

MINUTES  
OXNARD CITY COUNCIL  
Regular Meeting  
October 23, 2007

A. ROLL CALL/POSTING OF AGENDA

At 7:04 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; Gary L. Gillig, City Attorney; 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 Councilmember Zaragoza, followed by a moment of silence in memory of those who lost lives and property in the California fires. Additional staff present included: Jay Duncan, Recycling Manager; Matthew Winegar, Development Services Director; Karl Lawson, Compliance Services Manager; and Ken Ortega, Public Works Director.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Proclamation Designating October 26, 2007, as "Brain Injury Center Day."  
DISCUSSION: Cheri Phoenix, Brain Injury Center, accepted the proclamation and asked the public to learn about this injury.
2. SUBJECT: Presentation of 2007 Waste Watch Excellence Award to ShredRite in Appreciation for Its Resource Recovery Efforts Regarding Saturday October 27th Secure Document Recycling and Destruction Drop-Off Events.  
DISCUSSION: Accepted by Doug Graham and Mark Estrada with comments by the Recycling Manager.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Ed Ellis, new Home Depot community workshop November 19  
Luciano Ortiz, West Village Chair, concerns with Shea Properties development  
John Korsten, code compliance issues, property lien  
Nancy Stehle, Habitat for Humanity, is appreciative of Oxnard's affordable housing efforts  
Daniel Martinez, Veterans Day event at Plaza Park on Sunday, November 11th

**DRAFT**

Pastor Greg Runyon, gratitude for Police Department professional conduct  
Pat Brown, reminded the public to prepare their homes for any disaster  
Jorge Rocha, space needed for soccer fields for children's soccer

G. REVIEW OF INFORMATION/CONSENT AGENDA

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

I. INFORMATION/CONSENT AGENDA

City Treasurer Department

1. SUBJECT: Quarterly Investment Report for First Quarter Fiscal Year (FY) 2007-2008. (001)  
RECOMMENDATION: Accept the Quarterly Investment Report for the First Quarter FY 2007-2008.

Development Services Department

2. SUBJECT: Vacation of a Public Service Easement and a Temporary Ingress and Egress Easement Within the RiverPark Specific Plan Area. (007)  
RECOMMENDATION: Adopt **Resolution No. 13,362**: (1) vacating a public service easement (D-1604) for public utility (water and sewer) purposes as described in the document recorded June 15, 1989, as instrument number 89-094624 of Official Records with the public utility easement starting westerly of the current Oxnard Boulevard/Town Center intersection and extending easterly to the newly constructed section of Myrtle Street within the RiverPark Specific Plan; (2) vacating an easement (D-3480) for temporary ingress and egress purposes as described in the document recorded May 16, 2005, as instrument number 20050516-0119076 of Official Records and located at the southeast corner of Lot 13 of Tract 5352-1 within the RiverPark Specific Plan; (3) authorizing the Mayor to sign a Quitclaim **Deed No. 3864** to RiverPark A, L.L.C., for vacation of a public service easement recorded June 15, 1989, as Document Number 89-094624; and (4) authorizing the Mayor to sign Quitclaim **Deed No. 3865** to RiverPark A, L.L.C., for vacation of a temporary ingress and egress easement recorded May 16, 2005, as Document Number 20050516-0119076.
3. SUBJECT: Appropriation of Revenue to Civic Center Renovation Project. (015)  
RECOMMENDATION: (1) Approve the appropriation of funds in the amount of \$394,000 from the Variable Rate Demand Lease Revenue Bonds (Civic Center Phase 2 Project) Series 2006 interest earnings to the Civic Center Renovation Project; (2) Approve the appropriation of funds in the amount of \$300,000 from the Permit Center Improvement Fee to the Civic Center Renovation Project; and (3) Approve the appropriation of funds in the amount of \$40,197 from the General Fund Operating Reserve to the Civic Center Renovation Project.

000002

4. **SUBJECT: Ordinance No. 2758**, Approving an Amendment to Section No. 4.2.2 of the Rose-Santa Clara Corridor Specific Plan to Allow Auto Sales and Service Uses on Up to 15 Acres of Three Parcels Located at 2901 Auto Center Drive, 2901 Paseo Mercado, and a Southerly Portion of 3001 Paseo Mercado. (021)  
**RECOMMENDATION:** Second reading and adoption.
5. **SUBJECT: Ordinance No. 2759**, Approving Planning and Zoning Permit No. 07-630-03, (Specific Plan Amendment) Amending Section 6.7.4 B. (Addition of Truck and Heavy Equipment Sales and Services, Area 4A), Section 6.7.6 (Temporary Sign Regulations): Section 4.2.4 Adding Truck and Heavy Equipment Sales and Services (Area 4A) to the Land Use Master Plan Section; and Amending Exhibit 6 (Creation of Land Use Area 4A) to the Rose-Santa Clara Corridor Specific Plan Affecting the Entire Specific Plan Area, Located North of U.S. 101, West of North Rice Avenue, East of Rose Avenue and South of the City Limits. (023)  
**RECOMMENDATION:** Second reading and adoption.

#### Finance Department

6. **SUBJECT:** Release of Covenant – Vacant Lots at Third Street and D Street. (025)  
**RECOMMENDATION:** Approve and authorize the Mayor to execute a Release of Covenant (**Deeds Nos. 3866 and 3867**) against vacant property on the southeast corner of Third Street and D Street.

#### Housing Department

7. **SUBJECT:** Appropriation of \$420,000 for the Purchase of Two Lots. (031)  
**RECOMMENDATION:** Approve the appropriation of funds in the amount of \$420,000 from the Housing In-Lieu Fee Fund Balance to the General Fund as compensation for two lots at the northeast corner of Detroit and Stroube Streets.

#### Police Department

8. **SUBJECT: Ordinance No. 2757**, Adding Section 7-141.1 to the Oxnard City Code Requiring Mandatory Reporting of Lost or Stolen Firearms. (033)  
**RECOMMENDATION:** Second reading and adoption.

#### Public Works Department

9. **SUBJECT:** Agreement with Brown and Caldwell for Enterprise Operations Manual System. (035)  
**RECOMMENDATION:** Approve and authorize the Mayor to execute an agreement with Brown and Caldwell (**A-6923**) for \$333,600 for an Enterprise Operations Manual System to catalogue and manage documents and information for the Water Resources Division.
10. **SUBJECT:** Calleguas Creek Watershed Memorandum of Agreement for Implementation and Monitoring of Total Maximum Daily Load. (037)

RECOMMENDATION: Approve and authorize the Mayor to execute a Memorandum of Agreement (A-6966) for Management, Funding and Cost Sharing for the Implementation of the Calleguas Creek Watershed Total Maximum Daily Load Program.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Development Services Department

1. SUBJECT: Appeal of the Planning Commission's Decision of Planning and Zoning Permit No. 06-500-17 (Special Use Permit) to Develop a 7,218 Square Foot Commercial Building at 2330 Saviers Road, Filed by S and R Auto Service Center, Inc. (041)  
RECOMMENDATION: Adopt a resolution granting the applicant's appeal of the Planning Commission's decision and approving Planning and Zoning Permit No. 06-500-17 (Special Use Permit), subject to certain findings and conditions.

ACTION: Return the matter to the November 1, 2007 Planning Commission meeting for full review and decision, subject to appeal back to the City Council at no charge to the applicant.. (Holden/Herrera). Ayes: Maulhardt, Zaragoza, Herrera, Flynn, and Holden.

M. REPORT OF CITY MANAGER

The City Manager reported on 1) Oxnard's response to the ongoing fires in and around Southern California, including deployment of Fire personnel to other city and county stations, and cancellation of Recreation's youth athletic programs because of unhealthy air quality; and 2) October 27<sup>th</sup> Satellite City Hall at The Esplanade.

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

O. REPORTS

Housing Department

1. SUBJECT: City Participation in the U. S. Census Bureau's 2010 Local Update of Census Address (LUCA) Program. (053)  
RECOMMENDATION: (1) Authorize the Mayor to execute LUCA Option No. 1 as the City's participation choice; and (2) Direct staff to take all appropriate and feasible steps to ensure maximum effectiveness of Oxnard's LUCA participation.  
DISCUSSION: The Compliance Services Manager reported on 1) the purpose of the Census; 2) similarities and differences in the 1980, 1990, and 2000 Census counts here in Oxnard; 3) steps taken that contributed to success in gathering accurate data in 1990 and 2000 and how undercounts affects federal and state dollars to the County and City; and 4) goals for the 2010 Census.

The City Council comments and questions centered around factors to ensure an accurate accounting, including the State's annual accumulation of inputs from various sources, such as schools, birth and death records to determine the current population.

Pat Brown asks offered the neighborhood councils assistance. The Compliance Services Manager responded that the neighborhood councils will be key in the outreach efforts.

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

P. PUBLIC COMMENTS ON REPORTS

Olivia Obregón, Lasar Broadcasting, offers support of Lasar radio broadcasts as an effective media to target the Spanish-speaking community and extends its expertise to assist in accomplishing the goals of the Census.

Q. APPOINTMENT ITEMS

R. STUDY SESSION

Public Works Department

- 1. SUBJECT: Statewide, Regional, and Local Water Supply Outlook and Update on Groundwater Recovery Enhancement and Treatment (GREAT) and Conservation Program. (057)

RECOMMENDATION: Consider a report from the Public Works Director and provide direction to the City Manager on the current status of statewide, regional and local water supplies, potential implications for City water customers, and the status of the City's GREAT and Conservation Programs.

DISCUSSION: The Public Works Director outlined the sources of Oxnard water, the upcoming hindrances to continue receiving those full resources; growing supply vs. demand, and goals and suggestions for making up the shortages as well as plans for future water needs. He discussed Demand Management Practices and effectiveness of automated meter reading program, residential audit programs, school education and outreach. He concluded with an update on the GREAT Program.

ACTION: The City Council considered the report and praised the efforts of staff.

S. PUBLIC COMMENTS ON STUDY SESSION.

T. ADJOURNMENT

At 8:54 p.m. the City Council concurred to adjourn the meeting.

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JILL A. BEATY  
Assistant City Clerk

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DR. THOMAS E. HOLDEN  
Mayor

MINUTES

OXNARD CITY COUNCIL  
Regular Meeting  
November 6, 2007

**DRAFT**

A. ROLL CALL/POSTING OF AGENDA

At 5:32 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 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 ITEMS

C. CLOSED SESSION

At 5:33 p.m. the City Council recessed to a closed session, pursuant to Government Code section 54957.6 to confer with its negotiators, Karen Burnham, Assistant 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 Union of Operating Engineers (IUOE), Local No. 501, 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 6:55 p.m. the City Council reconvened and recessed to the evening session.

D. OPENING CEREMONIES

At 7:01 p.m., the regular meeting of the Oxnard City Council reconvened in the Council Chambers. The meeting opened with the pledge of allegiance to the flag of the United States, followed by a moment of silence. Mayor Holden presided. Additional staff members present were: Daniel Martinez, City Clerk; Ken Ortega, Public Works Director; Matthew Winegar, Development Services Director; Grace Magistrale Hoffman, Deputy City Manager; Michael Henderson, Parks and Facilities Superintendent; Dennis Scala, Special Assistant to the City Manager; and Michael More, Financial Services Manager.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of a Proclamation Designating November 15, 2007, as "Oxnard Recycles Day."  
DISCUSSION: Trish Honisberg, Environmental Resources Outreach Division, thanked the City Council and invited the public to be involved in recycling events.

**F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

The following individuals expressed concern with the recent newspaper article regarding Councilman Flynn comments to Karen Burnham, Assistant City Manager: Bishop Higgins; Ed Moses; Guy Walker; and Rhen Bass.

Ventura Fernandez, neighborhood parking situation.

John Korsten, property lien and missing vehicle.

Larry Stein, open government, downtown theater development, and 1450 Rose Avenue building.

Pat Brown, downtown traffic.

Steve Fleischer, upcoming Christmas Lane on "F" Street with a donation collection of food for Food Share.

Rudy Gonzales, SCE Public Affairs Manager, an energy awareness event at Shopping at the Rose Shopping Center, November 11.

Martin Jones, spending of funds by the City Council.

Bert Perello, size of yards (set backs) of Colonia developments; application to sell alcohol at the former Woolworth's building with a charter school above the restaurant; and neighborhood awareness of neighborhood development.

Preston Davis requested to speak on the Channel Islands harbor at a future meeting.

Jean Joneson, opposition to businesses that opposed the traffic initiative.

**G. REVIEW OF INFORMATION/CONSENT AGENDA****H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA**

Joe O'Neill, need for prevention programs (I-4). The City Council commented on various prevention programs funded by the City.

**I. INFORMATION/CONSENT AGENDA****City Clerk Department**

1. **SUBJECT:** Minutes of the Regular Meetings of City Council for June 12, October 9 and 16, 2007; Minutes of the Special Meeting of City Council for April 24, 2007. (001)  
**RECOMMENDATION:** Approve.

**DRAFT**Finance Department

2. SUBJECT: Extension of Financial Agreements Concerning Rose Avenue Bridge Project. (023)  
RECOMMENDATION: (1) Approve and authorize the City Manager and Public Works Director to execute a Fourth Amendment to Financial Agreement (A-5291) to extend the maturity of the loan from the Water Enterprise to the Rose Avenue Bridge Project until June 30, 2009; and (2) Approve and authorize the City Manager and Public Works Director to execute a Fourth Amendment to Financial Agreement (A-5292) to extend the maturity of the loan from the Environmental Resources Enterprise to the Rose Avenue Bridge Project until June 30, 2009.

Public Works Department

3. SUBJECT: Appropriation of Funds, Fleet Services Technology Initiative. (029)  
RECOMMENDATION: Approve the appropriation of funds in the amount of \$104,073 from Fleet Services miscellaneous revenues for purchase of laptop computers, software, and a wireless area network system.

Police Department

4. SUBJECT: Acceptance of Gang Violence Suppression (GVS) Grant Funding. (033)  
RECOMMENDATION: Recognize \$392,500 in California Office of Emergency Services grant funds for the City's GVS Project and approve the appropriation of the grant funds pursuant to the grant award.
5. SUBJECT: Computer Aided Dispatch and Records Management System (CAD/RMS) Maintenance. (037)  
RECOMMENDATION: Approve the transfer of previously appropriated funds in the amount of \$160,304 from the CAD/RMS project to the Police Support Services operating account to fund the Fiscal Year 2007-08 maintenance agreement for the police and fire CAD/RMS hardware and software.

Recreation and Community Services

6. SUBJECT: Senior Services Grant Awards. (041)  
RECOMMENDATION: (1) Approve the Senior Services Commission's recommended distribution of \$50,000 in Senior Services Grant Awards to twelve agencies providing services to seniors; (2) Direct the Senior Services Supervisor to notify recipients of Senior Services Grant Awards and execute letters of agreement with recipients; (3) Authorize the Senior Services Supervisor to execute a letter of agreement from each recipient in the format set forth in Attachment No. 2; and (4) Authorize the Finance Director to make disbursements in accordance with the letter agreements.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS**000008**

**DRAFT****K. INFORMATION/CONSENT PUBLIC HEARINGS**

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

**Development Services Department**

1. **SUBJECT:** An Ordinance of the City Council of the City of Oxnard Repealing and Reenacting Articles I through IX, XIV, and XV of Chapter 14 of the Oxnard City Code Pertaining to the California Building Code, International Property Maintenance Code, Uniform Code for the Abatement of Dangerous Buildings, California Historical Building Code, California Electrical Code, California Existing Buildings Code, California Mechanical Code, California Reference Standards Code, California Plumbing Code, Fire Sprinklers, and Fire Codes (Uniform Codes). (049)  
**RECOMMENDATION:** Approve the first reading by title only and subsequent adoption of **Ordinance No. 2760** repealing and reenacting the Uniform Codes.  
**ACTION:** Close the public hearing (Zaragoza/Holden). Approved as recommended. (Maulhardt/Holden) Ayes: Zaragoza, Herrera, Flynn Holden, and Maulhardt.

**L. PUBLIC HEARINGS**

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

**Development Services Department**

1. **SUBJECT:** Appeal of the Planning Commission's Approval of Planning and Zoning Permit No. 07-510-03 (Special Use Permit) to Allow the Sale of Beer and Wine at the 4-Way Meat Market Located at 508 East Date Street, Filed by Salvador Ayala. (051)  
**RECOMMENDATION:** Adopt a resolution to uphold the Planning Commission's approval of Planning and Zoning Permit No. 07-510-03 (Special Use Permit) to allow the sale of beer and wine at the 4-Way Meat Market located at 508 East Date Street.  
**DISCUSSION:** The Development Services Director reviewed conditions that would be placed on the store if the special use permit was granted including window signage, parking, advertisement, alcohol item storage, and removing a phone booth in front of the site.

The following individuals opposed the sale of alcohol at this location: Art Barragan; Denis O'Leary; Ventura Fernandez; Pat Brown; Rick Miller; Bernadette Ostrowski; Bill Miley; Nancy Pedersen; Laura Munoz; Bert Perello; Al Duff, Jr., read letter from Al Duff, Sr.; Shirley Godwin; Al Vaquesez; and Harold Ceja.

The following individuals supported the sale of alcohol at this location: Morey Narrarro; Salvador Ayala; Veronica Mendoza; Patty Mendoza; Roger Deharo; and Lupe Carbajal.

The City Council discussed: location of the store and school; ABC regulations and guidelines; and past improvements to the store.

**000009**

ACTION: Close the public hearing (Zaragoza/Herrera). Direct the Development Services Director to prepare a resolution granting the appeal of Planning Commission approval of Planning and Zoning Permit No. 07-510-03 (Maulhardt/Zaragoza). Ayes: Herrera, Flynn, Holden, Maulhardt, and Zaragoza.

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager announced the Veteran's Day Event at Plaza Park and a downtown dedication event to highlight improvements (landscaping, upgraded cutters, replacement of sidewalks, and outdoor furniture.)

N. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

Mayor Pro Tem Maulhardt commented on an upcoming fundraiser for the Boys and Girls Club which partners with the City to provide youth activities to the community.

O. REPORTS

Public Works Department

1. SUBJECT: College Park Phases 1 and 2 Financing Plan. (079)

RECOMMENDATION: (1) Approve the Financing Plan for the development of Phase 1 only of College Park located at 3250 South Rose Avenue and appropriate the proceeds of \$6,107,800 from the proceeds of the sale of property adjacent to River Ridge Golf Course, and \$2,775,100 from the sale of property located on the west side of Harbor Boulevard, between Breakers Way and Reef Way towards the construction of the project; and (2) In the alternative, approve the Financing Plan to fund the build-out of College Park, Phases 1 and 2, inclusive of the Big League Dreams Sports Complex and direct the Public Works Director to prepare a scope of work and fee schedule in preparation for construction bid documents for the development of Phase 2 of College Park located at 3250 South Rose Avenue and appropriate the proceeds of \$6,107,800 from the proceeds of the sale of property adjacent to River Ridge Golf Course, and \$5,760,000 from the sale of property located on the west side of Harbor Boulevard, between Breakers Way and Reef Way towards the construction of the project.

DISCUSSION: The Public Works Director outlined grant funds and possible financing options for Phase I of College Park. The Financial Services Manager reviewed possible funding from bonds. The Special Assistant to the City Manager outlined possible financial municipal outlooks and possible impacts from the traffic initiative.

The following individuals expressed concern with the funding and/or conditions placed by the National Park Service grant: Pat Brown; Ed Ellis; Nancy Pedersen; Martin Jones; Bert Perello; Larry Godwin; Shirley Godwin; Guadalupe Villapando; and Eileen Tracy.

The Parks and Facilities Superintendent stated that: (1) Phase I(a) and Phase I have been approved; (2) a completed plan is available for the National Parks Service and State Parks Service regarding past grant(s); and (3) discussions are currently taking place between National Parks Service and the City.

The City Council discussed: (1) the developments of Phases I and II being separate; (2) the rising development costs; (3) sale of City properties; (4) use of Quimby fees and future fees; (5) need for recreational areas; and (7) past commitments to develop College Park.

ACTION: Approve recommendation for funding of Phase I (Maulhardt/Holden). Ayes: Herrera, Holden, Maulhardt, Zaragoza and Flynn.

2. SUBJECT: Calleguas Municipal Water District Annexation No. 90 (Aldersgate Parcel). (089)

RECOMMENDATION: Approve a special budget appropriation in the amount of \$280,000 from the General Fund Operating Reserve to the Sports Park (formerly the Aldersgate Parcel), located at the southeast corner of Oxnard Boulevard and Gonzales Road, for the costs associated with the water district annexation and connection fees.

DISCUSSION: The Parks and Facilities Superintendent reviewed the status of the Sports Park connection fees for Calleguas Municipal Water District and possible community donations to help establish the park.

The City Council discussed: use of General Fund monies and possible other funding; and that the Council needed to see a plan for the site.

ACTION: Moved to have the City Manager find funding from other sources other than the General Fund (Zaragoza/Maulhardt). Ayes: Flynn, Herrera, Holden, Maulhardt, and Zaragoza.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

S. PUBLIC COMMENTS ON STUDY SESSION

T. ADJOURNMENT

At 10:42 p.m. the City Council concurred to adjourn the meeting.

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DANIEL MARTINEZ  
City Clerk

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DR. THOMAS E. HOLDEN  
Mayor

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JILL BEATY  
Assistant City Clerk

## MINUTES

### OXNARD COMMUNITY DEVELOPMENT COMMISSION

Regular Meeting  
September 25, 2007

#### A. ROLL CALL/POSTING OF AGENDA

At 7:07 p.m., the regular meeting of the Oxnard Community Development Commission convened in the Council Chambers, concurrently with the City Council. Commissioners John C. Zaragoza, Andres Herrera, and Timothy B. Flynn were present. Commissioners Thomas E. Holden and Dean Maulhardt were absent. The Secretary Designate stated that the agenda was posted on Thursday in the Library and City Clerk's Office. Commissioner Zaragoza 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, followed by a moment of silence for the "Parents of Murdered Children". Additional staff members present were: Karen Burnham, Assistant City Manager; Ken Ortega, Public Works Director; Curtis P. Cannon, Community Development Director; Sue Martin, Planning and Environmental Services Manager; Brian Pendleton, Redevelopment Services Manager; Martin Erickson, Legislative Affairs Manager; and Ernest Whitaker, Housing Rehabilitation Program Manager.

#### 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

3. **SUBJECT:** Affordable Housing and Loan Agreement with Habitat for Humanity of Ventura County ("Habitat for Humanity"). (009)  
**RECOMMENDATION:** (1) Approve and authorize the Chairman to execute an Affordable Housing and Loan Agreement (A-6940) with Habitat for Humanity in the amount of \$760,000 to provide a loan for the purchase of property at 5230 Cypress Road for the development of affordable housing; and (2) Approve the appropriation of funds in the amount of \$760,000 from the Housing Set-Aside Fund Balance to a new project, "CDC Loan/5230 Cypress Road," from which a loan will be provided to Habitat for Humanity.

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

L. PUBLIC HEARINGS

Commissioner Zaragoza opened the public hearing. The City Clerk reported on publication and that there were no written communications received.

Community Development Department

1. SUBJECT: Public Hearing to Review the Multi-Project Implementation Plan and Component Redevelopment Plans for the City's Four Redevelopment Project Areas and Evaluate the Progress of Each Project Area. (047)

RECOMMENDATION: (1) Conduct a public hearing for the purpose of reviewing the Multi-Project Implementation Plan and component redevelopment plans for the City's four redevelopment project areas and evaluating the progress of each project area; and (2) Close the public hearing, approve the recommendations set forth in the Mid-Term Review of the Multi-Project Implementation Plan and direct the Community Development Director to return to the Commission with specific steps necessary to implement housing program changes.

DISCUSSION: The Community Development Director and Redevelopment Services Manager reviewed programs and possible update of programs.

Shirley Godwin, goals and process of Ormond Beach use of sewer plant facility,

Pat Brown, happy with Guadalupe development. future development of the Meta Street area.

The Development Community Director reviewed the zoning, business assistant program, and possible pocket park development in the Meta Street area.

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

M. REPORT OF SECRETARY

N. COMMUNITY DEVELOPMENT COMMISSION BUSINESS/COMMITTEE REPORTS

CITY COUNCIL

At 9:37 p.m. the joint meetings 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 9:37 p.m., the Community Development Commission concurred to adjourn the meeting.

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DANIEL MARTINEZ  
Secretary Designate

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JOHN C. ZARAGOZA  
Acting Chairman

**DRAFT**

MINUTES  
OXNARD COMMUNITY DEVELOPMENT COMMISSION  
Regular Meeting  
October 2, 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 Assistant Secretary 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; Gary L. Gillig, General Counsel; and Jill A. Beaty, Assistant Secretary.

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 Regular Meetings of Community Development Commission for June 12, 19, 26, July 10, 17, 24, August 7, September 11 and 18, 2007. (001)  
RECOMMENDATION: Approve.

Community Development Department

2. SUBJECT: Downtown Streetscape Project Special Budget Appropriation. (025)  
RECOMMENDATION: Approve the special budget appropriation to transfer previously appropriated Merged Downtown Renewal (R-108) and Central City Revitalization Project Area (CCRP) Tax Allocation Refunding Bonds, 2004 Series A (the "Bonds"), proceeds, in the amount of \$100,000, from the Community Development Commission Park Expansion

**000015**

Improvement Project (Project # 048203) to the Central Business District Streetscape Project (Project # 048204).

INFORMATION/CONSENT AGENDA ACTION: Approved (Zaragoza/Maulhardt); 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 8:28 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 8:28 p.m. the Community Development Commission concurred to adjourn.

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JILL A. BEATY  
Assistant Secretary

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DR. THOMAS E. HOLDEN  
Chairman

**DRAFT**

MINUTES  
OXNARD COMMUNITY DEVELOPMENT COMMISSION  
Regular Meeting  
October 9, 2007

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

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairperson

**000017**

# DRAFT

MINUTES  
OXNARD COMMUNITY DEVELOPMENT COMMISSION  
Regular Meeting  
October 16, 2007

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

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DANIEL MARTINEZ  
Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairperson

**000018**

**DRAFT**

MINUTES  
OXNARD COMMUNITY DEVELOPMENT COMMISSION  
Regular Meeting  
October 23, 2007

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

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JILL BEATY  
Assistant Secretary Designate

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DR. THOMAS E. HOLDEN  
Chairperson

**000019**