

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.

The entire agenda packet is available for review in the Library, 251 Sourg "A"St and the City Clerk's Office, 300 West Third St, 4th Floor, during customary business hours. The agenda reports are on the City of Oxnard web site at www.oxnard.org.

This page contains Portable Document Format (PDF) files. To view PDF documents please download and install the free Adobe Acrobat Reader.

AGENDA

OXNARD CITY COUNCIL

***OXNARD COMMUNITY DEVELOPMENT COMMISSION**

***OXNARD HOUSING AUTHORITY**

Regular Meetings

City Council Chambers, 305 West Third Street, Oxnard

March 6, 2007

6:15 P.M. (Closed Session)

7:00 P.M. (Regular Session)

A. ROLL CALL/POSTING OF AGENDA

RECOMMENDATION: The Oxnard Community Development Commission and Oxnard Housing Authority will not meet because there are no items requiring consideration on this date.

B. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

RECOMMENDATION: 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 (See Page 4 for description of closed session items)

D. OPENING CEREMONIES 7:00 P.M.

RECOMMENDATION: Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)

RECOMMENDATION: At this time, the legislative body will consider public comments for a maximum of thirty minutes. 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. A person not able to address the legislative body at this time because the thirty minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take any 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. The presiding officer shall limit public comments to three minutes.

G. REVIEW OF INFORMATION/CONSENT AGENDA

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

H. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

RECOMMENDATION: 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.

I. INFORMATION/CONSENT AGENDA

City Manager Department

1. SUBJECT: Resolution to Lupe Anguiano. (001) CC RECOMMENDATION: Adopt a resolution commending Lupe Anguiano for her lifetime efforts in improving the human condition.
Contact Person: Edmund Sotelo Phone: 385-7430

Document: View Item (PDF 51 KB)

ACTION: Approved, Resolution No. 13,197.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

Finance Department

1. SUBJECT: Approval of Tax-Exempt Financing for Catholic Healthcare West. (003) CC RECOMMENDATION: Adopt a resolution approving for purposes of the Tax Equity and Fiscal Responsibility Act the issuance of revenue bonds by the California Statewide Communities Development Authority to benefit Catholic Healthcare West. Contact Person: Mike More Phone: 385-7480

Document: [View Item \(PDF 109 KB\)](#)

ACTION: Approved, Resolution No. 13,198.

L. PUBLIC HEARINGS - 7:15 P.M.

Development Services Department

1. SUBJECT: Planning and Zoning Permit No. 05-620-08 (General Plan Amendment), 05-570-03 (Zone Change), 05-500-24 (Special Use Permit for a Planned Residential Group) and 05-300-26 (Tentative Subdivision Map for Tract No. 5659), Located at 5482 and 5536 Cypress Road, Filed by Paragon Communities, Inc. CC RECOMMENDATION: CONTINUE TO MARCH 20, 2007.
Contact Person: Winston Wright Phone: 385-7952

ACTION: Approved.

Housing Department

2. SUBJECT: Issuance of Multifamily Revenue Bonds for Paseo Santa Clara and Paseo del Rio. (007) CC RECOMMENDATION: (1) Adopt a resolution approving and directing execution of the Joint Exercise of Powers Agreement (A-6843) relating to the California Municipal Finance Authority (CMFA); (2) Adopt a resolution approving the issuance, pursuant to the Tax Equity and Financial Act of 1982 (TEFRA), by the CMFA of \$15 million of multifamily revenue bonds to assist in the construction and development of a 54 unit very low income family rental housing project located at or near 295 Myrtle Street by Cabrillo Economic Development Corporation (CEDC); and (3) Adopt a resolution approving the issuance, pursuant to the TEFRA Act of 1982, by CMFA of \$20 million of multifamily revenue bonds to assist in the construction and development of an 86 unit very

low income family rental housing project located at or near 295 Myrtle Street by CEDC.
Contact Person: Ernie Whitaker Phone: 385-7402

Document: [View Item \(297 KB\)](#)

ACTION: Approved, Resolutions Nos. 13,199, 14,200, 14,201.

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

N. CITY COUNCIL/HOUSING AUTHORITY/COMMUNITY DEVELOPMENT
COMMISSION BUSINESS/COMMITTEE REPORTS

Development Services Department

1. SUBJECT: Ventura Council of Governments (VCOG) Adoption of the City's 2006 to 2014 Regional Housing Needs Assessment Allocation (RHNA). (015) CC
RECOMMENDATION: Review and comment on VCOG's adoption of the City's 2006 to 2014 RHNA allocation of 7,093 housing units.
Contact Person: Chris Williamson Phone: 385-8156

Document: [View Item \(PDF 147 KB\)](#)

ACTION: The City Council reviewed and provided comments.

O. REPORTS

Finance Department

1. SUBJECT: Allocation of Funds from Sale of 14 Acres of City Property. (019) CC
RECOMMENDATION: (1) Approve a special budget appropriation in the amount of \$9,933,108 from the sale of 14 acres of City property (the "Property") to repay the loan due from the Golf Course Enterprise Fund to the Wastewater Enterprise Fund; (2) Approve a special budget appropriation in the amount of \$387,855 from the sale of the Property to the Assessment District 2000-1 (Oxnard Blvd/Highway 101) Fund; (3) Approve the allocation of \$6,793,045 from the sale of the Property toward defeasance of a

portion of the bonds associated with the River Ridge Golf Club; (4) Authorize the City Manager to execute a loan agreement providing for a loan of up to the sum of \$8,500,000 from the Water Enterprise Fund to the Golf Course Fund, such agreement to be executed and such loan to be used only in the event funds are needed in connection with the repurchase of 14 acres of property from Casden Oxnard, LLC pursuant to Agreement No. 6802, executed November 28, 2006; and (5) Authorize the City Manager to execute a loan agreement providing for a loan up to the sum of \$8,500,000 from the Wastewater Enterprise Fund to the Golf Course Fund, such agreement to be executed and such loan to be used only in the event funds are needed in connection with the repurchase of 14 acres of property from Casden Oxnard, LLC pursuant to Agreement No. 6802, executed November 28, 2006. Contact Person: Mike More Phone: 385-7480

Document: [View Item \(PDF 201 KB\)](#)

ACTION: Approved.

Police Department

2. SUBJECT: Ordinance Regulating Underage Drinking on Private Property. (027) CC RECOMMENDATION: Approve the first reading by title only and subsequent adoption of an ordinance adding sections 7-148 through 7-148.13 to the Oxnard City Code regulating underage drinking on private property.
Contact Person: Clifford A. Waer Phone: 385-7490

Document: [View Item \(PDF 111 KB\)](#)

Document: [View Attachment \(335 KB\)](#)

ACTION: Approved, Ordinance No. 2734.

Public Works Department

3. SUBJECT: College Park at 3250 South Rose Avenue. (031) CC RECOMMENDATION: (1) Review and approve the grant-funded phase of the development and operation of College Park at 3250 South Rose Avenue; and (2) Direct the Public Works Director to prepare plans and specifications for the construction of the grant-funded phase of College Park. Contact Person: Cynthia Daniels Phone: 385-7871

Document: View Item (PDF 112 KB)

ACTION: Approved the recommendation.

P. PUBLIC COMMENTS ON REPORTS

Q. APPOINTMENT ITEMS

R. STUDY SESSION

Development Services Department

1. SUBJECT: Pre-Application Review (PZ 06-600-4) of a Request to Develop a Vacant Infill Site Located at the Northwest Corner of Rose Avenue and Gary Drive with Five Single-Family Housing Units, Filed by T. N. Price and Associates. (035) CC
RECOMMENDATION: Review and provide preliminary comments on a General Plan Amendment pre-application to develop a 0.42-acre vacant infill parcel located at the northwest corner of Rose Avenue and Gary Drive, adjacent to Channel Islands High School, with five single-family homes. Contact Person: Chris Williamson Phone: 385-8156

Document: View Item (286 KB)

ACTION: The City Council reviewed the project and provided comments.

S. PUBLIC COMMENTS ON STUDY SESSION

RECOMMENDATION: At this time, a person may address the legislative body only on matters appearing on the study session agenda. The presiding officer shall permit a person to address the legislative body after the staff presentation on the item and before the consideration of the item by the legislative body. The presiding officer shall limit public comments to three minutes.

C. CLOSED SESSION (Contd.)

1. CONFERENCE WITH LABOR NEGOTIATOR. CC Instructions to negotiators, Rachel Shaw, Human Resources Director and Dennis Scala, Special Assistant to the City 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, Local 1684, and the Oxnard Public Safety Management Employees' Association, and other matters within the scope of representation.

RECOMMENDATION: The Human Resources Director and Special Assistant to the City Manager requested that this item be discussed in closed session under the Brown Act exception of Conference with Labor Negotiator. The purpose of the closed session is for the City Council to review the status of negotiations and to provide instructions to negotiators.

T. ADJOURNMENT