

MINUTES
OXNARD CITY COUNCIL
Regular Meeting
April 13, 2023

A. ROLL CALL, POSTING OF AGENDA

At 5:03 p.m., Mayor John C. Zaragoza 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 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Councilmembers Gabriela Basua, Bert E. Perello, Gabriel (Gabe) Teran, Arthur Valenzuela, Mayor Pro Tem Bryan A. MacDonald, and Mayor John C. Zaragoza were present.

Councilmember Valenzuela arrived at 5:10 p.m. Councilmember Basua joined the meeting at 6:28 p.m.

Councilmember Oscar Madrigal was absent. Housing Authority Commissioners Jose Andrade and Francisco Vega were absent.

Staff members present in person were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Shiri Klima, Deputy City Manager; Stephen M. Fischer, City Attorney; Chelsey Ballot, Deputy City Attorney; John Colamarino, Assistant Fire Chief; Michael Wolfe, Public Works Director; Steve Howlett, Assistant Public Works Director; Joseph Marcinko, Assistant Public Works Director; Emilio Ramirez, Housing Director; Brenda Lopez, Housing Programs Manager; Denise Olson, Interim Chief Financial Officer; Beth Vo, Assistant Chief Financial Officer; Dee Lai, Assistant City Clerk and Rose Chaparro, City Clerk.

Alex Belenson, Manager of Real Estate and New Business Development at Foster Interstate Media, Inc. and Eden Casareno, Partner In-Charge of Attest Services, Auditor with Eadie+Payne, also participated via videoconference.

THE FOLLOWING LEGISLATIVE BODIES ARE MEETING: City Council and Oxnard Housing Authority.

B. APPOINTMENT ITEMS

1. SUBJECT: Water Supply Update by Calleguas Municipal Water District.

Dan Drugan Manager of Resources at Calleguas Municipal Water District provided a presentation to Council to provide a water supply update and planning for both predicted and unforeseen changes in the District's water supply. Mr. Drugan and his team are in the process of developing an imported water outage protocol to manage water access for purveyors during outage events.

2. SUBJECT: Transit Integration and Efficiency Study (TIES).

Martin R. Erickson, Executive Director for the Ventura County Transportation Commission (VCTC) provided an overview of the public transit services provided to the County of Ventura and the effects of the pandemic. Mr. Erickson also presented on the organization's Transit Integration and Efficiency Study (TIES). He also announced the Youth Ride Free program which was launched in Ventura County. Youths can now ride any public transit bus in Ventura County for free as part of a new pilot program.

C. OPENING CEREMONIES (6:00 PM)

The flag salute was followed by a moment of silence.

D. CEREMONIAL ITEMS

1. SUBJECT: Presentation of a Proclamation Designating the Month of April 2023 as "Fair Housing Month".

Mayor Zaragoza presented the proclamation to Juliet and Rob Lilywood representatives from the Ventura County District Attorney's Real Estate Fraud Unit which investigates and prosecutes crimes involving recorded real estate documents. Criminal real estate fraud may involve home equity fraud, securities fraud tied to real estate, and loan fraud.

E. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Pedro Toscano, Southwest Mountain Carpenters Representative (Tax Fraud Campaign), Jeff A. Manson, Southwest Mountain Carpenters Representative (Tax Fraud Campaign), Lang Martinez (homeless), and Anthony Ventura, Southwest Mountain Carpenters Representative (Tax Fraud Campaign).

F. REPORT OF CITY MANAGER/EXECUTIVE DIRECTOR/SECRETARY

City Manager Nguyen provided community updates. Community Action of Ventura County will continue its Water Utility Bill Assistance Program and will hold application assistance workshops on April 17 and April 24, 2023 from 8:30 a.m. – 12:00 p.m. For information call 805-436-4000. An Ormond Beach Town Hall meeting will be held to learn more about the Ormond Beach Restoration and Public Access Project (OBRAP) on Monday, April 24, 2023 from 6:00 – 8:00 p.m. Due to the rainy winter, expect a weed super bloom. There will be a lot of overgrown landscapes throughout the city. Residents are encouraged to utilize the 311 application to report weed bloom issues. City staff will do their best to chase the weed bloom.

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

Councilmember Valenzuela attended the Cal-Gisler Neighborhood Council and the Southwinds Neighborhood Council meetings. He also attended the 2023 Diversity Gala Awards which honor and recognize community members and organizations that have done exceptional work in Ventura County over the last year within the LGBTQ community and around HIV and AIDS. Councilmember Teran was honored as a community ally of the LGBTQ community.

Councilmember Perello asked the City Attorney that update on the tax fraud issue be provided to Council at a future meeting. He announced an upcoming project review meeting being held by the County of Ventura Planning Division to hear public comment and review the Ormond Beach project modification. For additional information contact the Ventura County Planning Division, John Oquendo, Senior Planner, at 805-654-2509.

Councilmember Teran plans to attend the Riverpark Neighborhood Council monthly meeting on April 19th. He thanked the neighborhood council for hosting a series of workshops to provide information about the Facilities District to the community. On April 20th, he will also attend the Sierra Linda Neighborhood Council meeting. He announced a program by Tony Thurman, California Superintendent of Public Instruction, the Golden State Teacher Grant Program. The California Student Aid Commission (CSAC) is awarding up to \$20,000 for students to pursue a career as a teacher, school social worker, school counselor, school psychologists, school child welfare and attendance official. For more information on requirements, forms, and more, visit the website at www.csac.ca.gov/gstg. He also asked that staff consider inviting the Community Action of Ventura County to a future Council meeting to present and provide information about their services countywide and the Water Utility Bill Assistance Program.

Mayor Zaragoza participated in the Annual Cesar Chavez Memorial March and joined the resistance with field workers, families, and other community leaders at Cesar Chavez Elementary School in Oxnard.

H. REVIEW OF INFORMATION/CONSENT AGENDA

Items J-1 through J.5 were discussed among the Council and staff.

I. PUBLIC COMMENTS ON INFORMATION/CONSENT AGENDA

Public comments were received from Alicia Percell (J.2 & J.3).

J. INFORMATION/CONSENT AGENDA

1. Community Development Department

SUBJECT: Second Amendment to Agreement No. 9062-20-CD with Rincon Consultants, Inc., Second Amendment to Agreement No. 9077-20-CD with Environmental Science Associates, and First Amendment to Agreement No. 9078-20-CD with Dudek.

RECOMMENDATION: That the City Council approve and authorize the execution of the Second Amendment to Agreement No. 9062-20-CD with Rincon Consultants, Inc., Second Amendment to Agreement No. 9077-20-CD with Environmental Science Associates, and First Amendment to Agreement No. 9078-20-CD with Dudek, increasing the total Agreement amounts to \$750,000 and Agreement end dates by an additional two years.

2. Community Development Department

SUBJECT: Project Name: Ventura Road Electronic Billboard Project; Located on an approximately 1,000-square foot undeveloped site located on the north side of the U.S. 101 and immediately west of Ventura Road in the northern portion of the City of Oxnard. APN:

N/A and along the Ventura Freeway (Highway 101) in The RiverPark Specific Plan area.

RECOMMENDATION: That the City Council:

1. Adopt **Ordinance No. 3026** approving Planning and Zoning Permit No. 20-630-02 (Specific Plan Amendment No. 8 to the RiverPark Specific Plan) for text amendments to the RiverPark Specific Plan, subject to certain findings; and
2. Adopt **Ordinance No. 3027** approving Planning and Zoning Permit No. 20-670-05 (Development Agreement No. A-8516), subject to certain findings.

3. Community Development Department

SUBJECT: Project Name: RiverPark Boulevard Electronic Billboard Project; Located on an approximately 0.25-acre undeveloped site located between the U.S. 101 and RiverPark Boulevard approximately 850 feet north of Vineyard Avenue in the northern portion of the City of Oxnard (APN: 132-0-311-075) and along the Ventura Freeway (Highway 101) in the RiverPark Specific Plan area.

RECOMMENDATION: That the City Council:

1. Adopt **Ordinance No. 3024** approving Planning and Zoning Permit No. 20-630-02 (Specific Plan Amendment No. 8 to the RiverPark Specific Plan) for text amendments to the RiverPark Specific Plan, subject to certain findings; and
2. Adopt **Ordinance No. 3025** approving Planning and Zoning Permit No. 20-670-06 (Development Agreement No. A-8515), subject to certain findings.

4. Community Development Department

SUBJECT: Project Name: Freeway Adjacent Digital Display Billboards Ordinance: The project location is the U.S. Highway 101 adjacent property within the City of Oxnard City limit.

RECOMMENDATION: That the City Council Adopt **Ordinance No. 3023** approving Planning and Zoning Permit No. 20-580-06 (Zoning Text Amendment) allowing for Freeway Adjacent Digital Display Billboards within the City of Oxnard by amending specific provisions of Article IX of Chapter 16 of the Oxnard City Code, subject to certain findings.

5. Housing Department

SUBJECT: Accessibility Remodel Project at Althea Site.

RECOMMENDATION: That the Board of Commissioners of the Housing Authority of the City of Oxnard approve and authorize the execution of the firm-fixed price contract in the amount of \$583,001.87 with MDJ Management, LLC (Agreement number A-8522) using funds previously appropriated from the 2022 Capital Fund grant for Section 504 compliance with the Americans with Disabilities Act for property located at 1357 Althea Drive.

(The Community Services, Public Safety, Housing & Development Committee approved 3-0.)

Consent Item J.1

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Basua, MacDonald, Perello, Teran, Valenzuela and Zaragoza voted in favor; motion passed 6-0. Councilmember Madrigal was absent.

Consent Items J.2 and J.3

These consent items were pulled from the agenda. Council made a motion that items J.2 and J.3 be amended as per the recommended changes by Chief Assistant Attorney Rozell and these two items will be brought back for Council consideration at the next Council meeting. Public comments were received from Alicia Percell. Written comments were received for these items.

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Perello, to approve the recommended action as amended. VOTE: Basua, MacDonald, Perello, Valenzuela, and Zaragoza voted in favor; Teran voted against; motion passed 5-1. Councilmember Madrigal was absent.

Consent Item J.4

It was moved by Councilmember Basua, seconded by Mayor Pro Tem MacDonald, to approve the recommended action as presented. VOTE: Basua, MacDonald, Perello, Valenzuela, and Zaragoza voted in favor; Teran voted against; motion passed 5-1. Councilmember Madrigal was absent.

Housing Authority Consent Item J.5

It was moved by Mayor Pro Tem MacDonald, seconded by Councilmember Perello, to approve the recommended action as presented. VOTE: Basua, MacDonald, Perello, Teran, Valenzuela and Zaragoza voted in favor; motion passed 6-0. Councilmember Oscar Madrigal was absent. Housing Authority Commissioners Jose Andrade and Francisco Vega were absent.

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

SUBJECT: Project Name: 2420 Oxnard Boulevard U-Haul Project;. Located at 2420 N. Oxnard Boulevard; APNs: 142-0-010-345 and 142-0-021-010. (45 minutes)

RECOMMENDATION: That the City Council:

1. Conduct a public hearing and take the actions identified under one of the two following options:

Option 1 – Planning Commission Recommendation – Applicant Original Request (with staff recommended phasing condition):

- a. Adopt Resolution No. 2023-XX adopting a Mitigated Negative Declaration (MND) 22-04 and Mitigation Monitoring Reporting Program (MMRP); and
- b. Adopt a resolution approving Planning and Zoning Permit No. 17-500-11 (Special Use Permit), based on the findings presented and attached conditions of approval.

Option 2 – Staff's Recommendation - Deny the Application and direct staff to return at a future public hearing with revised documents incorporating the direction provided by City

Council.

This item was pulled from the agenda.

L. REPORTS

1. Finance Department

SUBJECT: Presentation of Single Audit Report. (20 Minutes)

RECOMMENDATION: That the City Council receive and file the 2022 Single Audit Report from the audit firm Eadie + Payne.

(Eadie + Payne Presentation will be live upon consultant's request).

Eden Casareno, Partner In-Charge of Attest Services, Auditor with Eadie+Payne presented and answered questions. Public comments were received from Aaron Starr. Discussion ensued among the Council and staff. The report was received and filed, no formal action was required.

M. ADJOURNMENT

There being no further business on the agenda, and without objection, Mayor Zaragoza adjourned the meeting at 7:15 p.m.



ROSE CHAPARRO

City Clerk



JOHN C. ZARAGOZA
Mayor