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AGENDA
November 18, 2008
OXNARD CITY COUNCIL
OXNARD COMMUNITY DEVELOPMENT COMMISSION
*OXNARD HOUSING AUTHORITY
City Council Chambers, 305 West Third Street, Oxnard
7:00 P.M. Regular Meetings

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

- E. CEREMONIAL CALENDAR
 - 1. SUBJECT: Presentation of Commendation to Tahitian Dance Troupe.

 - 2. SUBJECT: Presentation of Resolution to James Lung for Over Thirty-One Years of Service to the City of Oxnard. (001).

Document: View Item (pdf 28.0 KB)

ACTION: Approve Resolution No. 13,563.

- 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 Clerk Department

1. SUBJECT: Minutes of the Regular Meetings of the City Council for October 14 and 21, 2008; Minutes of the Special Meeting of the City Council for October 14, 2008; Minutes of the Regular Meeting of the Community Development Commission for October 21, 2008. (003) RECOMMENDATION: Approve. Legislative Body: CC/CDC Contact: Daniel Martinez Phone: 385-7805

Document: View Item (pdf 365.0 KB)

City Manager Department

2. **SUBJECT:** Formation of Landscape Maintenance District No. 60 (The Artisan). (019). **RECOMMENDATION:** Adopt a resolution proposing the formation of Landscape Maintenance District No. 60 (The Artisan), located on Gonzales Road between Williams Drive and Lombard Street. Legislative Body: CC Contact: Michael Henderson Phone: 385-7950

Document: [View Item \(pdf 95.0 KB\)](#)

ACTION: Approve Resolution No. 13,564.

3. **SUBJECT:** Former Oxnard High School Gymnasium Improvements Project at Campus Park, 350 South K Street. (023). **RECOMMENDATION:** Approve the transfer of Community Development Block Grant funds in the amount of \$200,000, originally budgeted for the Downtown Facade Improvements Project, to Campus Park Building Improvements for the Former Oxnard High School Gymnasium Improvements Project. Legislative Body: CC Contact: Michael Henderson Phone: 385-7950

Document: [View Item \(pdf 52.0 KB\)](#)

4. **SUBJECT:** Appropriation of Certificates of Participation, Series 1999 Bond Interest Earnings to the Existing Corporate Yard Project. (025). **RECOMMENDATION:** Approve the appropriation of funds in the amount of \$157,000 from the Certificate of Participation accumulated interest earnings to the General Services Division existing Corporate Yard Project for improvements to maximize yard space. Legislative Body: CC Contact: Cyndi Hookstra Phone: 385-8097

Document: [View Item \(pdf 51.0 KB\)](#)

City Treasurer Department

5. **SUBJECT:** Quarterly Investment Report for the First Quarter F/Y 2008-2009. (027). **RECOMMENDATION:** Accept the quarterly Investment Report for the First Quarter F/Y 2008-2009. Legislative Body: CC Contact: Dale Belcher Phone: 385-7810

Document: [View Item \(pdf 150.0 KB\)](#)

Community Development Department

6. SUBJECT: Supplemental Lease Agreement to be Entered into Between the Community Development Commission and the United States Government by and Through the GSA (the Social Security Administration). (033). RECOMMENDATION: (1) Approve and authorize the Chairman of the Community Development Commission (CDC) to execute the Supplemental Lease Agreement (the Lease) between CDC and the Social Security Administration (A-7111) located at 315 North Fifth Street in substantially the form presented at this meeting or with such non-substantive changes and amendments as may be approved by the Community Development Director and CDC Counsel; and (2) Authorize the Community Development Director, on behalf of the CDC, to sign all documents necessary and appropriate to carry out and implement the Lease. Legislative Body: CDC Contact: Suzanne Quitoriano Phone: 385-7862

Document: [View Item \(pdf 194.0 KB\)](#)

7. SUBJECT: Special Budget Appropriation to Cover Final Payment for the Phase II Lighting Improvements Project in the Meta District. (039). RECOMMENDATION: That City Council approve the transfer of Community Development Block Grant funds in the amount of \$16,035 from the Downtown Parking Lot and Alley Improvement Project Phase II to the Downtown Lighting Project for lighting improvements in the Meta District area between Fifth Street, Wooley Road, Oxnard Boulevard, and the Railroad Crossing East of Meta Street.

That Community Development Commission approve a Special Budget Appropriation in the amount of \$2,708 from the Central City Revitalization Project Area Fund Balance to the Downtown Lighting Project for lighting improvements in the Meta District area between Fifth Street, Wooley Road, Oxnard Boulevard, and the Railroad Crossing East of Meta Street. Legislative Body: CC/CDC Contact: Maureen Hooper Phone: 385-7895

Document: [View Item \(pdf 66.7 KB\)](#)

Development Services Department

8. SUBJECT: Ordinance No. 2787 Adopting a Development Agreement with Oxnard Development Company, LLC (A-7113) for 4.23 Acres Located East of North Ventura Road and South of Town Center Drive, Within the RiverPark Specific Plan Area. (043). RECOMMENDATION: Second reading and adoption. Legislative Body: CC Contact: Matthew Winegar Phone: 385-7896

Document: [View Item \(pdf 44.6 KB\)](#)

9. SUBJECT: Consideration of Revised Architecture and Prohibition of Applications for Future Alcohol Sales at the CVS Pharmacy Shopping Center, PZ 06-500-1, Located at the Five Points Intersection. (045). RECOMMENDATION: Adopt a resolution approving revised project architecture for the CVS Pharmacy Shopping Center and to prohibit future alcohol sales applications. Legislative Body: CC Contact: Stephanie Diaz Phone: 385-3918

Document: [View Item \(pdf 378.0 KB\)](#)

ACTION: Approve Resolution No. 13,565.

Housing Department

10. SUBJECT: Ordinance No. 2788 Adopting a Development Agreement With Steadfast Residential Development, LLC, (A-7117) a Delaware Limited Liability Company, Steadfast the Courts I, L.P., a California Limited Partnership, Steadfast the Courts II, L.P., a California Limited Partnership, Steadfast the Courts III, L.P., a California Limited Partnership for the Las Cortes Project Located North of First Street, West of Rose Avenue, South of Del Sol Park and East of Marquita Street. (059) RECOMMENDATION: Second reading and adoption. Legislative Body: CC Contact: Larry White Phone: 385-8235

Document: [View Item \(pdf 50.0 KB\)](#)

Police Department

11. SUBJECT: Resolution Regarding an Application for California Gang Reduction, Intervention, and Prevention Initiative Grant Funding in the Amount of \$400,000. (061). RECOMMENDATION: Adopt a resolution authorizing the (1) City Manager to submit an application to the Governor's Office of Emergency Services for California Gang

Reduction, Intervention, and Prevention Cities Initiative grant in the amount of \$400,000; (2) City Manager to execute the grant agreement if grant funds are awarded to the city; (3) Finance Director to appropriate the funds and perform all other required financial actions; (4) Chief of Police or designee to submit non-financial reports. Legislative Body: CC
Contact: Scott Hebert Phone: 385-8290

Document: [View Item \(pdf 62.3 KB\)](#)

ACTION: Approve Resolution No. 13,566.

12. SUBJECT: Recognize Grant Revenue and Appropriate Funds for the COPS Technology Program. (065). RECOMMENDATION: (1) Recognize Grant Revenue in the amount of \$467,650 from the U. S. Department of Justice, Community Oriented Policing, Technology Program; and (2) Approve the Special Budget Appropriation of \$467,650. Legislative Body: CC Contact: Keith Brooks Phone: 385-7597

Document: [View Item \(pdf 50.4 KB\)](#)

Public Works Department

13. SUBJECT: First Amendment to Agreement with Biwater AEW, Inc. for Supply and Delivery of Reverse Osmosis Membrane System Equipment for the Blending Station No. 1 GREAT Program Desalter Located at 251 South Hayes Avenue. (067). RECOMMENDATION: Approve and authorize the Mayor to execute the First Amendment to the Agreement with Biwater AEW, Inc. (3570-05-PW) to increase the amount by \$190,987 for a total of \$2,957,771 for supply and delivery of reverse osmosis membrane system equipment for the Blending Station No. 1 GREAT Program Desalter. Legislative Body: CC Contact: Anthony Emmert Phone: 207-1669

Document: [View Item \(pdf 98.3 KB\)](#)

14. SUBJECT: Special Budget Appropriation to Fund the Current Year Requirements for Certification and Maintenance of Water Backflow Assemblies. (071). RECOMMENDATION: Approve a special budget appropriation in the amount of \$100,000 from the Security-Contamination Prevention Fund Balance for maintenance of water backflow assemblies. Legislative Body: CC Contact: Anthony Emmert Phone: 207-1669

Document: [View Item](#) (pdf 43.1 KB)

15. SUBJECT: Supplemental Information for Adopted Oxnard Wastewater Collection System Master Plan Report. (073). RECOMMENDATION: Approve the supplemental information and data, compiled by Kennedy/Jenks Consultants, to be incorporated into the adopted Oxnard Wastewater Collection System Master Plan Report. Legislative Body: CC Contact: Lou Balderrama Phone: 385-7839

Document: [View Item](#) (pdf 60.0 KB)

16. SUBJECT: Quitclaim Deeds for Victoria Avenue Conveyance. (075). RECOMMENDATION: Accept and authorize the Mayor to execute the Certificates of Acceptance for the Right-of-Way Quitclaim Deeds dated September 23, 2008 from the County of Ventura, for portions of Victoria Avenue, Teal Club Road, and Gonzales Road. Legislative Body: CC Contact: Lou Balderrama Phone: 385-8281

Document: [View Item](#) (pdf 255.0 KB)

Recreation and Community Services Department

17. SUBJECT: Senior Services Grant Awards. (087). RECOMMENDATION: (1) Approve the Senior Services Commission's recommended distribution of \$50,000 in Senior Services Grant Awards to thirteen agencies providing services to seniors; (2) Direct the Senior Services Supervisor to notify recipients of Senior Services Grant Awards; (3) Authorize the Senior Services Supervisor to execute a letter of agreement for each recipient; and (4) Authorize the Chief Financial Officer to make disbursements in accordance with the letter agreements. Legislative Body: CC Contact: Jocelyn Peterson Phone: 385-8019

Document: [View Item](#) (pdf 147.0 KB)

ACTION INFORMATION/CONSENT: Approved as recommended.

J. TRANSMITTAL OF INFORMATION ONLY ITEMS

K. INFORMATION/CONSENT PUBLIC HEARINGS

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

Development Services Department

1. SUBJECT: Appeal of Planning Commission's Action on Courtyard at Mandalay Bay Project, Located on the Northeast Corner of South Victoria Avenue and Hemlock Street. Filed by Courtyard at Mandalay Bay, LLC. (093.1). RECOMMENDATION: Adopt a resolution upholding the action of the Planning Commission denying PZ 06-500-14 (Special Use Permit) for PZ 06-300-12 (Tentative Subdivision Map); PZ 06-620-05 (General Plan Amendment); and PZ 06-570-09 (Zone Change). (Note: The discussion of this item contains alternative recommendations should City Council determine not to uphold the Planning Commission action.) Legislative Body: CC Contact: Kathleen Mallory Phone: 385-8370

Document: [View Item \(pdf 511.0 KB\)](#)

ACTION: Continue to November 25, 2008.

2. SUBJECT: Appeal of Planning Commission Action on Vineyard-Ventura Homes Project for Development of 201 Residential Units on Vacant Property, Located at 1801 Vineyard Avenue. Filed by Casden Properties LLC. (111). RECOMMENDATION: Adopt a resolution upholding the action of the Planning Commission denying PZ 06-540-01 (Special Use Permit) for PZ 06-300-01 (Tentative Subdivision Map); PZ 06-620-01 (General Plan Amendment); PZ 06-630-01 (Specific Plan Amendment); PZ 06-570-02 (Zone Change); and PZ 07-670-01 (Development Agreement) (A-7120). (Note: The discussion of this item contains alternative recommendations should City Council determine not to uphold the Planning Commission action.) Legislative Body: CC Contact: Kathleen Mallory Phone: 385-8370

Document: [View Item \(pdf 822.0 KB\)](#)

ACTION: Continue to November 25, 2008.

3. SUBJECT: Appeal of Planning Commission Action on Ventura Townhomes Project for Development of 143 Residential Units on Vacant Property, Located at 2501 North Ventura Road. Filed by Casden Properties LLC. (139). RECOMMENDATION: Adopt a resolution upholding the action of the Planning Commission denying PZ 07-540-03 (Special Use Permit) for PZ 07-300-01 (Tentative Subdivision Map); PZ 07-620-04 (General Plan Amendment); PZ 07-630-02 (Specific Plan Amendment); PZ 07-570-03 (Zone Change); and PZ 07-670-02 (Development Agreement) (A-7121). (Note: The discussion of this item contains alternative recommendations should City Council determine not to uphold the Planning Commission action.) Legislative Body: CC Contact: Kathleen Mallory Phone: 385-8370

Document: [View Item \(pdf 882.0 KB\)](#)

ACTION: Continue to November 25, 2008.

4. SUBJECT: Appeal of Planning Commission Action on Final Environmental Impact Report No. 06-03 for the Oxnard Village Specific Plan Project, Located on the South Side of Highway 101, Between Ventura Road and Oxnard Boulevard, North of the Railroad Tracks. Filed by Stephen Schafer, San Buenaventura Conservancy. (165). RECOMMENDATION: Adopt a resolution upholding the Planning Commission's certification of Final Environmental Impact Report No. 06-03 for the Oxnard Village Specific Plan Project. Legislative Body: CC Contact: Kathleen Mallory Phone: 385-8370

Document: [View Item \(pdf 575.0 KB\)](#)

ACTION: Approve as recommended, Resolution No. 13,567.

5. SUBJECT: Planning and Zoning Permit Nos. 06-620-03 (General Plan Amendment), 08-630-02 (Specific Plan Adoption), 06-570-05 (Zone Change), and 06-670-02 (Development Agreement), and Replacement Housing Plan for the Oxnard Village Specific Plan Project, Located Near the Northwestern Edge of the City of Oxnard, Bounded by Highway 101 to the North, Oxnard Boulevard to the East, the Union Pacific Railroad and El Rio Drain to the South, and North Ventura Road to the West. Filed by the Daly Group. (185). RECOMMENDATION: (1) Adopt a resolution approving General Plan Amendment (PZ 06-620-03) changing the General Plan land use designation for the project area from Commercial Regional to Oxnard Village Specific Plan; (2) Approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. PZ 08-630-02 (Oxnard Village Specific Plan) for the proposed development project; (3) Approve the first reading by title only and subsequent adoption of an ordinance amending the City zone map (PZ 06-570-05) to change the zone

designation for the project area from General Commercial Planned Development (C-2-PD) and Commercial and Light Manufacturing (CM) to Oxnard Village Specific Plan; and (4) Approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. 06-670-02 (Development Agreement) for the proposed development project. Legislative Body: CC Contact: Kathleen Mallory Phone: 385-8370

Document: View Item (pdf .97 MB)

ACTION: Continue to November 25, 2008.

- 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**

Housing Department

1. SUBJECT: Selection of Two Resident Commissioners. (219). RECOMMENDATION: Appoint two resident Commissioners to the Housing Authority Board of Commissioners to serve a two-year term. Legislative Body: CC Contact: Melissa Hettena Phone: 385-8248

Document: View Item (pdf 89.7 KB)

ACTION: Appoint Francisco Vega and Jose Andrade.

- O. REPORTS

- 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.

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.

T. ADJOURNMENT