation of funds in the amount of \$508,754 from the Merged Downtown Renewal (R-108) and Central City Revitalization Project Area Tax Allocation Refunding Bonds, 2004 Series A, interest earnings to the Central Business District Streetscape Project.

000007

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

At 8:16 p.m., Chairman Holden presided at the meeting.

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY

At 8:17 p.m. the joint meetings with the City Council, Housing Authority and Financing Authority concluded.

O. PUBLIC COMMENTS ON REPORTS

P. REPORTS

Q. APPOINTMENT ITEMS

R. PUBLIC COMMENTS ON STUDY SESSION

S. STUDY SESSION

T. ADJOURNMENT

At 8:17 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DEAN MAULHARDT
Vice-Chairman

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
June 19, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:06 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 Assistant City Clerk 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: Ed Sotelo, Executive Director; Karen Burnham, Assistant Executive Director; Grace Magistrale Hoffman, Deputy Director; Gary L. Gillig, General Counsel; and Jill A. Beaty, Assistant Secretary Designate.

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.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation by Our Lady of Guadalupe Elementary School.

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 April 24, May 1, May 8, and May 15, 2007.(001)
RECOMMENDATION: Approve.

Community Development Department

- 2. **SUBJECT:** Ordinances to Amend Four Redevelopment Plans to Include Eminent Domain Program Description and Statements to be Recorded in Compliance with Health and Safety Code Sections 33342.7 and 33373.(029)
RECOMMENDATION: That the Community Development Commission ("CDC") approve four Redevelopment Plan Statements and authorize the Chairperson to execute and cause such statements to be recorded.

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

- J. TRANSMITTAL OF INFORMATION ONLY ITEMS
- K. INFORMATION/CONSENT PUBLIC HEARINGS
- L. PUBLIC HEARINGS
- M. REPORT OF EXECUTIVE DIRECTOR
- N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL

At 8:15 p.m. the concurrent meeting with the City Council concluded.

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

At 8:15 p.m. the Community Development Commission concurred to adjourn.

JILL A. BEATY
Assistant Secretary Designate

THOMAS E. HOLDEN
Chairman

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MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
June 26, 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 and Housing Authority. Commissioners Thomas E. Holden, Dean Maulhardt, John C. Zaragoza, Andres Herrera, 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 Secretary; Gary L. Gillig, General Counsel; and Jill Beaty, Assistant Secretary Designate.

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.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

E. OPENING CEREMONIES

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF SECRETARY

000011

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

City Manager Department

- 1. **SUBJECT:** Cancellation of the Regular Meetings Scheduled for July 3, 2007. (175)
RECOMMENDATION: Cancel the regular meetings scheduled for July 3, 2007.
ACTION: Approved as recommended. (Zaragoza/Maulhardt) Ayes: Flynn, Holden, Maulhardt, Zaragoza, and Herrera.

CITY COUNCIL/HOUSING AUTHORITY

At 9:41 p.m. the joint meetings with the City Council and Housing Authority concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 9:41 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

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MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

July 10, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:08 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. 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; Grace Hoffman, Deputy Executive Director; and Efren Gorre, Youth Training 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.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Chairperson Holden opened the public hearing. The Secretary Designate reported on publication and that there were no written communications received.

City Manager Department

1. SUBJECT: Presentation and Adoption of the Fiscal Year (FY) 2007-2008 Community Development Commission Operating and Capital Improvement Budgets, and Appropriation Limit. (055)

000013

RECOMMENDATION: That the Community Development Commission (CDC) conduct a public hearing on the FY 2007-2008 budget for the CDC and adopt **Resolution No. 121** approving the CDC's Operating and Capital Improvement Budgets for FY 2007-2008.

DISCUSSION: The Deputy Executive Director briefly reviewed the proposed budget after input from Commissioners, service level options and adjustments. The Youth Training Manager reviewed the requested service level option (two positions and enhancement of programs).

Harold Ceja opposed a proposed pay raise for Councilmembers/Commissioners.

Gloria Roman requested Spanish translation of Commission meetings.

The Commissioners discussed: proposed service level(s); use of reserves; code enforcement; street repairs; and traffic concerns.

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

M. REPORT OF CITY MANAGER

N. CITY COUNCIL/COMMITTEE REPORTS

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

CITY COUNCIL/HOUSING AUTHORITY

At 9:26 p.m. the joint meetings with the City Council and Housing Authority concluded.

T. ADJOURNMENT

At 9:26 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

July 17, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:08 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council and Housing Authority. 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; Grace Hoffman, Deputy Executive Director; and Efren Gorre, Youth Training 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.

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 Special Meeting of Community Development Commission for June 5, 2007; Minutes of the Adjourned Special Meeting of Community Development Commission for June 6, 2007. (001)
RECOMMENDATION: Approve.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

000015

HOUSING AUTHORITY

At 7:57 p.m. the joint meetings with the Housing Authority concluded.

K. INFORMATION/CONSENT PUBLIC HEARINGSL. PUBLIC HEARINGSM. REPORT OF CITY MANAGERN. CITY COUNCIL/COMMITTEE REPORTSO. REPORTSCommunity Development Department

1. SUBJECT: Third Amended Owner Participation Agreement (OPA) and Amendments to Related Documents, Assignment and Assumption Agreement of Development Agreement and OPA, and Hotel Option Agreement for the RiverPark Project Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (095)

RECOMMENDATION: That Community Development Commission (CDC): (1) Approve and authorize the Chairman to execute a Third Amendment to Owner Participation Agreement (A-5965) between the CDC and RiverPark A, LLC that authorizes relocating the hotel from a 12 acre site to a 5 acre site and extending the hotel completion date; (2) Approve and authorize the Chairman to execute a Third Amendment to Agreement Containing Covenants Affecting Real Property (A-5966) between the CDC and RiverPark A, LLC; (3) Approve the form of the Assignment and Assumption Agreement for the OPA (A-5965); (4) Authorize the Chairman to execute the Assignment and Assumption for the OPA (A-5965) upon the Chairman's review and approval of the designated Assignee upon legal formation of the Shea RiverPark assignee entity; and (5) Approve and authorize the Chairman to execute an Option Agreement for Purchase of Real Property and Joint Escrow Instructions (A-5965) between the CDC and RiverPark A, LLC that enables the CDC to assume title to the hotel site in the event of developer default.

DISCUSSION: : The Community Development Director outlined the site location changes, date changes, financial changes, and other agreement changes.

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

P. PUBLIC COMMENTS ON REPORTSQ. APPOINTMENT ITEMSR. STUDY SESSIONS. PUBLIC COMMENTS ON STUDY SESSION

DRAFT

CITY COUNCIL

At 12:37 p.m. the joint meetings with the City Council concluded.

T. ADJOURNMENT

At 12:37 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meetings
July 24, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:08 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, Dean Maulhardt, John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. The Deputy City Clerk 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: Ed Sotelo, Secretary; Karen Burnham, Assistant Secretary; Grace Magistrale Hoffman, Deputy Secretary; Gary L. Gillig, General Counsel; and Jill A. Beaty, Assistant 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, led by the Vice Chairman, followed by a moment of silence. Staff present included: Sal Gonzalez, Housing Director; Sue Martin, Planning & Environmental Services Manager; Bryan Pendleton, Redevelopment Services Manager.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Bert Perello and Sandy Gonzalez, Chair, SeaView Neighborhood Council, re the INCF request for a report of Quimby funds available broken down by neighborhood.

G. REVIEW OF INFORMATION/CONSENT AGENDA

The Community Development Commission concurred to hear I-6 after the Public Hearing items.

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

Community Development Department

5. SUBJECT: City and Community Development Commission \$4.9 Million Funding For a 140 Unit Rental Project Consisting of the Paseo Santa Clara and Paseo del Rio Components for Extremely and Very Low Income Households in the RiverPark Development Located Adjacent to and North of the Highway 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (031)

RECOMMENDATION: That Community Development Commission (CDC): (1) Appropriate funds to Paseo del Rio from Housing-Set-Aside funds in the amount of \$1,050,000, and CDC In-Lieu Fees in the amount of \$650,000 and recommend to transfer \$1 million of previously appropriated 25% Home Match funds to Paseo del Rio; (2) Approve in substance a \$2.7 Million Loan Agreement and related documents with the Cabrillo Economic Development Corporation (CEDC) (**A-5965**) for the 86 unit Paseo del Rio project component; (3) Authorize the Chairman to execute the Loan Agreement and related documents upon the approval as to form by the General Counsel; and (4) Authorize the Executive Director to execute such instructions and documents as are necessary and appropriate to implement the transaction.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

RECESS

At 9:24 p.m. the Community Development Commission concurred to recess, and at 9:32 p.m. the meeting resumed.

At 9:55 p.m. Vice Chairman Maulhardt was absent.

L. PUBLIC HEARINGS

I. INFORMATION/CONSENT AGENDA

Community Development Department

- 6. SUBJECT: Resolution to Modify the Affordable Housing and In-Lieu Fee Payment Requirements for the Gateway Walk Residential Development. (041)
RECOMMENDATION: Adopt **Resolution No. 122** to permit The Olson Company to meet the affordable housing requirements for the Gateway Walk project located at 1250 Oxnard Boulevard, by providing 14 affordable units on-site and paying in-lieu fees for the remaining units in the amount of \$475,000.*
DISCUSSION: The Redevelopment Services Manager and Housing Director discussed affordable housing issues. The Community Development Commission recommends the developer build 20 moderate-income, deed-restricted homes on-site in addition to paying in-lieu fees.

Edward Castillo, Larry Stein, Shirley Godwin, Bert Perello oppose reduction in the number of affordable units.

Pat Brown expressed concern re safety at school crossing.

ACTION: Approved recommendation with 20 affordable units and retaining the in-lieu fee of \$475,000 (Holden/Herrera): Ayes: Zaragoza, Holden, Herrera. *Noes: Flynn.
Absent: Maulhardt.

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

City Attorney Department

- 1. SUBJECT: Scheduling of Regular Meeting for August 7, 2007. (101)
RECOMMENDATION: Schedule a regular meeting for August 7, 2007.
ACTION: Approved (Herrera/Holden); unanimous.

CITY COUNCIL

At 12:22 p.m. the concurrent meeting with the City Council concluded.

O. REPORTS

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 12:22 p.m. the Community Development Commission concurred to adjourn.

JILL A. BEATY
Assistant Secretary

DR. THOMAS E. HOLDEN
Chairman

DRAFT

MINUTES

OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting

August 7, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:04 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; and Curtis Cannon, Community Development 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, 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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

M. REPORT OF CITY MANAGER

N. CITY COUNCIL/COMMITTEE REPORTS

O. REPORTS

Community Development Department

1. SUBJECT: Memorandum of Understanding for the Development of the RiverPark Project Located Adjacent to and North of the 101 Freeway, Adjacent to and East of the Santa Clara River, and West of Vineyard Avenue. (049) **000021**

RECOMMENDATION: That the CDC approve and authorize the Chairman to execute the MOU (A-5965) among the City, CDC and RiverPark A relating to development of the RiverPark Project.

DISCUSSION: The Community Development Director reviewed the proposal MOU, needed follow-up negotiation, and the indemnify of the City and CDC.

Bert Perello, questioned the need to correct a drainage problem at RiverPark and publicly analyze the marketable of a theater.

The following individuals opposed the MOU: Shirley Godwin; Larry Godwin; Nancy Pedersen; and Barbara Macri-Ortiz.

The City Council discussed: past proposed live-theater development, downtown commitment, River Park sales tax, and current City street repair plan.

David Lauletta, Shea Homes, commented on the construction of a storm drain at Stroube Street which meets specifications of safety and is currently under discussions with the County.

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

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

CITY COUNCIL

At 9:12 p.m. the joint meetings with the City Council concluded.

T. ADJOURNMENT

At 9:12 p.m., the Community Development Commission concurred to adjourn the meeting.

DANIEL MARTINEZ
Secretary Designate

DR. THOMAS E HOLDEN
Chairman

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
September 11, 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

000023

DRAFT

MINUTES
OXNARD COMMUNITY DEVELOPMENT COMMISSION
Regular Meeting
September 18, 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

000024