

MINUTES
OXNARD CITY COUNCIL
April 15, 2025

A. ROLL CALL, POSTING OF AGENDA

At 5:04 p.m., Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council convened in the Council Chambers at 305 West Third Street, Oxnard, California. Councilmembers Gabriela Basua; Luis A. Mc Arthur; Bert E. Perello; Michaela Perez; Gabriela Rodriguez; Aaron Starr and Gabriel Teran were present. The City Clerk stated that the agenda was posted on Thursday, April 3, 2025 and the amended agenda on Friday, April 4, 2025 at the Library, City Hall kiosk, City Administrative Offices and on the website.

Staff members present were Alexander Nguyen, City Manager, Stephen Fischer, City Attorney; Michelle McCarron, Assistant City Attorney and Lourdes A. López, City Clerk.

CONSIDERATION OF TELECONFERENCE PARTICIPATION PURSUANT TO
ASSEMBLY BILL 2449

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

No public comments were received.

At 5:05 p.m., the City Council recessed to a closed session.

Stephen Fischer, City Attorney announced that no reportable actions resulted from the closed session.

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)

At 6:01 p.m. Mayor Luis A. Mc Arthur presided and called to order the regular meeting of the Oxnard City Council concurrently with the Oxnard Housing Authority in the City Hall Council Chambers at 305 West Third Street, Oxnard, California.

Councilmembers Gabriela Basua; Luis A. Mc Arthur; Bert E. Perello; Michaela Perez; Gabriela Rodriguez; Aaron Starr; and Gabriel Teran were present.

The meeting opened with the pledge of allegiance to the flag of the United States led by Yvonne Castaneda-Huichan, a student at A. C. E. High School, followed by a moment of silence in honor of Duane Koziel, a former City of Oxnard employee who worked in the Oxnard Police Department and the City Clerk's Office. He passed away on Saturday, April 12, 2025.

Additional staff members present were Kenneth Rozell, Chief Assistant City Attorney; Michael Wolfe, Public Works Director; Brenda Lopez, Interim Housing Director; Jeff Pengilley, Community Development Director; Joe Pearson, III, Planning Manager; Jay Dobrowalski, Planning Supervisor, and Tai Chau, City Engineer.

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 **Resolution No. 15,852** commending Grant Dunne for thirty-five years of outstanding service.

Councilwoman Perez read the resolution and presented it to Grant Dunne. Grant thanked the City Council for the recognition.

It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to approve the Resolution No. 15,852 as presented. VOTE: Basua, Mc Arthur, Perello, Perez, Rodriguez, Starr and Teran voted in favor; the motion carried 7-0.

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

Councilman Starr read the proclamation and presented it to Coastal Keeper Founder Rafael Ochoa. Rafael thanked the City Council for the recognition.

3. SUBJECT: Presentation of a Proclamation Designating April 2025 as "Sexual

Assault and Child Abuse Awareness Month."

Mayor Mc Arthur read the proclamation and presented it to Sergeant Jose Diaz with the Oxnard Police Department. Sergeant Diaz thanked the City Council for the recognition and introduced Detective Andrea Mora, Erica Escobedo and Judy Gilson.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Mario Riley, Sr. (lawsuit); Martina Gallegos (red curb and sidewalk); Pat Brown (various items); Larry Stein (elevators in parking structure); Vanessa Valdez (know your rights); Manuel Herrera (lawsuit); Alicia Percell (lawsuit); Doug Partello (bonds); Miguel Fernandez (street repaving and gutters) and Grey Runyon (various items).

G. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

The City Manager announced: spring float tours, upcoming town hall meeting regarding California's updated fire hazard severity zone maps; and introduced Kathleen Mallory, Planning and Sustainability Manager who congratulated the City Council on receiving the Blue City Network Certification award. Oxnard is the only city in Ventura County to receive the certification which recognizes our leadership, coastal resilience and the City's commitment to environmental resources.

H. CITY COUNCIL BUSINESS/COMMITTEE REPORTS

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
2. To Planning Commission: John Barrick (D3)

(This item did not originate in Committee.)

No public comment was received. Discussion ensued among the Council.

It was moved by Mayor Mc Arthur, seconded by Mayor Pro Tem Teran, to approve the appointment of Abel Velasquez to the Parks, Recreation and Community Services Commission. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua and Mc Arthur voted in favor; the motion carried 7-0.

It was moved by Mayor Mc Arthur, seconded by Mayor Pro Tem Teran, to approve the appointment of John Barrick to the Planning Commission. VOTE: Rodriguez, Starr and Mc Arthur voted in favor; Perez, Teran, Basua and Perello voted no; motion failed 3-4.

I. REVIEW OF INFORMATION/CONSENT AGENDA

Item No. K-2 was discussed among the Council and staff.

J. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

No public comments were received.

K. INFORMATION/CONSENT AGENDA

1. City Clerk Department

SUBJECT: Approval of Minutes for City Council.

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

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)

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)

Consent Items K.1 - K-3

It was moved by Councilmember Perello, seconded by Councilwoman Rodriguez, to approve the Information/Consent item as presented. VOTE: Perello, Perez, Rodriguez, Starr, Teran, Basua, and Mc Arthur voted in favor; the motion carried 7-0.

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 **Resolution No. 15,853** 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 **Resolution No. 15,854** approving Planning and Zoning Permit No. 15-610-01 for Annexation, subject to certain findings; and
- c. Adopt **Resolution No. 15,855** 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 No. 3054** 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 No. 3055** 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 No. 3056** 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.)

Councilmembers reported on the ex parte communications received on this item.

The City Clerk announced the affidavit of publication published in Vida Newspaper on March 20, 2025 and stated there were 8 written communications received on this item that have been previously provided to the City Council.

Dennis Hardgrave representing the Borchard Family who are the owners of Phase I of the Teal Club specific plan. Mr. Hardgrave summarized the proposed development and stated that this property is located within the City’s curb boundary and it is not in SOAR. It’s been anticipated for development in the City’s General Plan and the City’s Housing Element for the past two decades. The specific plan is an urban village concept with a proposal for 990 residential units.

Kenneth Rozell, Chief Assistant City Attorney; Jeff Pengilley, Community Development Director; Joe Pearson, III, Planning Manager; Jay Dobrowalski, Planning Supervisor, Michael Wolfe, Public Works Director, and Tai Chau, City Engineer were available to answer questions. Discussion ensued among the Council and staff.

Mayor Mc Arthur opened the public testimony portion of the public hearing.

Public comments were received from Andy Conli, Larry Stein, Pat Brown, Greg Ruunyon, Miguel Ferandez, Kirsten Meeker, Eric Andrist, Abel Cerrato, Alicia Percell, Doug Partello and Manuel Herrera.

Without objection, the Council approved closing the public testimony portion of the public hearing.

At 9:43 p.m., the City Council voted to continue the meeting past 10:00 p.m., and take action on the remainder of the items on the agenda.

It was moved by Mayor Mc Arthur, seconded by Councilmember Perello, to continue the meeting past 10:00 p.m. VOTE: Basua, Perello, Perez, Rodriguez, Starr, Teran and Mc Arthur voted in favor; motion passed 7-0.

RECESS

At 9:51 p.m., the Council recessed and at 10:06 p.m. the City Council reconvened.

Discussion ensued among the Council and staff.

It was moved by Councilman Starr to adopt staff's recommendation No. 1 with the removal of Section 7 of the development agreement. The motion failed to get a second.

*It was moved by Councilman Starr, seconded by Mayor Pro Tem Teran, to approve Option 1 as presented. VOTE: Perez, Rodriguez, Starr, Teran, Basua, Perello and Mc Arthur voted in favor; motion passed 7-0. **Comment:** Councilman Starr objects to Section 7 of the development agreement.*

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 **Resolution No. 15,856** 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.

(This item did not originate in Committee.)

No public comment was received. Kenneth Rozell, Chief Assistant City Attorney

was available to answer questions. Discussion ensued among the Council and staff.

It was moved by Councilwoman Basua, seconded by Councilmember Perello, to approve the recommended action. VOTE: Rodriguez, Starr, Teran, Basua, Perello, Perez, and Mc Arthur voted in favor; motion carried 7-0.

COUNCIL BUSINESS

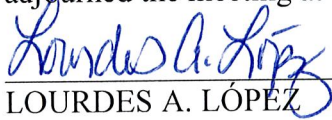
The members of the Council provided brief announcements regarding their various activities.

OXNARD HOUSING AUTHORITY

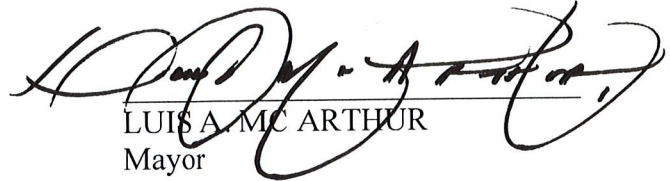
At 11:52 p.m., the joint meeting with the Oxnard Housing Authority concluded.

N. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Mc Arthur adjourned the meeting at 11:52 p.m.



LOURDES A. LÓPEZ
City Clerk



LUIS A. MC ARTHUR
Mayor