



CITY OF OXNARD

CALIFORNIA

TSUJIO KATO, D.D.S.

MAYOR

R. BLINN MAXWELL
MAYOR PRO TEM

DONALD H. MILLER
COUNCILMAN

MRS. JANE M. TOLMACH
COUNCILWOMAN

NAO TAKASUGI
COUNCILMAN

COUNCIL AGENDA

REGULAR MEETING

JULY 19, 1977

AFTERNOON AGENDA - 1:30 P.M.

A. ROLL CALL:

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES:

C. ORAL COMMUNICATIONS: (Opportunity for members of audience to present information on items not otherwise appearing on the Agenda. Individual presentations should be limited to 5 minutes. The total Oral Communications for all individuals will be limited to 30 minutes.)

D. INFORMATION/CONSENT AGENDA: (All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is required, that item will be removed from the Consent Agenda. Vote will be by roll call. Appropriation Transfers required three (3) affirmative votes.)

RECOMMENDED ACTION:

CITY CLERK ITEMS:

Approve 1. Minutes of regular Council meeting of July 5, 1977.
Approve 2. Minutes of regular Council meeting of July 12, 1977.

PLANNING COMMISSION ITEMS:

Receive 3. Resolution 5345 - Approving Special Use Permit No. 747, for file to permit the construction of an approximate 2130 square foot drive-in, drive-thru restaurant facility in a C-2-PD (General Commercial Planned Development) zone on that approximate .5 acre parcel shown as Parcel "A" of Parcel Map 77-20 located on the east side of Saviers Road, west of Samuel Avenue, approximately 450 feet north of Yucca Street. Filed by A. F.L. Investments Company. (Appeal period ends July 22, 1977.)

Kato

AB 155

D. INFORMATION/CONSENT AGENDA: (CONTINUED)

RECOMMENDED ACTION:

PLANNING COMMISSION ITEMS: (CONTINUED)

Receive
for file

*Appealed
by applicant*

4. Resolution 5347 - Approving Planned Development Permit No. 290, to amend Planned Development Permit Application No. 112, for conversion of an existing service station to include a convenience market and fast-food restaurant in addition to the sale of gasoline in a C-2-PD (General Commercial Planned Development) zone, located at the northeast corner of Wooley Road and Ventura Road shown as Parcel "A" of Record of Survey 69-28 and commonly known as 1050 South Ventura Road. Filed by Markham F. Maclin. (Appeal period ends July 22, 1977.)

Receive
for file

5. Resolution 5349 - Approving the Master Improvement Plan of an approximate 7.5 acre neighborhood park to involve basketball, volleyball, tennis courts, picnic areas, softball diamond, a tot lot play area, restroom facilities and an all-purpose field located in Neighborhood No. 32 of the South Community as requested by the City of Oxnard Parks and Recreation Department. (Appeal Period ends July 22, 1977.)

FINANCE ITEMS:

Approve

6. Request for special budget appropriation in the amount of \$1,830 from account 272 (Water (90) Fund) to account 98190-403 (Water (90) Fund).

Approve

7. Request for special budget appropriation in the amount of \$1,850 from account 84-46200-99 (Unappropriated Reserve - Wastewater Administration & General) to account 84-46050-98 (V.R.C.S.D. - Treatment Plant Operations Capital Outlay).

Approve

8. Request for special budget appropriation in the amount of \$6,527.50 from accounts 1-271 (Fund Balance, General) and 32-271 (Fund Balance, Comprehensive Planning Assistance Grant) to accounts 1-49990-36 (Non-Departmental, Non-Personal Training) and 32-49490-36 (Comprehensive Planning Assistance and Non-Personal Training).

CITY ATTORNEY ITEMS:

Approve

Kato

9. Motion: That Mayor and City Clerk be authorized to execute agreement with OPHYES for use of City property and for City support of OPHYES program.

D. INFORMATION/CONSENT AGENDA: (CONTINUED)

RECOMMENDED
ACTION:

CITY ATTORNEY ITEMS: (CONTINUED)

Approve 10. Motion: That Mayor and City Clerk be authorized to execute right of way contract with Frederick L. Haake and wife for traffic signal location at the southwest corner of the intersection of Teal Club Road and Ventura Road.

ALCOHOLIC BEVERAGE APPLICATION:

Protest 11. 755 South A Street, Jose & Marie Aceves, off sale beer and wine.

GENERAL SERVICES ITEMS:

Approve 12. Staff Committee Report on Bid Specification No. 77-PW-11 recommending that Mayor and City Clerk be authorized to execute a contract with Robert R. Nye, Inc. in total amount of \$332,096.40 for improvements to Harbor Boulevard from West Fifth Street to Channel Islands Boulevard.

Approve 13. Request for approval of Bid Specification No. 77-PW-13 and authority for City Clerk to advertise for bids to be publicly opened in the Council Chambers, 225-305 West Third Street, Oxnard, on Monday, August 8, 1977 at 2:00 P.M. for refurbishing, repair, and cleaning of refuse containers.

Approve 14. Request for approval of Bid Specification No. 77-FD-24 and authority for City Clerk to advertise for bids to be publicly opened in the Council Chambers, 225-305 West Third Street, Oxnard, on Monday, August 8, 1977 at 2:00 P.M. for Fire Department uniforms and accessories.

Approve 15. Request for approval of Change Order No. 3 to Bid Specification No. 76-PW-10 (Construction of Hueneme Road Relief Sanitary Pipeline, Contract No. 2434).

PUBLIC WORKS ITEMS:

Approve 16. Report from Public Works Director requesting authorization to submit application for bikeway funding.

no

D. INFORMATION/CONSENT AGENDA: (CONTINUED)

RECOMMENDED
ACTION:

CORRESPONDENCE:

Refer to City Manager's office for direct response. *AP*

Refer to Planning Dept. *SAC*

Receive for file; refer to Finance Director for contract compliance.

17. Letter from Oxnard Neighborhood Council South 13 requesting funds contributed by Voss Construction Company be used for solving sewage problems in South 13 area.

18. Letter from Stanley E. Cohen, Cohen, England, Whitfield & Osborne, concerning needs of the Ventura County Railway Company

19. Letter from Oxnard Convention and Visitors' Bureau concerning their Quarterly Report for second quarter of 1977.

E. CITY BOARDS OR COMMISSION REPORTS:

OXNARD ADVISORY COMMITTEE

1. Report from President of Oxnard Advisory Committee submitting recommendations regarding:

(1) Wooden Wooley Road bridge.

Recommendation: Refer to Public Works Department for appropriate action.

(2) Proposed extension of Rice Avenue between Etting and Pleasant Valley Roads.

Recommendation: Refer to General Plan Study Committee.

PLANNING COMMISSION REPORTS FOR COUNCIL ACTION:

Cont. on next page

2. Resolution 5342 - A Resolution of the City Council of the City of Oxnard accepting Resolution 5342 recommending approval of the Final Subdivision Map of Tract 2572, located at the southwest corner of "H" Street and the westerly extension of Vineyard Avenue. Filed by Casa Hermosa, Inc. *miss stated.!!*

3. Resolution 7073 - A Resolution of the City Council of the City of Oxnard accepting Resolution No. 5343 recommending approval of Final Parcel Map 77-12, for that approximate 1.43 acre parcel formerly shown as Parcel "A" of Parcel Map 74-1, located at the northwest corner of Patterson Road and Wooley Road. Filed by Hilltop Developers, Inc.

recommending that staff be authorized to initiate the steps necessary to establish an Ad Hoc Senior Citizen Advisory Committee. Councilman Tolmach moved approval, as recommended. Councilman Takasugi seconded - motion carried.

STAFF TO INITIATE STEPS TO ESTABLISH AD HOC SENIOR CITIZEN ADV.COMM.

The City Manager and City Attorney presented oral reports concerning the "sewer moratorium," stating the Planning Commission could be given facts regarding the conditions by which an applicant could be allowed to apply for a special use permit -- such as applicant providing alternate sewer service. Councilman Tolmach moved that staff advise the Planning Commission of all information received and presented to Council on this subject. Councilman Maxwell seconded - motion carried unanimously.

STAFF TO PREPARE RPT. F/PLANNING COMM. RE "SEWER MORATORIUM"

The Assistant Planning Director reviewed his report dated July 1, 1977, on the LNG special use permit, recommending that City staff seek proposals from qualified consultants to evaluate the major issues identified by the EIR and provide appropriate conditions, mitigating measures, and planning/design features for use if the Planning Commission and City Council decide to approve a special use permit. Mr. Marc Charney, attorney representing Western LNG Terminal Associates, appeared and stated it would be desirable to grant the special use permit; however, basic policy decisions should be made first, and the procedures outlined. Mr. Charney stated that time was a critical factor, as this matter would require two public hearings. Mr. Charney also suggested that staff set up a schedule for these hearings in order to facilitate them. Mr. Bob Arwood of Western LNG Terminal Associates appeared and stated that alternatives could be provided so that this project would proceed without undue delay. Councilman Tolmach moved this matter be continued to July 19, 1977, that staff prepare another report on the LNG special use permit, and that in the meantime, City Councilmen could contact staff and express any concerns they might have in regard to any legal problems. Councilman Takasugi seconded - carried by unanimous vote.

LNG SPECIAL USE PERMIT

PLAN.DIR. REPORT PRESENTED - RPT. DUE FROM STAFF RE LEGAL CONCERNS 7/19/77

At 6:45 p.m., Councilman Maxwell moved that Council recess to 7:30 p.m. Councilman Tolmach seconded - motion carried.

RECESS

At 7:30 p.m., Council reconvened into regular session. Councilmen Kato, Maxwell, Tolmach, and Takasugi were present. Councilman Miller was absent, and Mayor Kato presided.

EVENING SESSION

Mayor Kato opened the public hearing to consider:

AN APPEAL BY COUNCIL OF PLANNING COMMISSION'S DECISION APPROVING ZONE VARIANCE APPLICATION NO. 383, FOR A VARIANCE TO SECTION 34-86.11 OF THE OXNARD CITY CODE, TO PERMIT THE ENCROACHMENT OF A COMMERCIAL BUILDING INTO THE REQUIRED REAR YARD SETBACK, IN A C-M-PD (COMMERCIAL MANUFACTURING PLANNED DEVELOPMENT) ZONE, ON PARCEL "B" OF RECORD OF SURVEY 68-6, LOCATED ON THAT TRIANGULAR PARCEL BETWEEN SOUTH OXNARD BOULEVARD AND SAVIERS ROAD, SOUTH OF WOOLEY ROAD, AND COMMONLY KNOWN AS 1117 SOUTH OXNARD BOULEVARD; FILED BY MARK C. BLOOME COMPANY, and

P.H./APPEAL OF APPROVAL Z.V.383 FILED BY M. C. BLOOME

RES. NO. 7071 DENYING Z.V. APPL. 383

E. CITY BOARDS OR COMMISSION REPORTS: (CONTINUED)

PLANNING COMMISSION REPORTS FOR COUNCIL ACTION: (CONTINUED)

4. Resolution 7074 - A Resolution of the City Council of the City of Oxnard accepting Resolution 5344 recommending approval of Final Parcel Map 77-15, for that approximate .27 acre parcel, located on the east side of Terrace Avenue, north of Berkshire Street, formerly shown as Lot 40 for Tract 1610-1. Filed by Don Nathaniel.
5. Resolution 7075 - A Resolution of the City Council of the City of Oxnard accepting Resolution No. 5346 recommending approval of Tentative Parcel Map 77-20, for that approximate .9 acres located on the east side of Saviers Road, west of Samuel Avenue, approximately 450 feet north of Yucca Street. Filed by A.F.L. Investments Company. *or addition of not under seven*

F. CITY ATTORNEY REPORTS:

NONE.

Advertise excess property for

G. COMMITTEE REPORTS:

1. Report from Assistant Planning Director dated July 13, 1977, concerning Preferred Design Concept for LNG Terminal Facility, Special Use Permit No. 610.

Recommendation: That City Council indicate, by straw vote, its preference for each of the design concepts for communication to the Planning Commission and the applicant.

2. Report from Community Development Director dated July 14, 1977, concerning Rehabilitation Loan Program.

Recommendation: As recommended by the Community Development Director in his memorandum dated July 14, 1977, approve the rehabilitation loan program including the specific recommendations outlined in the report; adopt Resolution No. 7076, amending Section XII of the Personnel Rules and Regulations to provide the position title, Rehabilitation Specialist.

3. Report from Planning Director concerning private study regarding airport related development.

Recommendation: As recommended by the Planning Director in his memorandum dated June 15, 1977, direct that the Oxnard Business Park concept be presented to the Planning Commission as an alternative to the current adopted land use configuration during the public hearings on the revised General Plan.

3. Do we need action to
change the procedure related
to whether prep of ground before
approval?

H. CITY MANAGER REPORTS:

1. Report from Administrative Assistant I dated July 6, 1977, concerning Retired Senior Volunteer Program. /b

Recommendation: As recommended by the Administrative Assistant I in her memorandum dated July 6, 1977, authorize the sponsorship of the R.S.V.P. program for a one-year period.

I. CITY CLERK REPORTS:

J. UNFINISHED OR DEFERRED BUSINESS:

K. NEW BUSINESS OR SUBJECTS COUNCIL MAY WISH TO PRESENT:

1. REPORT, IF ANY, FROM COUNCIL REPRESENTATIVE ON OTHER AGENCIES:

a. Mayor Kato: (Social Action Committee
(Sister City Committee
(VCAG Executive Committee
(Local Agency Formation Commission

b. Mayor Pro Tem Maxwell: (Oxnard/Port Hueneme Regional
Wastewater Treatment Authority
(Criminal Justice Planning Board

c. Councilman Miller: (Ventura Regional County Sanitation
District
(Oxnard/Port Hueneme Regional
Wastewater Treatment Authority

d. Councilwoman Tolmach: (Southern California Association
of Governments
(VCAG Transportation Policy
Planning Committee
(South Coast Area Transit
(Criminal Justice Planning Board

e. Councilman Takasugi: (Social Action Committee
(Flood Zone II Advisory Commission

2. CONSIDERATION OF APPOINTMENTS TO BOARDS AND COMMISSIONS:

2:30 P.M. HOUSING AUTHORITY REGULAR MEETING:

(Persons wishing to address the Housing Authority should walk to the podium and request permission to speak.)

- A. ROLL CALL:
- B. APPROVAL OF MINUTES
- C. OLD BUSINESS: None.

2:30 P.M. HOUSING AUTHORITY REGULAR MEETING: (CONTINUED)

*Rheba
Mrs. Kemp*
D. NEW BUSINESS:

✓ 1. Report from Housing Administrator regarding approval of Change Order G-13 and Change Order G-16, Modernization, Phase III.

Recommendation: By motion, approve Change Orders G-13 and G-16.

✓ 2. Report from Housing Administrator regarding award of contract for alterations to the electrical service and electrical distribution system in the existing office and maintenance buildings, Project CAL 31-1.

Recommendation: By motion, authorize the award of a contract for alterations to the electrical distribution system in the existing office and maintenance buildings, Project CAL 31-1, to Bill Kelly Electric in the amount of \$3,317. Further, deny a contract award for the electrical work in CAL 31-4 and authorize staff to readvertise for bids covering the complete job in CAL 31-4 in 90 days.

✓ 3. Report from Housing Administrator regarding resolution authorizing the issuance of project loan notes and permanent notes.

Recommendation: Adopt Resolution No. 743 authorizing the issuance of project loan notes and permanent notes.

✓ 4. Report from Housing Administrator regarding amendment of Housing Authority Tenant Grievance Procedure.

Recommendation: Adopt Resolution No. 744 amending the Statement of Policies by incorporating an amended Grievance Procedure into said Policy for Admission and Continuation of Occupancy.

✓ 5. Report from Community Development Director regarding Housing Authority Audit Reports.

Recommendation: By motion, receive the audit reports.

E. ADJOURNMENT:

* * * * *

L. APPOINTMENTS:

3:00 P.M. 1. Executive Session.

M. RECESS TO 7:30 P.M.

EVENING AGENDA - 7:30 P.M.

N. RECONVENE:

O. ORAL COMMUNICATIONS: (Opportunity for members of audience to present information on items not otherwise appearing on the Agenda. Individual presentations should be limited to 5 minutes. The total Oral Communications for all individuals will be limited to 30 minutes.)

H. PUBLIC HEARINGS:

P-1. 7:30 P.M. PUBLIC HEARING: TO CONSIDER THE REPORT OF THE STREET SUPERINTENDENT ON THE COST OF ABATING WEEDS ON PROPERTIES IN THE CITY OF OXNARD DURING THE FISCAL YEAR 1976-77 AND TO HEAR OBJECTIONS THERETO.

1. Opening of public hearing.
2. City Clerk presents affidavit of mailing, publication and posting.
3. City Clerk presents written communications, if any.
4. Street Superintendent presents report.
5. Hearing of persons in favor of or opposed to said cost of abating weeds.
6. Motion: That report of Street Superintendent as to cost of weed abatement be confirmed and that the assessments be added to the next regular tax bill levied against each parcel.

P-2. 7:30 P.M. PUBLIC HEARING: TO CONSIDER P.M. 77-23 TO REVERT TO ACREAGE LOTS 54, 55 AND 56 OF RAMONA GARDENS SUBDIVISION, BEING PROPERTY WITH A FRONTAGE OF 120 FEET ON THE WEST SIDE OF HAYES STREET, A DEPTH OF 104 FEET AND LYING 200 FEET SOUTH OF COOPER ROAD.

1. Opening of public hearing.
2. City Clerk presents affidavit of publication.
3. City Clerk presents written communications, if any.
4. Planning Director presents report.
5. Hearing of persons in favor of or opposed to said revision.
6. Motion: That public hearing be closed and that Resolution No. 70M1 be considered approving waiver of tentative P.M. 77-23 and approving reversion to acreage of the final P.M. 77-23.

P. PUBLIC HEARINGS: (CONTINUED)

*I think we should
revoke a permit
as a condition
of granting a
new permit.*

Overrule the appeal
1078

P-3. 7:30 P.M. PUBLIC HEARING: TO CONSIDER AN APPEAL BY THE APPLICANT (GRIFFIN DEVELOPMENT COMPANY) OF PLANNING COMMISSION'S DECISION OF REVOCATION OF PHASE II OF PLANNED DEVELOPMENT PERMIT NO. 160, FOR THE CONSTRUCTION OF 82 APARTMENT UNITS IN A R-3-PD (GARDEN APARTMENT PLANNED DEVELOPMENT) ZONE ON THAT APPROXIMATE 3.3 ACRE PARCEL SHOWN AS LOT NO. 1 OF TRACT 2213 LOCATED AT THE SOUTHEAST CORNER OF VICTORIA AVENUE AND VIA MARINA AVENUE: FILED ON PLANNING COMMISSION RESOLUTION NO. 5250; FILED BY THE LAW OFFICES OF JOE M. AGAPAY, JR., FOR THE APPLICANT.

1. Opening of public hearing.
2. City Clerk presents affidavit of mailing.
3. City Clerk presents written communications, if any.
4. Planning Director presents report.
5. Hearing of persons interested in or opposed to said appeal.
6. Closing of public hearing and consideration of further action.

X-1079
472 units

P-4. 7:30 P.M. PUBLIC HEARING: TO CONSIDER WHETHER REDUCTION OF 80 APARTMENT UNITS TO 72 APARTMENT OR CONDOMINUM UNITS IS A MINOR MODIFICATION OF PLANNED DEVELOPMENT PERMIT NO. 282, BEING 3.5 ACRES ON THE EAST SIDE OF VICTORIA AVENUE AND ON THE SOUTH SIDE OF VIA MARINA AVENUE.

1. Opening of public hearing.
2. City Clerk presents affidavit of publication and mailing.
3. City Clerk presents written communication, if any.
4. Planning Director presents report.
5. Hearing of persons in favor of or opposed to said reduction in density.
6. Closing of public hearing and consideration of further action.

*Joint appeal
Gardner
flat roof Res
7080*

P-5. 7:30 P.M. PUBLIC HEARING: TO CONSIDER AN APPEAL BY COUNCIL OF PLANNING COMMISSION'S DECISION APPROVING PLANNED DEVELOPMENT PERMIT NO. 311, TO PERMIT THE CONSTRUCTION OF A 64-UNIT APARTMENT COMPLEX TO BE CONSTRUCTED WITHIN THESE BUILDINGS, WITH 24 ONE-BEDROOM UNITS AND 40 STUDIO UNITS, IN AN R-3-PD (GARDEN APARTMENT PLANNED DEVELOPMENT) ZONE, ON PARCEL "A" OF PARCEL MAP 74-28, LOCATED ON THE EAST SIDE OF SAVIERS ROAD NORTH OF THE EASTERLY EXTENSION OF CLARA STREET; FILED BY BENSTOCK, INC.

1. Opening of public hearing.
2. City Clerk presents affidavit of mailing.
3. City Clerk presents written communications, if any.
4. Planning Director presents report.
5. Hearing of persons interested in or opposed to said appeal.
6. Closing of public hearing and consideration of further action.

P. PUBLIC HEARINGS: (CONTINUED)

P-6. 7:30 P.M. PUBLIC HEARING: TO CONSIDER THE VACATION OF A PORTION OF FIFTH STREET WEST OF VENTURA ROAD.

1. Opening of continued public hearing
2. Motion: That public hearing be continued to August 16, 1977, at 7:30 p.m.

P-7. 7:30 P.M. PUBLIC HEARING: TO CONSIDER THE VACATION OF A PORTION OF "A" STREET, NORTH OF WOOLEY ROAD.

1. Opening of continued public hearing.
2. Motion: That public hearing be continued to August 2, 1977.

Q. UNFINISHED OR DEFERRED BUSINESS:

R. ADJOURNMENT: