



THE ENTIRE AGENDA PACKET IS AVAILABLE FOR REVIEW IN THE LIBRARY AND THE CITY CLERK'S OFFICE.

AGENDA

OXNARD CITY COUNCIL
OXNARD HOUSING AUTHORITY
OXNARD REDEVELOPMENT AGENCY

Regular Meeting
City Council Chambers, 305 West Third Street, Oxnard
November 15, 1994

AFTERNOON SESSION 1:30 P.M.

A. OPENING CEREMONIES

Roll call, City Clerk's report on posting of agenda and pledge of allegiance to the flag of the United States.

B. SPECIAL PRESENTATIONS

HA 1. **SUBJECT:** Presentation of commendation to Dorothy Lutes for her outstanding service as a member of the Oxnard Housing Authority.

C. REVIEW OF INFORMATION/CONSENT AGENDA

The City Council/Housing Authority/Redevelopment Agency members may discuss whether to move or remove Information/Consent Agenda items at this time.

D. PUBLIC COMMENTS

A person may address the City Council, Housing Authority and Redevelopment Agency only on matters within the jurisdiction of the City Council, Housing Authority and Redevelopment Agency, on information/consent items, and on reports. The presiding officer shall limit public comments to three (3) minutes. The City Council, Housing Authority and Redevelopment Agency cannot enter into detailed discussion or take action on any item presented during public comments that is not on the agenda. Such item may only be referred to the City Manager/Secretary for administrative action or scheduled on a subsequent agenda for discussion. Persons wishing to speak on public hearing items will be called upon at the time the matter is heard.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at 385-7802. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

E. INFORMATION/CONSENT AGENDA

City Attorney Department

1. (001) **SUBJECT:** Denial of automatic annual salary adjustment for City Clerk; Establishment of job specifications for City Clerk and City Treasurer; Inclusion of City Clerk and City Treasurer compensation for administrative duties in management pay for performance system.

CC **RECOMMENDATION:** (1) Deny any automatic salary adjustment for the incumbent City Clerk; (2) Adopt for first reading by title only and subsequent adoption an ordinance that eliminates automatic annual salary adjustments for the incumbant City Clerk and City Treasurer for the performance of administrative duties and repeals Classification and Salary Schedule O Elected Officials; (3) Adopt a resolution adopting job specifications for the City Clerk and City Treasurer that establish the statutory duties and administrative duties to be performed by the respective classifications; and (4) Adopt a resolution to include the City Clerk and City Treasurer within the management pay for performance system for the purpose of establishing the future compensation of the City Clerk and City Treasurer for the performance of administrative duties.

Contact Person: Gary Gillig

Phone: 385-7483

City Manager's Office

2. (003) **SUBJECT:** Memorandum of Understandings (MOUs) with International Association of Fire Fighters, Local 1684 and Service Employees International Union, Local 998.

CC **RECOMMENDATION:** (1) Approve MOUs between the City and the International Association of Fire Fighters, Local 1684 and between the City and Service Employees International Union, Local 998 for Fiscal Year (FY) 1994-95 and FY 1995-96; (2) Adopt resolutions implementing each MOU for FYs 1994-96; and (3) Authorize the City Manager to transfer previously appropriated FY 1994-95 funds from the salary adjustment reserve to various program accounts as necessary to implement the terms and conditions of the resolutions.

Contact Person: Bruce Dandy

Phone: 385-7593

Development Services Department

3. (009) **SUBJECT:** Resolution of support for State Route 126 safety improvements.

CC **RECOMMENDATION:** Adopt a resolution of support for the installation of safety improvements on State Route 126 from the City of Santa Paula to Interstate Route 5 at Santa Clarita.

Contact Person: Rita Johnson

Phone: 385-7870

Housing Department

4. (011) **SUBJECT:** Award of Homeless Employment Program funds for Fiscal Year 1994-95.

CC **RECOMMENDATION:** (1) Receive and adopt the recommendation from the Homeless Grants Committee for the award of \$30,000 in Community Development Block Grant (CDBG) funds to the Ventura County Commission on Human Concerns (Commission) under the Homeless Employment Program; and (2) Authorize the Housing Director to execute the professional services agreement with the Commission.

Contact Person: Dinah Lockhart Phone: 385-8044

5. (013) **SUBJECT:** Execution of agricultural lease for Levy parcel.

CC **RECOMMENDATION:** (1) Authorize the Mayor to execute an agricultural lease in the amount of \$49,200 for the 40.89 acre parcel of land north of Camino del Sol and west of Lombard Street with the C.M. Nakama and E.J. Nakama 1990 Revocable Trust; and (2) Approve the establishment of a revenue account in the amount of \$49,200.

Contact Person: Emie Whitaker Phone: 385-7400

Public Works Department

6. (017) **SUBJECT:** Agricultural lease for farming on 16.5 acres of City property on the Southwest Corner of Sturgis Road and Del Norte Boulevard by Seaboard Produce Distributors, Inc.

CC **RECOMMENDATION:** Approve and authorize the Mayor to execute an agricultural lease with Seaboard Produce Distributors, Inc., in the amount of \$7,425 for farming on 16.5 acres located at the southwest corner of Del Norte Boulevard and Sturgis Road, and owned by the City for a term ending on May 14, 1995.

Contact Person: Cynthia Daniels Phone: 385-8055

7. (029) **SUBJECT:** Wooley Road Storm Drain and Gonzales Road Storm Drain Extension Project, Project Specification No. PW93-23.

CC **RECOMMENDATION:** Approve the use of previously appropriated funds in the amount of \$151,775 from the Capital Project Fund - Wooley Road Widening and Extension Project to fund the Wooley Road Storm Drain and Gonzales Road Storm Drain Extension, Project Specification No. PW93-23.

Contact Person: Mark Norris Phone: 488-3517

8. (040) **SUBJECT:** Annual Contract for Scheduled Repairs to Water Distribution System at Various Locations for Fiscal Year (FY) 1994-95, Project Specification No. PW94-12.

CC **RECOMMENDATION:** Approve Project Specification No. PW94-12 and authorize advertising for bids for the annual contract for scheduled repairs to Water Distribution System.

Contact Person: Bryan Doyle Phone: 385-8131

Recreation and Community Services Department

9. (041) **SUBJECT:** Southwinds recreation building design.

RA **RECOMMENDATION:** Review and approve the preliminary drawings and design for the recreation building at Southwinds Park.

Contact Person: Gil Ramirez Phone: 385-7994

10. (047) **SUBJECT:** Naming of Beck Park Softball Field in honor of Officer Jim O'Brien.

CC **RECOMMENDATION:** Name the Beck park softball field in honor of Officer Jim O'Brien.

Contact Person: Gil Ramirez Phone: 385-7994

F. CITY COUNCIL/HOUSING AUTHORITY/ *Reopposed to many
Son's private parties*
REDEVELOPMENT AGENCY BUSINESS -- 2:00 P.M.

*Chuck Escue &
Sports Hall of Fame
Jim Callan*

1. (049) **SUBJECT:** Site selection for a multi-use sports and entertainment complex (Councilman Pinkard).

CC **RECOMMENDATION:** Receive a presentation and express Council's preference for the location of the proposed multi-use sports and entertainment complex.

Contact Person: Jim Faulconer Phone: 385-7434

G. REPORTS

Community Development

1. (055) **SUBJECT:** Report back concerning the City's affordable housing characteristics and other issues related to the Channel Islands Estates Project.

CC **RECOMMENDATION:** Receive and file the report.

Contact Person: Matt Winegar Phone: 385-7877

H. INFORMATION/CONSENT PUBLIC HEARINGS

Community Development Department

1. (063) **SUBJECT:** Approval of a Disposition and Development Agreement (DDA) of Agency owned property within Priority Area "C" of the Central City Revitalization Project for the development of a twenty-eight townhouse condominium unit project.

CC

RECOMMENDATION: Adopt a resolution approving the sale of Agency owned property located south of Sixth Street, north of Seventh Street, and west of "B" Street and finding that: (A) The sale of the property will assist in the elimination of blight; (B) The consideration for the property is not less than the fair reuse value at the use and with the covenants, conditions, and development cost authorized by the sale; and (C) The requirements of the California Environmental Quality Act have been met.

RA

RECOMMENDATION: (1) Adopt a resolution approving the sale of Agency owned property located south of Sixth Street, north of Seventh Street, and west of "B" Street and finding that: (A) The sale of the property will assist in the elimination of blight; (B) The consideration for the property is not less than the fair reuse value at the use and with the covenants, conditions, and development cost authorized by the sale; and (C) The requirements of the California Environmental Quality Act have been met; and (2) Authorize the Vice Chairman to execute the DDA with Heritage Park Partners, a California General Partnership, Dennis Howarth and David Ball as individuals, for the sale of Agency owned property and development of twenty-eight townhouse condominium units of for-sale, owner-occupied housing, requiring four of the units to be sold to families of very low income and five of the units to be sold to families of low income.

Contact Person: Alejandro Herrera

Phone: 385-7882

2. **SUBJECT:** Planning and Zoning Permit No. 93-5-32, a request to annex and pre-zone a 4.82 acre mobile home park (Valley Trailer Villa) located at 2371 Ventura Boulevard within the Rose-Santa Clara Corridor Specific Plan Area, filed by Valley Trailer Villa, 2371 Ventura Boulevard, Oxnard, CA 93030.

CC

RECOMMENDATION: Continue to December 6, 1994.

Contact Person: Alejandro Herrera

Phone: 385-7882

3. **SUBJECT:** Miscellaneous File No. 252 and Planning and Zoning Permit No. 94-5-9, a request to amend the Rose-Santa Clara Corridor Specific Plan by including a 7.36 acre parcel and modifying the designation for a 4.82 acre site, designating both sites as "Retail Commercial" allowing auto dealerships and specialized commercial and retail land uses. The properties are located at 1333 and 2371 Ventura Boulevard, filed by Lauterbach and Associates, 300 Montgomery Avenue, Oxnard, CA 93030 and Valley Trailer Villa, 2371 Ventura Boulevard, Oxnard, CA 93030.

CC

RECOMMENDATION: Continue to December 6, 1994.

Contact Person: Alejandro Herrera

Phone: 385-7882

I. **PUBLIC HEARINGS**

Community Development Department

1. (075) **SUBJECT:** Planning and Zoning Permit No. 94-5-25 (Tentative Parcel Map), Planning and Zoning Permit No. 94-5-26 (Zone Change) and appeal of Planning and Zoning Permit No. 94-5-24 (Special Use Permit), a request to resubdivide two existing lots totaling 15.43 acres into five parcels, rezone existing Commercial Office Planned Development (C-O-PD) property to General Commercial Planned Development (C-2-PD), and develop a neighborhood shopping center consisting of three buildings, one building operating as a 24 hour market/drugstore having off-site sales of alcoholic beverages, and each building located on its own separate parcel for a total of 60,992 square feet. The property is located north of Fifth Street, south of Second Street, and east of Ventura Road (Albertson's Neighborhood Shopping Center), filed by Michael M. Rue, Marketplace Properties, 13522 Newport Avenue, Suite 202, Tustin, California 92680.

CC

RECOMMENDATION: (1) Adopt a resolution approving Tentative Parcel Map PZ No. 94-5-25, subject to the conditions contained in the resolution; (2) Adopt a resolution granting the appeal of Planning Commission Resolution No. 7761, and approve Planning and Zoning Permit No. 94-5-24 subject to the conditions contained in the City Council resolution; and (3) Approve the first reading by title only and subsequent adoption of an ordinance approving Zone Change Permit No. PZ 94-5-26, rezoning the subject property from Commercial Office Planned Development (C-O-PD) to General Commercial Planned Development (C-2-PD).

Contact Person: Alejandro Herrera

Phone: 385-7882

2. (127) **SUBJECT:** Tentative Subdivision Map of Tract 4971 and appeal of Planning and Zoning Permit No. 94-5-33, for property located north of Seventh Street, south of Sixth Street, and west of "B" Street, (Heritage Park Townhomes), filed by Dennis Howarth and Associates, Heritage Park Partners, 3639 Harbor Boulevard, Suite 204, Ventura, California 93001.

CC

Jim Faulconer



*Jim - will this appointment
be taken up before the rest
of the agenda?*

RECOMMENDATION: (1) Adopt a resolution approving Tentative Subdivision Map of Tract 4971 subject to the conditions contained in Planning Commission No. 7756; and (2) Adopt a resolution upholding Planning Commission approval of Planning and Zoning Permit No. 94-5-33 subject to the conditions contained in Planning Commission Resolution No. 7755.

Contact Person: Alejandro Herrera

Phone: 385-7882

J. **APPOINTMENT ITEMS** *3:00 P.M.*

Community Development Department

*COUNCIL MAY 1. TAKE
the rest of public
conventions FIRST.*

CC

Jim

SUBJECT: Regional Trail Pathway Plan - Ron Blakemore, Ventura County.

RECOMMENDATION: Receive presentation.

Contact Person: Richard Maggio

Phone: 385-7850

K. **STUDY SESSION**

L. **CLOSED SESSION**

1. **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION.**

CC Oxnard v. DRG/Seagate, Ltd., etc., et al.

VCSC Case Nos. 119859, 119863 and 119861

Oxnard v. Douglas J. Muelder, etc., et al.
VCSC Case No. 123855

Oxnard v. Ted N. Price, etc., et al.
VCSC Case No. 123853

Oxnard v. Charles L. Davis, etc., et al.
VCSC Case No. 110183

Oxnard v. Maulhardt Industrial Center, etc., et al.
VCSC Case No. 138262

Manufacturers Bank v. Westland Company, et al.
VCSC Case No. 145193

RA 2. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS.**
Instructions to negotiators, Richard Maggio and Steven Zimmer, regarding price and terms of payment for the sale by Agency of property located south of 6th Street, North of 7th Street and West of B Street to Heritage Park Partners.

CC 3. **CONFERENCE WITH LABOR NEGOTIATOR.**
Instructions to negotiator, Bruce Dandy, regarding the salaries, salary schedules or compensation paid in the form of fringe benefits to employees represented by SEIU Local No. 998, Local 1684, International Association of Firefighters AFL-CIO, unrepresented employees occupying approximately 100 management classifications in the City and, for represented employees, other matters within the scope of representation.

M. ADJOURNMENT



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AGENDA ADDENDUM

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Contact Person: Gary Gillig

Phone: 385-7483