

Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.gov.



AMENDED AGENDA

(Amended 4/4/25, closed session time changed to 5:00 p.m.)

AGENDA

OXNARD CITY COUNCIL

OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY

OXNARD FINANCING AUTHORITY

OXNARD HOUSING AUTHORITY

Meeting Location: Council Chambers, 305 West Third Street

April 15, 2025

Closed Session - 5:00 PM

Regular Meeting - 6:00 PM

Zoom details to call-in for public comment during a meeting:

1. Dial Phone Number: (888) 475-4499
2. Enter Meeting ID: 813 9451 8862
3. Passcode: 701184

If you wish to speak during public comments or a particular item on the agenda, please sign-on by following the zoom call-in steps listed above. Once the presiding officer calls for public speakers, press *9 to raise your hand to inform the City Clerk you would like to speak during the public speaking section for that particular item on the agenda, while in the zoom waiting room. Press *6 when asked to unmute. Listen to the instructions provided virtually on the phone while on hold in the zoom waiting room. Please note that there is a slight time delay when viewing the meeting via television.

IN ACCORDANCE WITH ASSEMBLY BILL 2449, MEMBERS OF THE LEGISLATIVE BODY MAY MEET IN-PERSON OR REMOTELY. TO PARTICIPATE REMOTELY VISIT WWW.OXNARD.GOV.

To find out how you may provide public comment, please refer to the instructions below or at [www.https://www.oxnard.org/city-meetings/](https://www.oxnard.org/city-meetings/).

The public may view the meeting from home on Spectrum channel 10, Frontier channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings of the meeting are typically available online following the meeting at the City's website at www.oxnard.org/city-meetings.

*Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card to the City Clerk.
2. EMAIL COMMENTS OR SIGN UP TO SPEAK REMOTELY BEFORE THE MEETING
 - a. Submit a request to speak remotely by 3 p.m. on the day of the meeting by using the form available at www.oxnard.org/citymeetings.
 - b. Submit an email to cityclerk@oxnard.org by 3 p.m. on the day of the meeting (indicate the agenda item number in the subject line). All email correspondence will be forwarded to the legislative body prior to the start of the meeting and made part of the legislative record.
 - c. Contact the City Clerk's Office at (805) 385-7803 to submit your request.

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item Time Estimates include: (Minutes for Presentation + Council Discussion + Public Comment)

3. PROVIDE PUBLIC COMMENT REMOTELY DURING THE MEETING

- a. Follow Zoom details listed above.
- b. Public comments on agenda items will be taken following the announcement of the item. After the item is announced, members of the public may register or otherwise be recognized for the purpose of providing public comment.

Please review the Zoom instructions on the registration page to help ensure there are no technical difficulties during your comments and help you understand public comment procedures using Zoom. Detailed participation instructions can be found at www.oxnard.org/city-meetings.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL, POSTING OF AGENDA

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and Housing Authority
CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO ASSEMBLY BILL
2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, a person may address the legislative body only on matters appearing on the closed session agenda. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION (5:00 PM)

1. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: Steven Boychuck v. City of Oxnard
Workers' Compensation Case No. ADJ13718551; ADJ14232855
Legislative Body: City Council
2. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: Jeffrey McGreevy v. City of Oxnard
Workers' Compensation Case No. ADJ13577126, ADJ13590128, ADJ13556214
Legislative Body: City Council
3. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: Juan Ramon Jr. Ruiz v. City of Oxnard
Ventura Court Superior Court, Case No.: 56-2021-00556217-CU-PO-VTA
Legislative Body: City Council
4. CONFERENCE WITH LEGAL COUNSEL — EXISTING LITIGATION (Government Code Section 54956.9(d)(1))
Name of case: Teresa Gainey v. City of Oxnard
Ventura Court Superior Court, Case No.: 56-2021-00554161-CU-PO-VTA
Legislative Body: City Council

D. OPENING CEREMONIES (6:00 PM)

Pledge of allegiance to the flag of the United States.

E. CEREMONIAL ITEMS

1. Public Works Department

SUBJECT: Presentation of a Resolution Commending Grant Dunne for Thirty-Five Years of Outstanding Service to the City of Oxnard.

RECOMMENDATION: That the City Council adopt a resolution commending Grant Dunne for thirty-five years of outstanding service.

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

2. SUBJECT: Presentation of a Proclamation Designating April 22, 2025 as "Earth Day."

3. SUBJECT: Presentation of a Proclamation Designating April 2025 as "Sexual Assault and Child Abuse Awareness Month."

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker requests shall be submitted as set forth on the first page of this agenda. Speakers are limited to three minutes. After 30 minutes, if all speakers have not had the opportunity to speak, the remaining speakers will be given an opportunity to speak prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items should do so at the time of the hearing.

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager/Executive Director/Secretary shall report on items of interest to the legislative body occurring since the last meeting. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. Such items may only be referred to the City Manager/Executive Director/Secretary for administrative action or scheduled on a subsequent agenda for discussion.

H. CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY/FINANCING AUTHORITY
BUSINESS/COMMITTEE REPORTS

At this time, a member of the legislative body may make a brief announcement, or make a brief report on his or her activities. Further, members of the legislative body may request to schedule consideration of whether to place an item on a future agenda. The legislative body cannot enter into detailed discussion or take action on any item presented during this report. The member's report shall not exceed three minutes, unless additional time is granted by the presiding officer.

1. City Clerk Department

SUBJECT: Appointment of Members to Serve on the City's Citizen Advisory Groups (CAGs) (5 minutes)

RECOMMENDATION: That the Mayor, with approval of the City Council, make the following appointments:

1. To Parks, Recreation and Community Services Commission: Abel Velasquez (D3); and

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2. To Planning Commission: John Barrick (D3)

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/dXJBDeHMmq4>

Legislative Body: City Council

Contact: Luly Lopez, (805) 385-7805

I. REVIEW OF INFORMATION/CONSENT AGENDA

The members of the legislative body will consider whether to remove Information/Consent Agenda items for discussion later during the meeting.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

At this time, a person may address the legislative body only on matters appearing on the information/consent agenda. The presiding officer shall limit public comments to three minutes.

K. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes for City Council and Oxnard Housing Authority.

RECOMMENDATION: That the City Council approve the regular meeting minutes of April 1, 2025.

That the Housing Authority Board of Commissioners approve the regular meeting minutes of March 4 and 18, 2025.

Legislative Body: City Council, Housing Authority

Contact: Luly Lopez, (805) 385-7805

2. Public Works Department

SUBJECT: Purchase of Material Handler for the Del Norte Regional Recycling and Transfer Station.

RECOMMENDATION: That the City Council approve and authorize the Mayor to execute a purchase order with Quinn Company in the amount of \$548,756.31 for a material handler for the Del Norte Regional Recycling and Transfer Station.

(Public Works and Transportation Committee approved 3-0 on March 25, 2025)

Legislative Body: City Council

Contact: Michael Wolfe, (805) 385-8055

3. City Attorney Department

SUBJECT: Ordinance Amending the City's Purchasing System (City Code Chapter 4).

RECOMMENDATION: That the City Council adopt Ordinance No. 3053 entitled “AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA REPEALING AND REPLACING CHAPTER 4, ARTICLES I THROUGH VI OF THE OXNARD CITY CODE FOR PURCHASING, CONTRACTING AND PUBLIC PROJECTS.”

(Finance and Governance Committee approved 3-0 on February 25, 2025)

Legislative Body: City Council

Contact: Michelle McCarron, Jennifer Yates, 805-385-3937, (805) 200-5339

L. PUBLIC HEARINGS**1. Community Development Department**

SUBJECT: Project Name: Teal Club Specific Plan; Planning and Zoning Permit Nos.: 15-610-01 (Annexation), 15-620-03 (General Plan Amendment), 15-560-01 (Pre-Zoning), 24-670-02 (Development Agreement), 15-630-01 (Specific Plan), and Environmental Impact Report 2015-01; Property generally bounded by Doris Avenue, Patterson Road, Teal Club Road, and Ventura Road; (APNs 183-0-070-060, -070, -110, -125, -135, -140, -240, 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565, 183-0-060-125, -245, -255, -265, -325, -395, -455, 183-0-070-015). (60 minutes)

RECOMMENDATION: That the City Council:

1. Conduct a public hearing to receive public testimony concerning the adoption of the Teal Club Specific Plan; and

2. Approve and Adopt one of the following options for the Teal Club Specific Plan:

Option 1– Approve the Specific Plan which revised the original application to include a Class I bike lane around the perimeter of the project site, allow water fountains within the front yards of the R-2 zoned properties, promote electric energy, and require that 15 percent of the total 990 allowable residential units be designated as affordable units for very-low income and low income households and:

- a. Adopt a Resolution Certifying the Final Environmental Impact Report (EIR) No. 2015-01 for the Teal Club Specific Plan (Governor's Office of Planning and Research State Clearinghouse No. 2012051080); and
- b. Adopt a Resolution approving Planning and Zoning Permit No. 15-610-01 for Annexation, subject to certain findings; and
- c. Adopt a Resolution approving Planning and Zoning Permit No. 15-620-03 for a General Plan Amendment, subject to certain findings; and
- d. Approve the first reading by title only and waive further reading of the proposed Ordinance titled “An Ordinance Of The City Council Of The City Of Oxnard Approving Planning And Zoning Permit No. 15-560-01 Pre-Zoning Parcels Generally Located South Of Teal Club Road, North And West Of Little Farms Road, And Bisected By Mallard Way (APNs 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565) To Light Manufacturing (M-1). Filed By Dennis Hardgrave, On Behalf Of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012.”; and
- e. Approve the first reading by title only and waive further reading of the proposed Ordinance titled “An Ordinance Approving Development Agreement No. A-8565 (Planning And Zoning Permit No. 24-670-02) Generally Located North Of Teal Club Road, East Of Patterson Road, South Of Doris Avenue, And West Of Ventura Road, (APNs 183-0-070-060, -070, -140, -240). Filed By Dennis Hardgrave, On Behalf Of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012.”; and
- f. Approve the first reading by title only and waive further reading of the proposed Ordinance titled “An Ordinance Approving Planning And Zoning Permit No. 15-640-01 (Specific Plan), And Certifying Final Environmental Impact Report No. 2015-01 For The Teal Club Specific Plan, Generally Located North Of Teal Club Road, East Of Patterson Road, South Of Doris Avenue, And West Of Ventura Road, (APNs 183-0-070-060, -070, -110, -125, -

135, -140, -240). Filed By Dennis Hardgrave, On Behalf Of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012.”

Option 2 – Includes all the items stated in Option 1, except it maintains the original application’s Class II bike lane around the perimeter of the project site, does not include water fountains for R-2 zoned properties, and does not promote electric energy; and adopt the unmodified version of subparagraph f. in Option 1 (Attachment 10).

Option 3 – Requests modifications to the Development Agreement (Planning and Zoning Permit No. 24-670-02) to include the following provisions: (1) Requires applicants to pay prevailing wage for all Phase 1 development; and (2) Require that 20 percent of the total 990 allowable residential units be designated as affordable units for very-low income and low income households.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/uCIRae4YhEE>

Legislative Body: City Council

Contact: Jeff Pengilly, (805) 385-8208

M. REPORTS

1. Housing Department

SUBJECT: Loan Agreement Between the Oxnard Housing Authority and the City of Oxnard. (10 minutes)

RECOMMENDATION: That the City Council:

1. Adopt a resolution approving and authorizing the City Manager or Designee to execute and take all needed actions in consultation with the City Attorney relative to entering into a Loan Agreement (A-8583) with Oxnard Housing Authority to partially fund the proposed settlement between the Oxnard Housing Authority and UHC 00558 Oxnard, L.P. regarding the Las Cortes housing project in the La Colonia neighborhood and other matters pertaining thereto; and

2. Authorize a FY 2024-25 budget appropriation in the amount of \$800,000 from the General Fund (101) available fund balance.

That the Board of Commissioners:

1. Adopt a resolution approving and authorizing the Housing Director to take all needed actions in consultation with general counsel relative to entering into a Loan Agreement with the City of Oxnard to partially fund the proposed settlement between the Oxnard Housing Authority and UHC 00558 Oxnard, L.P. regarding the Las Cortes housing project in the La Colonia neighborhood and other matters pertaining thereto; and

2. Authorize an appropriation in the amount of \$1,200,000 from the Housing Authority’s Central Fund; and

3. Authorize the write-off of bad debt associated with the Promissory Note that was entered into on

June 1, 2020 (as amended and restated on January 1, 2021) for demolition costs.

(This item did not originate in Committee.)

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/wjedZb0lb5s>

Legislative Body: City Council; Housing Authority

Contact: Brenda Lopez, Stephen Fischer, (805) 385-8092, (805) 385-7483

N. ADJOURNMENT