

CITY OF VENTURA
CITY COUNCIL MINUTES

Mayor Erik Nasarenko

Neal Andrews, Deputy Mayor
Cheryl Heitmann, Councilmember
Matt LaVere, Councilmember

Jim Monahan, Councilmember
Mike Tracy, Councilmember
Christy Weir, Councilmember

Mark D. Watkins, City Manager
Gregory G. Diaz, City Attorney
Antoinette M. Mann, City Clerk

REGULAR MEETING
MARCH 13, 2017

The San Buenaventura (Ventura) City Council met in regular session in the City Hall Council Chambers, 501 Poli Street, Ventura at 6:12 p.m.

ROLL CALL

Present: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko

Absent: Councilmember Weir

Mayor Nasarenko presided.

PLEDGE OF ALLEGIANCE

Councilmember Tracy led the pledge of allegiance.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayor Nasarenko presented certificates of recognition to Foothill Technology High School Coach Ken Reeves for the Boys and Girls Cross Country Teams, both winning State for Division IV. Additionally, the Boys Cross Country Team set the all-time team record for Division IV. Coach Ken Reeves announced all team members.

Mayor Nasarenko introduced Ventura Police Department Commander Tom Higgins and Ventura Police Department Civic Engagement Specialist Ashley Bautista to discuss the

Curbside Coffee Chat Program at Elmhurst Elementary School. CAPS video highlighted the Curbside Coffee Chat Program which is aimed at elementary school children.

CLOSED SESSION REPORT

City Attorney Gregory G. Diaz stated there was no reportable action. City Attorney Diaz stated that City Council will reconvene to closed session following the regular session and doesn't anticipate any reportable action.

CITY COUNCIL COMMUNICATIONS

Councilmember Monahan thanked the residents for supporting and attending the St. Patrick's Day Parade on March 11; discussed Sham Hock the Green Pig tragedy. Announced parade award winners, posted on www.venturastpatricksdaysparade.com. Congratulations to all the parade winners. Lastly announced Vietnam Veterans of Ventura County received the Mayor's Cup Trophy Presentation for bringing the color guard to the parade. This year the National Guard Unit from Port Hueneme joined the Vietnam Veterans of Ventura County providing a full color guard for the parade. Mayor Nasarenko presented the Mayor's Cup Trophy to the Vietnam Veterans of Ventura County.

Councilmember LaVere thanked Councilmember Monahan and Nan Drake for the St. Patrick's Day Parade and expressed condolences for the Green Pig tragedy.

Councilmember Heitmann thanked the parade committee for all of their hard work and expressed condolences for the Green Pig tragedy.

Deputy Mayor Andrews requested the meeting be adjourned in memory of Dr. Gene Cherry.

Mayor Nasarenko thanked Councilmember Monahan and Nan Drake for the St. Patrick's Day parade and requested the meeting be adjourned in memory of Congressman Anthony Charles Beilenson.

CITY COUNCIL CONSENT ITEMS

Deputy Mayor Andrews requested that Agenda Item No. 3 be pulled from the Consent Agenda for discussion and vote.

1. Recent Decisions of the Planning Commission and Design Review Committee (80)

INFORMATION ONLY

Design Review Committee March 1, 2017 Actions: Approved

PROJ-11032 – Case No. HPDR-11-16-38075

Historic Preservation Design Review for the façade modification to an existing one-story, 2,880 square foot commercial building located at 337 East Main Street; William Chillcut, Applicant; zoned T6.1.

PROJ-10926 – Case No. DRC-10-16-37504

Formal Design Review for revision to an existing small-scale retail shopping center (Wells Center) including the expansion of a parking lot to 85 parking spaces, landscaping, stormwater management facilities, trash enclosure facilities and wall on a 1.8 acre project area located at 11031– 11051 Citrus Drive; Johnson & Muller Architects, Applicant; T4.10 zone.

Planning Commission March 8, 2017 Actions: Approved

PROJ-11082 – Case No. UP-11-16-38135

Request for an Alcohol Use Permit allowing a Type 20 License (Off-Sale Beer and Wine) that would allow the sale of beer and wine for a new Sprouts Farmers Market. The operational and alcohol sales hours would be from 8:00 AM to 10:00 PM daily. The customer service area for alcohol sales would be approximately 240 square feet within an existing 35,161 square foot, single story commercial building with access to 143 parking spaces on 2.99 acres property located at 4870 Telephone Road; SF Markets, LLC (Sprouts Farmers Market #415), Applicant; Commercial Planned Development (CPD) zone.

Capital Improvement Plan (2nd Year) General Plan Consistency Review

Resolution finding that the Proposed 2016-2022 Capital Improvement Plan (2nd Year) is in conformance with the General Plan.

PROJ-11216 – Case No. OA-1-17-38662; EIR-1-17-38663

Request for Zoning Ordinance and Zoning Map Amendments to establish a zoning overlay district (Emergency Shelter Overlay District) that will provide a location where emergency shelters, with full supportive services, can be established with a Conditional Use Permit. As a Zoning Map amendment, the overlay district would be placed on properties located south of Highway 101 in the Arundell District in the M-1, M-2, and MPD zones. To implement the Project, various text and map amendments are proposed to the Zoning Ordinance including revisions to Definitions and Chapter 24.437 Emergency Shelter Regulations. There is no associated development project; only these legislative changes to the City's Municipal Code and Zoning Map; City of San Buenaventura, Applicant.

City Council received the information.

2. **Additional Resources for Building and Safety, Third Amendment to Professional Services Agreement for Stuart Consulting Services, LLC, and Second Amendment to Professional Services Agreement for Integrated Scanning of America, Inc. (50)**

Councilmember Monahan moved to approve the recommendation to:

- a. Authorize the City Manager to execute **Agreement No. 2017-011**, the third amendment to Stuart Consulting Services, LLC Professional Services Agreement No. 100003422 dated April 30, 2015, adding \$50,000 for a new total contract amount of \$99,000 and extending the term of the Agreement from June 30, 2017, to June 30, 2018.
- b. Authorize the City Manager to execute **Agreement No. 2017-012**, the second amendment to Integrated Scanning of America, Professional Services Agreement No. 100003711 dated September 12, 2013, adding \$90,000 for a new total contract amount of \$138,000 and extending the term of the Agreement from June 30, 2017, to June 30, 2018.

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

4. **Housing Related Parks Program Grant Submittal Resolution; Ventura Housing Authority's Westview Village Redevelopment Project Park (31)**

Councilmember Monahan moved to approve the recommendation to:

- a. Adopt the grant resolution authorizing the City to submit an application to the California Department of Housing and Community Development and to accept up to \$400,000 of Housing Related Parks Program grant funding.
- b. Authorize the use of the funds to build a public park in the Ventura Housing Authority's Westview Village Redevelopment Project.
- c. Authorize the Parks, Recreation and Community Partnerships Director, by title, to act as the agent for the City to conduct all negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments, payment requests, and compliance with all

applicable current state and federal laws which may be necessary for the completion of the aforementioned.

- d. Authorize the Finance and Technology Department to assign increased appropriations and revenues to the proper programs and accounts for their use as provided in the grant if the grant is awarded.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, CERTIFYING THE APPROVAL OF THE GRANT APPLICATION TO THE STATE OF CALIFORNIA'S DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

RESOLUTION NO. 2017-009

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

5. Ventura Community Partners Foundation Memorandum of Understanding (50)

Councilmember Monahan moved to approve the recommendation to:

Approve **Agreement No. 2017-014**, the proposed Memorandum of Understanding between the City of San Buenaventura and the Ventura Community Partners Foundation, a nonprofit expressly created to provide for and improve park, recreation and cultural programs, services and facilities in the City of Ventura.

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

6. Naming Policy for Park Improvements and Amenities; Sponsorship Agreement (50)

Councilmember Monahan moved to approve the recommendation to:

- a. Adopt a resolution rescinding Resolution Nos. 79-114, 2004-001 and 2014-066 and establishing a Naming Policy for Park Improvements and Amenities.
- b. Approve a Naming Opportunities list.
- c. Approve the form Sponsorship Agreement and authorize the Director of Parks, Recreation and Community Partnerships to execute such agreements on behalf of the City.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, RESCINDING RESOLUTION NOS. 79-114, 2004-001 AND 2014-066 AND ESTABLISHING A NAMING POLICY FOR PARK IMPROVEMENTS AND AMENITIES

RESOLUTION NO. 2017-010

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

7. Land Development Construction, Approval of Additional Funding for Services Fiscal Year 2016-2017 (88)

Councilmember Monahan moved to approve the recommendation to:

- a. Appropriate an additional \$100,000 from the available developer fee revenue in Land Development Cash Account 10034 (General Fund 01), for Construction Inspection Services in Project 65310 – Construction and Survey Services.
- b. Authorize the Finance and Technology Director to transfer funds and assign increased appropriations to the proper funds, projects and accounts.

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

3. **Approval of an Amended Loan Agreement for the Community Development Block Grant Loan between the City of San Buenaventura and Kids & Families Together for Property Located at 856 East Thompson Boulevard (50)**

Deputy Mayor Andrews moved to approve the recommendation to:

- a. Approve a Third Amended Loan Agreement between the City of San Buenaventura (City) and Kids & Families Together (K&FT), a California non-profit organization, to change the term of the agreement and write down the Community Development Block Grant (CDBG) funded loan in full.
- b. Authorize the Mayor or designee to execute **Agreement No. 2017-013**, the referenced Third Amended Loan Agreement.
- c. Authorize Finance and Technology to reduce the loan/note receivable by the remaining balance of \$20,800 (\$10,400 for November 10, 2016 and \$10,400 for March 31, 2017) and assign annual appropriations to the proper funds, projects and accounts equal to the full forgiveness of \$20,800 in principal for the 2016-2017 Fiscal Year.

Councilmember Monahan seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

CITY COUNCIL FORMAL ITEMS

8. **Acceptance of Grant Deed and Authorization for City Manager to Execute a Declaration of Restrictive Covenant for an Approximately 9.68 Acre Vacant Site Located Adjacent to the Veterans Home of California – Ventura (86)**

SPEAKERS

Staff/Presenters: Community Development Director Jeffrey Lambert and Management Analyst Dori Boyer.

6:49 p.m. Councilmember Tracy absent; 6:52 p.m. present.

Members of the public: Joseph Richardson; Richardo R. "Shadow Dancer" Melendez, Ventura Veterans Home Allied Council; Mary Anne Allen; Karol Schulkin; Ron Mulvihill, COC Housing Services Committee; Manuel Gonzales and Gregory Sandoval.

DOCUMENTS

PowerPoint

Correspondence: Daniel Cormode

Councilmember Heitmann moved to approve the recommendation to:

Accept the Grant Deed and authorize the City Manager to execute a Declaration of Restrictive Covenant for an approximately 9.68 acre vacant site located adjacent to the Veterans Home of California – Ventura. Staff to have City Council review the Declaration of Restrictive Covenant every 5 years, before its expiration date.

Councilmember Monahan seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

9. Measure N – Ordinance for Election Process for City Council (70)

SPEAKERS

Staff/Presenters: City Attorney Gregory G. Diaz and Assistant City Attorney II Miles Hogan.

DOCUMENTS

PowerPoint

Councilmember Tracy moved to approve the recommendation to:

- a. Introduce and waive the first reading of an ordinance, title as follows:
- b. Set the ordinance for second reading and adoption at the next regular City Council meeting.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING THE SAN BUENAVENTURA MUNICIPAL CODE BY THE ADDITION OF CHAPTER 2.100, "CITY COUNCIL – GENERAL PROVISIONS," AND SECTION 2.100.010, "ELECTIONS PROCESS FOR CITY COUNCIL," AS A RESULT OF THE VOTERS' ADOPTION OF MEASURE "N" AT THE NOVEMBER 8, 2016 GENERAL MUNICIPAL ELECTION
ORDINANCE NO. 2017-____

Councilmember LaVere seconded. The vote was as follows:

AYES: Councilmembers LaVere, Tracy, Heitmann, Monahan, Deputy Mayor Andrews and Mayor Nasarenko
NOES: None
ABSENT: Councilmember Weir

Mayor Nasarenko declared the motion carried.

7:24 p.m. Deputy Mayor Andrews absent; 7:26 p.m. present.

PUBLIC COMMUNICATIONS

SPEAKERS

Members of the public: Michael Tanner

CITY COUNCIL COMMUNICATIONS/ REPORTS – REGIONAL BOARDS/COMMISSIONS/COMMITTEES

Councilmember LaVere attended a Ventura Council of Government meeting; announced the Southern California Association of Governments Annual Assembly will be held May 4 and 5, 2017.

CITY MANAGER COMMUNICATIONS

City Manager Mark D. Watkins reported that Shana Epstein, Ventura Water General Manager submitted her resignation, farewell events will be planned; highlighted future City Council agenda topics.

ADJOURNMENT

Meeting adjourned in memory of Dr. Gene Cherry and Congressman Anthony Charles Beilenson at 7:38 p.m. to Closed Session. Closed Session was adjourned at 8:25 p.m.

Antoinette M. Mann, MMC, CRM
City Clerk