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AGENDA

OXNARD CITY COUNCIL
*OXNARD COMMUNITY DEVELOPMENT COMMISSION
CITY OF OXNARD FINANCING AUTHORITY
OXNARD HOUSING AUTHORITY
Regular Meetings
City Council Chambers, 305 West Third Street, Oxnard
March 20, 2007
6:00 P.M. (Closed Session)
7:00 P.M. (Regular Session)

A. ROLL CALL/POSTING OF AGENDA
RECOMMENDATION: *The 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

D. OPENING CEREMONIES 7:00 P.M.
RECOMMENDATION: Pledge of allegiance to the flag of the United States.

E. CEREMONIAL CALENDAR

1. SUBJECT: Presentation of the Annual Commission on Community Relations Awards.
RECOMMENDATION: Presented to: Elpidio S. Bucao; Miguel Angel Garcia; State Farm Charles Allison Insurance Agency; and Teatro de las Americas.

2. <u>SUBJECT:</u> Presentation by the American Public Works Association Ventura County Chapter Environmental Project of the Year for Blending Station No. 3.
<u>RECOMMENDATION:</u> Presented to Anthony Emmert and Ken Maso.

F. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA (30 Minutes)
<u>RECOMMENDATION:</u> 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.

Larry Stein re various issues.

Trisha Munro re River Park development.

Ed Ellis re allocation of funds for City Corps.

John Korsten re lein on his property.

Nancy Pedersen re allocation of funds for City Corps.

Phil Molina re his lawsuit.

Patricia Instein re Oxnard Shores.

Pat Brown re Oxnard Blvd. and Highway 101.

Ventura Fernandez re neighborhood violations.

Bert Perello re St. John's Hospital.

Pat Brown re proposed development (I-1).

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

Community Development Department

1. SUBJECT: Affordable Housing and Loan Agreement with Housing Opportunity Management and Education (HOME) Corporation. (001) RECOMMENDATION: 1) Approve and authorize the Chairman to execute an Affordable Housing and Loan Agreement with HOME Corporation (A-6855)in the amount of $340,000 to provide a loan for the purchase of the property at 131 East Seventh Street for the development of affordable housing; and 2) Approve the appropriation of funds in the amount of $340,000 from the Housing Set-Aside Fund Balance to a new project, "CDC Loan/131 E. Seventh Street," from which a loan will be provided to the HOME Corporation. Contact Person: Maureen Hooper Phone: 385-7407
Legislative Body: CDC

Document: View Item (PDF 867 KB)

Public Works Department

2. SUBJECT: Agreement with Clear Channel Outdoor, Inc. to Acquire Property at 2651 East Ventura Boulevard for the Rice Avenue/Santa Clara Avenue Interchange on U.S. Highway 101. (027) RECOMMENDATION: (1) Approve and authorize the Mayor to execute an

amended settlement agreement with Clear Channel Outdoor, Inc. (A-6691) in the amount of $177,000 (an increase of $97,000) for acquisition by the City of an outdoor advertising sign at 2651 E. Ventura Boulevard for the Rice Avenue/Santa Clara Avenue interchange improvements on U.S. Highway 101; and (2) Authorize the City Manager or Public Works Director to execute such other documents as are appropriate to implement and close the transaction. Contact Person: Cynthia Daniels Phone: 385-7871
Legislative Body: CC

Document: View Item (PDF 273 KB)

3. SUBJECT: Amendment to Agreement with California Department of Transportation (Caltrans) for Rice Avenue/Santa Clara Avenue Interchange Improvements on Highway 101. (035) RECOMMENDATION: Approve and authorize the Mayor to execute Amendment No. 1 to the agreement between the City and Caltrans (A-5560) to extend the expiration date for the Rice Avenue/Santa Clara Avenue interchange improvements on U.S. Highway 101. Contact Person: Cynthia Daniels Phone: 385-7871
Legislative Body: CC

Document: View Item (PDF 72 KB)

4. SUBJECT: Agreement with ProUSys for Blending Station No. 1 Desalter Control System Project, at 251 South Hayes Avenue. (038.1) RECOMMENDATION: Approve and authorize the Mayor to execute the agreement with ProUSys (A-6840) for $1,535,220 for the Blending Station No. 1 Desalter Control System Project. Contact Person: Anthony Enmert Phone: 385-8111
Legislative Body: CC

Document: View Item (PDF 60 KB)

5. SUBJECT: Second Amendment to Agreement with Kennedy/Jenks Consultants for Blending Station No. 1 Desalter Project, 251 South Hayes Avenue.(038.3) RECOMMENDATION: Approve and authorize the Mayor to execute the second amendment to the agreement with Kennedy/Jenks Consultants (3079-04-PW) to increase the amount by $387,000 for a total of $3,027542 for the design and construction administration of the Blending Station No. 1 Desalter Project. Contact Person: Anthony Enmert Phone: 385-8111
Legislative Body: CC

Document: View Item (PDF 71 KB)

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

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

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

Finance Department

1. SUBJECT: Acquisition of 20.97 Acres at the Southeast Corner of Gonzales Road and Oxnard Boulevard ("Sports Park"). (093) RECOMMENDATION: (1) Approve and authorize the Mayor to execute an Agreement of Sale and Exchange and Escrow Instructions ("Agreement") to provide for the purchase by the City of 20.97 acres of real property at the southeast corner of Gonzales Road and Oxnard Boulevard (the "Property") from Aldersgate Investments, LLC (the "Seller") {A-6864} for consideration totaling $10.8 million in cash and 2.12 acres of real property located at 711 North Oxnard Boulevard; and (2) Approve the appropriation of funds in the amount of $7,421,744 from the Quimby Fees Fund, $234,776 from the Park Acquisition and Development Fees Fund, and $3,163,480 from the General Fund Operating Reserve, for the acquisition of the Property. Contact Person: Mike More Phone: 385-7480 +CC

Document: View Item (PDF 172 KB)

Document: View Attachment No. 1 - PDF [791 KB]

City Council comments.

The Financial Services Manager reviewed the terms of the sale.

Larry Stein re Sports Park.

Joe Avelar, INCF Chairperson re Sports Park.

Ernest Stein re Sports Park.

Barbara Dubkins re supports Sports Park.

Phil Molina giving his time to Luciano Ortiz.

Sandy Gonzales re sports parks.

Bert Perello re Sports Park.

Charles Bauman re

Ventura Fernandez re

Edward Castillo re sports park and concern with Agenda.

Trisha Munro re

David Kuaea re sports parks.

Luciano Ortiz, Vice Chair re sports park.

Nancy Pedersen re

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

Mitch Kahn re

P. PUBLIC COMMENTS ON REPORTS

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

Development Services Department

1. SUBJECT: Planning and Zoning Permit Nos. 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 the Westwinds II project located at 5482 and 5536 Cypress Road (APN 222-0-052-180 and 222-0-041-020), Filed by Paragon Communities. (039) RECOMMENDATION: (1) Adopt a resolution approving Planning and Zoning Permit No. 05-620-08, General Plan Amendment; (2) Adopt a resolution approving Planning and Zoning Permit No. 05-570-03, Zone Change; (3) Adopt a resolution approving Planning and Zoning Permit No. 05-300-26, a Tentative Subdivision Map for Tract 5659 for condominium purposes, subject to conditions; and (4) Adopt a resolution upholding the Planning Commission's approval of, Special Use Permit for a Planned Residential Group (PZ No. 05-500-24), subject to the conditions. Contact Person: Winston Wright Phone: 385-7952
Legislative Body: CC

Document: View Item (PDF 656 KB)

Sue Martin, Planning and Environmental Services Manager gave a brief overview.

Bert Perello re parking on one side of the street.

Pat Brown re private communities.

Brian re comment on the proposed project.

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

2. SUBJECT: Appeal of Certification and Adoption of Findings and Overriding Considerations for Final SEIR 05-02, Planning and Zoning Permit No. 05-620-4 (General Plan Amendment), 05-630-2 (Specific Plan Amendment to the Northeast Community Specific Plan), 05-570-2 (Zone Change), 05-300-23 (Tentative Subdivision Map for Tract No. 5654), 06-670-1 (Development Agreement), and Option Agreement for Park Land; Filed by Aldersgate Investments, LLC. (055) RECOMMENDATION: (1) Adopt a resolution upholding the Planning Commission's July 15, 2006, certification of Final Supplemental Environmental Impact Report 05-02, and adopt a Statement of Findings of Fact and Statement of Overriding Considerations; (2) Adopt a resolution approving General Plan Amendment (PZ 05-620-4), changing the land use designation for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Park to Low Medium Density Residential; (3) Adopt a resolution amending the Northeast Community Specific Plan (PZ 05-630-2), to change the land use designation for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Sports Park to Low Medium Density Residential; (4) Adopt a resolution approving a tentative subdivision map for Tract No. 5654 (PZ 05-300-23), located on the southeast corner of Oxnard Boulevard and Gonzales Road; (5) Approve the first reading by title only and subsequent adoption of an ordinance changing the zoning (PZ 05-570-2), for portions of two parcels, located on the southeast corner of Oxnard Boulevard and Gonzales Road, from Community Reserve to R-2 PD Multifamily Zone Planned Development; (6) Approve the first reading by title only and subsequent adoption of an ordinance approving a development agreement (PZ 06-670-1), for three parcels, generally located on the southeast corner of Oxnard Boulevard and Gonzales Road, stipulating the development and dedication to the City of street improvements and specified park facilities; and (7) Approve and authorize the Mayor to execute an option agreement with Aldersgate Investment, LLC, for the approximately 2.3 acres of park land identified as Lot 52 on Tentative Subdivision Map for Tract No. 5654. Contact Person: Chris Williamson Phone: 385-8156
Legislative Body: CC

Document: View Item (PDF 1874 KB)

ACTION: Mitch Kahn, attorney for applicant, requested the withdrawn of the application.

Q. APPOINTMENT ITEMS

R. STUDY SESSION

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 REAL PROPERTY NEGOTIATOR.
RECOMMENDATION: Instructions to negotiator, Edmund Sotelo, City Manager, regarding the price and terms of payment for the potential purchase/exchange by the City of approximately two acres of land located on the southwest corner of Oxnard Boulevard and Roderick Avenue and approximately 21 acres of land located at the southeast corner of Oxnard Boulevard and Gonzales Road from Aldersgate Investments, LLC. The City Manager requested that this item be discussed in closed session under the Brown Act exception of Conference with Real Property Negotiator. The purpose of the closed session is for the City Council to review the status of negotiations for the potential purchase of real property and to provide instructions to the negotiator.
Legislative Body: CC

M. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY
RECOMMENDATION: 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.

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

O. REPORTS

T. ADJOURNMENT